

# Building Inspection Report

## Sample Commercial Inspection Report

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**Inspection Date:**

**Prepared For:**

**Prepared By:**

Professional Property Inspection Consultants  
4857 Winterset Drive  
Columbus, OH 43220  
(614) 459-5941



**Inspector:**

David N. Tamny

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# Table of Contents

<b>1.0 SUMMARY</b>	<b>3</b>
<b>2.0 INTRODUCTION</b>	<b>4</b>
<b>3.0 STRUCTURE</b>	<b>5</b>
<b>4.0 ELECTRICAL</b>	<b>6</b>
<b>5.0 HEATING SYSTEM</b>	<b>9</b>
<b>6.0 AIR CONDITIONING</b>	<b>12</b>
<b>7.0 VENTILATION</b>	<b>13</b>
<b>8.0 PLUMBING</b>	<b>14</b>
<b>9.0 ROOFING</b>	<b>16</b>
<b>10.0 INTERIOR</b>	<b>18</b>
<b>11.0 EXTERIOR</b>	<b>19</b>
<b>12.0 INSULATION</b>	<b>21</b>
<b>13.0 LIFE SAFETY FIRE PROTECTION</b>	<b>22</b>
<b>14.0 CLOSING COMMENTS</b>	<b>23</b>
<b>APPENDIX A SUMMARY OF PHOTOGRAPHS</b>	<b>24</b>

## 1.0 Summary

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This is a typical strip center in which maintenance has been satisfactory, for the most part. No major structural deficiencies were noted.

The electrical system was generally found to be in satisfactory condition. Grounding electrode conductors have been vandalized and should be repaired.

The heating and air conditioning are in need of service. Several air conditioning units are icing up due to low refrigerant levels. The responsibility for maintenance of these units should be reviewed in the current lease agreements.

The ventilation systems are satisfactory for the most part.

The plumbing system was generally in satisfactory condition.

The roofing system is in satisfactory condition. Several areas of possible leakage were noted at the vicinity of the rooftop equipment. Some repairs are recommended. Because the roof is ballasted visual assessment of the membrane itself is difficult. A bad seam was noted near the large rooftop unit.

The exterior walls were in satisfactory condition. An area in need of repair at the rear of the main grocery store façade on the roof was observed. Guards are recommended at the rear loading platform.

Windows and doors were found to be in satisfactory condition.

The asphalt paving is in satisfactory condition. Localized repair and seal coating should be anticipated on an as needed basis.

The fire suppression system was recently tested by Capital Fire Protection.

## Summary of Repairs

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### 1.1 Summary of Necessary Repairs

The following table summarizes the recommendations made in this report that rare of an immediate necessary nature.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Budget Cost</b>
Repair grounding electrode conductor	4.3.1	\$500
Bollards should be installed to protect transformers from impact	4.3.2	\$1500
Replace Rooftop Unit	5.3.1	\$6,000
Service all Rooftop Units	6.3.1	\$3000 to \$5000
Repair existing roof leaks	9.3.1	\$4000-\$6,000
Install walkway pavers to equipment	9.3.4	\$1,000-\$2,000
Replace damaged ceiling tiles	10.3.1	\$2000-\$3000
Replace rear service door	11.3.1	\$1000-\$2000
Install Guards at service platform	11.3.2	\$1500-\$2500
	<b>Total</b>	<b>\$20,500 to \$28,500</b>

## 2.0 Introduction

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As per request, a visual inspection was performed of the property. Our inspection was limited to identify the existing conditions of the following readily visible building components.

- ◆ Structure
- ◆ Heating System
- ◆ Plumbing System
- ◆ Ventilation System
- ◆ Insulation
- ◆ Fire Protection System Swimming Pool and Associated Equipment
- ◆ Electrical System
- ◆ Air Conditioning System
- ◆ Roofing System
- ◆ Exterior Components
- ◆ Interior Components
- ◆ Elevators

This assessment meets or exceeds the ASTM standard E2018-99 for Property Condition Assessments.

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. Costs are provided for recommendations expected to exceed \$3000. The costs are only intended to provide an order of magnitude. Contractors should be contacted for exact quotations.

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.

