



Upper Chesapeake Inspections, LLC DBA
National Property Inspections

ABC Warehousing, Inc, 123 Commercial Drive, Building 321, Anytown, MD, 12345



Monday, July 18, 2022

Inspector

Rick Crook

443-907-9514

rick.crook@npiinspect.com

MD-34513

Aerial Profile Views

Inspection Date:
07/18/2022

Inspector: Rick Crook
Inspector Phone: 443-907-9514

Email: rick.crook@npiinspect.com
MD-34513



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : No Estimated Age Of Property : 33 Year(s) Property Faces : <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West Type of Property : <input checked="" type="checkbox"/> Commercial Primary Construction : <input checked="" type="checkbox"/> Block <input checked="" type="checkbox"/> Steel	Weather : <input checked="" type="checkbox"/> Sunny Soil Conditions : <input checked="" type="checkbox"/> Dry Persons Present : <input checked="" type="checkbox"/> Operations Manager
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DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

G (GOOD)	Average to above-average condition for the building system evaluated, taking into consideration factors of age and design. Generally, other than normal maintenance, no repair is recommended or required.
F (FAIR)	Average condition for the building system evaluated, taking into consideration factors of age and design. Some short term or immediate maintenance or repairs are recommended to return the system to a good condition.
P (POOR)	Below-average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NA (NOT APPLICABLE)	This item is not applicable or not present

SCOPE OF THE INSPECTION :

This assessment is in general accordance with the ASTM standard E2018-08 for Property Condition Assessments. The intent of this report is to identify and communicate conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed on the date of the Field Observer's Walk-Through Survey. This was a visual review of readily accessible areas and components. It was not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions was performed. Hidden or obstructed defects may not be observed. In addition, some components were assessed on a random sampling of like items.

Commercial Building Inspection - All recommendations within this Inspection Report for repair, replacement, and/or evaluation stated in the specific sections of this report are recommended to be completed by specifically licensed contractors with respect to the individual component being addressed for repair, replacement or evaluation. The summary is not the entire report. The complete report may include additional information of concern to the client. All photos included are considered to be part of the summary/report. Cosmetic issues are not part of the inspection. Trees are not part of the general inspection unless these are likely to adversely affect the building. Some/all electrical

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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.

GRADING / DRAINAGE

FAIR

Grading was found to be mostly level with some areas of positive slope away from the building foundation. Some evidence of ponding was observed around the property, primarily in the parking lot and loading dock area. This will be covered in more detail later in the report.

FENCES / ENCLOSURES

FAIR

Fencing on the east side of the yard was over grown with vegetation and appeared to have been hit by a vehicle, as it is leaning. Wiring conduit at the base of the gate entry keypad needs to be replaced.

ROOFING

FAIR

Due to the age of the roof covering, there are suspected leaks, a few of which are documented in the "Interior" sections of this report. Regular maintenance and monitoring of the covering will be necessary.

ROOF DRAINAGE SYSTEM

POOR

Overall the roof drainage system is in fair to poor condition due to multiple defects observed during the inspection. Age and lack of regular upkeep is the probable cause of these issues. There are some holes in the gutter system (some visible and some not). Also of note were the lack of splash blocks being installed at the bottom of downspouts or downspouts not being directed away from the foundation. At the southwestern side of the building the gutters and downspouts are directed underground at first and then through a larger pipe that empties in front of the loading dock area. This allows water run off to pool even more in this area, especially during heavy rains. Recommend further evaluation by a professional contractor.

EXTERIOR SURFACE

Exterior Wall Finish

FAIR

Exterior Faucets

FAIR

The exterior walls are showing signs of weathering and age, but were in fair condition overall. In the dock area there was damage to panels observed and in some areas there are penetrations that need to be repaired or properly sealed. In some areas, especially on the southern side of the building, there is water staining on the siding indicating leaks in the gutter system.

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PARAPET WALL SYSTEM

Exterior Finish	FAIR
Coving / Flashing	POOR

There appear to be multiple leaks in the gutter system along the southern parapet wall. Weather seals are hanging in some areas along this wall and water staining is present on the wall covering underneath the parapet. Infrared imaging appears to show evidence of the gutter leaks as well. This is not a failure of the parapet wall, but more so the gutter system contained by it. There was also some damage to the southern wall as well, above freight door #5.

