

Commercial Inspection Report



Sample - Union Grove, WI

Prepared for: **Sample**

Prepared by: **National Property Inspections
2053 Quincy Ave.
Racine, WI 53403
Inspection Date: 11/16/2017**



Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior Surface and Components	4
Roof	5
Attic	6
Structure	7
Plumbing	8
Electrical	9
Heating System	11
Air Conditioning	12
Rest Room	13
Employee Lounge	14
Office Space/ Room's	15
Summary	17



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Acceptable	Item is inspected and observed to be functional as intended at time of inspection.
Not Present	Item not present or not found at time of inspection.
Not Inspected	Item is unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Monitor	Item is inspected and observed to be functional as intended. Due to minor conditions observed or due to age, no repairs required at this time but may be needed in future as item ages.
Repair or Replace	Item is not functioning as intended, or needs further inspection by a qualified contractor. Item that can be repaired to a satisfactory condition may not need replacement.

General Information

Property Information

Property Address Sample - Union Grove, WI
Phone 123-345-6789

Client Information

Client Name Sample

Inspection Company

Inspector Name James Oezer
Company Name National Property Inspections
Address 2053 Quincy Ave.
City Racine State WI Zip 53403
Phone 262-636-9909 Fax 866-882-6610
E-Mail jim.oezer@npi-wi.com
Inspection Company Web-site www.npi-wi.com

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 42 years old Entrance Faces West
Inspection Date 11/16/2017
Start Time 9 am End Time 1 pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 36
Weather Partly cloudy Soil Conditions Dry
Space Below Grade None
Building Type Commercial
Sewage Disposal Septic
Water Source Well



Lots and Grounds

Note: Grade should remain a minimum of 6" below existing siding. Promote positive drainage away from the foundation and extend runoff from roofing and downspouts a minimum of 6' from foundation. Recommend the trimming of any brush and trees from the siding and roofing of the building. Recommend proper railings on steps/ stoops, decks and balconies.

1. Repair or Replace **Steps/Stoops:** Concrete
surface holes repaired.

The West main door concrete stoop need



2. Repair or Replace **Balcony:** Metal
building.

The East steps and platform need painting as well as securing to the



3. Repair or Replace **Grading:** Flat, Negative slope
need proper grading away from the building.

The NE corner has eroded away. The East and South sides



4. Not Inspected **Shed:** Plastic

Not Inspected.



5. Not Inspected **Sign:** Metal

Not Inspected.



6. Repair or Replace **Retaining Walls:** Concrete
should have safety rails on sides.

The stand alone dock ramp as well as the ramp at NW corner



Lots and Grounds (Continued)

Retaining Walls: (continued)



7. Monitor

Parking Lot: Asphalt, Concrete coated.

There is some typical cracks present, keep parking lot seal coated.



Exterior Surface and Components

Note: Wood siding should be a minimum of 6" above grade. Detection of the presence of concealed moisture, mold or wood decay or wood destroying insects behind the exterior finishes is beyond the scope of this inspection. Recommend yearly inspection of caulk around siding, windows and doors and any other penetrations.

Entire Exterior Surface

1. Repair or Replace Type: Vinyl siding, Metal

The vinyl siding has a few holes present as well as damaged trim and siding at grade on East and South sides. The metal siding has a few holes present as well as a damaged NW corner.



2. Acceptable

Fascia: Aluminum

3. Acceptable

Soffits: Aluminum

4. Repair or Replace Entry Doors: Aluminum Glass, Metal also East door trim repair.

The doors on exterior need caulking and painting and



Exterior Surface and Components (Continued)

Entry Doors: (continued)



5. Repair or Replace Windows: Vinyl double hung, Wood casement

Few windows need caulking on exterior.



6. Repair or Replace Exterior Electric Outlets: 110 VAC

The east side has an exposed romex wiring that should be removed or placed in a junction box.



7. Repair or Replace Hose Bibs: Gate leaking.

The West hose bib needs replacing, currently



8. Acceptable

Gas Meter: Exterior mount

Two gas meters present.

