PRO-SPEX

Residential & Commercial Inspection Services

Pro Spex Home & Commercial Inspection Services
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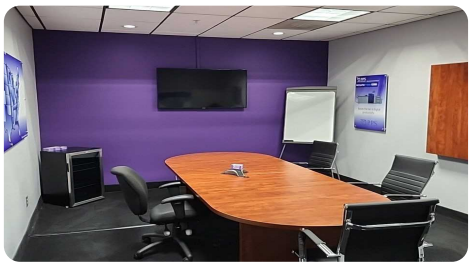
Clients

JH [redacted]per

Inspectors

Robert Martin III

Glenford Blanc



[redacted]11, Laurel, Maryland 20723
Commercial Inspection Report 2026
Prepared for
[redacted]
Jun 15, 2026 at 09:00 AM

Summary Quick Links

1	1	8
Further Investigation	Long Term Considerations	Short Term Considerations
View All	View All	View All

Introduction

Property & Inspection Information

Client Name
[redacted]

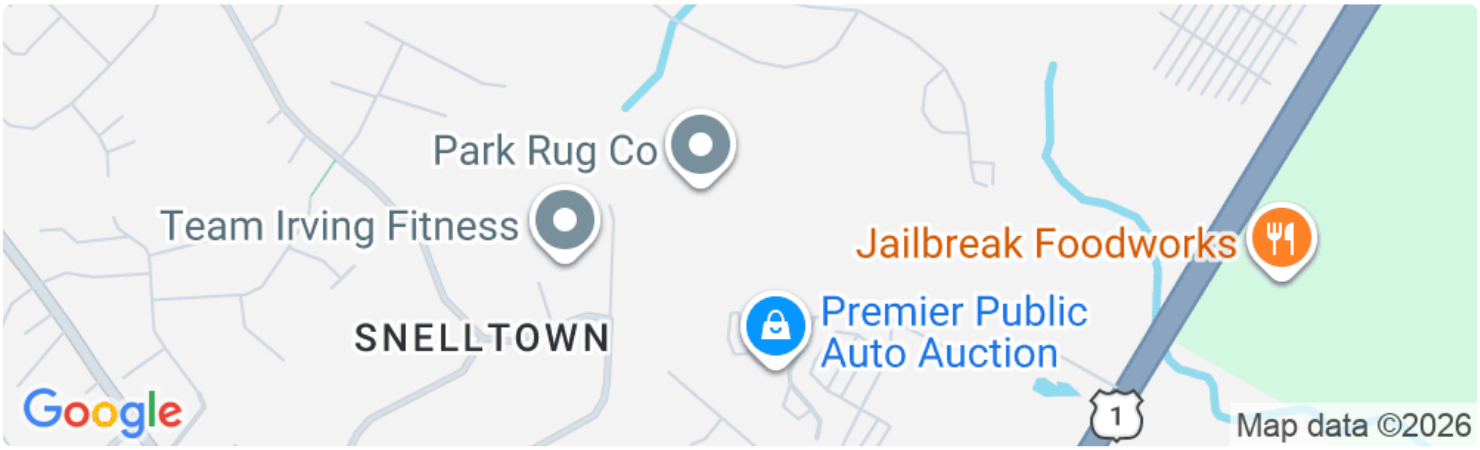
Inspection Date & Time
Jun 15, 2026 09:00 AM

Full Address
[redacted] **Laurel, Maryland, 20723**

Square Footage
14000

Year Built
2000

Property Location



Introduction, Scope, Definitions & Compliance Statement

Executive Summary

In accordance with the terms and conditions of the property condition assessment agreement between Pro Spex Inc. (the company) and the (Customer) this completed report provides an executive summary of the subject property.

This report has been prepared for the exclusive and sole use of the customer. The report may not be relied upon by any other personal entity without the express written permission of the company. Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use of all of this report by a third party is a responsibility of such third parties. Any reuse without written verification or adaptation by the company for the specific purpose intended, will be at user's soul risk and without liability or legal exposure to the company.

The assessment of the building and site components was performed using the methods and procedures that are consistent with standards commercial and customary practice as outlined in the property condition assessment standards ASTM 2018.

In general the building was found to be in good condition and well maintained, with the exception of the some of the HVAC systems, all components appear to be well within their useful life.

Cover Letter

Pro Spex Inc.

606 Main Street
Laurel, MD 20707

First we want to say thank you for choosing our company to prepare this PCR. At Pro Spex we strive to provide information of value and give you a professional experience. If we haven't done that, we want to be the first to know.

The report that follows is our inspectors efforts to paint a complete picture of your investment. Your report is presented as a full report documenting the property condition, and a summary that helps to summarize your inspectors findings. Please be sure to read the entire report and not just the summary.

Our inspectors are here to help, please don't hesitate to reach out to us to discuss the report in more detail, or consult with us when making future decisions. If you encounter any issues along the way, please call us, we are here to help,

Thank you again for entrusting us in this very important process, we look forward to continuing to be of service.

Glenford Blanc
President/CEO.

Yvonne Blanc
Exec. Vice President.

Table Of Content

Comment Key Or Definition Of Recommendation

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

#	Image	Name	Description
1.		Short Term Considerations	Items that are, in the inspectors opinion, costly, significantly deficient and in need of immediate attention or is a safety issue. Immediate capital investment is recommended.
2.		Long Term Considerations	Item not determined to the be costly, not in need of immediate attention and is not a safety issue. Typically these items are approaching the end of their service life, and will require longer term capital investment.
3.		Further Investigation	Not enough visible evidence to define a system or component as serviceable, or in need or repairs. Continued monitoring may be necessary before a conclusion can be reached, and a more in depth review is recommend.

Scope Of Work Important Information

Scope of Work

1) SCOPE OF SERVICES. The Consultant will employ a qualified field observer who will conduct a Walk-Through Survey of the subject property and prepare a PROPERTY CONDITION REPORT (PCR) that contains the Consultant's observations and opinions as to the subject property's condition. The Walk-Through Survey is (a) limited in scope, (b) not a building code or ADA (Americans with Disabilities Act) compliance inspection, and (c) conducted in accordance with all conditions and provisions listed here or on the reverse of this page and that are a part of and included with the PCR. The Walk-Through Survey is conducted during the field observer's site visit of the subject property and consists of non-intrusive visual observations and survey of readily accessible, easily visible components and systems of the subject property. Concealed physical deficiencies are excluded. The Walk-Through Survey is performed in accordance with the most current edition of "ASTM E-2018 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process", with the exception of Section 7 - Document Reviews and Interviews (Section 7 in its entirety and all related subsections), subsection 8.4.8 -Vertical Transportation and Section 9 - Opinions of Probable Costs (Section 9 in its entirety and all related subsections), which are excluded from this Walk-Through Survey and PCR. Copies of this document are available upon request. The Walk-Through Survey is performed by a field observer who will report the conditions and symptoms observed, but not the causes, remedies, and/or costs of correction.

2) The Walk-Through Survey. The Walk-Through Survey should not be considered technically exhaustive. In the Walk-Through Survey, the field observer will not: remove floor or wall coverings, move furniture, fixtures, equipment or stored items, open walls or perform any type of destructive testing. The field observer will not dismantle equipment, operate shut-off valves, engage pilot lights or survey systems that have been shut down. Any general comments which may appear about these systems and conditions are provided as a courtesy only and DO NOT represent or form a part of the Walk-Through Survey. Additionally, the field observer will not survey items inaccessible because of soil, vegetation, walls, floors, carpets, furnishings, fixtures or equipment, water, ice, snow, or any conditions that would present a hazard to the field observer.