EXTERIOR FOUNDATION

FAIR

Due to a few minor issues this section was marked as fair only to bring these issues to the clients attention in the summary section. The only issues observed during the inspection were vegetation growing on the northern side and a few holes observed that need to be sealed. Rear or (east) side of building was unable to be inspected due to vegetation overgrowth. Recommend trimming back all vegetation from all sides of the foundation.

ROOF & INTERIOR STRUCTURE

FAIR

Evidence of leaking was found around a fiberglass roof panel on the northeastern section of the roof. There were also a few other suspected leaks that will be covered in the insulation section of this report. During the inspection there were also vent pipes observed that are no longer connected to an appliance inside the building. Recommend these be removed and penetration capped and sealed in these locations. Dented center steel column near eastern wall of building.

ROOF INSULATION

FAIR

Evidence of past and present leaks were observed during the inspection. See photos below for details. Recommend further evaluation by a roofing professional.

ELECTRICAL

Panel	FAIR
Sub-Panel	FAIR
Branch Circuits	POOR

There appears to be vacated electrical panels or gutter boxes on the exterior of the western and northern walls. Recommend removal if no longer in use. There is a transformer located to the right of the western drive in door that appears to have been possibly a charging station. There are exposed wires in this area that should be removed or made safe by capping and placing in an enclosure. Another transformer is located in the ceiling of the warehouse that is wired to a panel in the center line of the warehouse floor. The breakers in this panel were all in the off position and there was exposed wiring below this panel as well. Exposed wiring was observed in other areas of the building during the inspection. Recommend the whole electrical system be evaluated further by a commercial electrician.

Branch circuits were marked as poor due to exposed wiring observed on the property.

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GRADING / DRAINAGE

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Near Level

Ponding

Positive Slope

Comments:

Grading was found to be mostly level with some areas of positive slope away from the building foundation. Some evidence of ponding was observed around the property, primarily in the parking lot and loading dock area. This will be covered in more detail later in the report.



Grading / Drainage: Near level grading in dock/loading area



Grading / Drainage: Positive slope away from building



Grading / Drainage: Ponding observed in some low lying areas in the dock/loading area



Grading / Drainage: Positive slope away from west side of building

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Fences / Enclosures: Fencing in good condition



Fences / Enclosures: Second gate at northwest corner of building, secured with lock



Fences / Enclosures: Fence pole on east side of yard bent and fence leaning in this area



Fences / Enclosures: Vegetation growth should be removed from fencing

ROOFING

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: 33 Year(s)

Design Life: 20 Year(s)

Layers: 1

Aerial Drone

Metal

Previous Repairs Noted

Suspected Leak(s)

Trim Trees / Branches

Comments:

Roof covering is of metal composition with fiberglass inserts placed throughout to allow for natural light to enter the warehouse space below. It appears to be the original roof covering. There was no major damage observed to the exterior covering during the inspection.

Due to the age of the roof covering, there are suspected leaks, a few of which are documented in the "Interior" sections of this report. Regular maintenance and monitoring of the covering will be necessary.

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Leaks not always detectable.



Roofing: Birdseye view of entire roof covering looking east



Roofing: Oblique view of roof covering looking east



Roofing: Overview picture of parapet wall on west and southern perimeter of roof



Roofing: View of southern parapet wall

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ROOF DRAINAGE SYSTEM

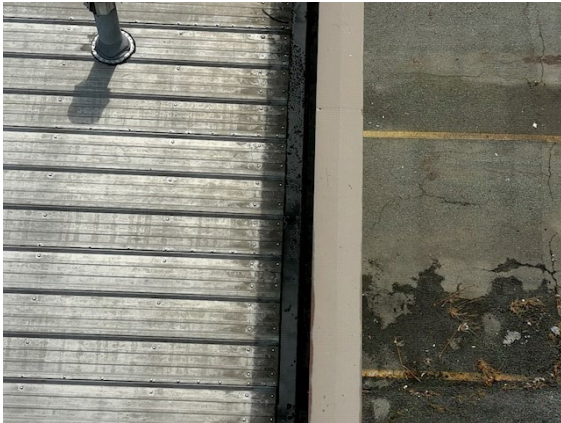
Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