Roof

Recommend yearly inspection of roof, skylights, chimneys and any other components for any maintenance that might be needed. Skylights are susceptible to leakage and condensation. Some chimneys due to height may not be fully inspected.

Main Roof Surface

1. Method of Inspection: Lower: On roof, Upper: Eaves

2. Acceptable Material: Asphalt shingle, Rubber





Roof (Continued)

Material: (continued)



- 3. Type: Gable
- 4. Approximate Age: 3-5 years old
- 5. Acceptable Flashing: Aluminum
- 6. Acceptable Plumbing Vents: PVC
- 7. Acceptable Electrical Mast: Underground utilities
- 8. Not Present Gutters: None present May want to add to control water off of roof.

Attic

Recommend yearly inspection of attic space for any maintenance that might be needed such as mechanical venting issues to roof leaks.

Upper - 2nd floor ceiling Attic

- 1. Method of Inspection: In the attic
- 2. Acceptable Roof Framing: Truss with purlins



- 3. Acceptable Sheathing: Metal
- 4. Repair or Replace Ventilation: None
- 5. Repair or Replace Insulation: Blown in

Recommend add proper ventilation.

Approx 3-4" present. Recommend add more insulation on the ceiling.

The wall to the warehouse has no insulation, recommend add to complete heating envelope.



- 6. Acceptable Wiring/Lighting: 110 VAC
- 7. Repair or Replace Access Panel Pull down stairs

stairs.

Recommend add insulation over the





Attic (Continued)

8. Repair or Replace Bathroom Fan Venting: Electric fan

Recommend vent to the exterior.



Lower - first floor ceiling Attic

9. Not Inspected Unable to Inspect: 100%

No access present.

Structure

1. Acceptable

Structure Type: Pole Barn

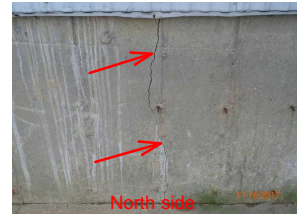
Wood post and wood trusses with wood purlins.



2. Monitor

Foundation: Poured where visible
few minor vertical cracks present.

The North wall on exterior has a



3. Repair or Replace Eye Brow Roof System: West side

The West side roof is sagging and pulling from the building. Suspect the frame below is damaged and now sagging and touching the fabric canopies below. This should be repaired as soon as possible.



4. Acceptable

Floor/Slab: Concrete where visible

5. Acceptable

Mezzanine: Steel





Plumbing

Note: This is a visual inspection only. Concealed portions of the plumbing system including but not limited to: Wells, Main utility lines and Septic systems are excluded. Also exempt from this report are Pools, Saunas & Hot Tubs, Steam Showers, Water Softeners, Sprinkler Systems, Lawn Watering Systems and Solar Powered Systems.

- | | |
|------------------|--|
| 1. Acceptable | Service Line: Copper |
| 2. Acceptable | Main Water Shutoff: Utility Room |
| 3. Acceptable | Water Lines: Copper |
| 4. Acceptable | Drain Pipes: PVC |
| 5. Not Inspected | Lateral clean-out Not visible |
| 6. Not Inspected | Well, Septic, Softner, Filter: Not inspected |



- | | |
|----------------------|--|
| 7. Acceptable | Vent Pipes: PVC |
| 8. Repair or Replace | Gas Service Lines: Black pipe
heater is missing a drip leg on the gas line. |

The newer Modine warehouse



Utility Room Water Heater

- | | | |
|------------|----------------------------------|---------------------|
| 9. Monitor | Water Heater Operation: Adequate | Monitor due to age. |
|------------|----------------------------------|---------------------|



- | |
|--|
| 10. Manufacturer: Kenmore |
| 11. Type: Electric Capacity: 40 Gal. |
| 12. Approximate Age: 14 years old |
| 13. Acceptable TPRV and Drain Tube: CPVC |



Electrical

Note: This is a general, visual inspection of the accessible portions of the buildings electrical system. Recommend grounded and GFCI protected outlets at all exterior, kitchen, bathrooms, wet bar, garage and unfinished basement outlets. Testing of smoke detectors, Co detectors, alarms, timers, low voltage general lighting, back-up generator systems, antenna's, cell phone towers, door bells, intercom/ entertainment systems, security, pet containment systems are beyond the scope of this inspection

Smoke detectors and carbon monoxide detectors should be located within the building per recommended manufacturer's guidelines, State of Wisconsin laws and local municipality laws. They should be tested and batteries should be replaced at intervals recommended by manufacture.