3) DUE DILIGENCE. The Walk-Through Survey and resultant PCR are only a part of the overall Due Diligence process that should be undertaken or contracted for by the Client. The PCR recites the general physical condition of the property AT THE TIME OF THE WALK-THROUGH SURVEY ONLY. It is usual and customary for the Client (or the Client's employees and/or other consultants) to perform Due Diligence items that are not included in the scope of the Walk-Through Survey, including, but not limited to, document review, tenant and staff interviews, permit and zoning research, code compliance, insurance risk assessments, status of life safety and equipment inspections, environmental studies, energy audits, determination of costs and procedures to repair deficiencies indicated in the PCR, and ongoing maintenance costs. The CLIENT is advised to obtain a separate Phase One Environmental Assessment (ASTM E-1527), performed by others.

FEE FOR SERVICES

4) CLIENT agrees to pay CONSULTANT a Walk-Through Survey fee as specified in the service agreement.

5) USE BY CLIENT. The Walk-Through Survey and resultant PCR as described herein are performed and prepared for the confidential and exclusive use and possession of the Client and are NOT intended to provide complete information about the subject property. The PCR should not be solely relied upon and/or used to make decisions as to whether or not the subject property should or should not be purchased. The PCR is the sole property of the Client and is not transferable to any other party.

6) ITEMS NOT INCLUDED. The Walk-Through Survey (a) is limited to the major systems of the building and improvements, (b) renders only the opinion of the field observer and (c) is based upon items readily accessible and observable. The Walk-Through Survey is essentially visual and does not imply that every defect will be discovered. The parties agree that the ASTM E-2018 standards, most current edition, shall define the standard of duty and the conditions, limitations, and exclusions of the Walk-Through and are incorporated by reference herein. Latent and concealed defects and deficiencies, including but not limited to, basement flooding, basement seepage and roof leakage, are excluded from this inspection. The Walk-Through Survey and PCR exclude and do not cover those items indicated as "untested" or "not observed" and the Walk-Through Survey is not intended to detect, identify, alert, or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including, but not limited to, the presence of asbestos, radon, lead, urea formaldehyde, fungi, mold, conditions related to mold, bio-organic growth, conditions related to animals, rodents, insects, wood-destroying insects or organisms, pathogenic organisms, PCB's, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. The Walk-Through Survey specifically excludes flammable materials; water testing; telephone systems; intercom systems; security systems; antennas; swimming pools and pool equipment; spas; energy efficiency

measurements; underground storage tanks; underground drainage; irrigation; outdoor grills; low voltage exterior lighting; remote overhead door transmitters and receivers; concealed or underground electric and plumbing; systems which are shut down or otherwise secured; private sewer systems; water wells; chimney draft; zoning or other ordinances; and building code conformity. All items indicated as being excluded in the ASTM E-2018 standards are also excluded herein. The CLIENT understands that these systems and conditions and information about them are excluded from this Inspection and Report. Any general comments which may appear about these systems and conditions are provided as a courtesy only and DO NOT represent or form a part of the Walk-Through Survey.

Concerns in this report fall into one of 3 categories (Be advised that opinions vary):
Short Term Action Items: Items that are, in the inspectors opinion, costly, significantly deficient and in need of immediate attention or is a safety issue. Immediate capital investment is recommended.

Long Term Action Items: Item not determined to the be costly, not in need of immediate attention and is not a safety issue. Typically these items are approach the end of their service life, and will require longer term capital investment.

Further Investigation Needed: Not enough visible evidence to define a system or component as serviceable, or in need or repairs. Continued monitoring may be necessary before a conclusion can be reached, and a more in depth review is recommend.

Note: This company classifies all electrical issues as major due to possible safety implications regardless of cost or ease of repair.

Note: The pictures and comments within this report, represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a SUITABLY LICENSED AND QUALIFIED CONTRACTOR. It is not the inspectors responsibility to determine the cause of the issues described herein or what corrective action should take place. When multiple instances of the same issue are observed, this report may not contain photos of all instances.

Inspection Details Section Details

Style Of Building	In Attendance	Occupancy:
Concrete Structure	Inspector Only	Owner Occupied

Weather Conditions:	Last Known Use	Number of Floors
Sunny	WAREHOUSE, OFFICE	2 Story

2.1 Inspection Details

Additional Considerations Important Information

Document Review

There were no documents for the subject property available for review in preparation for this report.

Code Compliance (Change of Ownership)

In most jurisdictions when a property changes ownership, there are requirements that the new owners bring the building up to certain local building codes which typically revolve around safety. It is important that the new owner gets a clear understanding if any such improvements are required as the costs to do so can be significant.

Additional Considerations Limitations

Out of Scope Considerations

Activity Exclusions:

The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

1. Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operation. This should include material life-safety/building code violations.
2. Operating of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility.
3. Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any systems, components, or equipments adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency.
4. Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc.
5. Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the field observers walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc.
6. The consultant is not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted.
7. Reporting on the condition of subterranean conditions, such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process related or peculiar to a specific tenancy or use; wastewater treatment plants; or items or systems that are not permanently installed.
8. Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component.
9. Providing an opinion on the condition of any system or component, that is shutdown, or whose operation by the field observer may increase significantly the registered electrical demand-load; however, the consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc.

10. Evaluating acoustical or insulating characteristics of systems or components. Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access.
11. Operating or witnessing the operation of lighting or other systems typically controlled by time clocks or that are normally operated by the buildings operation staff or service companies.
12. Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.

Warranty, Guarantee, and Code Compliance Exclusions:

By conducting a PCA and preparing a PCR, the consultant merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the PCA be construed as either a warranty or guarantee of any of the following:

1. Any systems or components physical condition or use, nor is a PCA to be construed as substituting for any systems or equipments warranty transfer inspection;
2. Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry; however, should there be any conspicuous material present violations observed or reported based upon actual knowledge of the field observer or the PCR reviewer, they should be identified in the PCR;
3. Compliance of any material, equipment, or system with any certification or actuation rate program, vendors or manufacturers warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc.

Additional/General Considerations:

Further Inquiry:

There may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a commercial real estate transaction that are outside the scope of this guide. Such issues are referred to as non-scope considerations and if included in the PCR, should be identified.

Out of Scope Considerations:

Whether or not a user elects to inquire into non-scope considerations in connection with this guide is a decision to be made by the user. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with this guide.

Other Standards:

There may be standards or protocols for the discovery or assessment of physical deficiencies associated with non-scope considerations developed by government entities, professional organizations, or private entities, or a combination thereof.

Additional Issues:

No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive:

1. Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.),
2. Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

General Exterior Condition Important Information

Exterior Description

The subject property is a two-story industrial/flex building constructed in 2000. The building presents as a multi-tenant facility with numbered suites visible along the front (south) facade. The structure is of tilt-up or pre-engineered panel construction with a painted panel skin in light gray with blue accent banding at the parapet and panel joints. Overall the building appears to be in good condition consistent with its age.

Structural Frame & Exterior Walls: The exterior envelope consists of painted panel cladding with blue accent trim at horizontal joints and at the parapet cap. No significant panel distortion, delamination, or sealant failure was observed at the time of inspection. The building facade appears well-maintained with no visible staining, efflorescence, or structural cracking noted.

Roofing: The roof is a low-slope (flat) system with a white single-ply membrane, consistent with a TPO or PVC installation. The membrane appeared to be in good overall condition with no obvious ponding, blistering, or seam separation observed at the time of inspection. Roof penetrations include at least two rooftop HVAC condensing unit, several dome-type skylight/smoke vent, one operable roof hatch. Walk pads with yellow safety-stripe edging are present around rooftop equipment. The parapet cap is finished in blue to match the building's accent color scheme.

Loading & Site Access: The rear elevation features two overhead loading dock doors and one ground-level drive-in door. A concrete loading apron and dock leveler ramp are present. A dumpster enclosure with a Republic Services container is located adjacent to the loading area. A portable storage/office container is positioned at the right of the loading dock area. Painted dock bay numbering is visible (e.g., Bay 22). Stairway access with metal railing provides entry to an elevated personnel door serving the rear of the building.

Windows & Glazing: The front facade features a ribbon of fixed-pane dark-tinted commercial glazing at the ground-floor storefront level. Second-floor punched windows with dark-tinted glazing are present in a regular pattern across the width of the building. No broken, cracked, or fogged glazing was observed.








