



## BUILDING INSPECTORS OF WNY, INC.

7011 BEAR RIDGE ROAD, PENDLETON, NY 14120

(716) 694-7735

November xx , xxxx

Mr. Client

**Re: Commercial Building Inspection**

Dear Mr. Client:

In response to your recent request we visited the referenced property on xx/xx/xxxx.

The purpose of our visit was to view the property and provide you with a report on the condition of this property subject to the qualifications and limiting conditions of our inspection agreement signed on the day of the inspection.

Obtain quotations from contractors for more specific costs of repairs. If there are any questions about this report, please feel free to contact us.

Very truly yours,

**BUILDING INSPECTORS OF WNY, INC.**

Michael J. Poli, President



Certified Member

AMERICAN SOCIETY OF HOME INSPECTORS

## BUILDING INSPECTION REPORT

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**CLIENT:**

**CURRENT ADDRESS:**

**INSPECTION ADDRESS:**

**DATE OF INSPECTION:**

**INSPECTION BY:** Building Inspectors of WNY, Inc.  
Michael J. Poli, President  
NYS License #16000005856  
Member - American Society of Home Inspectors

**TELEPHONE:**

**REAL ESTATE REP:**

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### DEFINITIONS

SAF <input type="checkbox"/> SATISFACTORY	Functional at time of inspection without visible evidence of a substantial defect.
FAR <input type="checkbox"/> FAIR	Anticipate the need to repair or replace in the near future to return to full function.
POR <input type="checkbox"/> POOR	Not performing its intended functions or having an unsafe condition. Prompt repair or replacement necessary.
NAP <input type="checkbox"/> NOT APPLICABLE	Not present or not needed.

It is important to note the fact that all our observations and conclusions are based on areas of the house, structure, and systems which are visible at the time of our inspection. Conditions which exist behind wall panels, below ground or require disassemble are beyond our visual scope. For a more detailed inspection of any area covered by this general inspection, please refer to specialists such as certified electricians, registered plumbers, authorized heating and cooling companies and foundation contractors.

## SITE SKETCH - PLAN VIEW



**Shows front of building. Front of building faces north.**

## GENERAL INFORMATION

1. **ENTRY FACES:**  
☒ N ☐ S ☐ E ☐ W
2. **ESTIMATED AGE OF STRUCTURE:** \_19 +/- years
3. **BUILDING TYPE:**  
☒ commercial
4. **STORIES:** ☒ 1 ☐ 1.5 ☐ 2 ☐ 3 ☐ split level
5. **SPACE BELOW GRADE:** ☐ full basement ☒ slab on grade  
☐ crawl space
6. **POTABLE WATER** ☒ public ☐ well
7. **SEWAGE DISPOSAL:** ☒ public ☐ septic—
8. **UTILITIES:** ☒ all on  
shut off: ☐ gas ☐ soil ☐ water ☐ electrical
9. **SOIL CONDITIONS:** ☐ damp ☒ wet  
☐ dry ☐ frozen ☐ snow covered \_\_\_inches
10. **WEATHER:** ☒ snow ☒ rain  
☐ cloudy ☒ clear \_\_\_33\_ degrees F
11. **TIME:** start: \_08:15 am
12. **AREA:** ☐ city ☐ rural ☒ Town
13. **GARAGE:** \_\_\_0\_car ☒ none ☐ attached ☐ detached
14. **BUILDING OCCUPIED:** ☒ yes ☐ no
15. **PEOPLE PRESENT:** ☐ buyer ☐ owners  
☐ broker ☐ children ☒ others —Rite Aid Manager Alan

SAF FAR POR NAP

## **GROUNDS**

### 16. **WALKS**

concrete ☒ asphalt ☐  
pavers ☐ other ☐  
cracked ☒ heaved ☐ tripping hazard ☐

☐ ☒ ☐ ☐



**Shows side concrete walk cracked and settled from water running off building roof gutter.  
Replace sidewalk as required.**

### 17. **DRIVEWAY**

concrete ☐ asphalt ☒ stone ☐  
cracked ☒ heaved ☐  
tripping hazard ☒ needs sealing ☐

