INSPECTION REPORT

PREPARED BY: Rick Francis

FOR THE PROPERTY AT:

5300 South 108th Street, Hales Corners WI 53130

PREPARED FOR:

Inder Khera and Surgit Toor

INSPECTION DATE:

July 15, 2025

4 Site Building Inspections Inc

N85.W16110 Appleton Ave., Suite 703

Menomonee Falls, WI 53051

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Total Pages: 58

4SITE BUILDING INSPECTIONS

Tuesday, July 15, 2025

Dear Inder Khera and Surgit Toor,

Thank You very much for choosing 4Site Building Inspections INC to perform your building inspection. The address provided was “5300” But multiple addresses in the strip/complex were included in this inspection. 16 units total. The inspection itself and the attached report comply with the requirements of the Standards of Practice set forth in International Standards of Practice for Inspecting Commercial Properties. This standard can be found at the link below:

https://ccpia.org/wp-content/uploads/ComSOP-2022.pdf

This report provides recommendations, preliminary cost estimates and priorities for:

• remedying major deficiencies

• updating ageing major components and

• undertaking further detailed investigations.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Estimated costs are provided for recommendations expected to exceed $3,000. The Inspection Report contains estimates as to the costs associated with making repairs, the Client understands and agrees that said estimates are included solely as a guide and are not to be considered, understood or utilized by the Client as representing the actual costs associated with making any such repairs. The Client further acknowledges and agrees to hold harmless the Company in connection with any estimate(s) that may overstate or understate the actual cost of repair(s), even if said overstatement and/or understatement is due to the negligence of the Company. Regardless of any such estimates, the Client should obtain further qualification of any cost estimates from an appropriate contractor, tradesperson and/or professional.

This report is intended for the exclusive use of our client. Use of the information contained within the report by any other party is not intended and, therefore, we accept no responsibility for such use.

INSPECTION AUTHORIZATION AND SCOPE This report is a professional opinion, based on the accessible features of the building. We evaluated the current physical condition. We did not perform a design analysis. We visually reviewed the performance, looking for evidence of distress. It should be understood that there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them.

Consequently, no guarantee or warranty can be offered or implied. This confidential report is prepared exclusively for the client named on the Inspection Agreement with 4Site Building Inspections INC. Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns. No plans or

drawings were available at the time of this inspection. No inquiries have been made to the local building or fire departments. It is the buyer's due diligence to check for code violations.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report is effectively a snapshot of the building, recording the conditions on a given date and time. Building inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. Please note that ALL repairs to this building should be done by a Licensed Contractor. Licensed Contractors will pull appropriate permits for the work being done and provide a warranty or guarantee. If a Re-Inspection is requested by the Client after repairs are completed by a Licensed Contractor, it is required that a list of items to be inspected is provided and the Contractors completed scope of work for each item is provided to 4Site Building Inspections prior to the Re-Inspection. The cost of the follow up inspection will be half of the original inspection cost plus applicable trip fees.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing 4Site Building Inspections to perform your building inspection.

Sincerely,

Rick Francis

On behalf of

4 Site Building Inspections Inc

Summary

Introduction

This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.

Estimated costs are provided for recommendations expected to exceed $3,000. The estimated costs are only intended to provide an order of magnitude. Licensed Contractors should be contacted for exact quotations.

A Building Inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

Major Cost Estimate Summary:

Section Recommendation	Cost	Timeframe
New Roof repairs	$3,000-$5,000	Immediately
Roof replacement	$400,000-$475,000	1-3 months
Downspout/Gutter repairs	Over $3,000	Immediately
Eifs repairs	Over $10,000	3-6 months
Exterior door repairs	$8,000-$12,000	Discretionary
Concrete/Walkway repairs	Over $10,000	3-6 months
Parking lot repairs	$200,000-$250,000	3-6 months
Foundation/slab repairs	Over $5,000	Immediately
RTU replacement Short term	$70,000-$80,000	Within 1 year
RTU replacement Long term	$120,000-$140,000	5-7 years
HVAC service	Over $7,500	Immediately
Furnace replacement	$4,000-$5,000	Within 1 year
Minisplit replacements	$3,000-$4,000	1-2 years

Flat roofing\General notes

Approximately 40,000 square feet of roofing on the main building and various flashings are in need of replacement in the near future. The roofing material is at the end of life expectancy and damaged in various areas. Rusted/old flashings should also be replaced. A full tear off is recommended. A Certified Roofer should evaluate the roof system for replacement.

Location: Throughout

Task: Repair

Time: Within 1-3 months

Cost: $400,000-$475,000

Roof repairs are needed in the newer rubber roof systems on the buildings. Some drains and drain covers are poor. Some seams are poor in the smaller building and damage was noted in the smaller building roof system. A Certified Roofer should evaluate the roof systems for repairs.

Location: Various

Task: Repair

Time: Immediately

Cost: $3,000-$5,000

Roof drainage\Gutters and Downspouts

Downspouts are loose, damaged or rusted. Downspouts below grade may be dumping water next to the building. Scuppers show signs of poor transitions. Gutter/downspout repairs are needed in various areas.

Location: Various Rear

Task: Repair

Time: Immediately

Cost: Over $3,000

Walls\General notes

The Eifs has many areas where the awning is poorly fastened to the material and the EIFS can be prone to water intrusion in these areas. Damage to Eifs was noted in various areas. Some EIFS finishes are poor and should be improved. The extent of the EIFS damage that cannot be viewed is unknown. An Eifs contractor should be consulted.

Location: Various

Task: Repair

Time: within 3-6 months

Cost: Over $10,000

Windows and doors\General notes

Many exterior doors show signs of rust/deterioration and water intrusion. Some exterior doors have been abandoned but were not removed. Repair, replacement or proper abandonment is needed at approximately 10 exterior doors.

Location: Exterior

Task: Repair

Time: Discretionary

Cost: $8,000-$12,000

Landscaping\Walkway

The concrete walkways have damage in various areas. Some areas are deteriorated. Some areas are cracked. Curbing is also damaged in various areas. A Concrete contractor should be consulted to evaluate the concrete walkways/curbing throughout for repairs.