LOADING DOCK RAMP

The subject property is served by an exterior concrete truck ramp located along the rear/side elevation of the building. The ramp consists of multiple precast concrete deck panels supported on a continuous concrete stem wall/curb assembly. The ramp transitions from grade to dock height and is equipped with steel diamond-plate transition plates at the lower apron. Painted concrete curbs run the length of both sides of the ramp deck. A painted metal stair assembly with steel pipe railings provides personnel access alongside the ramp.

The subject property is equipped with a Rite-Hite Series RHE hydraulic mechanical dock leveler installed at one or more loading dock bays. The leveler is controlled by a wall-mounted hydraulic pushbutton control station and is served by a Leviton industrial safety disconnect switch mounted adjacent to the control panel. A galvanized safety restraint chain is present at the dock opening.

Control Station & Electrical Disconnect:

The Rite-Hite Series RHE control placard is clearly posted on the dock wall and includes manufacturer warnings and two-step operating instructions in compliance with OSHA dock safety guidelines. The Leviton safety disconnect switch was observed in the energized (ON) position at the time of inspection. No lockout/tagout (LOTO) device was installed on the disconnect.

Hydraulic System (Beneath-Deck Assembly):

The hydraulic hose assemblies, fittings, and cylinder components mounted beneath the leveler deck are accessible from the dock pit or dock apron. At the time of inspection, the following conditions were noted:

Hydraulic hoses exhibit surface aging, stiffening, and minor grease/oil accumulation at connection points.

Fitting hardware shows surface corrosion consistent with prolonged outdoor/dock exposure.

No active hydraulic fluid leaks were observed at the time of inspection; however, the condition of the hoses suggests elevated risk of future leakage or sudden failure.

The hydraulic power unit reservoir cap was visible and appeared intact.

Leveler Deck & Lip

The diamond-plate steel deck surface is in serviceable condition with normal wear consistent with regular forklift and pallet jack traffic. The hinged lip extension appeared functional; no significant cracking, warping, or weld failures were observed along the deck perimeter.

Safety Chain

A galvanized link safety restraint chain was observed at the dock bay opening. The chain appeared intact and properly anchored. No kinking, broken links, or missing hardware were observed.

5.1 LOADING DOCKS

Comment

1 Ramp Maintenance

Short Term Considerations

- Evaluate the extent of reinforcement corrosion within the stem wall and deck panels, and assess remaining structural capacity.
- Sealant cracks at deck panel joints to limit further water infiltration.
- Refinish the corroded steel threshold/transition plates to reduce effects of corrosion.
- Clean and apply penetrating concrete sealer to ramp deck and stem wall faces following any necessary crack repair.



2 Loading Dock Safety

Short Term Considerations

- Implement a formal Lockout/Tagout (LOTO) program for all dock-associated electrical equipment per OSHA 29 CFR 1910.147 before allowing maintenance personnel to service the dock leveler.
- Contract a Rite-Hite authorized service technician or licensed hydraulic contractor to perform a full hydraulic system inspection, pressure test, and hose/fitting replacement as warranted.
- Establish a semi-annual preventive maintenance program for the dock leveler per Rite-Hite RHE Series maintenance guidelines, including lubrication of pivot points, inspection of lip assembly, hydraulic fluid level check, and operational

Utilities Important Information

Public Utilities

The following public utilities serve the subject property. These utilities can be contacted for historical data of the properties usage.

Washington Suburban Sanitary Commission (WSSC)

Washington Suburban Sanitary Commission (WSSC) handles water supply issues for the subject area. www.wsscwater.com 301-206-4001

Structural Frame Important Information

Building Structure Photos

Structural System Open-web steel bar joist roof framing supported by steel columns and bearing walls. Corrugated metal roof deck visible at underside; no concealed ceiling in warehouse area. Structural members appear in serviceable condition with no visible distortion, sagging, or significant corrosion noted at time of inspection.

Floor Slab-on-grade concrete throughout warehouse area. Surface finish consistent with light industrial use. Minor surface staining observed; no significant cracking, heaving, or trip hazards noted in accessible areas.

Interior Walls CMU or metal stud/drywall demising walls at perimeter and tenant separation. Painted finish; accent color (purple/violet) applied to dock-end wall. No significant cracking or moisture staining observed at wall surfaces.

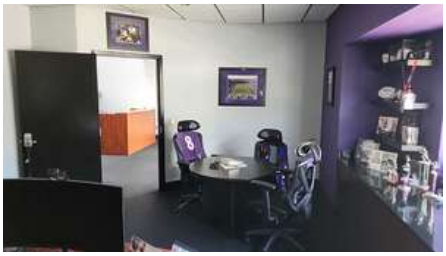



Interior Elements Important Information

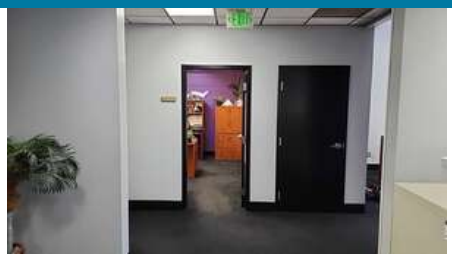
Interior Photos

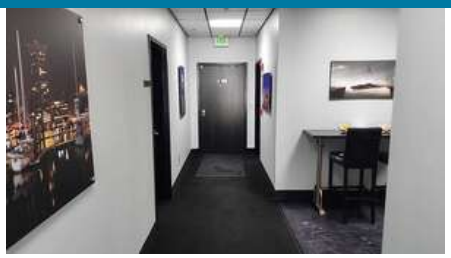
The tenant space is comprised of two distinct functional zones: a ground-floor office/administrative suite and a first-floor showroom/demonstration area, connected by an interior stair. The office suite contains a reception area, private offices, open work areas, a break room, restrooms, a small lounge/waiting area, and a corridor system. The showroom suite functions as a product demonstration floor for commercial printing equipment. Flooring Dark commercial carpet tile throughout the office suite corridors, reception, private offices, and lounge areas; consistent with typical office use and appearing in serviceable condition. The showroom area is finished with a low-pile loop carpet. Break room and restroom floors finished with epoxy-coated concrete and vinyl composition tile (VCT), respectively. No significant staining, buckling, or delamination observed in accessible areas. Walls & Ceilings Office Suite Painted drywall throughout; accent walls finished in corporate purple. Suspended acoustical tile (2x4 lay-in) ceiling with recessed fluorescent and LED panel fixtures throughout office areas. Ceiling grid and tiles appeared in generally good condition with no staining, sag, or missing tiles observed. Corridor illuminated by surface-mounted fluorescent fixtures; illuminated exit signage present and observed functional. Walls & Ceilings Showroom Exposed structure ceiling finished in black paint; open plenum with painted corrugated metal deck visible. Track lighting on surface-mounted rails supplements ambient lighting. Ceiling height estimated at approximately 12 to14 feet in showroom area. Walls painted with full-coverage brand graphics and signage (branded accent colors). No significant cracking or moisture staining noted. Interior Doors & Hardware Hollow metal doors with wire glass lites at corridor/egress locations; interior office doors are solid-core wood construction with lever hardware. Door frames painted to match. Hardware appeared functional at time of inspection. Stairway One interior stair connecting ground-floor office suite to upper level observed. Steel pan construction with painted finish. Wall-mounted handrails present on both sides. Tread nosings visible; no apparent trip hazards noted. Stair enclosure walls painted drywall. Restrooms 3 single-occupancy restrooms observed, one in the office suite (ground floor) and one associated with the showroom level. All equipped with wall-mounted grab bars consistent with accessible fixture layouts, drop-in lavatories, and standard-height water closets. Countertops are granite/stone composite (office suite) and laminate (showroom). Flooring is epoxy-coated concrete and VCT respectively. Fixtures appeared serviceable; no visible leaks or damage noted. Break Room / Kitchenette One employee break room observed within the office suite. Equipped with upper and lower cabinetry, laminate countertops, undermount sink, dishwasher, full-size refrigerator, microwave, and small appliances. Suspended acoustical tile ceiling. Flooring is epoxy-coated concrete. Condition generally good; no significant deficiencies noted.



