☐ ☐ ☒ ☐



**Parking and driveway have not been maintained. Large pot holes exist that are tripping hazards, repair as required for safety.**





- |     |   | SAF                                 | FAR                                 | POR                      | NAP                                 |
|-----|---|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| 18. | <b>PATIO</b><br>concrete <input type="checkbox"/> blocks <input type="checkbox"/> stone <input type="checkbox"/> other <input type="checkbox"/><br>cracked <input type="checkbox"/> heaved <input type="checkbox"/>   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. | <b>SLOPE AND DRAINAGE ABOUT BUILDINGS</b><br>flat yard <input type="checkbox"/> improve drainage <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| 20. | <b>TREES AT BUILDINGS / LIMBS, WIRES</b><br>cut back limbs <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| 21. | <b>SEWER VENT PIPE</b><br>side lawn <input type="checkbox"/> rear building. <input checked="" type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| 22. | <b>ENTRANCE</b><br>concrete <input type="checkbox"/> Metal framed <input checked="" type="checkbox"/><br>covered <input checked="" type="checkbox"/> w/railing <input type="checkbox"/><br>front <input checked="" type="checkbox"/> rear <input type="checkbox"/> side <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |



Side entrance metal door frames are rotted at the bases, consider replacing in near future.

- |     |   |                          |                          |                          |                                     |
|-----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 23. | <b>DECKS</b><br>stairs <input type="checkbox"/> w/railing <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. | <b>STAIRS</b><br>wood <input type="checkbox"/> concrete <input type="checkbox"/><br>brick <input type="checkbox"/> metal <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## ROOF AND CHIMNEY

### 25. ROOFING VIEW

none ☐ all ☒  
 portions ☐ because of;  
 trees ☐ snow ☐  
 design ☐

viewed from:

-- ladder at eaves ☐  
 -- binoculars from ground ☐  
 -- walk on roof ☒

### 26. STYLE

hip ☐ gable ☐ dormer ☐  
 flat ☒ shed ☐

☒ ☐ ☐ ☐

### 27. SLOPE

steep ☐ medium ☐ shallow ☒  
 bowing ☐ sagging ☐

☒ ☐ ☐ ☐

### 28. ROOFING MATERIALS # of layers - 1

asphalt shingles ☐  
 slate ☐ wood shingles ☐  
 built-up ☐ asphalt roll ☐  
 metal ☐ rubber ☒

☐ ☐ ☒ ☐

**COMMENTS: Roof has had approximately 25 repairs., appears to be the original rubber roof membrane which would be approximately 19 years old. Roof is nearing the end of its useful life plan on replacing in the near future. Roof had active leaks during the inspection with buckets placed on the main store floor to collect dripping water.. Ball Park for replacement costs range from \$4.00 to \$7.00 per SF. Budget \$60,000 to \$80,000 for new rubber membrane roof.**





**Shows roofing repairs that are dated accordingly.**



**Shows roof repairs and also shows lifting rubber seams.**



Shows side parapet wall roof repairs.



Evidence of failing roof membrane at base of parapet walls.

- |     |  |                                     |                          |                          |                                     |
|-----|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 29. | <b>FLASHINGS</b>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
|     | metal <input checked="" type="checkbox"/> roofing cement <input type="checkbox"/>          |                                     |                          |                          |                                     |
|     | not visible <input type="checkbox"/>   |                                     |                          |                          |                                     |
| 30. | <b>VALLEYS</b>   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|     | woven shingles <input type="checkbox"/>  |                                     |                          |                          |                                     |
|     | asphalt <input type="checkbox"/> metal <input type="checkbox"/>                            |                                     |                          |                          |                                     |
| 31. | <b>VENTILATION</b>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
|     | box <input type="checkbox"/> gable <input type="checkbox"/> ridge <input type="checkbox"/> |                                     |                          |                          |                                     |
|     | soffit <input checked="" type="checkbox"/> power roof fan <input type="checkbox"/>         |                                     |                          |                          |                                     |

