

# *CDA Inspector*

## Property Inspection Report



10284 Tourne Dr., Hayden ID, 83835  
Inspection prepared for: Junior W. Sample, 123-456-7890, sample@123abc.com  
Agent: -

Inspection Date: 9/4/2008 Time: 1430  
Age: Commercial 1996 Size: 5,628 Vacant  
Weather: Sunny, Low 70's

Inspector: Russell S. Spriggs / Jeanne M. Considine  
Certified Master Inspector, License #03060502  
Phone: 208.660.8877 [www.cdainspector.com](http://www.cdainspector.com)



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Report Summary

Heating and Cooling		
Page 19 Item: 1	Heating and Ventilation	<ul style="list-style-type: none"><li>• Vent pipes for rear garage heater are misaligned and may allow carbon monoxide to enter occupied area.</li></ul>
Plumbing		
Page 22 Item: 1	Plumbing	<ul style="list-style-type: none"><li>• Leak under garage restroom and kitchenette sinks. Recommend repair by licensed plumber.</li></ul>

## General Information

### INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

We are lab-certified to perform mold, radon, meth and other testing services, should you require them. Law enforcement agencies estimate that only 10% of all meth labs are ever discovered. Even meth use can leave behind high levels of pollution that can sicken unsuspecting residents and poison a structure.

### PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties ([www.nachi.org/comsop](http://www.nachi.org/comsop)), and/or the Commercial Building Standards as established in ASTM E2018-01. The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

### EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client

should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties and ASTM E2018-01 are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties and ASTM E2018-01; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other

persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

### A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

### A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the-cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

1. Property Description

Observations: Building is metal clad with a metal roof conveniently located near I95 in a clean industrial park with an asphalt driveway and parking lot in good condition. Foundation of building, a cement riser wall, shows minor hairline cracks but appears to be in good, serviceable condition. Perimeter drainage appears good with a shared swale with the neighboring building at the right, and a driveway, that appears to slope away from the building, at the left side leading to the rear gated area.



View of rear fenced area



View of rear of building



Parking lot with handicapped parking

## Roof

## 6.5.1 Roof

I. The inspector should inspect from ground level, or eaves or roof top (if a roof top access door exists):

- A. The roof covering.
- B. For presence of exposed membrane.
- C. Slopes
- D. For evidence of significant ponding.
- E. The gutters
- F. The downspouts.
- G. The vents, flashings, skylights, chimney and other roof penetrations.
- H. The general structure of the roof from the readily accessible panels, doors or stairs.
- I. For the need for repairs.

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see [www.gaf.com](http://www.gaf.com) for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the building. Likewise, be advised that such cascading may cause personal injury or even death. If this building has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.

However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

Many composite tile roofs are among the most expensive and durable of all roofs, and can be warranted by the manufacturer to last for twenty-five years or more, but are usually only guaranteed against leaks by the installer from three to five years. Again, industry experts agree that any roof over 3 years of age should be evaluated by a licensed roofing contractor before the close of escrow. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, or deteriorated through time. Significantly, although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

## 1. Roof

### Observations:

- The building has a metal roof with no gutter system, as is common with metal roofs, or snow guards.
- The front entrance to the reception area and the front right side of the garage may receive snow, ice and water fall from the roofed front office area (see photo). Consider a gutter system for this secondary roofed area to carry water away from the entrance walkways.
- 
- As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see [www.gaf.com](http://www.gaf.com) for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the building. Likewise, be advised that such cascading may cause personal injury or even death. If this building has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.
- It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.
- Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.
- However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.
- We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.





Consider system to carry water from entranceways

## Exterior

## 6.5.2 Exterior

I. The inspector should inspect:

- A. The siding, flashing and trim.
- B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
- C. And report as in need of repair any safety issues regarding intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings.
- D. A representative number of windows.
- E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
- F. The exterior for accessibility barriers.
- G. The storm water drainage system.
- H. The general topography.
- I. The parking areas.
- J. The sidewalks.
- K. Exterior lighting.
- L. The landscaping.
- M. And determine that a 3-foot clear space exists around the circumference of fire hydrants.
- N. And describe the exterior wall covering.