Location: Various

Task: Repair
Time: within 3-6 months
Cost: Over $10,000

Landscaping\Driveway
Approximately 190,000 square feet of parking lot is in need of repairs including patching, sealing and new painted lines.
Location: Throughout
Task: Repair
Time: within 3-6 months
Cost: $200,000-$250,000

Foundations\General notes
The foundation is in deteriorated condition due to downspout spillage below the slab. The block walls show signs of settlement. Other downspout discharges should be investigated, the extent of structural deterioration should be investigated and repairs should be made.
Location: North/West corner of main building
Task: Repair Further Evaluation
Time: Immediately
Cost: Over $5,000

Recommendations\General
4 Roof Top Units are at the end of life expectancy. A budget should be set aside for replacement.
Location: Main building roof near center
Task: Replace
Time: Within 1 year
Cost: $70,000-$80,000
Approximately 7 Roof Top Units are approaching the end of life expectancy. With maintenance, some service life is still there. A budget should be set aside in the future for replacement of these units.
Location: Throughout
Task: Replace
Time: 5-7 years
Cost: $120,000-$140,000
The Roof top units on the main building and heating systems in the small building are in need of service/maintenance. Some units show signs of corrosion, rust, neglect, poor function. A Commercial HVAC contractor should be consulted.
Location: Throughout
Task: Repair Further Evaluation Service
Time: Immediately
Cost: Over $7,500

Furnace\General notes

The furnace is past life expectancy and has lacked maintenance. These units are prone to heat exchanger failure. The unit should be evaluated for replacement.

Location: 5301D Pro nails

Task: Replace

Time: Within 1 year

Cost: $4,000-$5,000

Heat pump\General notes

The mini-split units are near the end of life expectancy. A budget should be set aside for replacement.

Location: Locker rooms in gym/roof

Task: Repair

Time: 1-2 years

Cost: $3,000-$4,000

Conclusion

Most buildings are designed to last a very long time, but many of the components are consumable. Roofs, heating systems, parking lots, air conditioning systems and water heaters, for example, wear out and are replaced from time to time. An older building means more maintenance will be needed over time.

Many elements like kitchens, bathrooms, flooring, siding, and windows are most often changed for lifestyle and decorating reasons. These discretionary building improvements are typically planned projects. Unplanned repairs or replacements are never welcome, but are part of ownership.

We encourage you to set up maintenance programs to protect your investment, reduce costs, improve comfort and efficiency, and extend life expectancy.

ASBESTOS, MOLD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a building inspection. Inspectors do not identify or evaluate issues such as asbestos, mold and indoor air quality. Many building materials contain asbestos, and moisture problems may result in visible or concealed mold. An Environmental Consultant can assist with these types of issues.

END OF OVERVIEW

Site Data

Description

General

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

I suggest that permit history for the property is investigated by the client. This information may be obtained from the municipality.

The property inspected consists of a main building that is approximately 85,000 square feet and another building on the same lot that is approximately 6,200 square feet. The building was originally built in 1977, with a major addition in 1986 and additional additions since that date. The buildings are split between 16 tenants/units. There was no access to 4 units in the main building. The buildings are in average condition overall. The most significant repairs needed are roof repairs, parking lot repairs and HVAC improvements.

Weather

Sunny

Sunny

It was not raining at the time of the inspection.

Light winds

Approximate temperature

82°

Attendees

Buyer

Buyer's Agent

Occupancy

The building was furnished and occupied.

Area

City

The building faces East for the purpose of this report.

Roofing

Description

General

Every roofing system has several vulnerable areas. Annual inspections and ongoing maintenance will be critical to the performance of the roofing system.

The configuration of the roofing system is susceptible to ice damming and related leaks. The potential for ice dams varies with the severity of the winter and depending on insulation and ventilation under the roof. Severe ice dams can result in leaks, typically near the eaves. Solutions include better attic insulation and ventilation, eave protection below the roof coverings, or as a stop-gap measure, the installation of heating cables on the roof.

The roof over Crunch gym and over the smaller building at the front of the lot is newer but needs repairs. The rest of the main building is in need of replacement in the very near future. There is evidence of past and active leaks throughout both buildings.

Flat roofing material

Modified bitumen membrane

Rubber

Flat roof flashing material

Metal

Recommendations and Observations

Flat roofing\General notes

1. Approximately 40,000 square feet of roofing on the main building and various flashings are in need of replacement in the near future. The roofing material is at the end of life expectancy and damaged in various areas. Rusted/old flashings should also be replaced. A full tear off is recommended. A Certified Roofer should evaluate the roof system for replacement.

Location: Throughout

Task: Repair

Time: Within 1-3 months

Cost: $400,000-$475,000

2. Roof repairs are needed in the newer rubber roof systems on the buildings. Some drains and drain covers are poor. Some seams are poor in the smaller building and damage was noted in the smaller building roof system. A Certified Roofer should evaluate the roof systems for repairs.

Location: Various

Task: Repair

Time: Immediately

Cost: $3,000-$5,000

Limitations

General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection performed

By walking on roof

From roof edge
A representative sample of exterior components was inspected rather than every occurrence of components.
Underlayment installation cannot be confirmed. Only the accessible portion of the roof system is inspected.

Exterior

Description

General
Repairs are needed on the exterior.
The building owner is responsible for maintaining proper drainage around the building. Grading is an on-going maintenance item. This means keeping the gutters clean and properly pitched, downspouts extended 5-7 ft. from the building, underground downspouts clean and proper grading pitched away the foundation of the building approximately 1 per ft. for at least 10 ft. or to the lot line. Failure to do this maintenance can lead to water penetration, mold and eventual major foundation repair.

Gutter & downspout material
Aluminum
Galvanized steel
Plastic

Gutter & downspout discharge
Below grade
Above grade

Lot slope
Flat

Wall surfaces and trim
EIFS (Exterior Insulation and Finishing System or Synthetic Stucco)
Brick
Stone
Block

Driveway
Asphalt

Walkway
Concrete

Garage
None

Recommendations and Observations

Roof drainage\Gutters and Downspouts

3. Downspouts are loose, damaged or rusted. Downspouts below grade may be dumping water next to the building. Scuppers show signs of poor transitions. Gutter/downspout repairs are needed in various areas.

Location: Various Rear

Task: Repair

Time: Immediately

Cost: Over $3,000

Walls\General notes

4. Localized pointing of deteriorated mortar between the bricks of the exterior walls is recommended to prevent further deterioration or brick damage.

Location: Various

Task: Repair
Time: Discretionary
Cost: Over $3,000

5. The Eifs has many areas where the awning is poorly fastened to the material and the EIFS can be prone to water intrusion in these areas. Damage to Eifs was noted in various areas. Some EIFS finishes are poor and should be improved. The extent of the EIFS damage that cannot be viewed is unknown. An Eifs contractor should be consulted.