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INTERIOR WATEHOUSE

The warehouse portion of the suite consists of a primary open-bay storage/distribution area with full-height pallet racking, a secondary enclosed storage room (appears to function as a parts/supply room), a mezzanine-level mechanical/utility area, and a transition corridor connecting the warehouse to the office suite. An "Employees Only" demising door separates the warehouse from the office/showroom zone.

Primary Warehouse Bay
Open-bay layout with double-sided selective pallet racking running the length of the space. Racking appears to be standard teardrop-style steel construction; no visible bent uprights or compromised cross-bracing noted from accessible aisles. Forklift in active use at time of inspection. Center aisle clear and accessible. Slab-on-grade concrete floor with minor surface staining; no significant cracking or trip hazards observed in visible areas.

Secondary Storage / Parts Room
Enclosed room with epoxy-coated concrete floor (chip finish). Metal shelving units with bin storage observed throughout. Overhead fluorescent strip lighting. Exposed structure ceiling consistent with warehouse bay. Wet-pipe sprinkler riser and copper supply piping visible at upper wall/ceiling intersection; no active leaks or corrosion noted at visible connections. Condition of this space appeared serviceable.
Mezzanine / Mechanical Area
A partial mezzanine level is present at the rear of the warehouse, accessible via steel stair with pipe railing. The mezzanine houses a tankless/instantaneous water heater unit wall-mounted at the perimeter wall, with associated black iron gas supply piping and CSST visible. A large air handling or exhaust unit (black sheet metal enclosure) is present at the upper level. Electrical conduit runs also visible in this area. Access to this level appeared restricted to maintenance personnel.

Transition Corridor (Warehouse-to-Office)
Corridor connecting warehouse floor to the office suite interior. Flooring transitions from slab-on-grade concrete to epoxy-coated chip finish. Painted CMU/drywall walls. Overhead clearance adequate for foot traffic. "Employees Only" signage posted at demising door.







Heating / Central Air Conditioning RTU1 Important Information

Heating Equipment Description

Manufacturer: Carrier Corporation Model: 48TCED09A2A6A0A0A0 Serial: 5117P36701 Refrigerant: R-410A Power Supply: 460V / 3-Phase / 60Hz Gas Input: 120,000 - 180,000 BTU/hr (Natural Gas) Output Capacity: 148,000 BTU/hr Thermal Efficiency: 82% AFUE Manufacture Date: 2017 Condition Assessment Two-fan top-discharge RTU, roof-curb mounted on white membrane roof. Cabinet sheet metal showed surface soiling consistent with outdoor exposure; no significant corrosion, missing panels, or structural damage observed. Condenser coil fins exhibited moderate debris accumulation and soiling on visible faces, indicating coils are due for cleaning. Fan guards intact; no visible blade damage. Square D disconnect enclosure present at unit showing surface oxidation, warranting evaluation for moisture infiltration. Roof curb flashing appeared intact from accessible vantage points. Estimated Remaining Useful Life Unit is approximately 8 years old (2017). Typical commercial RTU service life is 15-20 years with proper maintenance; unit is in mid-service life.



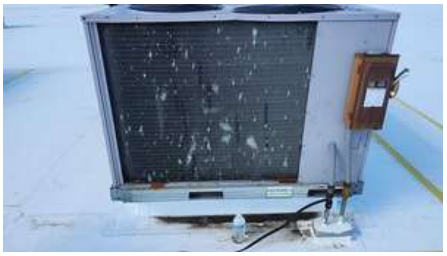


Heating / Central Air Conditioning RTU2 Important Information

Heating Equipment Description

Manufacturer: Carrier Corporation Model: 48HJD009---631-- Serial: 1001G34416 Refrigerant: R-22 Power Supply: 460V / 3-Phase / 60Hz Gas Input: 92,000 - 125,000 BTU/hr (Natural Gas) Output Capacity: 75,440 - 102,500 BTU/hr Thermal Efficiency: 82% AFUE Manufacture Date (from serial): 2001 Condition Assessment Two-fan top-discharge packaged gas/electric RTU, roof-curb mounted on white membrane roof. Walk pad and diamond plate access platform present. Cabinet sheet metal exhibited generalized surface soiling, and visible surface corrosion at the base rail/curb consistent with a unit of this age and indicative of deferred maintenance. Condenser coil fins showed heavy debris accumulation and bird fouling across the visible face; coil cleaning is overdue. One condenser fan guard observed. The fresh air intake hood/economizer louver assembly on the side face appeared intact but showed corrosion at the lower frame. A disconnect enclosure with surface oxidation was observed, consistent with the prior unit noted on this roof. Critically, this unit utilizes R-22 refrigerant, which has been phased out under EPA regulations since January 1, 2020. Refrigerant is no longer manufactured; only reclaimed supplies are available at significantly elevated cost. This status materially affects repairability and increases lifecycle risk.





10.1 CENTRAL COOLING EQUIPMENT

Comment

1 R22 DISCONTINUED

Short Term Considerations

The subject unit cooling systems uses R-22 refrigerant. As of January 2020 the EPA mandate that R22 no longer be manufactured or imported into the US. As supplies of R-22 decline it will be costly to repair cooling systems that may need this coolant added. Eventually the coolant will not be available at all. Options include retrofitting older systems to accept R-410 type coolant (this option does not work on all systems), Use your cooling system until it is no longer functional and last is a total cooling system replacement.

2 OLD (FUNCTIONING) AC SYSTEM

Short Term Considerations

Estimated Remaining Useful Life
At approximately 24 years of age, this unit has exceeded its typical useful service life of 15 to 20 years. Replacement should be anticipated in the near term and budgeted accordingly. The R-22 refrigerant status further accelerates the urgency of replacement planning.

Plumbing System Important Information

PLUMBING SYSTEM

Manufacturer: Bosch (AquaStar) Model: AQ 125-BNG Type: Automatic Instantaneous (Tankless) Gas-Fired Water Heater Serial: 5419212x (partially legible) Gas Input: 28,000 - 117,000 BTU/hr (Natural Gas) Flow Rate: 1.66 GPM (recommended) Vent Diameter: 5.06 inches Standard: ANSI Z21.10.3 / CAN 1-4.3-M98 Manufacture Date: Per data plate standards reference ; exact date not confirmed from serial Unit is wall-mounted in the mezzanine utility area with single-wall galvanized flue vent discharging upward. CSST yellow-jacketed gas supply piping connects at the base. Cabinet appeared intact with no visible damage at time of inspection. A tankless (instantaneous) gas-fired water heater is wall-mounted in the mezzanine utility area. Unit appears to be a Rinnai or similar residential/light-commercial tankless unit based on form factor; make and model not confirmed from data plate at vantage point. Single-flue exhaust vent (galvanized, single-wall) observed discharging upward. CSST (yellow-jacketed) gas supply piping connects to the unit at the base. Unit cabinet appeared intact with no visible damage or corrosion. Manufacture date not confirmed. Gas Distribution Yellow-painted black iron gas piping observed running along the underside of the roof structure in the warehouse bay, supported by pipe clamps at the bar joist level. Piping appeared properly supported at observed intervals. A union/shutoff fitting visible at a branch tee. CSST (yellow jacket) transitions observed at the water heater connection and at wall penetration. A PVC sanitary stack with a cleanout fitting was also observed at the base of a wall, consistent with floor drain or lavatory service in that zone. General Observations No active leaks, significant corrosion, unsupported spans, or code-apparent deficiencies were observed in accessible and visible plumbing components at the time of inspection. Piping in the utility/mezzanine area showed minor surface oxidation consistent with age and environment; no conditions requiring immediate action were identified from accessible vantage points.