This report is considered to be preliminary in nature. Before any major repairs are undertaken, we recommend that a specialist perform a detailed condition survey and develop a plan of action.

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.

### Building Description

This is a single story retail shopping strip center. It was determined that the building has an approximately area of 35,000 square feet.

It visible evidence and verification with the grocery store manager suggests that the building was constructed in 1996.

The building is presently occupied by a grocery store and a Dominos. One unit was vacant. The vacant unit did not have the utilities on.

### Document Review and Interviews

No plans were available. No additional documents regarding past repairs or maintenance were available. It is recommended that these documents be obtained for review. The owner was not available for interview. Public records review was not included by agreement. A brief interview was conducted with the grocery store manager. His knowledge of the building was quite limited.

### ADA and Accessibility Review

Review for compliance with ADA and accessibility requirements was not conducted by mutual agreement.

## 3.0 Structure

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### 3.1 Description:

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The building is of slab on grade construction.



The masonry foundations support masonry brick and block exterior walls.



The steel roof deck is supported by open-web steel joists.

### 3.2 Observations and Discussion

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3.2.1 No major structural defects were noted.

## 4.0 Electrical

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### 4.1 Description

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The electrical service to the building is overhead.



The building is equipped with 208v/120v 3 phase 4 wire electrical service.



The grocery store is equipped with a 3000-amp 208v/120v 3 phase four wire system.

Dominos has a 200-amp 208/120v 3 phase 4 wire; The vacant store has a 100 amp 208/120v 3 phase 4 wire and a 100 amp 208v/120v 3 phase 4 wire house panel is located at the rear of the building.

The switch board panels were not opened. All wiring observed was copper. No aluminum was reported.

A natural gas powered generator was observed adjacent to the grocery store behind a locked fence. This is reportedly owned by the tenant.



Interior lighting was a combination of fluorescent, metal halide and recessed incandescent.

A 208v primary; 208Y/120v secondary transformer is present to supply uniform power to Panel box M supplying the office. This is to create power suitable for an isolated ground for computers.

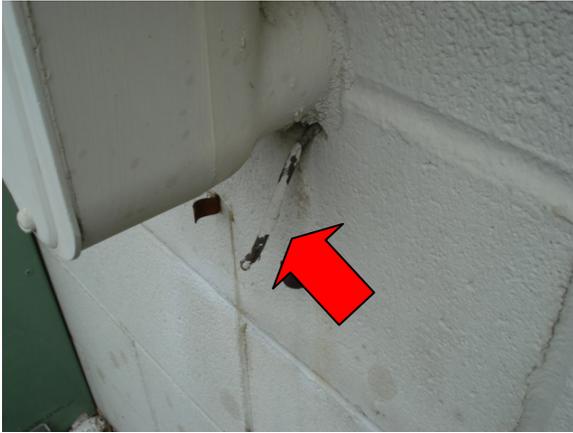


#### 4.2 Observations and Discussion:

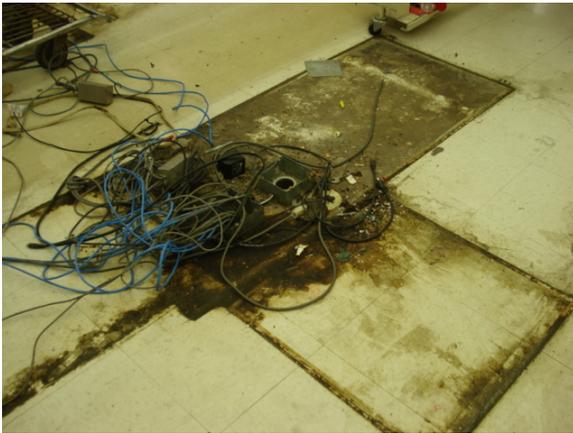
- 4.2.1 While detailed load calculations were not performed, no problems are suspected with the service capacity. The service should be adequate for the present usage.
- 4.2.2 There is inadequate clearance in front of the panel box at the Dominos. There should be 36 inches in front of the panel.



- 4.2.3 The grounding electrode conductors have been cut at the exterior. This may have been vandalism to steal the copper. This is a potentially dangerous situation that should be repaired immediately.