Location: Various
Task: Repair
Time: within 3-6 months
Cost: Over $10,000

6. The tile siding has poor clearances and shows signs of damage near the ground in various areas. The tile damage and stone cap block is damaged at the front of the smaller building from impact. The tile is installed over brick and moisture is trapped behind the tile from the brick in various areas. Repair/Replacement to the tile is needed in many areas. The extent of the damage and repairs needed is unknown.

Location: Various
Task: Repair
Time: Discretionary
Cost: Over $5,000

Windows and doors\General notes

7. Many exterior doors show signs of rust/deterioration and water intrusion. Some exterior doors have been abandoned but were not removed. Repair, replacement or proper abandonment is needed at approximately 10 exterior doors.

Location: Exterior

Task: Repair

Time: Discretionary

Cost: $8,000-$12,000

8. Seals are warped/loose damaged on various windows and at glass doors. Some transition flashing is poor and there is evidence of water intrusion around the bottom of the door at various entrances. Window/door seal repairs are needed in various areas at approximately 16 windows/doors.

Location: Exterior front entries

Task: Repair

Time: Immediately

Cost: $3,000-$5,000

Landscaping\General notes

9. Tunneling in the insulation may indicate vermin activity.

Location: Small building

Task: Further Evaluation

Time: Discretionary

Landscaping\Walkway

10. The concrete patio or walkway that pitches toward the building risks water infiltration and excess pressure on the foundation walls. It may be possible to mud jack the concrete slab in order to change its pitch. If this is not possible it may be necessary to replace and re pour the slab.

Location: North small building

Task: Repair

Time: within 3-6 months

11. Abandoned leveler shows signs of rust/damaged and should be properly removed.

Location: South

Task: Repair

Time: Discretionary

12. The concrete walkways have damage in various areas. Some areas are deteriorated. Some areas are cracked. Curbing is also damaged in various areas. A Concrete contractor should be consulted to evaluate the concrete walkways/curbing throughout for repairs.

Location: Various
Task: Repair
Time: within 3-6 months
Cost: Over $10,000

Landscaping\Driveway

13. Approximately 190,000 square feet of parking lot is in need of repairs including patching, sealing and new painted lines.

Location: Throughout
Task: Repair
Time: within 3-6 months
Cost: $200,000-$250,000

14. Gas shut off with staining in the rear driveway should be investigated.

Location: Rear

Task: Repair Further Evaluation
Time: Immediately
15. Some bollards show signs of rust/damage.
Location: Various Rear
Task: Improve
Time: Discretionary

Limitations

General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection limited/prevented by

Poor access under steps, deck, porch

Vines/shrubs/trees against wall

New siding over old siding

Not included as part of a building inspection

Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.

Structure

Description

General
Further evaluation or repairs are needed related to the Structure of the building.

Configuration
Slab-on-grade

Foundation material
Poured concrete

Floor construction
Concrete

Exterior wall construction
Concrete block

Roof and ceiling framing
Steel framing

Location of access to under-floor area
No access

Recommendations and Observations

Foundations\General notes

16. The foundation is in deteriorated condition due to downspout spillage below the slab. The block walls show signs of settlement. Other downspout discharges should be investigated, the extent of structural deterioration should be investigated and repairs should be made.

Location: North/West corner of main building

Task: Repair Further Evaluation

Time: Immediately

Cost: Over $5,000

Damage at roll up door in liquor store.

Walls\Solid masonry walls

17. Block shows signs of some settling/water damage and tuckpointing is needed. A Mason should be consulted to make repairs.

Location: Various West
Task: Repair
Time: Discretionary

Roof framing\Rafters/trusses
18. Roof parapet wall supports show signs of rust.
Location: roof
Task: Repair Further Evaluation
Time: Discretionary

Limitations

General
Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection limited/prevented by
Ceiling, wall and floor coverings
Only a representative portion of visible structural components were visually inspected.

Attic/roof space
There was no access to the side attic areas.

Percent of foundation not visible
A large portion of the foundation ceiling was not visible.
slab on grade not visible.
Portions of the foundation were covered and could not be inspected.

Not included as part of a building inspection
The examination of the structural components was visual only; a design review was not undertaken.

Electrical

Description

General

Electrical defects or Repairs by nature are safety concerns. All Electrical repairs should always be performed by a Licensed Electrician.

Service size

2,000 Amp at Rear of Gym
600 Amp at rear of 5317
400 amp at rear 5301A
Service not confirmed at front small building

System grounding material and type

Ground rod connection not visible

Distribution panel type and location

Breakers

- 200 Amp panel 3 phase 5301f Amas Food
- 100 Amp panel 1 phase Rear 5301EPrime Communication
- 100 Amp panel 1 phase Rear 5301D Pro nail shop
- 100 Amp panel 1 phase Rear 5301C Great Clips
- 400 Amp panel 3 phase Rear 5301A JK LEE
- 100 Amp panel 3 phase Rear 5301 Cora Jewelers
- 125 Amp panel 3 phase Rear 5311 El Dorado
- 100 Amp panel 3 phase Rear 5311 El Dorado
- 600 Amp panel 3 phase 5317 Salvation Army 5317
- 200 Amp panel A 3 phase Salvation Army 5317
- 200 Amp panel B 3 phase Salvation Army 5317
- 200 Amp panel 3 phase Front liquor store
- 100 Amp panel A 3 phase Rear Papa Murphys 5319A
- 200 Amp panel LP1 3 phase Rear Crunch gym
- 200 Amp panel P5 3 phase Rear Crunch gym
- 225 Amp panel 3 phase Upper Office Crunch gym
- 2,000 Amp Panel Board 3 phase and Shut off Crunch gym

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI)

GFCIs present

Smoke alarms (detectors)

Present

Fire alarm and sprinkler was noted but not tested.

Carbon monoxide (CO) alarms (detectors)

None noted

Recommendations and Observations

Recommendations\General

19. The fire alarm does not appear to have been recently serviced/tested. Testing should be done monthly and logged.

Location: Throughout

Task: Repair

Time: Immediately

Service drop and service entrance\Service drop

20. Transformers show signs of rusting. Birds nests were noted at the transformers and service drops, fencing is rusted and damaged on the roof. WE energies and/or A commercial Electrician should be consulted for improvements in this area.

Location: Rear

Task: Repair Further Evaluation

Time: Immediately

Service box, grounding and panel\Distribution panel

21. There should be a workspace in front of each electrical panel that is 3 feet deep and 2.5 feet wide. There should be nothing in front of each panel.