11.1 HOT WATER SYSTEMS, CONTROLS, FLUES AND VENTS

Comment

1 WH OLD NOT OPERATING

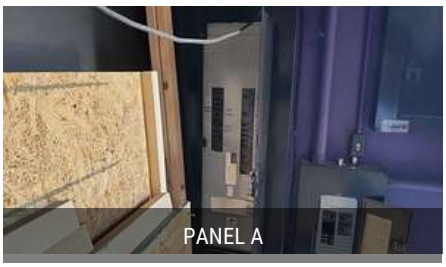
The water heater is old and inoperable. Tenant indicated it has not work in some time.

2 xxxxxxxxxxxx

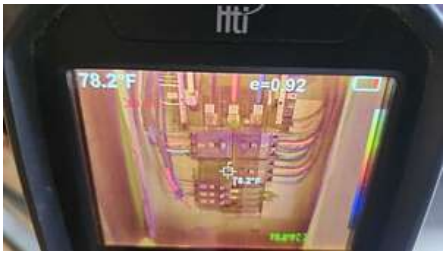
Electrical System Important Information

Transformer An Eaton Cutler-Hammer dry-type distribution transformer was observed, rated 75 KVA, three-phase, 480V delta primary / 208Y/120V secondary, manufactured November 2002; the unit appeared serviceable at time of inspection; the nameplate specifies a minimum 6-inch clearance at ventilation openings from walls and obstructions, and the top vent opening was observed open. Panel A is a large GE distribution panel with the door marked "A"; the interior shows heavy conductor loading with multiple large conductors entering the enclosure; thermal imaging recorded a high point of 80.6 F against an ambient of 78.2 F, a differential within acceptable range with no anomalous heat signatures detected. Panel B is a smaller enclosure marked "B"; the interior shows Square D breakers with several open breaker slots and limited conductor load; thermal imaging recorded temperatures ranging from 74.6 F to 80.0 F with no significant anomalies detected. Panel C is a Cutler-Hammer tan enclosure observed at the loading dock area with a permit sticker on the door; the interior shows a main breaker with branch circuit breakers and organized wiring; thermal imaging recorded a localized reading of 85.2 F against a panel body temperature of approximately 79.3 F, a differential of approximately 6 F. The sub panel is a Square D panel observed with the fire alarm control panel mounted adjacent; the interior shows crowded wiring conditions with multiple conductors and branch circuits; thermal imaging recorded temperatures of 73.5 F with no significant anomalies detected.

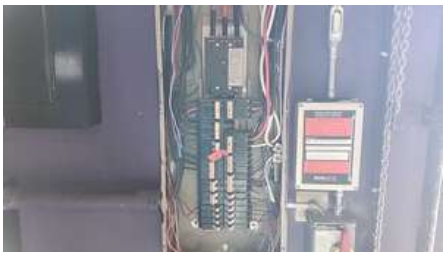

Transformer

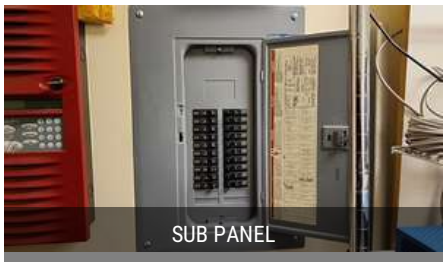

PANEL A


PANEL B




PANEL C




SUB PANEL

12.1 MAIN & DISTRIBUTION PANELS CONDITION

Comment

1 1. Transformer Age

Long Term Considerations

Approaching End of Useful Life The Eaton Cutler-Hammer dry-type transformer (75 KVA, Mfg. 11/2002) is approximately 23 years old. ASTM E2018-15 recognizes a typical useful life of 25–30 years for dry-type transformers under normal operating conditions. While the unit showed no visible signs of failure at the time of inspection, budgetary allowance for replacement within the near-to-mid-term planning horizon is recommended. Recommend periodic thermographic (infrared) scanning of the transformer to monitor for developing hot spots.

2 Panelboard Circuit Directories

Short Term Considerations

Incomplete or Illegible Circuit directories on both 120/208V panelboards were observed to be partially complete, with numerous circuits unlabeled or identified only by handwritten notations of questionable accuracy (e.g., "X" markings, partial room names). Incomplete labeling is inconsistent with NEC 408.4(A), which requires all circuits to be legibly identified as to their clear, evident purpose. Recommend a qualified electrician conduct a full circuit verification and update all panel directories accordingly.

3 Sub-Panel "B"

Short Term Considerations

Exterior/Semi-Exposed Location, Condition of Enclosure The smaller panelboard labeled "B", is located in what appears to be an exterior or semi-exposed wall cavity adjacent to loading dock / warehouse perimeter wall. The enclosure exhibits surface corrosion and weathering on the exterior cover and surrounding structure. Unprotected conductor (bare copper or similar) was observed. This condition should be evaluated by a licensed electrician and corrected as needed to comply with NEC 230 and 300 series requirements for weatherproofing and conductor protection.

4 SERVICE NOT VERIFIED

Further Investigation

An electrical meter was not found. Unable to verify servie map. An electrician should be enlisted to verify the electrical service and components.

5 LOOSE WIRES IN PANEL

Short Term Considerations

Multiple conductors in terminal are not connected. All wires should be properly terminated. Arcing and injury from shock are possible with hot conductors.

6 PANEL OPENINGS(MISSING KNOCKOUTS)

Short Term Considerations

All open and unused breaker positions (missing knockouts) in the panel front should be closed off.

Terms & Definitions Section Standard

Terms & Definitions

- above-grade wall: a wall that is mostly above grade and enclosing conditioned space.
- access: that which enables a device, appliance or equipment to be reached.
- access panel: a closure device used to cover an opening into a duct, an enclosure, or equipment.
- accessibility: level of access a building offers people with disabilities.
- accessible: in the opinion of the inspector, can be approached or entered safely without difficulty, fear or danger.
- accessory structure: an additional building to the primary building.
- activate: to turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls; examples include turning on the gas or water supply valves to fixtures and appliances, or activating electrical breakers or fuses.
- actual knowledge: the knowledge possessed by an individual, as opposed to that discovered through document review.
- addition: an extension or increase in the conditioned space of a building.
- adverse conditions: conditions that may be dangerous for the inspector and may limit the walk-through survey portion of the inspection.
- adversely affect: to constitute, or potentially constitute, a negative or destructive impact.
- air intake: an opening in a building's envelope whose purpose is to allow outside air to be drawn in to replace inside air.
- aisle: an exit access component that provides a path of egress travel.
- alarm signal:a signal indicating an emergency, such as a fire, requiring immediate action.
- alarm system: warning devices, installed or freestanding, including, but not limited to: carbon-monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
- alteration: any construction or renovation to an existing structure other than a repair or addition; also, a change in a mechanical system.
- appliance: utilization equipment, generally other than industrial, that is installed or connected as a unit to perform one or more functions.
- approved: acceptable to the authority having jurisdiction; also, accepted by an internationally recognized organization, such as InterNACHI.
- arc-fault circuit interrupter (AFCI):a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing, and by functioning to de-energize the circuit when an arc fault is detected.
- authority having jurisdiction (AHJ):an organization, office, or individual responsible for enforcing the requirements of a code or standard, or for approving equipment, materials, an installation, or a procedure. The AHJ is often the building owner, health department, insurance agent, or fire marshal.
- automatic: that which provides a function without the necessity of human intervention.
- automatic fire-extinguishing system:a system of devices and equipment that automatically detects a fire and discharges in an attempt to put it out.
- automatic sprinkler system: an automated sprinkler system for fire-protection purposes.
- balcony: exterior floor projecting from and supported by a structure without additional independent supports.
- band joist: dimensional lumber used as a perimeter joist of the building framing.
- basement: that portion of a building which is partly or completely below grade.
- basement wall: a wall of a building that is mostly below grade.
- bathroom:a room containing plumbing fixtures, such as a water closet, urinal, bathtub and/or shower.
- bedroom:a room used for sleeping purposes.
- bidet: a toilet-like plumbing fixture designed to promote posterior hygiene; not a toilet.
- bonding: the permanent joining of metallic parts to form an electrically conductive path that ensures electrical continuity, and the capacity to conduct safely any fault current likely to be imposed.
- branch circuit: the circuit conductors between the final over-current device protecting the circuit and the outlet(s).
- building: the primary building subject of the commercial inspection.
- building code: rules and regulations adopted by the governmental authority having jurisdiction over the construction and/or remodeling of the commercial property.
- building department: local authority having jurisdiction over the construction, alteration and use of a property.
- building envelope: the enclosure that defines the heated/cooled area of a building, namely, the exterior walls and roof.
- building systems: components, assemblies and systems that are a part of the overall building and property such as pavement, flatwork, structural components, roofing, exterior walls, plumbing, HVAC, electrical components, fire prevention, etc.
- built-in: permanently installed.
- chimney:a structure containing one or more flues for removing gases to the outside atmosphere.