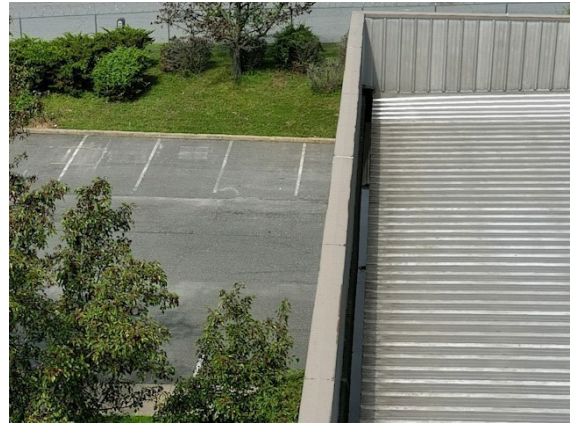
- | | | | |
|----------------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------|---------------------------------------------|
| <input checked="" type="checkbox"/> Aluminum | <input checked="" type="checkbox"/> PVC | <input checked="" type="checkbox"/> Leaking | <input checked="" type="checkbox"/> Missing |
| <input checked="" type="checkbox"/> Missing Extension / Splash Block | | <input checked="" type="checkbox"/> Rust / Corroded | |

Comments:

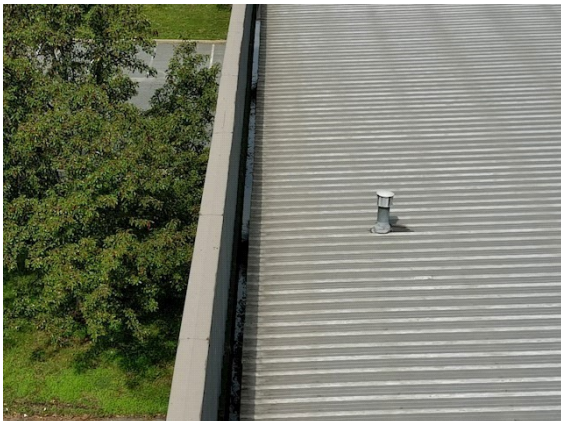
Overall the roof drainage system is in fair to poor condition due to multiple defects observed during the inspection. Age and lack of regular upkeep is the probable cause of these issues. There are some holes in the gutter system (some visible and some not). Also of note were the lack of splash blocks being installed at the bottom of downspouts or downspouts not being directed away from the foundation. At the southwestern side of the building the gutters and downspouts are directed underground at first and then through a larger pipe that empties in front of the loading dock area. This allows water run off to pool even more in this area, especially during heavy rains. Recommend further evaluation by a professional contractor.



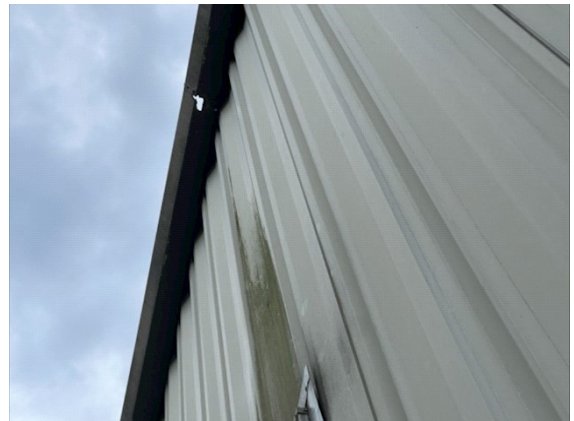
Roof Drainage System: Water observed sitting in gutters on south side of building



Roof Drainage System: More water not completely draining from gutters on south side



Roof Drainage System: Water not draining, possibly due to debris in the gutters



Roof Drainage System: Large hole in gutter on north side of building

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Exterior Surface: Wall pack LED lighting



Exterior Surface: Exterior GFCI protected and covered outlets

PARAPET WALL SYSTEM

- Monitor Condition
- Recommend Repairs

- Metal
- General Deterioration
- Needs Caulk / Seal

	G	F	P	NI	NA
EXTERIOR FINISH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CAP FLASHING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COVING / FLASHING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SCUPPERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

There is a parapet wall along the western and southern perimeter of the roof. Overall it was observed to be in structurally good condition at the time of inspection.