Location: Throughout

Task: Repair

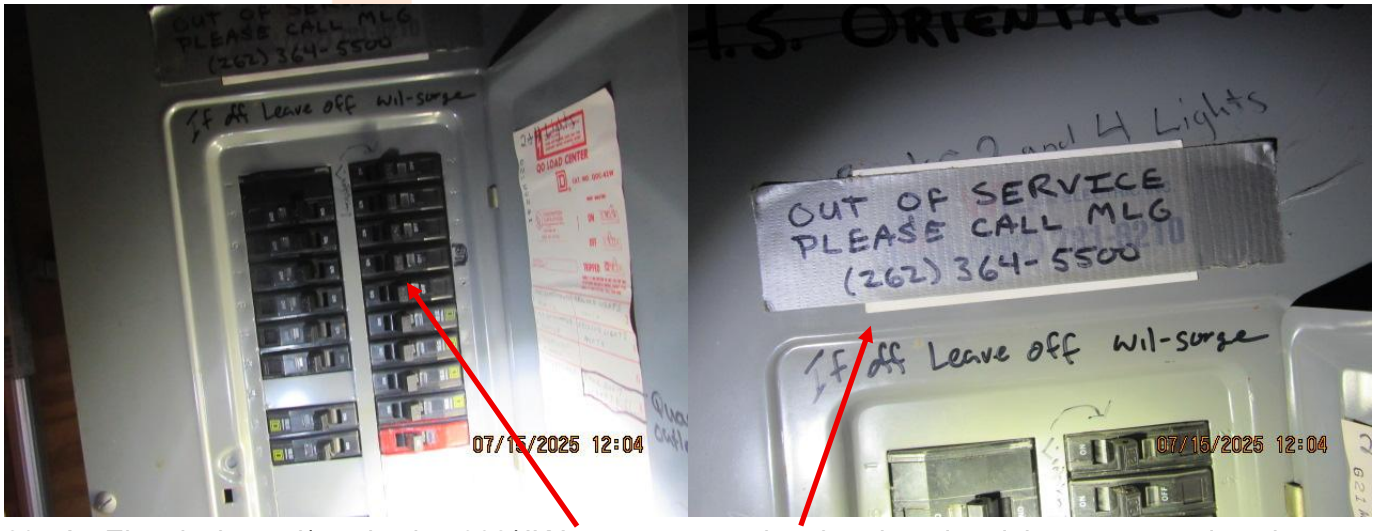
Time: Immediately

22. Electrical panel face covers should be better secured.

Location: Rear gym

Task: Repair

Time: Discretionary



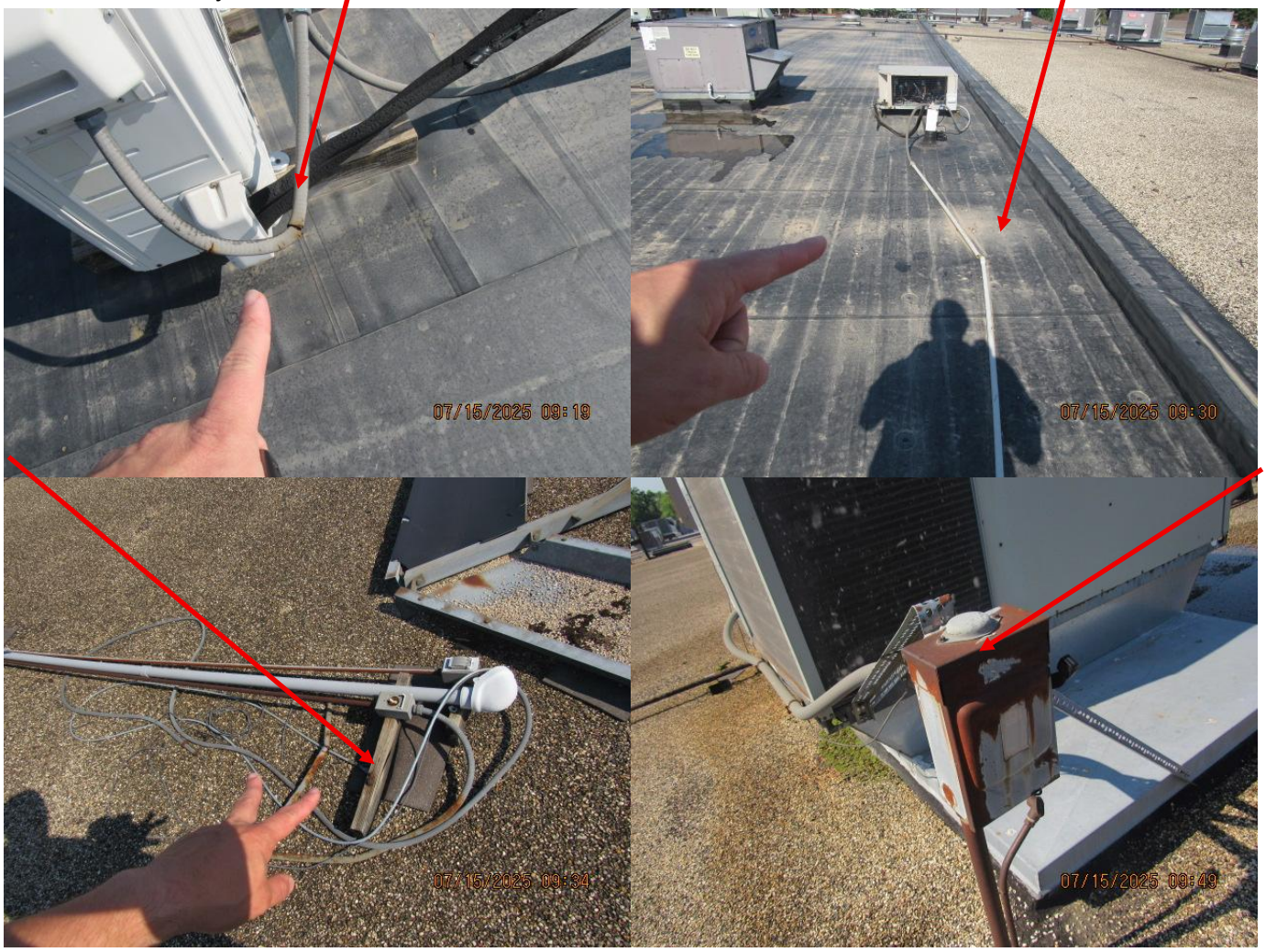
23. An Electrical panel/service in 5302/JK Lee appears to be abandoned and there are noted on the panel that it is unsafe. An Electrician should be consulted for proper terminations.