- cladding: something that covers or overlays, often used to describe exterior wall coverings or metal that covers windows, doors or fascia for weather protection.
- cleanout: an accessible opening in the drainage system used for the removal of possible obstructions and for inspections; an opening in a chimney that provides access to the flue for cleaning purposes.
- clearance: the minimum distance through air measured between the surface of something heat-producing and the surface of something combustible.
- clearly identifiable: capable of being recognized by a person of normal vision.
- client: the party that retains the inspector and pays for the inspection.
- code official: the officer or other government-designated authority charged with enforcement of building codes.
- combustible: describes any material that will burn.
- commercial cooking appliances: appliances used in a commercial food service establishment for heating or cooking food.
- commercial property: the building structures and improvements located on a parcel of commercial real estate. These may include structures such as buildings with residential units operated for profit, mixed-use buildings, strip malls, motels, factories, storage facilities, restaurants and office buildings.
- component:a permanently installed or attached fixture, element, or part of a system.
- concealed: rendered inaccessible by the structure or finish of the building. Wires in concealed raceways are considered concealed, even though they may become accessible by withdrawing them.
- condition: the plainly visible and conspicuous state of being of a material object or thing.
- conditioned space: an area or room within a building being heated or cooled.
- connector: the pipe that connects a fuel-burning appliance to a chimney.
- consultant: a person with particular expertise in a subject who assists the inspector with portions of the inspection.
- contamination: an impairment of the quality of the potable water.
- crawlspace: the area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.
- cross-connection: any connection between two otherwise separate piping systems, one of which contains potable water, and the other that contains something that could contaminate the potable water.
- crown: the sloped top of a masonry chimney designed to shed water away from the flue; also called a splay or a wash.
- damper:a valve or plate for controlling draft or flow of gases, including air, in a vent or ductwork; a manually-operated plate for controlling draft in a flue.
- deck: exterior floor system supported on at least two opposing sides by an adjoining structure and/or post, piers, or other independent supports.
- decorative: ornamental; not required for the operation of essential systems and components of a building.
- defensible space: an area around a building designed to slow the rate of an advancing wildfire.
- deferred-maintenance items: deficient items that cannot be remedied with routine maintenance, generally caused by neglect.
- describe: to report, in writing, a system or component by its type or other observed characteristics to distinguish it from other components used fo
- the same purpose.
- destructive: an act of demolishing, damaging or probing any system, structure or component, or to dismantle any system or component that would not be taken apart by an ordinary person in the course of normal maintenance.
- determine: to arrive at an opinion or conclusion pursuant to examination.
- disconnected: shut down.
- dismantle: to open, take apart or remove any component, device or piece that would not typically be opened, taken apart, or removed by an ordinary occupant.
- duct:a passageway, tube or conduit utilized for the transmission of air and vapors.
- due diligence:a level of care in the inspection process that varies, depending upon the scope of work agreed upon by the inspector and his/her client.
- dwelling unit:a single unit providing complete, independent living facilities, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- easement: that portion of a land or property reserved for use by a person or agency other than the owner of the property.
- easily visible: describes systems, items and components that are both conspicuous and in plain sight, absent of the need for intrusive inspection techniques, probing, disassembly, or the use of special equipment.
- egress:a means of exiting.
- emergency shutoff valve:a valve designed to shut off the flow of gases or liquids.
- energy analysis:a method for estimating the annual energy use of a building.
- energy-recovery ventilation system:a system that uses air-to-air heat exchangers to recover energy from exhaust air for the purpose of pre-heating or pre-cooling outdoor air prior to supplying the air to an interior space.
- engineering service: any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and/or supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.
- enter: to access or go into an area to observe visible components.
- evaluate: to assess the systems, structures and/or components of a building.
- evidence: plainly visible and conspicuous material objects or other things presented to the senses that would tend to produce conviction in the mind of an ordinary person as to the existence or non-existence of a fact.
- examine: to visually examine; to look for and identify material physical deficiencies in systems, structures or components of a building through a non-intrusive physical inspection. See inspect.
- existing: buildings, facilities or conditions which are already in existence. This Standard is designed to be used to inspect existing commercial

properties.

- exit discharge: the portion of a means of egress between the termination of an exit and a public way.
- exposed: capable of being inadvertently touched by a person because it is not suitably guarded, isolated or insulated.
- exterior property: the open space on the property.
- exterior wall: an outside wall of a building, either above or below grade.
- extermination: the control or elimination of insects, rats, vermin or other pests.
- fenestration: products with glass and non-glass glazing materials, including skylights, roof windows, vertical windows, opaque doors, glazed doors and glazed block.
- fire apparatus access road:a road, fire lane, public street, private street, or parking lot lane that provides access from a fire station to a facility.
- fire code official: the fire chief or other authority charged with the enforcement of a code.
- fire department master key: a special key carried by fire department officials which will open key boxes on commercial properties.
- fire-resistance rating: the time that materials or assemblies can withstand fire exposure.
- fireplace lintel:a horizontal, non-combustible member that spans the top of the fireplace opening.
- firewall: a wall separating buildings or subdividing a building to prevent the spread of fire.
- fixture:
- flood-level rim: the edge of a fixture from which water overflows.
- floor area, gross: the floor area within the inside perimeter of the exterior walls.
- floor area, net: the actual occupied area not including accessory areas, such as corridors, stairways, restrooms, mechanical rooms and closets.
- flue:a passage through which gases move from the fire chamber to the outer air.
- foundation: the base upon which the structure or wall rests (usually masonry, concrete or stone), and generally partially underground.
- function: the action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.
- functional: performing, or able to perform, a function.
- functional drainage: the emptying of a plumbing fixture in a reasonable amount of time without overflow when another fixture is drained simultaneously.
- functional flow:a reasonable flow of water supply at the highest and farthest fixture from the building main when another fixture is operated simultaneously.
- further evaluation:a degree of examination beyond that of a typical and customary, non-intrusive physical examination.
- fusible link: a form of fixed-temperature heat-detecting device sometimes used to restrain the operation of an electrical or mechanical control until a certain temperature is reached, usually signifying a fire.
- garbage: the animal or vegetable waste resulting from preparation or consumption of food.
- grease: animal fat, vegetable shortening or oil used in preparing food or resulting from cooking.
- grounded: connected to the earth or to some conducting body that serves in place of the earth.
- grounded, effectively: intentionally connected to the earth through a ground connection or connections of sufficiently low impedance, and having sufficient current-carrying capacity to prevent the buildup of voltages that might otherwise result in undue hazards to connected equipment or to persons.
- ground-fault circuit interrupter (GFCI):a device intended for the protection of personnel that functions to de-energize a circuit.
- grounding electrode:a device that establishes an electrical connection to the earth.
- habitable space: space in a structure for living, sleeping, eating and/or cooking. Bathrooms, closets, halls, storage areas and utility spaces are not considered habitable spaces.
- hearth: the floor within a fireplace.
- hearth extension: non-combustible material in front of and at the sides of a fireplace opening.
- heated slab: slab-on-grade construction in which the heating elements are placed within or under the slab.
- hood:a device that directs and captures grease-laden vapors and gases from a cooking appliance.
- humidistat:a device used to automatically control relative humidity.
- identify: to notice and report.
- immediate cost: estimated cost of remedying an existing safety hazard, or repairing a system or component that will likely fail within a year.
- imminent danger:a condition which could cause serious or life-threatening injury or death.
- infestation: the presence of insects, rats, vermin or other pests.
- infill: area of the railing system bounded by the railing posts, cap, rail and the deck.
- infiltration: the uncontrolled inward air leakage into a building.
- inspect: to examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with these Standards of Practice.
- inspected property: the readily accessible areas of the buildings, site
- items, components and systems included in the inspection.
- inspection: the process of an inspector collecting information through visual observation during a walk-through survey of the subject property, conducting research about the property, and then generating a meaningful report about the condition of the property based on the observations made and research conducted by the inspector. A commercial inspection requires the inspector to make observations, conduct research, and report findings.
- inspector: one who performs the commercial property inspection.
- installed: attached or connected such that the installed item requires a tool for removal.
- interview: to discuss with those who have knowledge about the subject property.
- intrusive:

- key box:a lockable device which permits the fire department to access the building in an emergency.
- labeled: devices, equipment or materials to which have been affixed a label, seal, symbol or other identifying mark of product evaluation.
- ledger: dimensional lumber attached to the building framing and used for supporting the section of a deck adjacent to the building.
- life expectancy: average function time, in years, assuming regular maintenance.
- listed: equipment, materials or services included in a list published by an organization that is acceptable to the authority having jurisdiction (AHJ), and concerned with evaluation of products or services, that maintains periodic inspection of production of listed equipment or materials, or periodic evaluation of services, and whose listing states that the equipment, material or service meets appropriate designated standards, or has been tested and found suitable for a specified purpose.
- mantel:a shelf or horizontal ornament above a fireplace opening.
- manual: capable of being operated by a person.
- material: having significant importance, as in "material defect." This term is reserved for describing things of significant importance.
- material defect:a condition of a commercial property, or any portion of it, that would have a significantly adverse impact on the value of the real property, or that involves unreasonable risk to people on the property. The fact that a structural element, system or sub-system is near, at or beyond the end of the normal useful life of such a structural element, system or sub-system is not, by itself, a material defect.
- means of egress:a continuous and unobstructed path out of a building to a public way.
- mezzanine: a semi-permanent, freestanding stair-and-deck system, typically constructed of fiberglass grating, heavy-duty steel and/or aluminum, and installed between two permanent/original floors within an industrial or commercial building in order to provide an open space on and under which can be created informal office areas, storage for inventory, tools and industrial equipment, etc.
- mold:a form of fungus. Some molds can cause disease in humans.
- non-combustible:a substance that will not burn when subjected to fire.
- normal operating controls: devices, such as thermostats, that would be operated by ordinary occupants which require no specialized skill or knowledge.
- observations: those potential items of interest noted by the inspector during the walk-through survey portion of the inspection.
- observe: to visually notice.
- obvious: a condition or fact not likely to be ignored or overlooked.
- occupancy load: the number of people permitted in a building based on the means of egress.
- occupant: any individual living in, sleeping in, or having possession of a space within a building.
- operate: to cause systems to function or turn on with normal operating controls.
- operational: systems or components capable of being safely operated.
- oral consultation:a limited visual inspection of specific systems, structures or components of a building where no written report is prepared by the inspector, and the inspector's findings, opinions, conclusions and recommendations are orally communicated by the inspector to the client.
- owner: any person, agent, operator, firm or corporation having a legal or equitable interest in a property.
- panelboard:a panel, including buses and automatic over-current devices, designed to be placed in a cabinet accessible only from the front.
- permanently installed: fixed in place (i.e., screwed, bolted or nailed), as distinct from components, systems or appliances considered portable or freestanding.
- Phase I:a type of fireplace and chimney inspection that exceeds the standards required by a traditional home inspection.
- physical deficiency:a major defect, a significant deferred-maintenance item, or a component or system that has exhausted most or all of its remaining useful life (regardless of its actual life expectancy), or a safety concern, or anything that could potentially cause the need for an expensive repair.
- pitch: angle or inclination, usually of a roof.
- plenum: an air compartment or chamber that connects one or more ducts and forms part of an air-distribution system.
- premises:a lot, plot, parcel of land, property or building.
- pressure drop: the loss in pressure due to friction or obstruction in pipes, valves, fittings, regulators and burners, and the length of pipes and the number of elbows.
- pressure regulator: a device placed in a gas line for reducing, controlling and maintaining the pressure downstream of the device.
- primary building:a building that an inspector has agreed to inspect, excluding all accessory buildings, with the exception of the primary parking structure.
- primary parking structure and surfaces:a building and appurtenant surfaces for the purpose of vehicle storage associated with the primary building.
- public way:a street, alley or yard open to the outside and leading to a public area.
- publicly available information: information that is accessible or available to anyone upon request.
- raceway:an enclosed channel or conduit designed expressly for holding wires or cables.
- ramp:a sloped walking surface.
- readily accessible: describes the area of the subject property that has been made available to the inspector at the time of the walk-through survey portion of the inspection, and/or a system or component that, in the judgment of the inspector, is capable of being safely observed without the need of portable ladders, the removal of obstacles, the detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access, and/or a document that has been made available to the inspector for use in the research portion of the inspection.
- readily ascertainable: describes information that is available to the inspector within reasonable time at a nominal cost so that it can be practically reviewed during the research portion of the inspection.
- readily available: describes the information, personnel and documents that are made available quickly to the inspector.
- receptacle:a contact device installed at the outlet for the connection of an attachment plug.
- recreational facilities: spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.
- remaining useful life:a subjective estimate or guess made by the inspector based upon his observations and experience as to the number of remaining

years that a component will be functional before needing replacement.