4.2.4 Ongoing remodeling work is being done at the grocery store. Wiring for refrigeration and lighting is being relocated.



**4.3 Recommendations, Costs and Priorities:**

Recommendations		Costs	Time Frame
4.3.1	Repair grounding electrode conductor	Minimal	Immediate
4.3.2	Bollards should be installed to protect transformers from impact	Minimal	Immediate

## 5.0 Heating System

### 5.1 Description:

The building is heated with a total of 7 roof-mounted, gas fired, heating (electric cooling) units. The units vary in capacity from 160,000 btu/h output capacity to 59,200 btu/h. Dominos has 2 units, the vacant space has 1 unit and the grocery store has 4 units with one being a custom designed unit by Seasons 4 specifically for grocery store applications.



Gas fired unit heaters were observed at the warehouse section of the grocery store. A wall mounted electric heater is located at the vestibule housing the water service.



Gas service is at the rear of the building. There appears to be separate meters but this should be verified.



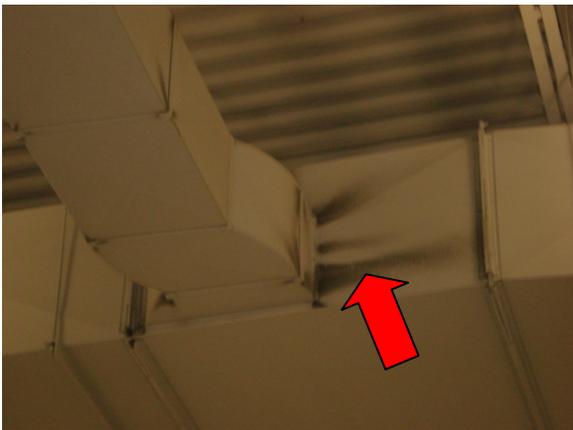
## 5.2 Observations and Discussion:

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- 5.2.1 While detailed heat loss calculations were not performed, no problems are suspected with the heating capacity.
- 5.2.2 The rooftop units are all estimated at 11 years old which is the age of the building.
- 5.2.3 While it is impossible to predict with certainty when a heat exchanger will fail, the average life for heating equipment of this type is 15 to 20 years. Heat exchangers were not accessible for visual inspection.



- 5.2.4 It was not feasible to observe the units in operation during the heating mode.
- 5.2.5 The gas lines are corroded and need repainting.  
Standard metal b-vents are supplied for the warehouse units and are in satisfactory condition.
- 5.2.6 The heating distribution appears adequate in most areas. Some pressurization issues were observed showing evidence of ductwork leakage. Balancing of the system may be required.



- 5.2.7 The roof top unit over the grocery store labeled RTU 2 appears inoperative and may require replacement.



### 5.3 Recommendations, Costs, and Priorities

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Recommendations		Costs	Time Frame
5.3.1	Replace Rooftop Unit	\$6,000	Immediate

## 6.0 Air Conditioning

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### 6.1 Description

The grocery store is cooled by four rooftop units. Dominos is cooled by two rooftop units and the vacant space is cooled by one unit.

The Seasons 4 unit is estimated at 60 tons. The rooftop units are 4 tons. The units over the Dominos and vacant space are 5 ton units.

The type of refrigerant used in the air conditioning systems could not be verified.

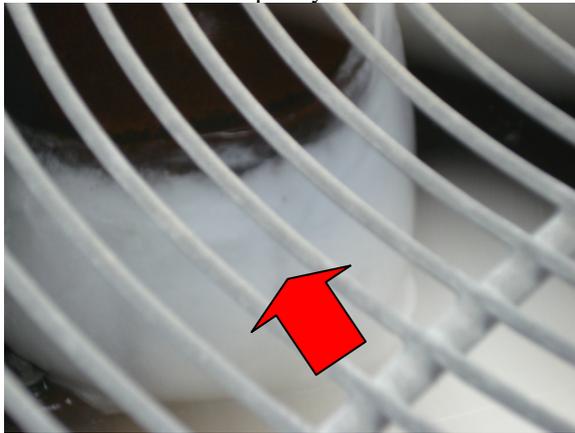
The air is distributed through the same air handling equipment previously mentioned in the heating section.