Location: Rear

Task: Repair Further Evaluation
Time: Discretionary

Distribution system\Wiring (wires) - installation

24. Rusted/Damaged conduit and junction boxes on the roof needs repairs. An Electrician should be consulted.
Location: Roof
Task: Repair
Time: Immediately



Distribution system\Outlets (receptacles)

25. An outlet is damaged. It should be replaced.
Location: Phone shop
Task: Repair
Time: Discretionary

26. Outlets on the exterior of the building are not weather protected. All outlets and switches on the exterior of the building must be protected from the weather. These outlets and circuits should be investigated.

Location: Various Exterior

Task: Improve

Distribution system\Switches

27. Damaged switch should be replaced.

Location: Bathroom karate school

Task: Repair

Time: Immediately

Distribution system\Lights

28. The damaged outlet should be repaired.

Location: Rear Exterior

Task: Repair

Time: Discretionary

29. Additional battery back-up emergency lighting is recommended.

Location: Various

Task: Improve

Time: Discretionary

30. Light columns show signs of rusting and repairs are needed.

Location: Various

Task: Repair Further Evaluation

Time: Discretionary

Distribution system\Smoke alarms (detectors)

31. Working Carbon Monoxide meters are recommended.

Location: Various

Task: Repair

Time: Discretionary

Limitations

General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection limited/prevented by

Ground wire could not be visually confirmed

Electrical components concealed behind finished surfaces are not inspected. Only a representative sampling of outlets and light fixtures were tested.

Most electrical panels were not opened and interior components of the panels were not inspected.

Electrical Meter is not pulled and interior components of the meter box is not inspected.

There are some electrical panels that were not located or that we did not have access to.

Not included as part of a building inspection

Cable, internet, phone lines are not inspected

Camera system

Exterior lighting was not tested including the parking lot.

No load calculations or equipment testing was undertaken.

Heating

Description

General

None of the systems were tested in Heat mode due to the exterior temperature. A HVAC contractor was present to evaluate the hvac systems at the time of inspection. The main building is conditioned by approximately 30 RTUs. The small building has 1 RTU and three furnaces.

The RTUs should be labeled in regards to what zone/area they condition.

Heating system type

RTUs:

1. Trane 2024 RTU 6
2. Trane 2024 RTU 8
3. Carrier 2015
4. Trane 2011
5. Trane 2011
6. Trane 2023
7. Trane 2011
8. Carrier 2015
9. Trane 2016
10. Trane 2024
11. 5-Bryant units 2016
12. York 2000
13. Trane 2001
14. Carrier 2012
15. Carrier 2013
16. Carrier 2012
17. 3-Carrier units 2015
18. 2-Carrier units 2014
19. Bryant 2021
20. Carrier 2016
21. Trane 2000
22. Carrier 2011x2

Fuel/energy source

Gas

Electricity

Heat distribution

Ducts and registers

Efficiency

Conventional

Combustion air source
Outside

Main fuel shut off at
Meter
Exterior wall

Fireplace/stove
None

Chimney/vent
Sidewall venting

Recommendations and Observations

Recommendations\General
32. 4 Roof Top Units are at the end of life expectancy. A budget should be set aside for replacement.
Location: Main building roof near center
Task: Replace
Time: Within 1 year
Cost: $70,000-$80,000

33. Approximately 7 Roof Top Units are approaching the end of life expectancy. With maintenance, some service life is still there. A budget should be set aside in the future for replacement of these units.

Location: Throughout

Task: Replace

Time: 5-7 years

Cost: $120,000-$140,000

34. The Roof top units on the main building and heating systems in the small building are in need of service/maintenance. Some units show signs of corrosion, rust, neglect, poor function. A Commercial HVAC contractor should be consulted.

Location: Throughout

Task: Repair Further Evaluation Service

Time: Immediately

Cost: Over $7,500

35. Condensation drainage locations should be improved/altered at the roof line.

Location: Throughout Roof

Task: Improve

Time: Discretionary

Furnace\General notes

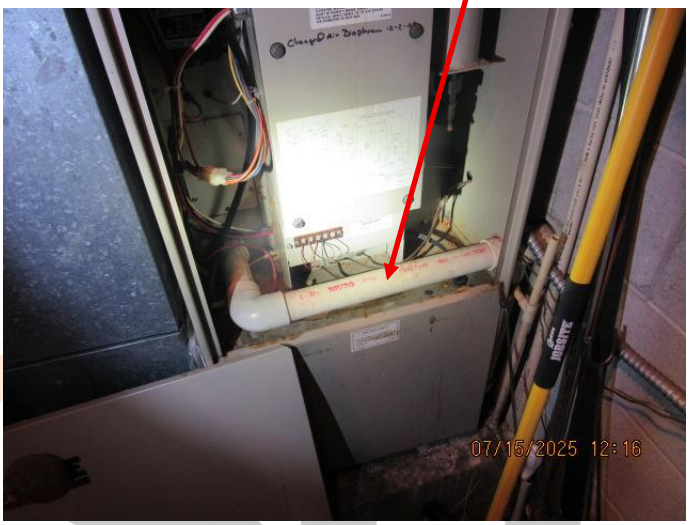
36. The furnace is past life expectancy and has lacked maintenance. These units are prone to heat exchanger failure. The unit should be evaluated for replacement.

Location: 5301D Pro nails

Task: Replace

Time: Within 1 year

Cost: $4,000-$5,000



Chimney and vent\Flue

37. PVC flue pipe configuration should be improved by a HVAc contractor.

Location: Roof

Task: Improve

Time: Discretionary

Auxiliary heat\Electric radiant

38. Electric heaters were noted at some entry areas. The units were not tested but appear to be in average condition.

Location: Various

Task: Monitor

Time: Discretionary

Limitations

General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection prevented/limited by

Restricted access

Cannot verify effectiveness of air filter

Interiors of flues or chimneys which are not readily accessible are not inspected.
The adequacy of heat supply or distribution balance is not inspected.

Heat exchanger
Not visible

Not included as part of a building inspection
Heat loss calculations
Commercial kitchen heaters/vents are out of the scope of this inspection and were not tested/inspected.

Cooling & Heat Pump

Description

General
See Heating section for RTU information.

Heat pump type
2 Split units were located on roof and in locker rooms
The data tags are faded.