1. Service Size Amps: 2-200, 1-400 Volts: 110-240 VAC - 1 Phase, 240 VAC - 3 Phase

2. Acceptable Service: Copper

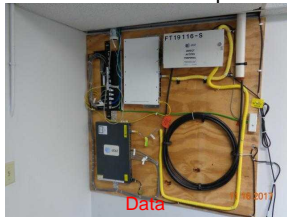
3. Acceptable 120 VAC Branch Circuits: Copper

4. Acceptable 240 VAC Branch Circuits: Copper

5. Acceptable Ground: Water only visible

6. Not Inspected Data, Telephone, Alarm: Not Inspected

Not Inspected.



Warehouse - 400 amp Electric Panel

7. Acceptable Manufacturer: Cutler-Hammer



8. Maximum Capacity: 400 Amp

9. Acceptable Main Breaker Size: 400 Amp

10. Repair or Replace Breakers: Unknown

The breakers that were within this panel are removed along with the equipment. The main is turned OFF and there are open knock-outs that need covers installed.



Computer Room - 2-100 Amp Electric Panel



Electrical (Continued)

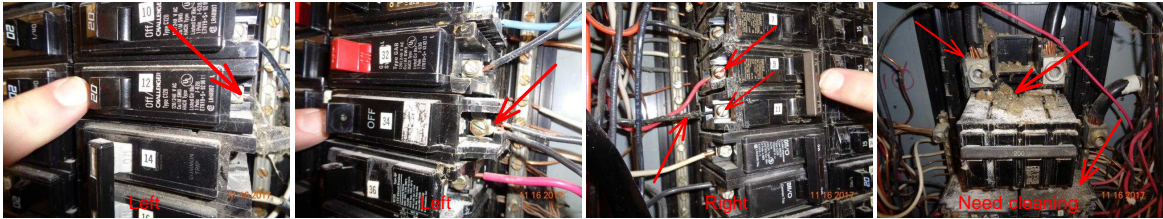
11. Repair or Replace Manufacturer: Unknown The panel covers have some wood screws which are improper, recommend add proper screws and some missing and or stripped out.



12. Maximum Capacity: 2 - 200 Amps

13. Acceptable Main Breaker Size: 2 - 200 Amps

14. Repair or Replace Breakers: Copper The left panel breaker #12 is oversized and should be 15 amp, breaker #34 is double tapped. The right panel breaker #9 and #11 have melted wires and should be replaced. Both panels should be cleaned on the inside. Recommend a qualified electrician inspect and repair as needed.



Warehouse - Sub-Panel - 60 Amp Electric Panel

15. Repair or Replace Manufacturer: Cutler-Hammer The panel cover has open knock-outs that should be covered.



16. Maximum Capacity: 60 Amps

17. Acceptable Main Breaker Size: 60 Amps Located in the main panel.

1st floor Closet - Sub-Panel - 100 Amp Electric Panel

18. Acceptable Manufacturer: Cutler-Hammer



19. Maximum Capacity: 100 Amps

20. Acceptable Main Breaker Size: 100 Amps Located in the main panel.

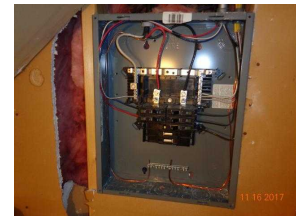
21. Acceptable Breakers: Copper

1st floor Closet - Sub-Panel to 100 Amp Sub-Panel - 50 Amp Electric Panel



Electrical (Continued)

22. Acceptable Manufacturer: Square D



23. Maximum Capacity: 50 Amp

24. Acceptable Main Breaker Size: 50 Amp

Located in the 100 Amp Sub-Panel in same closet.