There appear to be multiple leaks in the gutter system along the southern parapet wall. Weather seals are hanging in some areas along this wall and water staining is present on the wall covering underneath the parapet. Infrared imaging appears to show evidence of the gutter leaks as well. This is not a failure of the parapet wall, but more so the gutter system contained by it. There was also some damage to the southern wall as well, above freight door #5.

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Parapet Wall System: Aerial view of parapet wall.



Parapet Wall System: Parapet wall along southern side of roof



Parapet Wall System: Downspout connected to gutter inside parapet wall



Parapet Wall System: Damage to parapet wall and evidence of gutter leaks

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Parapet Wall System: Weather seals hanging down in some locations



Parapet Wall System: Infrared image of south side showing evidence of gutter leaks



Parapet Wall System: Infrared image of south side showing evidence of gutter leaks

EXTERIOR FOUNDATION

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete Block

Needs Caulk / Seal

Trim Vegetation

Comments:

Foundation is concrete block construction. Overall the exterior foundation appeared to be in good condition and no major issues were observed. General upkeep and some paint/sealant are required in some areas. Due to a few minor issues this section was marked as fair only to bring these issues to the clients attention in the summary section. The only issues observed during the inspection were vegetation growing on the northern side and a few holes observed that need to be sealed. Rear or (east) side of building was unable to be inspected due to vegetation overgrowth. Recommend trimming back all vegetation from all sides of the foundation.

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Attic / Roof

Method of Inspection Visual from Access 90 % Visible

ROOF & INTERIOR STRUCTURE

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

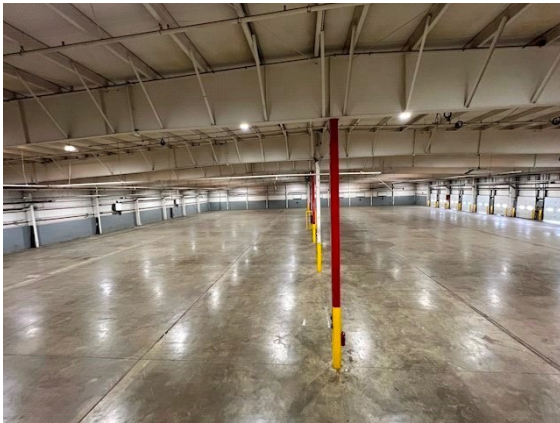
Steel Water Stains/Suspected Leak(s)

Comments:

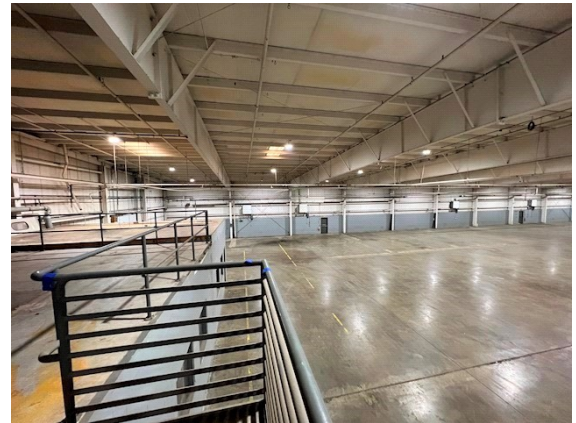
Roof interior structure was in overall good condition at the time of inspection. Reported as fair in order to bring a few defects to client's attention in summary section.

Evidence of leaking was found around a fiberglass roof panel on the northeastern section of the roof. There were also a few other suspected leaks that will be covered in the insulation section of this report. During the inspection there were also vent pipes observed that are no longer connected to an appliance inside the building. Recommend these be removed and penetration capped and sealed in these locations. Dented center steel column near eastern wall of building.