Manufacturer
- ICP
  2013
  3.5 Ton
  Small building
- ICP
  2016
  3 Ton
  Small building
- Goodman
  2017
  limited access to data tag
  Small building

Recommendations and Observations

Air conditioning\General notes

39. The 3 cooling systems in the small building responded properly to testing. Typical maintenance/improvements are needed. A HVAC contractor should service these units.

Location: Small building

Task: Further Evaluation Service

Time: Discretionary

Heat pump\General notes

40. The mini-split units are near the end of life expectancy. A budget should be set aside for replacement.
Location: Locker rooms in gym/roof
Task: Repair
Time: 1-2 years
Cost: $3,000-$4,000

Limitations

General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection limited/prevented by

Exterior shut off box not opened.

Not part of a building inspection

The cooling supply adequacy or distribution balance are not inspected.

Insulation and Ventilation

Description

General

Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

As is typical of buildings of this age and construction, insulation levels are relatively modest.

Attic/roof insulation material

Not visible

Attic/roof insulation amount/value

None found

Attic/roof air/vapor barrier

Not visible

Attic/roof ventilation

Roof vent

Wall insulation amount/value

Not determined

Foundation wall insulation material

Not visible

Recommendations and Observations

Attic/roof\Insulation

41. Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Location: Various

Task: Improve

Time: Discretionary

42. Discharge for various fan vents could not be fully verified/located.

Location: Various

Task: Monitor

Limitations

General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection limited/prevented by lack of access to

No access was gained to the wall cavities of the building.

Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

Attic inspection performed

Any estimates of insulation values or depths are rough average values.

There was no access to side attic areas.

Viewed from exposed rafters.

Not included as part of a building inspection

Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

Plumbing

Description

General

Hose bibs should be turned off in the Winter.

The Plumbing system is in average condition for a building this age.

Water supply source (based on observed evidence)

Public

Service piping into building

Not visible

Supply piping in building

Copper

Plastic

Main water shut off valve at the

Front office of Crunch.

Water heater manufacturer

Rheem
19 Gallons
approx 5 years old
Electric
Phone store

Rheem
40 Gallons
2015
Electric
Karate School

A.O. Smith
Approx 6 gallons
Approx 10 years old
Electric

Great Clips
A.O. Smith
2006
40 Gallons
Gas
Grocery Store

Richmond
2019
40 Gallons
Electric
Nail shop

Rheem
1 year old
5 Gallons
Electric
Jewelry store

Ruud
30 Gallons
Approx 10 years old
Electric
Great Clips

Vavien Water Heater
On demand water heater
Approx 10 years old
Pap Murphys

Waste and vent piping in building

Plastic
Cast iron

Sewer cleanout location

Not noted

Pumps

None

Recommendations and Observations

Recommendations\General

43. 5 year inspection tags were located for the fire sprinkler system was located. Annual service tags were not noted. Annual service/inspection is needed at the fire sprinkler system throughout.

Location: Throughout

Task: Further Evaluation Service

Time: Discretionary

44. There appears to be old/abandoned fire sprinkler system components that are rusted out. It appears that these components are not being used.

Location: Front Exterior

Task: Monitor

Gas supply\Gas piping

45. Evidence of corrosion/rusting of the gas piping was observed. A plumber should be consulted.

Location: Exterior

Task: Improve

Time: Discretionary

46. Rusted gas lines should be improved at the roof. Gas lines should be yellow or marked every 5 feet with gas line indicators.

Location: Throughout

Task: Repair

Time: Immediately

Water heater\General notes

47. Most water heaters show signs of age and are in need of service/maintenance. Drip pans/supports need improvements. A Plumber should service and perform maintenance on these units.

Location: Various

Task: Further Evaluation Service

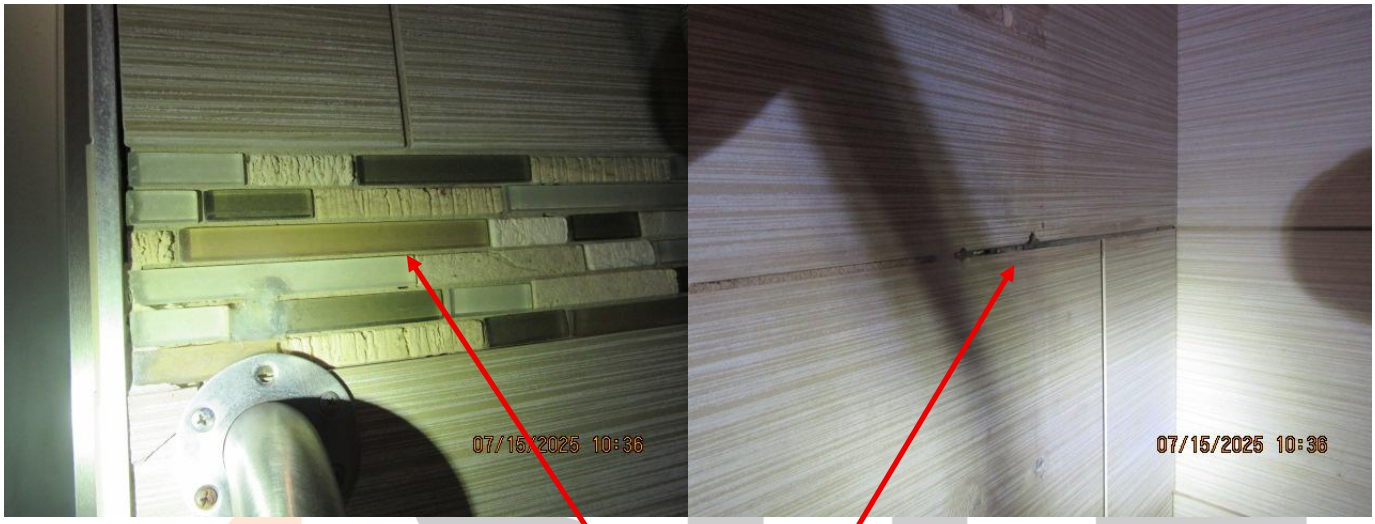
Time: Discretionary

Waste plumbing\Drain piping - performance

48. For the most part, the waste piping is old. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

Location: Throughout

Task: Monitor



Fixtures and faucets\Shower stall

49. Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced.

Location: Mens locker room showers

Task: Repair Further Evaluation

Time: Immediately

Limitations

General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection limited/prevented by

There was limited access to most water heaters. Some Water heaters were not located.

Womens bathroom and locker room in the gym was not inspected.

Items excluded from a building inspection

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected

Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.