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32. **VENTS - GAS BURNERS**

metal ☐ tile ☐ PVC ☐  
asbestos ☐ cement ☐

☒ ☐ ☐ ☐

**COMMENTS: Roof heating units are direct venting off units, no chimney exists.**

33. **CHIMNEY**

☐ ☐ ☐ ☒

**EXTERIOR**

34. **GUTTERS**

galvanized ☐  
aluminum ☒ vinyl ☐  
need replacing ☐

☐ ☒ ☐ ☐

**COMMENTS: West gutter is leading at end cap and water is running down siding, repair gutter.**

35. **DOWNSPOUTS**

galvanized ☐  
aluminum ☐ copper inside building ☒

☒ ☐ ☐ ☐

36. **DRAINAGE OF DOWNSPOUTS**

u/g hub drain ☒ splash blocks ☐  
leader pipes ☐  
need replacing ☐  
verify drains are clear to street ☐  
base of foundation ☐

☒ ☐ ☐ ☐

**COMMENTS: Roof drains connect to main sewer underground.**

37. **FINISHES**

stain ☐ paint ☒ peeling ☐

☒ ☐ ☐ ☐

38. **WALL COVERINGS**

siding  
-- vinyl ☐ -- metal ☐  
-- wood ☐ -- asbestos ☐  
cement ☐ Masonry Block ☒ stone ☐

☐ ☒ ☐ ☐

**COMMENTS:** Upper portion of building has EIFS system, Exterior insulation and finish system. Many areas of the EIFS siding is leaking and water is running down inside of the facing of the siding. Many areas have open and cracked joints that is allowing water behind the siding. Suggest further review of the leaking siding by a reputable siding contractor and repair as required. The lower part of the building is masonry block.