## 6.5.3 Wood decks and balconies

I. The inspector should inspect:

- A. With naked eye, for deck and balcony members that are noticeably out of level or out of plumb.
- B. For visible decay.
- C. For paint failure and buckling.
- D. For nail pullout (nail pop).
- E. For fastener rust, iron stain, and corrosion.
- F. And verify that flashing was installed on the deck side of the ledger board.
- G. For vertical members (posts) that have exposed end grains.
- H. For obvious trip hazards.
- I. For non-graspable handrails.
- J. Railings for height less than the 36 inch minimum.\*
- K. Guardrails and infill for openings that exceed the 4 inch maximum.\*
- L. Open tread stairs for openings that exceed the 4 and 3/8 inch maximum.\*
- M. Triangular area between guardrails and stairways for openings that exceed the 6 inch maximum.\*
- N. Built-up and multi-ply beam spans for butt joints.
- O. For notches in the middle third of solid-sawn wood spans.
- P. For large splits longer than the depths of their solid-sawn wood members.
- Q. For building egresses blocked, covered, or hindered by deck construction.
- R. For the possibility of wetting from gutters, downspouts, or sprinklers.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and

deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the structure, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the unit is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. The paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Finally, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks).

## 1. Exterior Areas

### Observations:

- Air conditioning unit is level. Line-set insulation is worn and needs replacement. Note that the A/C unit is unprotected from the elements or snow that comes off the roof. Client may wish to enclose the unit to theoretically increase the life of the unit.
- Screen damage at window near air conditioning unit. Recommend replacement.
- Potential trip hazard at right side of building where railroad tie is projecting above ground level.
- Aluminum overhead garage doors at front and rear of building. Front garage door is creased, which does not appear to affect serviceability. Front garage door opens with electric opener and rear garage door opens with pull chain. Recommend that only authorized personnel open rear garage door and that chain is always secured in holder so that heavy door does not fall and no one is injured by pull chain.
- .
- Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.
- Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.
- The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the unit is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.
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Left view of building



Right side of building - proper perimeter grading



Damaged window screen at right side of building



Damaged A/C Line set insulation



Potential trip hazard at RR ties at right side of building



Several Locks at rear door



Rear door frame slightly loose



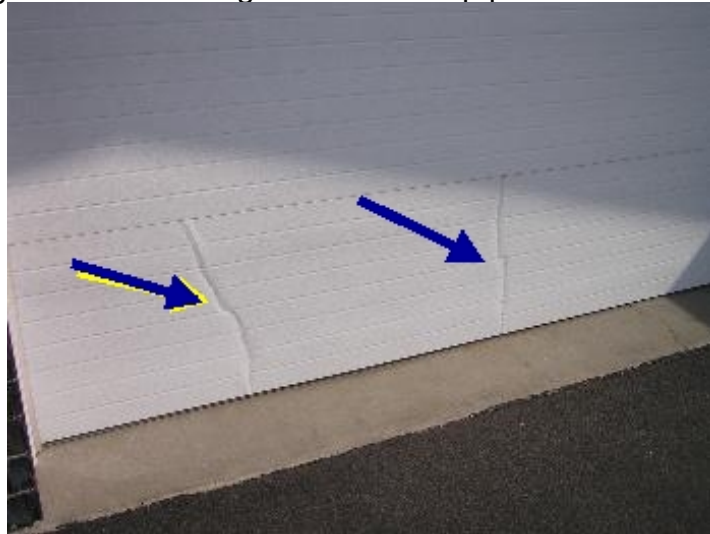
Water hydrant at right rear of building



Water meter at right rear of building



Keep pull chain for rear garage door secured



Creased front garage door

2. Wood Decks and Balconies

Basement and Foundation

6.5.4 Basement, foundation and crawlspace

I. The inspector should inspect:

A. The basement.

B. The foundation

C. The crawlspace.

D. The visible structural components.

E. And report on the location of under-floor access openings.

F. And report any present conditions or clear indications of active water penetration observed by the inspector.

G. For wood in contact or near soil.

H. and report any general indications of foundation movement that are observed by the inspector, such as but not limited to Sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

I. And report on any cutting, notching and boring of framing members which may present a structural or safety concern.

1. Basement

## 2. Foundation

### Observations:

- No significant structural or safety concerns were noted at the time of inspection.
- .
- Minor settlement or “hairline” cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.
- All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Others can become unstable through the freeze-thaw cycle, or from site drainage issues. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with the International Standards of Practice for Inspecting Commercial Properties and ASTM E2018-01, we look for any evidence of structural deficiencies, within the scope of our profession, but not within the scope of the practice of architecture or professional engineering. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.
- Modern foundations vary considerably from older ones. Newer foundations may have a moisture barrier under them and reinforcing steel within them, as compared to older ones that may have neither. Our inspection of foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement.
- Significantly, many foundations are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.
- Many slab floors are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but (again) this should not deter you from seeking the opinion of any such expert.
- There is no way for Inspector to know if hydrostatic pressure exists, or if moisture intrusion is, or was ever a problem with regard to the foundation or any foundation element. Where finished walls are installed, the possibility always exists that moisture intrusion occurred, and that mold may exist in hidden areas.