25. Acceptable Breakers: Copper

Heating System

Note: The mechanical equipment is tested for functional operation at time of inspection only. No life expectancy is expressed or implied. The inspection does not determine the balancing or sizing of the system. The inspection covers only the visible components. Hidden problems may exist that are not documented in this report. Recommend an annual cleaning and servicing for best performance and life expectancy.

Utility Room - Two Units Heating System

1. Acceptable Heating System Operation: Adequate



2. Manufacturer: Carrier

3. Type: Forced air Capacity: 2 - 100,000 BTUHR

4. Area Served: 1st floor and 2nd floor Offices Approximate Age: 14 years old

5. Fuel Type: Natural gas

6. Acceptable Heat Exchanger: 5 Burner

7. Acceptable Blower Fan/Filter: Electronic air filter

8. Acceptable Distribution: Metal duct where visible

9. Acceptable Flue Pipe: PVC

Warehouse Heating System

10. Monitor Heating System Operation: Adequate

Monitor due to age.



11. Manufacturer: Dayton

12. Type: Forced air Capacity: 125,000 BTU

13. Area Served: Warehouse Approximate Age: 25 - 30 years old

14. Fuel Type: Natural gas

15. Acceptable Heat Exchanger: 5 Burner

16. Acceptable Flue Pipe: Metal



Heating System (Continued)

Warehouse Heating System

17. Acceptable Heating System Operation: Adequate



- 18. Manufacturer: Modine
- 19. Type: Forced air Capacity: 150,000 BTU
- 20. Area Served: Warehouse Approximate Age: 8 - 10 years old
- 21. Fuel Type: Natural gas
- 22. Acceptable Heat Exchanger: 7 burner
- 23. Acceptable Flue Pipe: Metal
- 24. Acceptable Thermostats: Digital

Air Conditioning

Note: The mechanical equipment is tested for functional operation at time of inspection only. No life expectancy is expressed or implied. The inspection does not determine the balancing or sizing of the system. The inspection covers only the visible components. Hidden problems may exist that are not documented in this report. Recommend an annual cleaning and servicing for best performance and life expectancy.

Main AC System

1. Not Inspected A/C System Operation: Not inspected Due to season temperature of below 65 degrees, the unit's where not inspected.



- 2. Acceptable Condensate Removal: Plastic tubing
- 3. Repair or Replace Exterior Unit: Pad mounted The North unit is not level. The electrical junction box is missing a cover and grass is inside. Caulk lines going through the siding. Some missing insulation on the lines.



- 4. Manufacturer: 2 - Heil
- 5. Area Served: Office Area Approximate Age: 25 years old



Rest Room

Note: The inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ ceiling minor cracks/ touch-ups are considered minor and are not included in the report.

Exhaust fans should be present in all baths with tubs/ showers and should be operated long enough to remove humidity to eliminate the potential for mold and mildew.