Appliance connections are out of the scope of this inspection

An inspection of the sewage system is outside the scope of this inspection.

An inspection of the well is outside the scope of this inspection. A sample of the well water can be sent to a lab at an additional expense.
The water conditioning system was not part of the inspection.
Hose bibs that were shut off were not tested
Cross connection prevention was not confirmed at the main water shut off.
Grease traps

Interior

Description

General
Overall, the interior finishes of the building are in average condition. Typical flaws were observed in some areas.

Major floor finishes
Carpet
Vinyl
Tile
Wood

Major wall and ceiling finishes
Plaster/drywall
Paneling

Windows
Fixed

Glazing
Double

Exterior doors - type/material
Hinged
Metal-clad

Laundry facilities
Washer
Hot/cold water supply
Limited access

Kitchen ventilation
Exhaust fan

Bathroom ventilation
Exhaust fan

Recommendations and Observations

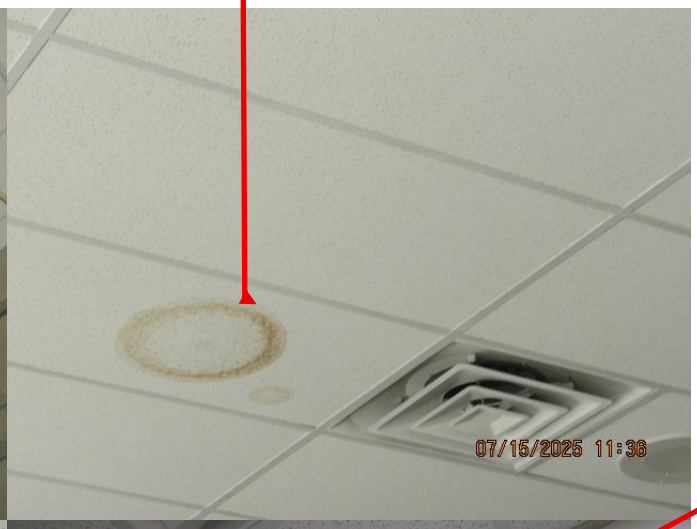
Ceilings and Walls\General notes

50. Water damage was noted. The cause of and extent of the water damage should be investigated and repaired.

Location: Various

Task: Repair

Time: Discretionary



51. The Fire extinguishers need updated service and inspection.

Location: Phone store

Task: Repair Service

Time: Immediately

Floors\General notes

52. The vinyl flooring has damage.

Location: Various

Task: Improve

Time: Discretionary

53. The carpet is loose and should be secured. This could also potentially become a trip hazard.

Location: Phone store

Task: Repair

Time: Discretionary

Windows\General notes

54. Thermal pane windows were observed on this property. Due to the weather, light conditions and window treatments fogging glass seals were not visible. Just because the windows are not fogging does not mean that the window seals are not bad.

Location: Various

Task: Monitor

Doors\General notes

55. It is recommended that all locks on the building be replaced upon taking ownership.

Location: Various

Task: Improve

Carpentry\Cabinets

56. The cabinets are in average condition.

Basement\Leakage

57. No evidence of moisture penetration was visible at the slab at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of leakage problems are the result of insufficient control of storm water at the surface. The ground around the building should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary.

Location: Throughout

Task: Monitor

Time: Discretionary

Potentially hazardous materials\General notes

58. Due to the size age and location of the building I recommended that a phase 1 environmental survey be performed. The survey should include oil tanks, old wells, abandon septic tanks and any other environmentally unsafe practices.

Location: Throughout

Task: Further Evaluation

Time: Discretionary

59. Carbon monoxide detectors are always needed on each floor within the building. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.).
60. Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a building). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
61. Lead-based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a building of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
62. There is the potential for lead content in the drinking water within the building. Lead in water may have two sources; the piping system of the utility delivering water to the building and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is

beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Limitations

General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection limited/prevented by

Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Limited access to some rooms due to tenants/occupants.

There was no access to the interior of 4 retail spaces.

No access to

Portions of the foundation walls were concealed from view.

Underlying components were not visible i.e.-Sheathing, Studs, Wall Cavities, Insulation, MOLD

Not included as part of a building inspection

Appliances are not included in the scope of the inspection. Appliance finding notations are informational and not a reflection of a full appliance inspection.

Kitchen/bar appliances and mechanicals. Freezer, grills, vents, stoves, specialized sinks

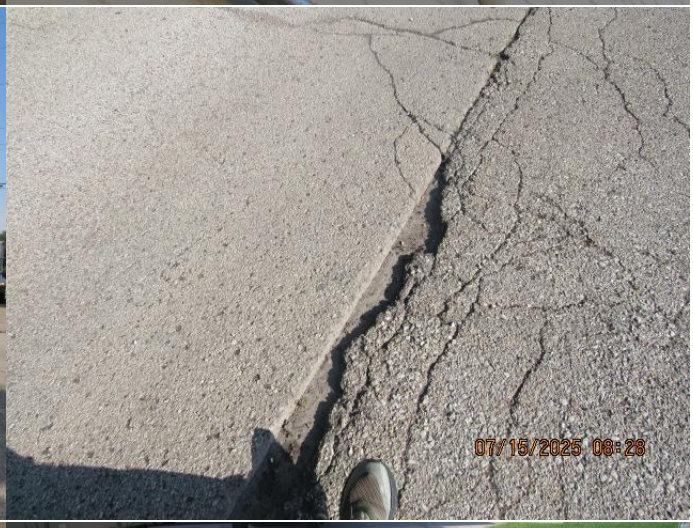
Gym saunas/recreation mechanisms.