Normal settlement cracks noted

## Heating and Cooling

## 6.5.5 Heating and ventilation

I. The inspector should inspect:

- A. Multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied.
  - B. The heating systems using normal operating controls and describe the energy source and heating method.
  - C. And report as in need of repair heating systems which do not operate.
  - D. And report if the heating systems are deemed inaccessible.
  - E. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
  - F. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
  - G. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
  - H. And verify that the system piping appears to be sloped to permit the system to be drained.
  - I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
  - J. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
  - K. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
  - L. Exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less.
  - M. And determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities.
  - N. And verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms.
  - O. For the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke.
  - P. And verify that outdoor air intake openings are located at least 10 feet from any hazardous or noxious contaminant sources such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks.
  - Q. Outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors.
  - R. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
  - S. Condensate drains
- 

## 6.5.6 Cooling

I. The inspector should inspect:

- A. Multiple air conditioning compressor installations, such as a building with multiple tenant spaces, and verify that each compressor is clearly and permanently identified with the respective space supplied.
- B. The central cooling equipment using normal operating controls.
- C. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
- D. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
- E. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
- F. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
- G. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
- H. Piping support.
- I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
- J. For the potential of flooding and evidence of past flooding that could cause mold in

ductwork or plenums.  
K. Condensate drains.

## 1. Heating and Ventilation

Observations:

- Main building furnace and A/C is a natural gas Bryant Plus 90.
- Two garage/bay Rite Temp gas heaters are installed near the ceiling in the garage, one at each end. The rear heater did not operate from the thermostat controls at the time of inspection. The heater is plugged into a power strip rather than into a dedicated circuit line. The power strip is also supplying power to an alarm and/or speaker system (opposite side of wall at exterior). Recommend that furnace be plugged into a dedicated circuit line without any extension cords or power strip. Also recommend that both heaters be evaluated by HVAC specialist at the same time that the furnace and air conditioning unit are evaluated prior to occupancy.

- The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

- As prescribed in the Inspection Agreement and according to the International Standards of Practice for Inspecting Commercial Properties and ASTM E2018-01, this inspection of the heating and cooling systems is a visual inspection only using the normal operating controls for the system. This also includes the inspection of

small heating units (thru-wall, heat pumps, and thru-wall air conditioning units). The inspection of the heating and cooling system is general and not technically exhaustive, and represents the operation of these systems at the date and time of the inspection only. Where ambient temperatures are below 65 degrees Fahrenheit, air conditioning systems cannot be activated or operated, as a real risk of compressor damage can occur. An examination and evaluation of the interior components of the heating system and cooling system is also beyond the scope of an inspection. Due to the design of these systems, only a very small view can be gained of any interior components, and any inspection of the interior components of the heating and cooling system can only be gained by dismantling the unit. For this reason, we emphatically recommend the inspection of the entire system by a licensed HVAC technician prior to the close of escrow, or even as a clause in the pre-purchase

inspection objection deadline. Even in the case of leased buildings or spaces, the client may be contractually bound to maintain the HVAC system. Therefore, the importance of this specialized system inspection cannot be understated.

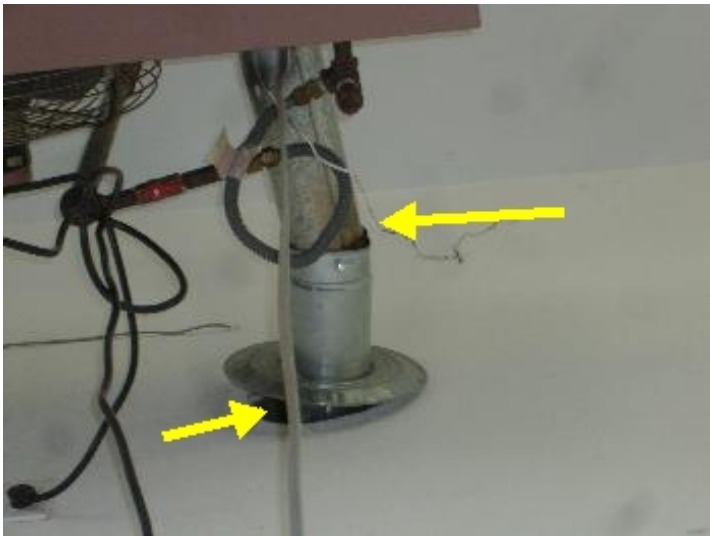
- **Vent pipes for rear garage heater are misaligned and may allow carbon monoxide to enter occupied area.**