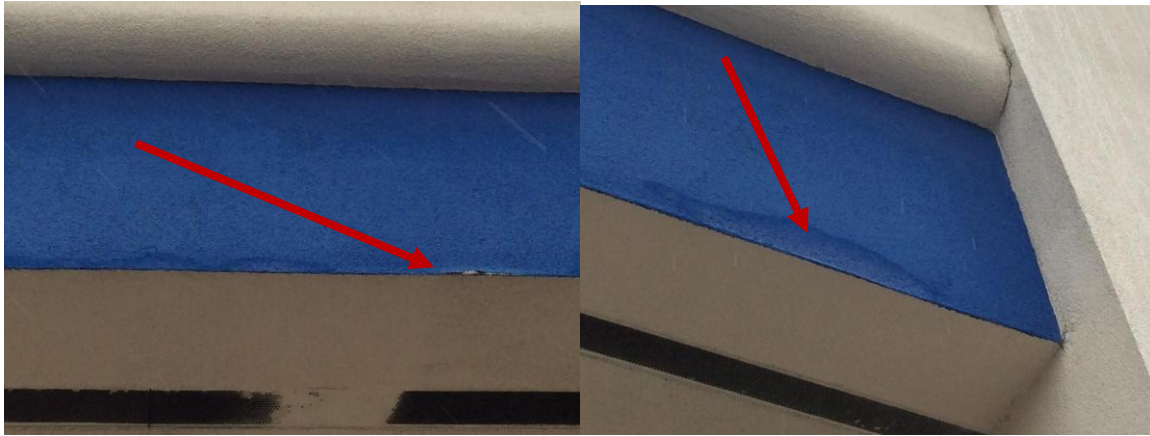


**Shows inside rear entrance wall moisture stains from previous leaks, not active during the inspection.**

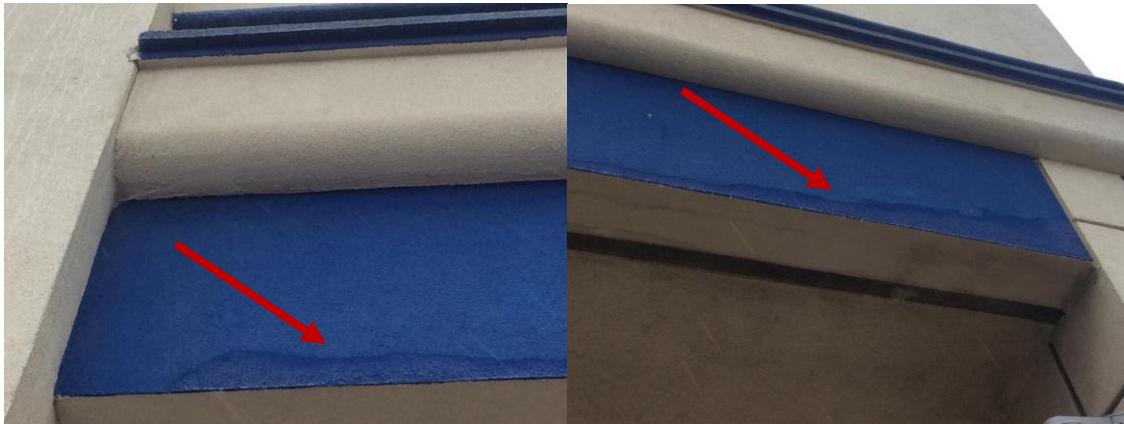


**Shows leaking water behind siding upper front.**





**Shows lower edge of front building siding where water is running behind the siding, repairs are required.**





**Shows water damaged caps on columns at west side of building. All caps will need to be removed, re-set and caulked to prevent water penetration.**



**Shows leaking gutter that is running water down siding and causing water damage to pier caps below**



**Shows cracking siding needs repairs.**

39. **SOFFIT AND FACIA**

wood ☐ dravit ☒ vinyl ☐

☐ ☒ ☐ ☐

40. **TRIM**

wood ☐ aluminum ☒ vinyl ☐

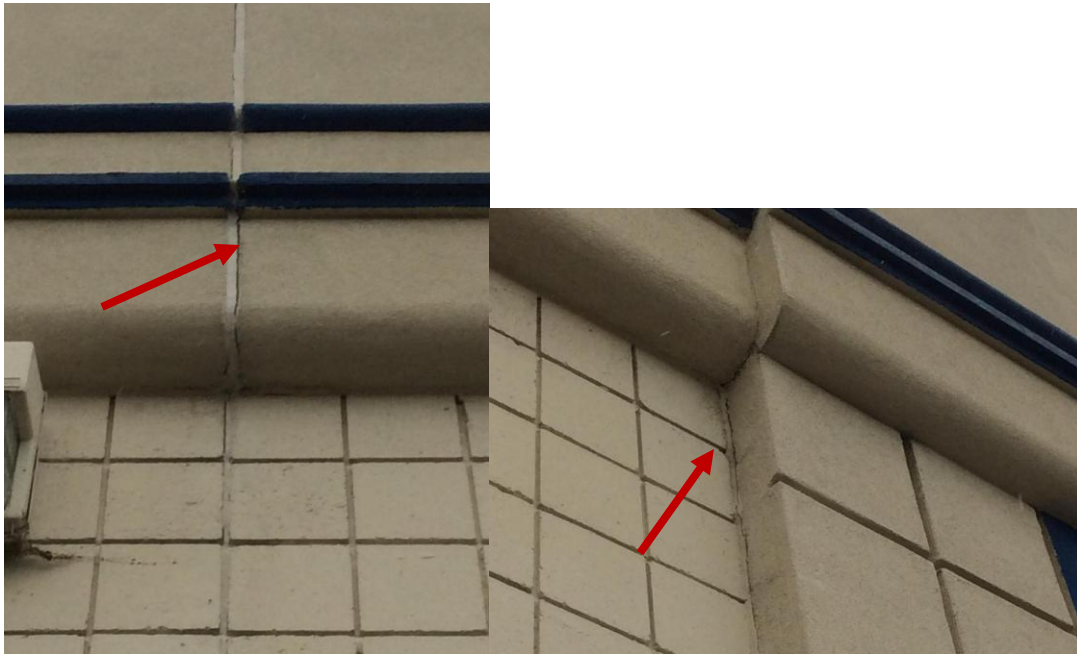
☒ ☐ ☐ ☐

41. **CAULKING AT WINDOWS AND DOORS**

☐ ☐ ☒ ☐

**COMMENTS:** There are many areas where the caulking is allowing water to enter behind the walls and siding. Re-caulk the building expansion joints as required.