Leaks not always detectable.



Roof & Interior Structure: Steel structure in good condition (looking towards east wall)



Roof & Interior Structure: Looking towards northern wall

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Roof & Interior Structure: Insulation tape peeling away from water intrusion



Roof & Interior Structure: Dented steel column with concrete repair evident

ROOF INSULATION

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Blanket

Comments:

Overall the roof insulation appeared to be in good condition throughout, with the exception of a few areas mentioned in the summary section of this report.

Evidence of past and present leaks were observed during the inspection. See photos below for details. Recommend further evaluation by a roofing professional.



Roof Insulation: Most of the roof insulation panels appeared to be in good condition



Roof Insulation: Electrical cable for since removed equipment

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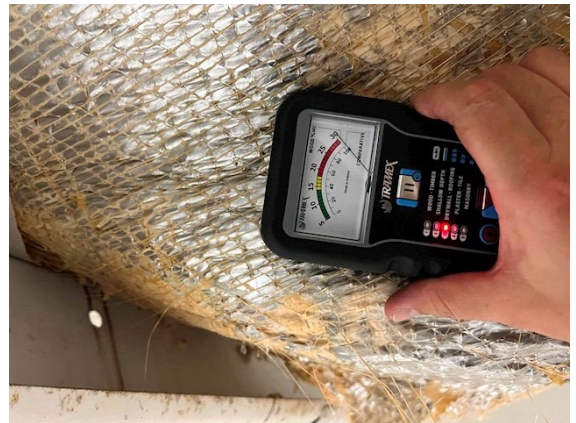
Roof Insulation: Evidence of past leak



Roof Insulation: Evidence of past leak, dry on the day of inspection



Roof Insulation: Evidence of active leak (northeastern quadrant of roof)



Roof Insulation: Moisture meter reading of this drooping section of insulation (meter off scale)

Interior Foundation

Foundation Type Slab On Grade

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INTERIOR FOUNDATION

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vertical Cracks

Comments:

Overall the interior of the foundation and block wall was in good condition. There was some minor cracking observed in a couple of locations. See photos below.



Interior Foundation: Top edge block cracked near northeastern corner of building along back (east) wall



Interior Foundation: Concrete block foundation/wall in good condition



Interior Foundation: Vertical cracking observed to the left of freight door #3

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Floor / Slab: Patch and seal



Floor / Slab: Buried conduit and access plates

ELECTRICAL

- Monitor Condition
- Recommend Repairs

SERVICE SIZE (Main Panel)

- Brand: Square D
- Main Disconnect Location: Utility room
- 120 / 240 Volt (Nominal)
- 480 Volt

	G	F	P	NI	NA
SERVICE <input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PANEL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING / GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There is both 120 volt and 480 volt electrical service to the building. The main service enters the building on the west side and the main panels are located in the utility/riser room on the first floor behind the office area. A sub panel is located in the first floor office space, in the back hallway and there were also panels located in various locations in the warehouse. No panel covers were removed during this inspection.

There appears to be vacated electrical panels or gutter boxes on the exterior of the western and northern walls. Recommend removal if no longer in use. There is a transformer located to the right of the western drive in door that appears to have been possibly a charging station. There are exposed wires in this area that should be removed or made safe by capping and placing in an enclosure. Another transformer is located in the ceiling of the warehouse that is wired to a panel in the center line of the warehouse floor. The breakers in this panel were all in the off position and there was exposed wiring below this panel as well. Exposed wiring was observed in other areas of the building during the inspection. Recommend the whole electrical system be evaluated further by a commercial electrician.

Branch circuits were marked as poor due to exposed wiring observed on the property.