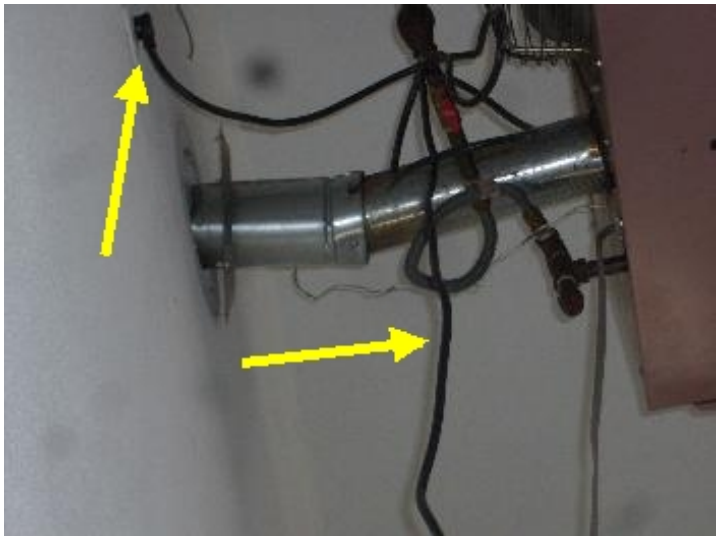
View of furnace



Corrosion inside furnace



Vent pipes at rear heater are misaligned



Another view of vent pipes with multiple extension cords

## 2. Cooling

Observations: Have air conditioning system evaluated by HVAC specialist at the same time that the furnaces are evaluated.



View of A/C unit at right side of building

Plumbing

6.5.7 Plumbing

I. The inspector should inspect:

A. And verify the presence of and identify the location of the main water shutoff valve to each building.

B. And verify the presence of a backflow prevention device if, in the inspector's opinion, a cross connection could occur between water distribution system and nonpotable water or private source.

C. The water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.

D. And flush a representative number of toilets.

E. And run water in a representative number of sinks, tubs, and showers.

F. And verify that hinged shower doors open outward from the shower and have safety glass conformance stickers or indicators.

G. The interior water supply including a representative number of fixtures and faucets.

H. The drain, waste and vent systems, including a representative number of fixtures.

I. And describe any visible fuel storage systems.

J. The drainage sump pumps and test pumps with accessible floats.

K. And describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.

L. And determine if the water supply is public or private.

M. The water supply by viewing the functional flow in several fixtures operated simultaneously and report any deficiencies as in need of repair.

N. And report as in need of repair deficiencies in installation and identification of hot and cold faucets.

O. And report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.

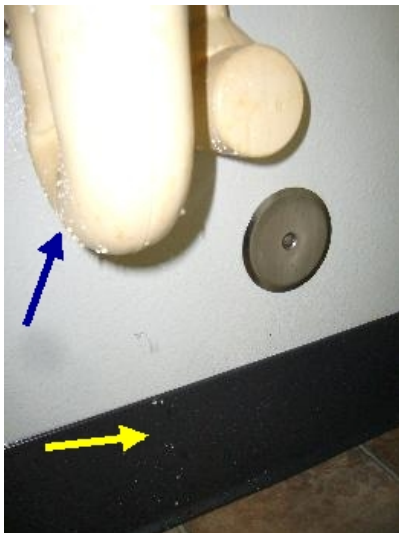
P. And report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