1st floor Women's Bathroom

1. Repair or Replace Ceiling: Paint There are water stains present.



2. Repair or Replace Walls: Ceramic tile, Wallpaper There is some loose wallpaper present.

3. Acceptable Floor: Ceramic tile

4. Acceptable Doors: Metal

5. Acceptable Electrical: 110 VAC

6. Repair or Replace Counter/Cabinet: Wood The cabinet is loose and should be anchored to the wall.

7. Acceptable Sink/Basin: Molded single bowl

8. Acceptable Faucets/Traps: PVC

9. Acceptable Toilets: Standard

10. Not Present HVAC Source: None

11. Acceptable Ventilation: Electric ventilation fan

1st floor Men's Bathroom

12. Acceptable Ceiling: Paint

13. Repair or Replace Walls: Ceramic tile, Wallpaper There is some loose wallpaper present.

14. Acceptable Floor: Ceramic tile

15. Acceptable Doors: Metal

16. Repair or Replace Electrical: 110 VAC Recommend add GFCI outlet.

17. Acceptable Counter/Cabinet: Wood

18. Acceptable Sink/Basin: Molded single bowl

19. Acceptable Faucets/Traps: PVC

20. Repair or Replace Urinals: Wall hung Leaks on the wall and floor.

21. Acceptable Toilets: Standard

22. Not Present HVAC Source: None

23. Acceptable Ventilation: Electric ventilation fan

2nd floor Women's Bathroom

24. Acceptable Ceiling: Paint

25. Acceptable Walls: Paint

26. Acceptable Floor: Vinyl floor covering

27. Acceptable Doors: Wood

28. Acceptable Electrical: 110 VAC GFCI

29. Acceptable Counter/Cabinet: Wood

30. Acceptable Sink/Basin: Molded single bowl

31. Acceptable Faucets/Traps: PVC

32. Acceptable Toilets: Standard



Rest Room (Continued)

- 33. Not Present HVAC Source: None
- 34. Acceptable Ventilation: Electric ventilation fan
- 2nd floor Men's Bathroom

- 35. Acceptable Ceiling: Paint
- 36. Acceptable Walls: Paint
- 37. Acceptable Floor: Vinyl floor covering
- 38. Acceptable Doors: Wood
- 39. Acceptable Electrical: 110 VAC GFCI
- 40. Acceptable Counter/Cabinet: Wood
- 41. Acceptable Sink/Basin: Molded single bowl
- 42. Acceptable Faucets/Traps: PVC
- 43. Acceptable Urinals: Wall hung
- 44. Acceptable Toilets: Standard
- 45. Not Present HVAC Source: None
- 46. Acceptable Ventilation: Electric ventilation fan

Employee Lounge

1st Floor Kitchen

- 1. Not Inspected Refrigerator/ Snack Machine: Frigidaire

Not inspected.



- 2. Acceptable Sink: Stainless Steel
- 3. Repair or Replace Electrical: 110 VAC, 110 VAC GFCI
- 4. Acceptable Plumbing/Fixtures: PVC
- 5. Acceptable Counter Tops: Laminate
- 6. Acceptable Cabinets: Wood
- 7. Monitor Ceiling: Suspended ceiling
- 8. Repair or Replace Walls: Paint

One outlet on North end is missing a cover plate. One switch on North end, not sure what it operates.

There are a few minor stains.

There is some mildew on the wall under the sink base.



- 9. Acceptable Floor: Carpet, Wood laminate
- 10. Acceptable Doors: Wood
- 11. Acceptable Windows: Vinyl double hung
- 12. Acceptable HVAC Source: Forced air



Office Space/ Room's

Note: The inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ ceiling minor cracks/ touch-ups are considered minor and are not included in the report.

1st Floor Living Space

1. Acceptable Closet: Single

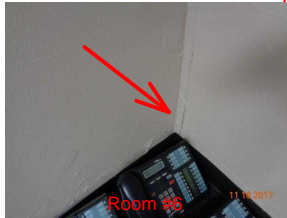
2. Repair or Replace Ceiling: Paint present.

There is some damage in rooms #4 and #6. The hallway has some cracks



3. Repair or Replace Walls: Paint

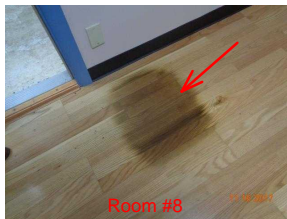
There is some cracks present in room #6. The entry exterior wall has some mildew at the floor possibly from the exterior wall. The utility room on South and West walls has some mildew possibly from a water leak inside utility room.



4. Repair or Replace FLOOR: Wood, Concrete, Wood laminate

Room #7 is potentially due to water leak from utility room.

There is some water stains in room #7 and #8.



5. Repair or Replace DOORS: Wood

There are a few door dead bolts that do not operate properly.

6. Repair or Replace Windows: Wood casement, Vinyl double hung

There is one vinyl double hung window in room # 6 that has a lower sash broken seal.

7. Repair or Replace Electrical: 110 VAC

There is one outlet in room #6 that has hot and neutral reversed wiring on the South wall. There is one outlet in room #6 that does not work. The utility room ceiling light fixture is loose and wiring is on bottom of drywall.

8. Acceptable HVAC Source: Forced air

9. Not Inspected Room #10: Not Inspected

The room is locked with a tenant occupying.