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Recommend further evaluation by a certified commercial electrician



Electrical: Main electrical service in utility room



Electrical: Appears to have had a backup generator installed at some point



Electrical: High voltage panel in warehouse



Electrical: Transformer to the right of drive in door on west side (note exposed wiring)

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Electrical: Transformer mounted in ceiling of warehouse



Electrical: Panel for ceiling mounted transformer



Electrical: Exposed wiring



Electrical: Outlet cover not secure

HVAC

Recommend Repairs

Brand: American Standard
Design Life: 12-15 Year(s)

Model: TWE090A300BA
SerialNo: H07172182

BTUs: 0

Age: 29 Year(s)

Electric

Electric Heater

Beyond Design Life

Corroded / Leaking

Needs Normal Maintenance / Cleaning

	G	F	P	NI	NA
OPERATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CONDITION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Comments:

Heating of the office portion of the building is accomplished through electric heating unit(s). Only one air handler was able to be observed during the inspection, but it is the opinion of this inspector that there may be another above the second floor and possibly a third, as there is a 3rd compressor/condensing unit outside next to the two original units. The data plate on the 3rd unit was not readable.

System was not operated during the inspection due to suspected blockages in the condensate lines and or clogged secondary drain pan. This unit is beyond its design life and it is recommended that the entire system be evaluated by an HVAC professional. The leaking condensate has caused damage to the walls and ceiling tiles below.



HVAC: Main air handler installed on 2nd floor mezzanine



HVAC: Secondary condensate drain pan was full at time of inspection



HVAC: Liquid line and primary condensate line



HVAC:



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WAREHOUSE HEATING

Recommend Repairs

Age: Unknown Year(s)

Gas

Radiant / Overhead

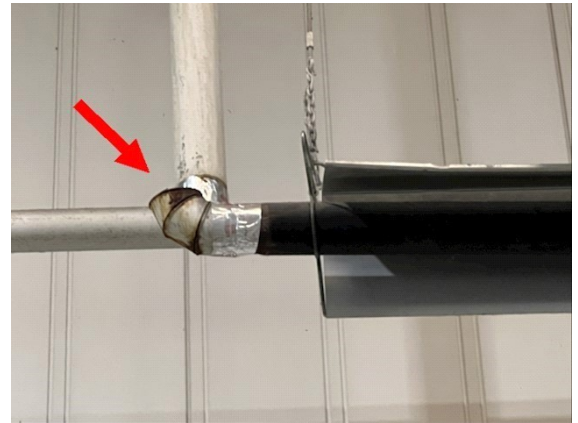
	G	F	P	NI	NA
OPERATION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The warehouse appears to have been heated primarily with gas powered radiant heaters. Many of these heaters were in various states of disrepair and will need to be further evaluated prior to operation. These heaters were unable to be tested during the inspection.



Warehouse Heating: Displaced heat shield



Warehouse Heating: Disconnected exhaust stack



Warehouse Heating: Twisted heat shield



Warehouse Heating: Burner unit

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LIFE SAFETY

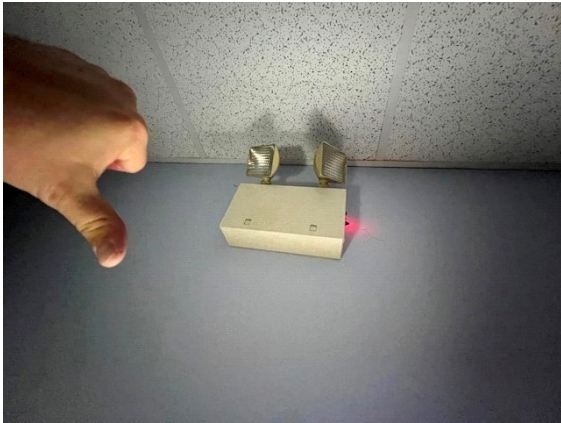
Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All fire extinguishers observed during the inspection had a current inspection tag and were properly charged
Life safety was rated poor due to the following issues observed during the inspection:

- Emergency exit signs appear not functional and unable to test
- Emergency exit lighting appear not functional and unable to test
- Southern stairwell from second floor has no functional lighting



Life Safety: Emergency exit lights did not test properly



Life Safety: Exit signs did not work or test properly



Life Safety: Exit sign not working



Life Safety: Fire extinguishers had a current inspection tag and good for use

Inspection Date:
07/18/2022

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