Q. Piping support.

## 1. Plumbing

### Observations:

- The water heater is an American Pro-Line, 50 gallons, electric. Note that dishwasher supply line is directly attached to water heater as is a line for what appears to be used to fill buckets perhaps for cleaning/mopping. Check with manufacturer to verify that this is a safe practice for the unit and users.
- Dishwasher in utility/break room off garage was not tested due to unknown reason for water being shut-off at water heater and due to dishwasher being adjacent to restroom where sink drain leaks. Recommend having seller or seller's agent demonstrate operation prior to closing.
- The toilet valve in the restroom behind the main reception area sticks open; recommend repair or replacement as valve shows signs of deterioration.
- Many portions of drain, waste, and vent system were hidden from view. Observable portions appeared to consist of copper supply and plastic drain lines.
- Unit is connected to a public water supply and municipal sewer system.
- Shutoff valves, circuit breakers, electric outlets, and gas pilots - Only a visual inspection of shutoff valves and circuit breakers is done. We not only want you to be safe in the subject property, we want to be safe while we are inspecting it. Therefore, we do not turn any water or gas shutoff valves on, move any electric circuit breakers to the "on" position, plug in anything that has been unplugged, or light any gas pilots, simply because we do not know why the valves or breakers were off, why the equipment was unplugged, or why the gas pilots were turned off. Turning valves and breakers on, plugging in equipment, or trying to light gas pilots without such knowledge can cause property damage, personal injury, and, in a worst case scenario, loss of life. We also do not do any of the opposite functions, i.e., turning water or gas shutoff valves off, moving electric circuit breakers to the "off" position, unplug anything that is plugged in, or extinguish any gas pilots. The function of the water heater TPR discharge pipe cannot be determined since it is connected to a valve; it is given a visual inspection only. Any circuit breakers that were in the "off" position are noted as such and are not switched to the "on" position. If breaker-tripping problems are detected, you should seek the guidance of a qualified electrician; circuits might be overloaded or a short might have been caused at an outlet or switch during the move-out or move-in process.
- **Leak under garage restroom and kitchenette sinks. Recommend repair by licensed plumber.**



Leak at drain line in garage restroom



View of water heater

## Electrical

## 6.5.8 Electrical

I. The inspector should inspect:

A. The service drop/lateral.

B. The meter socket enclosures.

C. The service entrance conductors and report on any noted conductor insulation or cable sheath deterioration.

D. The means for disconnecting the service main.

E. The service entrance equipment and report on any noted physical damage, overheating, or corrosion.

F. And determine the rating of the service amperage.

G. Panelboards and overcurrent devices and report on any noted physical damage, overheating, corrosion, or lack of accessibility or working space (minimum 30 inches wide, 36 inches deep, 78 inches high in front of panel) that would hamper safe operation, maintenance or inspection.

H. And report on any unused circuit breaker panel openings that are not filled.

I. And report on absent or poor labeling.

J. The service grounding and bonding.

K. A representative number of switches, receptacles, lighting fixtures and AFCI protected receptacles. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted.

L. And report on any noted missing or damaged faceplates or box covers.

M. And report on any noted open junction boxes or open wiring splices.

N. And report on any noted switches and receptacles that are painted.

O. And test a representative sample of Ground Fault Circuit Interrupter (GFCI) devices and GFCI circuit breakers observed and deemed to be GFCI's during the inspection using a GFCI tester.

P. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.

Q. And report on any tested GFCI receptacles in which power was not present, polarity is incorrect, the cover is not in place, the ground fault circuit interrupter devices are not installed properly or do not operate properly, any evidence of arcing or excessive heat, or where the receptacle is not grounded or is not secured to the wall.

R. And report the absence of smoke detectors.

S. And report on the presence of flexible cords being improperly used as substitutes for the fixed wiring of a structure or running through walls, ceilings, floors, doorways, windows, or under carpets.