10. Repair or Replace Utility Tub: Single bowl

The drain leaks inside the cabinet.





Office Space/ Room's (Continued)

2nd Floor Living Space

- 11. Acceptable Closet: Single
- 12. Acceptable Ceiling: Paint
- 13. Acceptable Walls: Paint, Drywall
- 14. Acceptable Floor: Carpet, Wood laminate, Plywood
- 15. Acceptable Doors: Metal
- 16. Acceptable Windows: Vinyl double hung
- 17. Acceptable Electrical: 110 VAC
- 18. Acceptable HVAC Source: Forced air

Warehouse Living Space

- 19. Acceptable Ceiling: Exposed framing
- 20. Acceptable Walls: Exposed framing, Drywall, Paneling



- 21. Monitor Floor: Concrete There are a few typical cracks present.

- 22. Acceptable Doors: Metal
- 23. Repair or Replace Overhead Doors: Aluminum Insulated The West wall South door opener does not work properly and lift the door. South door opening on West wall has some damaged trim.



- 24. Repair or Replace Windows: Wood casement There are a few cranks missing.

- 25. Repair or Replace Electrical: 110 VAC, 110 VAC GFCI box that is missing a cover plate. The mezzanine has one junction



- 26. Acceptable HVAC Source: Forced air



Not Inspected Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Shed: Plastic Not Inspected.
2. Sign: Metal Not Inspected.

Attic

3. Lower - first floor ceiling Attic Unable to Inspect: 100% No access present.

Plumbing

4. Lateral clean-out Not visible
5. Well, Septic, Softner, Filter: Not inspected

Electrical

6. Data, Telephone, Alarm: Not Inspected Not Inspected.

Air Conditioning

7. Main AC System A/C System Operation: Not inspected Due to season temperature of below 65 degrees, the unit's where not inspected.

Employee Lounge

8. 1st Floor Kitchen Refrigerator/ Snack Machine: Frigidaire Not inspected.

Office Space/ Room's

9. 1st Floor Living Space Room #10: Not Inspected The room is locked with a tenant occupying.



Monitor Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Parking Lot: Asphalt, Concrete There is some typical cracks present, keep parking lot seal coated.

Structure

2. Foundation: Poured where visible The North wall on exterior has a few minor vertical cracks present.

Plumbing

3. Utility Room Water Heater Water Heater Operation: Adequate Monitor due to age.

Heating System

4. Warehouse Heating System Heating System Operation: Adequate Monitor due to age.

Employee Lounge

5. 1st Floor Kitchen Ceiling: Suspended ceiling There are a few minor stains.

Office Space/ Room's

6. Warehouse Living Space Floor: Concrete There are a few typical cracks present.



Repair or Replace Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Steps/Stoops: Concrete The West main door concrete stoop need surface holes repaired.
2. Balcony: Metal The East steps and platform need painting as well as securing to the building.
3. Grading: Flat, Negative slope The NE corner has eroded away. The East and South sides need proper grading away from the building.
4. Retaining Walls: Concrete The stand alone dock ramp as well as the ramp at NW corner should have safety rails on sides.

Exterior Surface and Components

5. Entire Exterior Surface Type: Vinyl siding, Metal The vinyl siding has a few holes present as well as damaged trim and siding at grade on East and South sides. The metal siding has a few holes present as well as a damaged NW corner.
6. Entry Doors: Aluminum Glass, Metal The doors on exterior need caulking and painting and also East door trim repair.
7. Windows: Vinyl double hung, Wood casement Few windows need caulking on exterior.
8. Exterior Electric Outlets: 110 VAC The east side has an exposed romex wiring that should be removed or placed in a junction box.
9. Hose Bibs: Gate The West hose bib needs replacing, currently leaking.

Attic

10. Upper - 2nd floor ceiling Attic Ventilation: None Recommend add proper ventilation.
11. Upper - 2nd floor ceiling Attic Insulation: Blown in Approx 3-4" present. Recommend add more insulation on the ceiling. The wall to the warehouse has no insulation, recommend add to complete heating envelope.
12. Upper - 2nd floor ceiling Attic Access Panel Pull down stairs Recommend add insulation over the stairs.
13. Upper - 2nd floor ceiling Attic Bathroom Fan Venting: Electric fan Recommend vent to the exterior.