**Shows open and failing calking joints that are in need of repairs.**



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42. **WINDOW WELLS**  
 plastic ☐ galvanized metal ☐  
 masonry ☐ covered ☐ other ☐ SAF ☐ FAR ☐ POR ☐ NAP ☒
43. **BASEMENT WINDOWS**  
 metal ☐ wood ☐ vinyl ☐ SAF ☐ FAR ☐ POR ☐ NAP ☒
44. **FOUNDATION WALL**  
 block ☒ concrete ☒ stone ☐ SAF ☒ FAR ☐ POR ☐ NAP ☐
45. **ENTRY DOOR**  
 wood ☐ metal ☒ SAF ☒ FAR ☐ POR ☐ NAP ☐
46. **REAR ENTRANCE DOOR**  
 wood ☐ metal ☒ vinyl ☐  
 slider ☐ hinged ☒ French ☐  
 insul. glass ☐ single pane ☐  
 broken seal ☐ SAF ☐ FAR ☒ POR ☐ NAP ☐

**COMMENTS: Base of door frame is rusted, consider replacing in future.**

47. **WINDOWS**  
 wood ☐ metal ☒ vinyl ☐  
 double hung ☐ casement ☐  
 awning ☐ sky lights ☐  
 slider ☐ glass block ☐ fixed ☒  
 insulated glass ☒ cracked panes ☐ SAF ☒ FAR ☐ POR ☐ NAP ☐
48. **STORMS AND SCREENS**  
 wood ☐ aluminum ☐ vinyl ☐  
 screens only ☐ SAF ☐ FAR ☐ POR ☐ NAP ☒

## **GARAGE**

Items #49 to #63 are omitted no garage.

## **INTERIOR STRUCTURAL COMPONENTS**

64. **BASEMENT**  
full ☐ partial ☐ SLAB ON GRADE ☒
65. **STAIRS TO BASEMENT** ☐ ☐ ☐ ☒  
wood ☐ concrete ☐ open ☐  
enclosed ☐ w/railing ☐
66. **HEIGHT**  
crawl space - \_\_\_\_ ft. \_\_\_\_ in.  
basement - \_\_\_\_ ft. \_0\_ in.
67. **FOUNDATION WALLS** ☒ ☐ ☐ ☐  
concrete ☒ block ☒  
stone ☐ \_0\_ % finished  
paneling ☐ insulation ☐  
cracks:  
-- vertical ☒  
-- horiz. ☐  
-- diagonal ☐
68. **FLOOR** ☒ ☐ ☐ ☐  
concrete ☒ painted ☐ dirt ☐  
cracks : yes ☐ no ☐  
% covered - \_75\_  
carpeting ☐ tile ☒
69. **CRAWL SPACE FOUNDATION WALLS** ☐ ☐ ☐ ☒  
concrete ☐ block ☐  
stone ☐ \_\_\_\_% finished
70. **CRAWL SPACE FLOOR** ☐ ☐ ☐ ☒  
concrete ☐ dirt ☐  
cracks : yes ☐ no ☐

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71. **WATER SIGNS**

floor:

-- wet ☒ -- damp ☐

-- stains ☐ -- dry ☐

walls:

-- wet ☒ -- damp ☐

stains ☐ -- dry ☐

☐ ☐ ☒ ☐

**COMMENTS: Active roof leak east side of building.**

72. **FLOOR JOISTS**

30 "x18" bar joists spaced 36" centers. ☒

bridging : yes ☒ no ☐

level : yes ☒ no ☐

☒ ☐ ☐ ☐

73. **SUPPORT COLUMNS**

4" pipe ☐ steel I beams ☒

wood ☐ bearing wall ☐

plumb : yes ☒ no ☐

☒ ☐ ☐ ☐

74. **MAIN BEAM**

\_18\_steel ☒ \_wood ☐

level : yes ☒ no ☐

☒ ☐ ☐ ☐



**Shows typical bar joist construction with metal roof decking.**

75. **FLOORING**

4" concrete over metal decking ☒ wafer board ☐

☒ ☐ ☐ ☐

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76. **INSULATION**  
 3.5" fiberglass wall ☐  
 3.5" rim joist fiberglass ☐  
 3.5" crawl space floor ☐