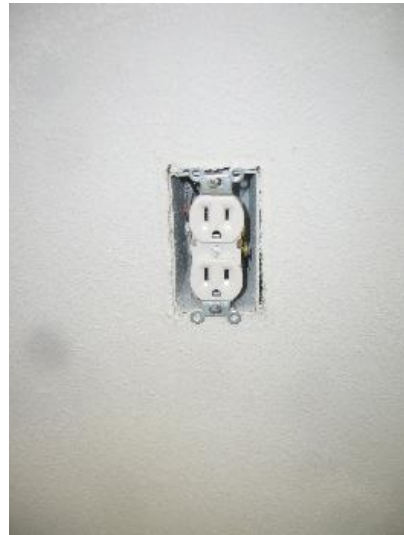
## 1. Electrical

### Observations:

- Service panel is a Cutler Hammer installed as of May 8, 1997 with no concerns found. Service to the unit is delivered via underground service lateral. Electrical panel is installed at wall in utility/break room off garage. Service is rated 200 amperes, and 120/240 volts of alternating current. Main disconnect at panel box.
- Extension cord(s) are used in place of hardwiring at rear of garage. It is preferable that lights and other electrical components be plugged into hard-wired outlets rather than extension cords to reduce the possibility of injury or electrical overload.
- Fluorescent light in front upstairs room and light in utility closet of break room were not operable at time of inspection. Install new bulbs to test and repair/replace as necessary.
- .
- Shutoff valves, circuit breakers, electric outlets, and gas pilots - Only a visual inspection of shutoff valves and circuit breakers is done. We not only want you to be safe in the subject property, we want to be safe while we are inspecting it. Therefore, we do not turn any water or gas shutoff valves on, move any electric circuit breakers to the "on" position, plug in anything that has been unplugged, or light any gas pilots, simply because we do not know why the valves or breakers were off, why the equipment was unplugged, or why the gas pilots were turned off. Turning valves and breakers on, plugging in equipment, or trying to light gas pilots without such knowledge can cause property damage, personal injury, and, in a worst case scenario, loss of life. We also do not do any of the opposite functions, i.e., turning water or gas shutoff valves off, moving electric circuit breakers to the "off" position, unplug anything that is plugged in, or extinguish any gas pilots. The function of the water heater TPR discharge pipe cannot be determined since it is connected to a valve; it is given a visual inspection only. Any circuit breakers that were in the "off" position are noted as such and are not switched to the "on" position. If breaker-tripping problems are detected, you should seek the guidance of a qualified electrician; circuits might be overloaded or a short might have been caused at an outlet or switch during the move-out or move-in process.
- Due to the constant pressure in the water supply lines and the lack of daily use of shutoff valves at the toilets, sinks, and water heater, the valves can fail at any time. Many sellers try to be helpful by turning off all the water shutoff valves at the toilets, sinks, and water heater as the last thing they do when they move out. This typically is exactly the wrong thing to do. In many cases the valves are very difficult to turn due to rust, corrosion, and/or mineral build-up from hard water, and when they are forced, they break and leak when they are turned back on. We recommend that you have qualified personnel inspect water shutoff valves at the toilets, sinks, and water heater before close of escrow to ensure proper operation. If you choose not to have the water shutoff valves at the toilets, sinks, and water heater inspected and tested before close of escrow, we recommend that you instruct the sellers to leave the water on at all water-using appliances, particularly if you are going to be moving in within a couple of days or so.
- All switches and receptacles that were accessible were tested. Outlet at right side of garage that is missing cover appears disconnected/inoperable.
- Note that only actual GFCI outlets are tested and tripped. Garage restroom is GFCI protected and if tripped can be reset at restroom behind main reception area. Note that some restrooms/baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that the breakers in your panel box have an expected life of about 20 years, and smoke detectors are good for about 5 years; have them evaluated, as appropriate! If you do not have a carbon monoxide detector, please consider making that investment. Any building that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause building fires.



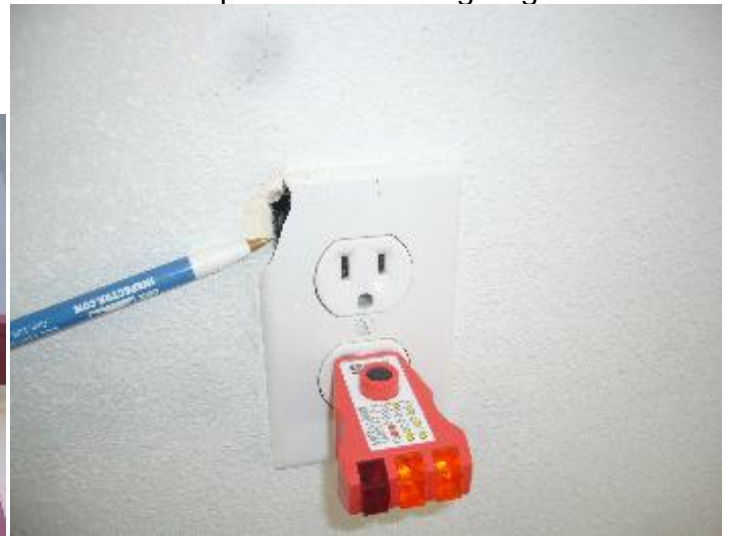
View of electrical panel box



Inoperable outlet in garage



Speaker at rear wall on same line as garage heater



Some damaged outlet covers

## Attic

## 6.5.10 Attic ventilation and insulation

I. The inspector should inspect:

- A. The insulation in unfinished spaces.
- B. The ventilation of attic spaces.
- C. Mechanical ventilation systems.
- D. And report on the general absence or lack of insulation.