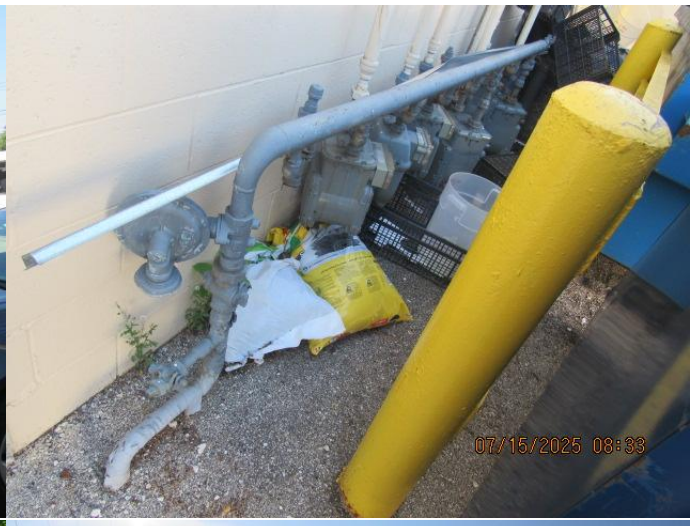
Basement leakage

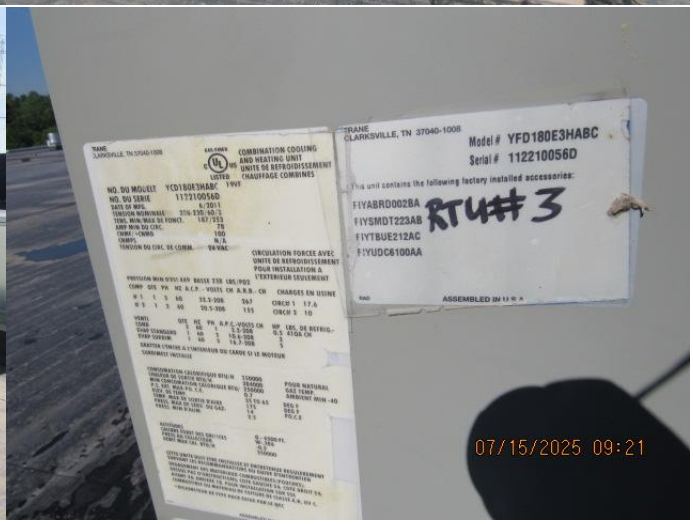
Cannot predict how often or how badly basement will leak

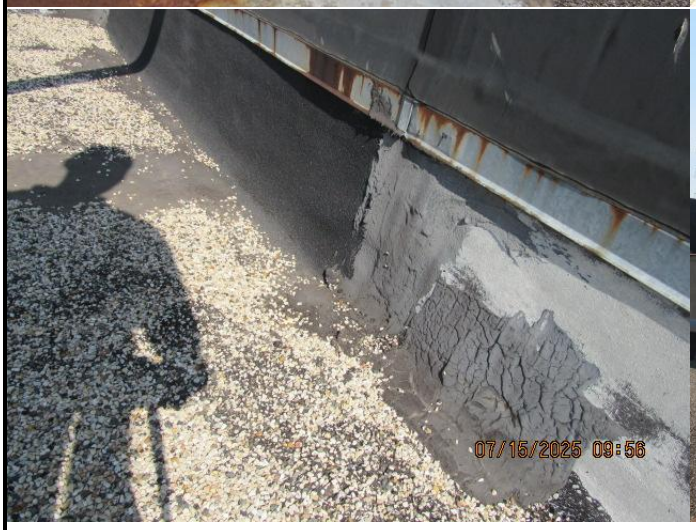
Storage in basement limited inspection

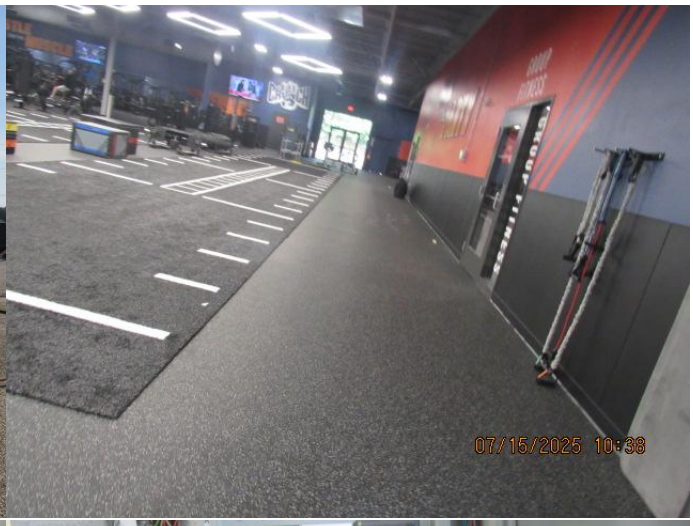
Reference Pictures

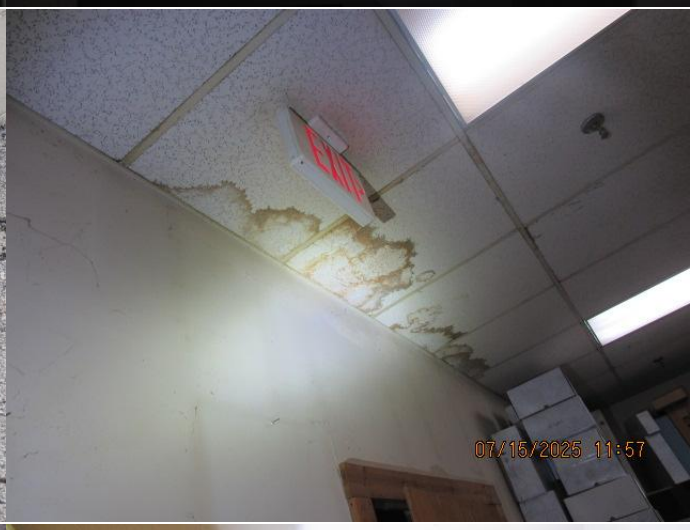


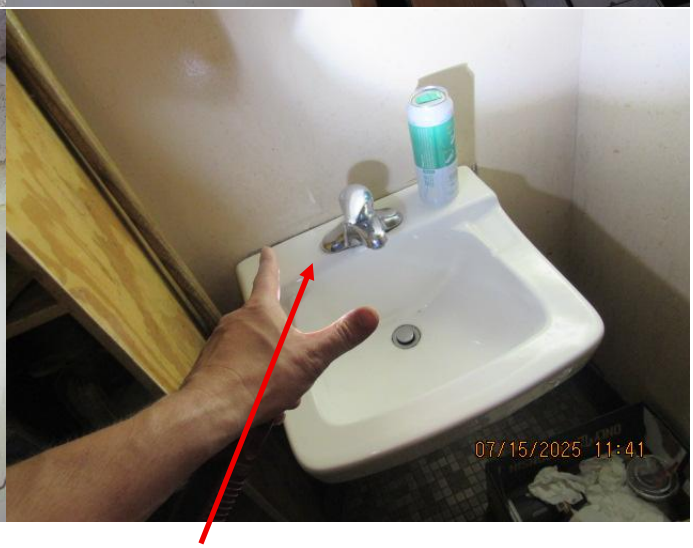












Loose wall mounted sinks should be better secured in various areas.