- removable: capable of being transferred to another location easily.
- repair: the reconstruction or renewal of any part of an existing building.
- replacement air: air deliberately brought into a structure to compensate for the air being consumed or expelled.
- report: the written communication describing the issues discovered from observations
- made and research conducted by the inspector and which, in the inspector's opinion, are likely to be of interest to his/her client. A report may contain photos or digital images of observations made during the walk-through survey portion of the inspection, and/or copies of documents reviewed during the research portion of the inspection.
- representative number:a sufficient number to serve as a typical or characteristic example of the item(s) inspected.
- representative sampling:a small quantity of components of any system or structure, enough like others in its class or kind, to serve as an example of its class or kind.
- research: the process of gathering information through the review of documents and interviews to augment the observations made during the walk-through survey portion of the inspection. This research may include reviewing readily available documents, such as previous inspection reports, building permits, code violation notices, and environmental studies. This research may also include interviews with readily available personnel, such as building managers, tenants and owners.
- roof assembly:a system designed to provide weather protection and including the roof covering, underlayment, roof deck, insulation, vapor retarder and interior finish.
- rubbish: waste materials other than garbage.
- scope of work: work that deviates from this Standard, depending on budget, time constraints, purpose of the inspection, age of the subject property, and risk-tolerance of the client, which the inspector and client have agreed to.
- screw-lamp holder:a lamp base that requires a screw-in-type lamp, such as a compact fluorescent, incandescent, or tungsten-halogen bulb.
- short-term cost: estimated cost of repairs which may not require immediate attention, but which should not be delayed for more than two years.
- shut down: turned off, unplugged, inactive, not in service, or not operational.
- single-wall metal chimney: a field-constructed chimney not permitted in one- and two-family dwellings.
- sleeping unit:a room or space in which people sleep.
- smoke alarm:a single or multiple alarm responsive to smoke and not connected to a sprinkler system.
- smoke detector:a device that senses particles of combustion.
- solid fuel: wood, coal, pellets, and other materials that can be burned for heat.
- special consultant:a person with particular expertise in a subject who assists the inspector with portions of the inspection.
- special equipment: any tools or devices other than those normally used by an inspector to perform a typical and customary, non-invasive, physical examination of the systems, structures and components of a building, including, but not limited to: levels, probes, meters, video or audio devices, and measuring devices.
- Standard: often used to mean InterNACHI's Standards of Practice for Inspecting Commercial Properties.
- storefront: a non-residential system of doors and windows typically at ground-floor level of a commercial building.
- structural component:a component that supports the building's dead and live loads.
- structure:an assemblage of various systems and components that function as a whole.
- subject property: the commercial property that is the subject of the inspection.
- suggested remedy: an opinion offered as to a course of action to repair a deficiency. Suggested remedies are outside the scope of a commercial inspection.
- sump:a tank or pit that receives sewage or wastewater that is typically located below the drain system, and so must be emptied by mechanical means.
- sump pump: an automatic water pump powered by a motor and typically controlled by a float for the removal of wastewater from a sump pit.
- system: an assembly of various components which function as a whole.
- technically exhaustive:a comprehensive and detailed examination beyond the scope of a commercial property inspection that might involve, but would not be limited to: specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, meters, scaffolding, dismantling, probing or troubleshooting; also, where the cost of obtaining information or the time required to conduct a portion of the inspection and prepare that portion of the inspection report could outweigh the likely usefulness of the information obtained, or could be detrimental to the orderly and timely completion of the client's transaction.
- thermostat: an automatic control device used to maintain temperature at a set point.
- thimble: the tube or lining through a wall that a connector passes through to enter a flue or that a flue passes through to exit a roof.
- timely access: access to the subject property and documentation required by the inspector to perform the inspection.
- toilet room:a room containing a water closet or urinal, but not a bathtub or shower.
- trap:a fitting that provides a liquid seal to prevent the emission of sewer gases and odors.
- tree crown: the branches growing out from a tree, including twigs and foliage.
- unsafe:in the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted commercial construction standards.
- valve:a device used in piping to control the gas or liquid supply downstream of the device.
- vapor retarder:a vapor-resistant material, membrane or covering, such as foil, plastic sheeting or insulation facing, that limits the amount of moisture vapor that passes through a material or wall assembly.
- ventilation: the natural or mechanical process of supplying and removing air from any space.
- verify: to confirm or substantiate.
- visible: that which may be easily observed during the walk-through survey portion of the inspection.
- walk-through survey: that portion of the inspection where the inspector makes non-intrusive, visual observations of readily accessible areas of the

subject property.

- wall protector: non-combustible shield between a wall and anything heat-producing for the purpose of reducing required clearance.
- workmanlike: executed in a skilled manner.
- yard: an open space on the same lot with a building.
- zone: a conditioned space within a building controlled by a single device.

Fire Protection Important Information

FIRE SAFETY ASSESSMENT (EXLUDED)

A fire safety assessment is not included as part of this building assessment. If an independent fire safety assessment is needed, this can be obtained under separate agreement.







ADA Survey Important Information

ADA ASSESSMENT EXCLUDED

At the client's request an ADA assessment was not performed at the subject property.

Report Summary

Further Investigation (1)

12.1 MAIN & DISTRIBUTION PANELS CONDITION

12.1.4 SERVICE NOT VERIFIED

An electrical meter was not found. Unable to verify servie map. An electrician should be enlisted to verify the electrical service and components.

Long Term Considerations (1)

12.1 MAIN & DISTRIBUTION PANELS CONDITION

12.1.1 1. Transformer Age

Approaching End of Useful Life The Eaton Cutler-Hammer dry-type transformer (75 KVA, Mfg. 11/2002) is approximately 23 years old. ASTM E2018-15 recognizes a typical useful life of 25–30 years for dry-type transformers under normal operating conditions. While the unit showed no visible signs of failure at the time of inspection, budgetary allowance for replacement within the near-to-mid-term planning horizon is recommended. Recommend periodic thermographic (infrared) scanning of the transformer to monitor for developing hot spots.

Short Term Considerations (8)

5.1 LOADING DOCKS

5.1.1 Ramp Maintenance

- Evaluate the extent of reinforcement corrosion within the stem wall and deck panels, and assess remaining structural capacity.
- Sealant cracks at deck panel joints to limit further water infiltration.
- Refinish the corroded steel threshold/transition plates to reduce effects of corrosion.
- Clean and apply penetrating concrete sealer to ramp deck and stem wall faces following any necessary crack repair.

5.1.2 Loading Dock Safety

- Implement a formal Lockout/Tagout (LOTO) program for all dock-associated electrical equipment per OSHA 29 CFR 1910.147 before allowing maintenance personnel to service the dock leveler.
- Contract a Rite-Hite authorized service technician or licensed hydraulic contractor to perform a full hydraulic system inspection, pressure test, and hose/fitting replacement as warranted.
- Establish a semi-annual preventive maintenance program for the dock leveler per Rite-Hite RHE Series maintenance guidelines, including lubrication of pivot points, inspection of lip assembly, hydraulic fluid level check, and operational

10.1 CENTRAL COOLING EQUIPMENT

10.1.1 R22 DISCONTINUED

The subject unit cooling systems uses R-22 refrigerant. As of January 2020 the EPA mandate that R22 no longer be manufactured or imported into the US. As supplies of R-22 decline it will be costly to repair cooling systems that may need this coolant added. Eventually the coolant will not be available at all. Options include retrofitting older systems to accept R-410 type coolant (this option does not work on all systems), Use your cooling system until it is no longer functional and last is a total cooling system replacement.

10.1.2 OLD (FUNCTIONING) AC SYSTEM

Estimated Remaining Useful Life
At approximately 24 years of age, this unit has exceeded its typical useful service life of 15 to 20 years. Replacement should be anticipated in the near term and budgeted accordingly. The R-22 refrigerant status further accelerates the urgency of replacement planning.

12.1 MAIN & DISTRIBUTION PANELS CONDITION

12.1.2 Panelboard Circuit Directories

Incomplete or Illegible Circuit directories on both 120/208V panelboards were observed to be partially complete, with numerous circuits unlabeled or identified only by handwritten notations of questionable accuracy (e.g., "X" markings, partial room names). Incomplete labeling is inconsistent with NEC 408.4(A), which requires all circuits to be legibly identified as to their clear, evident purpose. Recommend a qualified electrician conduct a full circuit verification and update all panel directories accordingly.

12.1.3 Sub-Panel "B"

Exterior/Semi-Exposed Location, Condition of Enclosure The smaller panelboard labeled "B", is located in what appears to be an exterior or semi-exposed wall cavity adjacent to loading dock / warehouse perimeter wall. The enclosure exhibits surface corrosion and weathering on the exterior cover and surrounding structure. Unprotected conductor (bare copper or similar) was observed. This condition should be evaluated by a licensed electrician and corrected as needed to comply with NEC 230 and 300 series requirements for weatherproofing and conductor protection.

12.1.5 LOOSE WIRES IN PANEL

Multiple conductors in terminal are not connected. All wires should be properly terminated. Arcing and injury from shock are possible with hot conductors.

12.1.6 PANEL OPENINGS(MISSING KNOCKOUTS)

All open and unused breaker positions (missing knockouts) in the panel front should be closed off.

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MARYLAND DEPARTMENT OF LABOR

Wes Moore
Governor
Aruna Miller
Lt. Governor
Portia Wu
Secretary

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:
ROBERT MARTIN III

IS AN AUTHORIZED: 10 - HOME INSPECTOR

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34449	01-26-2028	02-01-2026	6591113

Signature of Bearer

Secretary

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

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LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
29749	09-19-2027	07-21-2025	6479347

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