## 1. Attic

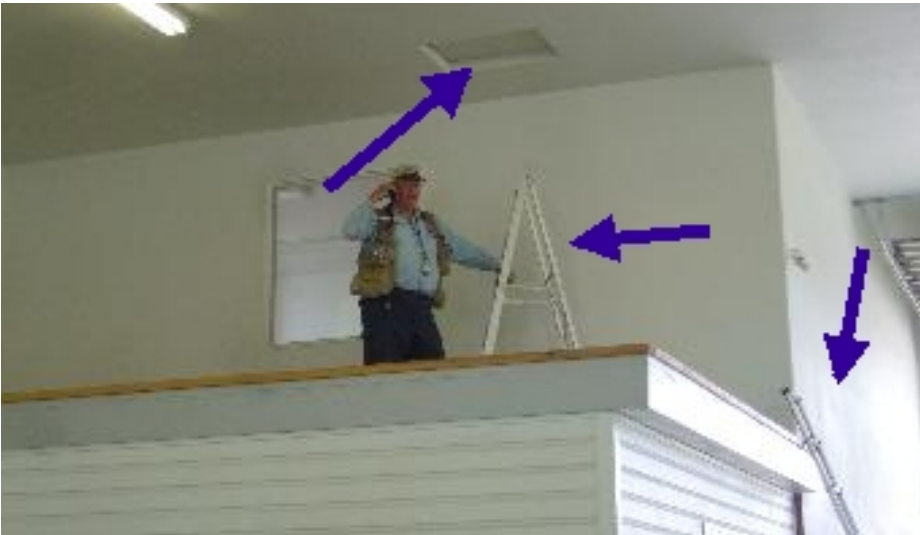
## Observations:

- No significant structural or safety concerns were noted at the time of inspection.
- Attic access at ceiling above utility/break room area. Do not store items in area of attic access and limit amount and weight of stored items at utility/break room interior roof.
- Attic has 6-8 inches of blown-in cellulose insulation with plywood sheathing with metal roof over. There is no evidence of leaks at sheathing or at penetrations. Light bulb is switched on from utility room area. No Concerns Noted.



Views of Attic





Access to attic above utility/break room area

Doors, Windows & Interior

6.5.11 Doors, windows and interior

I. The inspector should:

- A. Open and close a representative number of doors and windows.
- B. Inspect the walls, ceilings, steps, stairways, and railings.
- C. Inspect garage doors and garage door openers.
- D. Inspect interior steps, stairs, and railings.
- E. Inspect all loading docks.
- F. Ride all elevators and escalators.

G. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

1. Doors

Observations:

- Garage-office door auto closes to act as a fire stop and protect the office inhabitants from carbon monoxide, but does not close flush with frame allowing air and light to enter. Recommend repair/adjustment of the door.
- EXIT lights missing at doors. Recommend installation.



Minor damage to front door weather strip



Air and light entering under and



at side of closed office-garage door

## 2. Windows

Observations: Maintenance Tip: Keep areas around windows caulked.



As maintenance caulk around windows as needed



Evidence of minor condensation at right side windows

## 3. Interior

Observations:

- Vent loose at floor and does not appear to fit opening at front upstairs office. Recommend properly securing to floor.
- Office desk and drawer components were checked at the main reception area. One drawer appears to be off-track or have a damaged track.
- Several light fixtures, in the garage area and office area, were affixed with energy saving florescent bulbs. These bulbs do not appear to provide adequate lighting in a commercial setting and may be considered too fragile to be safe in this environment.
- 
- Check with local Fire Department in reference to requirements for smoke detectors and alarms, fire suppression systems and fire extinguishers. Requirements may vary depending on the type of business to be conducted in the building.
- Safety is a major component of a commercial business: Recommend putting and keeping safety items on plans with scheduled checks including fire safety and medical safety that encompasses extinguishers and first aid kits.