### 6.2 Observations and Discussion:

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6.2.1 While detailed heat gain calculations were not performed no problems are suspected with cooling capacity.

6.2.2 Several windows were noted with ice on the compressors. This generally indicates low refrigerant. Ice was also noted at the capillary tubes of RTU-1. Bubbles were observed in the site glass which indicate low refrigerant.



6.2.3 The electricity was off to the vacant unit. The a/c was not running for this reason.

6.2.4 AS mentioned previously in the Heating section, adequate air distribution is provided in most areas.

### 6.3 Recommendations, Costs and Priorities

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Recommendations		Costs	Time Frame
6.3.1	Service all Rooftop Units	\$3,000 - \$4,000	Immediate

## 7.0 Ventilation

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### 7.1 Description:

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There are several exhaust fans on the roof.



The washrooms are ventilated by individual exhaust fans

The building receives fresh air from the heating and cooling rooftop units. These units are equipped with fresh-air makeup units, which allow fresh air from the exterior to enter into the return air plenum. This introduction of fresh air helps to improve indoor air quality as well as compensate for air that is expelled through exhaust fans.

### 7.2 Observations and Discussion:

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7.2.1 Ventilation of the building is provided by localized exhaust fans located in bathrooms and kitchen areas and rooftop exhaust fans servicing other areas of the building.

### 7.3 Recommendations, Costs and Priorities

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Recommendations		Costs	Time Frame
7.3.1	Service exhaust and ventilation equipment	Minor	As needed

## 8.0 Plumbing

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### 8.1 Description

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#### Supply

The building is supplied with a 2-inch diameter polyethylene water supply line into the building.

The main shut off valve is located in a vestibule between the grocery store and the vacant unit.

Each of the 3 units has a separate water meter.

All supply plumbing examined is copper.

#### Waste

The majority of the waste piping is under-slab and not visible for observation. Visible piping was PVC.

#### Water Heating



There is a 100 gallon gas fired water heater in the grocery store.

Two 114 gallon Thermo-Stor heat recovery units were located at the mechanical area of the grocery. These units recover heat from the cooling system to heat water.

Electric domestic style water heaters were noted at the other units.

## 8.2 Observations and Discussion:

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- 8.2.1 No major deficiencies were noted in the plumbing system during the assessment. The location of the main water line to the property was not determined.
- 8.2.2 Some corrosion was observed at the water heater at the Doninos unit.



## 8.3 Recommendations, Costs and Priorities

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Recommendations		Costs	Time Frame
8.3.1	Replace existing water heater	Minor	1 year

## 9.0 Roofing

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### 9.1 Description:

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#### **Flat**

The flat roof is covered by a single-ply EPDM rubber membrane (See photos above) The membrane is covered by a large-stone ballast.

#### **Sloped**

The small portion at the front of the building is covered with an asphalt composite shingle roofing.

#### **Roof Drainage**

The flat roofing drainage is to a series of gutters and downspout conductors at the rear of the building.

### 9.2 Observations and Discussion:

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- 9.2.1 The ballast covered EPDM membrane roof cover appears to be in serviceable condition. There is evidence of leakage in several areas and evidence of past repairs.



- 9.2.2 An infrared roof survey would be recommended to identify areas of necessary repair.
- 9.2.3 The EPDM roof cover is in the 11<sup>th</sup> year of a 20 year life expectancy.
- 9.2.4 The asphalt shingle portion is in satisfactory condition.
- 9.2.5 Proper walking surfaces should be installed in the roof to facilitate servicing of equipment.

### 9.3 Recommendations, Costs, and Priorites:

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Recommendations		Costs	Time Frame
9.3.1	Repair existing roof leaks	\$4000-\$6,000	Immediate
9.3.2	Re-roof the entire building (approximately 35,000 s.f.)	Over \$150,000	8-10 years
9.3.3	Install walkway pavers to equipment	\$1,000-\$2,000	Immediate

## 10.0 Interior

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### 10.1 Description:

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The ceilings primarily consist of drop ceiling panels.

The wall finishes consist of drywall. Bathroom finishes are drywall and tile.

The floor coverings consist of resilient tile.