☐ ☐ ☐ ☒

**PLUMBING**

77. **SUMP PUMP**  
 to gutter hub drain ☐  
 along foundation ☐

☐ ☐ ☐ ☒

78. **INCOMING WATER PIPE**  
 main valve location: \_Rear Wall\_\_\_\_\_ ☐  
 1" copper ☒ galvanized ☐  
 lead ☐ plastic type ☐  
 meter ☒ pressure reducer ☐

☒ ☐ ☐ ☐



79. **ELECTRICAL GROUND JUMPER  
 AROUND WATER METER**  
 yes ☒ no ☐

80. **WATER PIPES**  
 copper ☒ steel ☐  
 plastic ☐ copper & steel ☐  
 excessive corrosion ☐ leaks ☐  
 cross connection : yes ☐ no ☐

☒ ☐ ☐ ☐

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81. **WASTE AND VENT PIPES**  
 cast iron ☒ copper ☐  
 galvanized ☐ plastic ☒ lead ☐  
 leaks ☐ excessive corrosion ☐

☒ ☐ ☐ ☐

82. **WASTE PIPE CLEAN-OUT**  
 stack base ☐ front wall ☐  
 none visible ☒

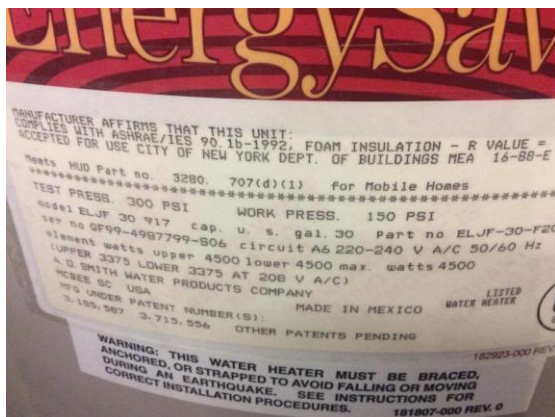
☐ ☐ ☐ ☒

83. **LAUNDRY CONNECTIONS**  
 located - Rear storage area  
 hot ☒ cold ☒  
 vent ☐ sink ☒

☒ ☐ ☐ ☐

84. **WATER HEATER**  
 gas ☐ electric ☒ oil ☐  
 brand - A/O Smith  
 model # photo  
 serial # - phot  
 size - 30 gals. age - ORIGINAL yrs.  
 located - 2<sup>nd</sup> floor storage area  
 Average life of tank is 10 to 12 years.  
 replace ☒ now ☐ near future ☒

☒ ☐ ☐ ☐



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85. **WATER HEATER RELIEF VALVE**

temp & pressure relief : yes ☒ no ☐

extension pipe : yes ☒ no ☐

Add missing extension pipe ☐

86. **BURNER AREA**

rust - none ☐ some ☐ much ☐

enclosed ☐

☐ ☐ ☐ ☒

87. **WATER HEATER VENTING**

sheet metal direct ☐

sheet metal joins heating ☐

fumes notes ☐

☐ ☐ ☐ ☒

88. **FUEL PIPE**

black iron ☐ galvanized ☐

copper ☐ brass ☐

☐ ☐ ☐ ☒

**HEATING**

89. **TYPE DESIGN**

baseboard water ☐

forced air ☒ steam ☐

**COMMENTS: Building is heated by three individual roof top units that are combination heat/A/C ( Units #2, #3, #4 ). Unit #1 is cooling only. Units all appear to be original and nearing the end of their useful life, plan on replacing in the near future.**

90. **FUEL**

type: gas ☒ oil ☐

electric ☐ wood ☐

piping: black iron ☒

91. **FURNACE**

brand - \_Carrier\_\_\_\_\_

model # - \_\_see cooling section below\_\_

serial # - \_\_\_\_\_

heating input - \_270,000, 125,000,125,000

btu/hr ☒ kwh ☐ gph ☐

no. of burners - \_multiple\_\_

☐ ☒ ☐ ☐



92. **TEMPERATURE AND PRESSURE OF BOILER**

high water temp   N/A   degrees F  
high pressure   N/A   psi

93. **SAFETY CONTROL**

high limit ☒ safety valve ☐

94. **BURNER AREA**

flame: okay ☒ enclosed ☐  
lazy ☐ needs adj. ☐  
check for cracked heat exchanger ☐