View of garage floor



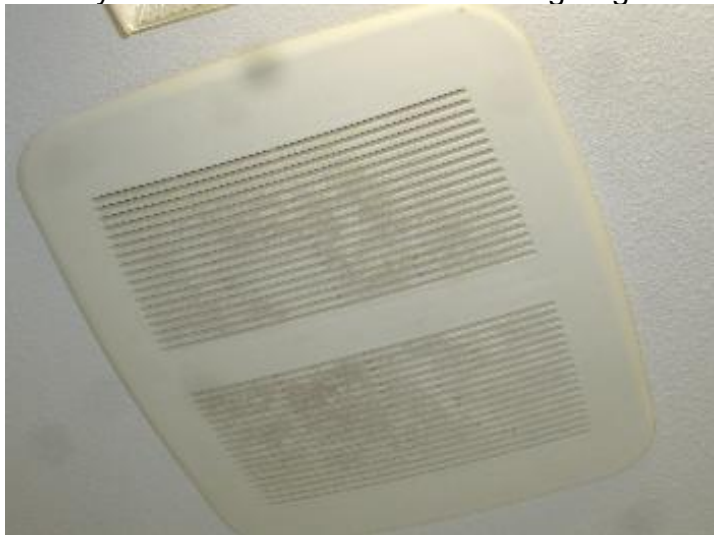
Check with Fire Department on extinguisher requirements



Eye wash located in restroom off garage



Some minor areas need prep, and paint or stain



Clean vents upon occupancy and regularly afterwards



Bottom cover missing at dishwasher



Furnace & hot water heater in utility closet



Telecommunications system & first aid kit



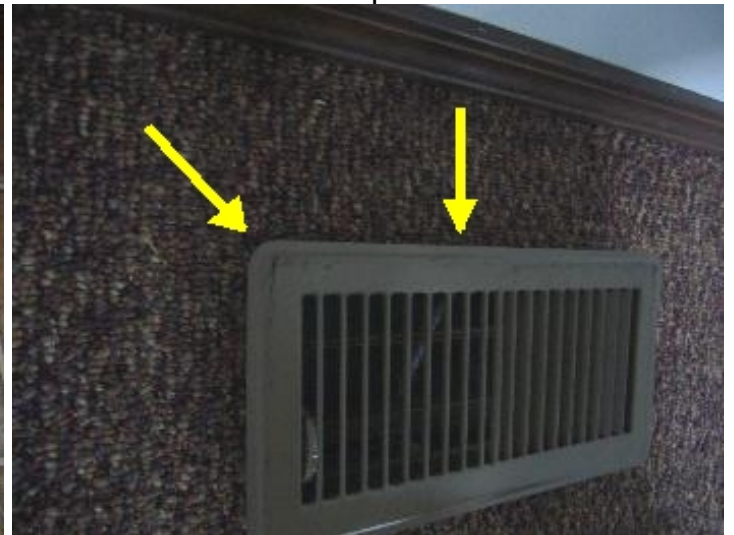
No Exit lights at exits



Minor caulk needed at kitchenette sink backsplash



Caulk around toilet in office restroom



Vent does not appear to fit in opening



## General Notes

## 1. General Notes

## Observations:

- Inspection Fee: \$495
- Present: Realtor, Client.
- Final Walk-Through: This report is a snapshot in time, at the time and date of the inspection. Conditions of a property can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!). For this reason, we recommend a complete walk-through of the vacant structure before closing. If you or your representative are not available for such a walk through (or if you would like a professional to accompany you), we ask that you provide us with 3 days notice. We provide this service within the metro area of Coeur d'Alene for only \$95.
- Descriptions—When outside the structure, the terms “front,” “left,” “rear,” and “right” are used to describe the structure as viewed from the main entrance, even if it does not face the address street. If you have any questions about room descriptions or locations, please contact us; it's important that you be able to identify the rooms that we discuss in your report.
- Pictures - Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires.
- This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.
- Your Property Inspection Report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.
- Have you read the complete report? It provides safety and maintenance information as well as common problems and methods for addressing them. It tells you what I did and didn't do, and what I could and couldn't do. If you don't understand something, please contact me; I'm available 7 days a week, including all holidays and major sporting events—Super Bowl, Rose Bowl, World Series, etc. Also feel free to visit my web site at [www.cdainspector.com](http://www.cdainspector.com)!
- ...
- And, finally, THANK YOU for hiring us to perform this inspection for you!
- Russ & Jeanne