Structure

14. Eye Brow Roof System: West side The West side roof is sagging and pulling from the building. Suspect the frame below is damaged and now sagging and touching the fabric canopies below. This should be repaired as soon as possible.

Plumbing

15. Gas Service Lines: Black pipe The newer Modine warehouse heater is missing a drip leg on the gas line.

Electrical

16. Warehouse - 400 amp Electric Panel Breakers: Unknown The breakers that were within this panel are removed along with the equipment. The main is turned OFF and there are open knock-outs that need covers installed.
17. Computer Room - 2-100 Amp Electric Panel Manufacturer: Unknown The panel covers have some wood screws which are improper, recommend add proper screws and some missing and or stripped out.
18. Computer Room - 2-100 Amp Electric Panel Breakers: Copper The left panel breaker #12 is oversized and should be 15 amp, breaker #34 is double tapped. The right panel breaker #9 and #11 have melted wires and should be replaced. Both panels should be cleaned on the inside. Recommend a qualified electrician inspect and repair as needed.



Repair or Replace Summary (Continued)

19. Warehouse - Sub-Panel - 60 Amp Electric Panel Manufacturer: Cutler-Hammer The panel cover has open knock-outs that should be covered.

Air Conditioning

20. Main AC System Exterior Unit: Pad mounted The North unit is not level. The electrical junction box is missing a cover and grass is inside. Caulk lines going through the siding. Some missing insulation on the lines.

Rest Room

21. 1st floor Women's Bathroom Ceiling: Paint There are water stains present.
22. 1st floor Women's Bathroom Walls: Ceramic tile, Wallpaper There is some loose wallpaper present.
23. 1st floor Women's Bathroom Counter/Cabinet: Wood The cabinet is loose and should be anchored to the wall.
24. 1st floor Men's Bathroom Walls: Ceramic tile, Wallpaper There is some loose wallpaper present.
25. 1st floor Men's Bathroom Electrical: 110 VAC Recommend add GFCI outlet.
26. 1st floor Men's Bathroom Urinals: Wall hung Leaks on the wall and floor.

Employee Lounge

27. 1st Floor Kitchen Electrical: 110 VAC, 110 VAC GFCI One outlet on North end is missing a cover plate. One switch on North end, not sure what it operates.
28. 1st Floor Kitchen Walls: Paint There is some mildew on the wall under the sink base.

Office Space/ Room's

29. 1st Floor Living Space Ceiling: Paint There is some damage in rooms #4 and #6. The hallway has some cracks present.
30. 1st Floor Living Space Walls: Paint There is some cracks present in room #6. The entry exterior wall has some mildew at the floor possibly from the exterior wall. The utility room on South and West walls has some mildew possibly from a water leak inside utility room.
31. 1st Floor Living Space Floor: Wood, Concrete, Wood laminate There is some water stains in room #7 and #8. Room #7 is potentially due to water leak from utility room.
32. 1st Floor Living Space Doors: Wood There are a few door dead bolts that do not operate properly.
33. 1st Floor Living Space Windows: Wood casement, Vinyl double hung There is one vinyl double hung window in room # 6 that has a lower sash broken seal.
34. 1st Floor Living Space Electrical: 110 VAC There is one outlet in room #6 that has hot and neutral reversed wiring on the South wall. There is one outlet in room #6 that does not work. The utility room ceiling light fixture is loose and wiring is on bottom of drywall.
35. 1st Floor Living Space Utility Tub: Single bowl The drain leaks inside the cabinet.
36. Warehouse Living Space Overhead Doors: Aluminum Insulated The West wall South door opener does not work properly and lift the door. South door opening on West wall has some damaged trim.
37. Warehouse Living Space Windows: Wood casement There are a few cranks missing.
38. Warehouse Living Space Electrical: 110 VAC, 110 VAC GFCI The mezzanine has one junction box that is missing a cover plate.