☒ ☐ ☐ ☐

95. **BLOWER**

direct ☒ belt ☐

☒ ☐ ☐ ☐

96. **CIRCULATING WATER PUMP**

☐ ☐ ☐ ☒

97. **FILTERS AIR**

disposable ☒  
washable ☐ electric ☐  
replace filter ☒

☐ ☐ ☒ ☐

**COMMENTS: Filters are filthy and need replacing.**

98. **DRAFT REGULATOR**

mech. damper ☐ elec. FAN ☒  
draft hood ☐

☒ ☐ ☐ ☐

99. **FLUE VENT PIPES**

sheet metal ☒  
asbestos ☐ PVC ☐  
rusted ☐ fumes noted ☐

☒ ☐ ☐ ☐

100. **DISTRIBUTION**

pipes ☐ ducts ☒ asbestos ☐  
sheet metal ☐ insulated ☒  
copper pipes ☐ steel pipes ☐

☒ ☐ ☐ ☐

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101. **THERMOSTAT**

☒ ☐ ☐ ☐

102. **HUMIDIFIER**

☐ ☐ ☐ ☒

make - \_\_\_\_\_

needs replacing ☐ change filter ☐

103. **AUXILIARY HEATING SYSTEM**

☐ ☐ ☐ ☒

gas ☐ oil ☐

electric ☐ propane ☐

### COOLING



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104. **TYPE DESIGN Unit 1**

electric ☒ gas ☐ heat pump ☐

make - \_Carrier\_

model - \_photo\_

serial - \_photo\_

est. age: \_19\_ yrs.

☐ ☒ ☐ ☐



**TYPE DESIGN unit 2**

• electric ☒ gas ☐ heat pump ☐

make - \_Carrier\_

model - \_photo\_

serial - \_photo\_

est. age: 19 yrs.

☐ ☒ ☐ ☐



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**TYPE DESIGN unit 3**

electric ☒ gas ☐ heat pump ☐

make - \_Carrier\_

model - \_photo\_

serial - \_photo\_

est. age: \_19\_ yrs.

☐ ☒ ☐ ☐



**TYPE DESIGN unit 4**

electric ☒ gas ☐ heat pump ☐

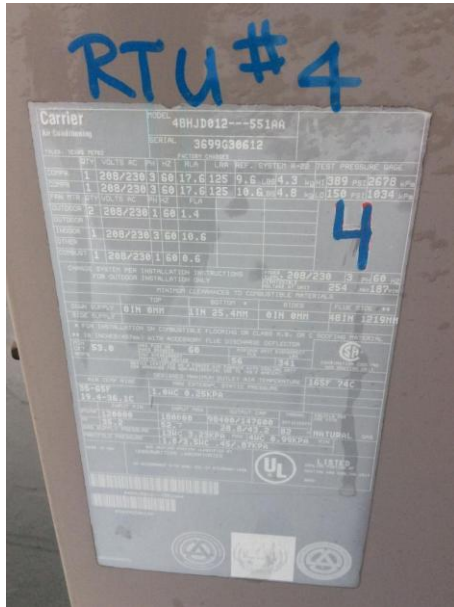
make - \_Carrier\_

model - \_photo\_

serial - \_photo\_

est. age: \_19\_ yrs

☐ ☒ ☐ ☐



# TYPE DESIGN

electric ☒ gas ☐ heat pump ☐

make - \_Carrier\_

model - \_LABEL FADED NOT VISIBLE\_

serial - \_\_\_\_\_

est. age: \_1 newer, 2 OLDER\_ yrs



Refrigeration units, iced up are in need of new insulation



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Newer refrigeration unit

- |      |   |                                     |                          |                          |                          |
|------|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 105. | <b>THERMOSTAT</b><br>common with heat <input type="checkbox"/>                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 106. | <b>COOLING DISTRIBUTION</b><br>common with heat <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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107. **COOLING ELECTRIC DISCONNECT**