### 10.2 Observation and Discussion:

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10.2.1 The interior finishes are in generally satisfactory condition. It should be noted that extensive remodeling is being done at the grocery store side. The grocery store space is currently being subdivided and extensive relocation of equipment and alteration of finishes is underway.

10.2.2. Stains were noted at several drop ceiling panels. The source is considered roof leakage.

10.2.3 Since interior components are subjective to some degree, our comments here will be general, except where functional concerns are noted.

### 10.3 Recommendations, Costs and Priorities:

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Recommendations	Costs	Time Frame	
10.3.1	Replace damaged ceiling tiles	\$2000-\$3000	1 year

## 11.0 Exterior

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### 11.1 Description

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The exterior walls are concrete block. The front elevation has a brick veneer.

The windows are aluminum frame double glazed units. All windows are fixed glazing.

There is a poured concrete sidewalk at the front (north) façade.

There is an asphalt parking lot at the north side of the property and asphalt service roads at the side and rear.

### 11.2 Observations and Discussion

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11.2.1 The exterior of the building is in generally good condition and maintained.

11.2.2 A damaged section was noted at the rear of the front grocery store façade. This is the source of leaks at the front office.



11.2.3 The rear entry door to the vacant unit is rusted and should be replaced. The remaining exterior doors are in satisfactory condition.



11.2.4 The overhead doors are in good condition.

11.2.5. The windows are in good condition.

11.2.6. The grading is considered to be satisfactory.

11.2.7. The poured concrete sidewalk at the front of the building is in satisfactory condition.

11.2.8. Guards should be present at elevated platforms.



**11.3 Recommendations, Costs and Priorities:**

Recommendations		Costs	Time Frame
11.3.1	Replace rear service door	\$1000-\$2000	1 year
11.3.2	Install Guards at service platform	\$1500-\$2500	Immediate

# 12.0 Insulation

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## 12.1 Description

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The presence of insulation in exterior walls was not visible.

Rigid foam insulation is believed to be present at the roof decking. R-10 to R-20 would be typical.

## 12.2 Observations and Discussion:

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12.2.1 Based on the age of the building it should have met the Ohio Commercial Energy Code in 1996. This should be verified by a review of the plans if available.

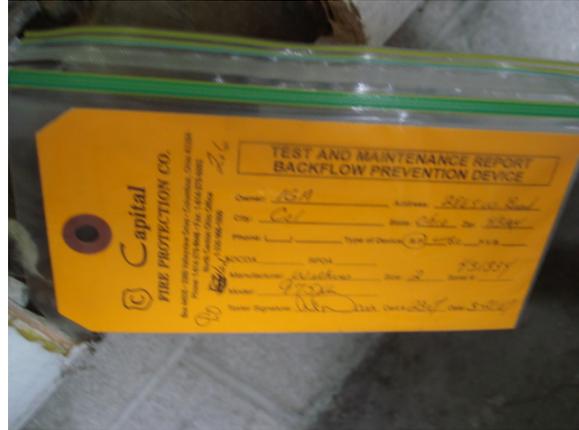
## 12.3 Recommendations, Costs and Priorities

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Recommendations		Costs	Time Frame
12.3.1	Verify existing insulation levels	Minimal	1 year

## 13.0 Life Safety Fire Protection

### 13.1 Description



The grocery store is equipped with a wet sprinkler system.

### 13.2 Observation and Discussion

13.2.1 Current inspection tags from Capital Fire Protection were observed.

13.2.2 Alarm and security systems were not observed.

### 13.3 Recommendations, Costs and Priorities

Recommendations		Costs	Time Frame
13.3.1	Keep current with sprinkler inspections	Minimal	1 year

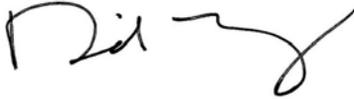
## 14.0 Closing Comments

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This report provides you with an overview of the condition of the major components in the building. Should you have any questions, please do not hesitate to contact us.

Please find photographs documenting several conditions noted in Appendix A.

**Sincerely,**

A handwritten signature in black ink, appearing to read "D. J. [unclear]". The signature is written in a cursive style with a long horizontal stroke at the end.

**Professional Property Inspection**

# Appendix A Summary of Photographs