☒ ☐ ☐ ☐

mounted outside near unit:

yes ☒ no ☐

108. **MAIN BREAKER RATING** VARIES AMPS

109. **TEMPERATURE OF SUPPLY DUCT** n/a F

110. **TEMPERATURE OF RETURN DUCT** n/a F

**COMMENTS:** We were unable to run a/c units due to low exterior temperatures.



**Shows inside store filters are in need of replacing.**





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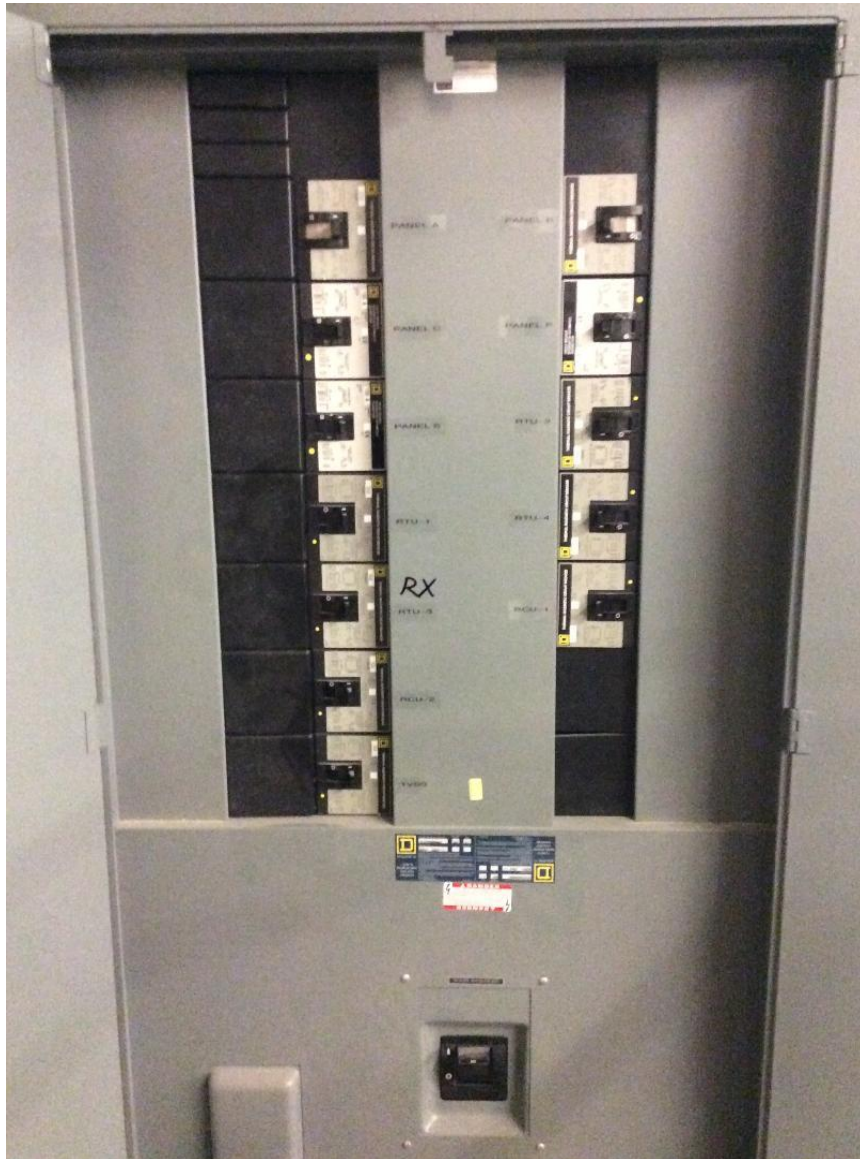
## ELECTRICAL

### 111. SERVICE SIZE

800 AMP 600v/250v ☒ 120/240v ☒

☒ ☐ ☐ ☐





**Main 800 amp breaker panel Square D**





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**Smoke, Fire security panels**

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112. **AMPERAGE**  
30 ☐ 60 ☐ 100 ☐ 125 ☐ 150 ☐ 800 ☒

113. **SERVICE ENTRANCE**  
copper ☐ aluminum ☒ overhead ☐  
underground conduit ☒  
frayed ☐ needs replacing ☐

114. **PANEL**  
MAKE -    Square D                       
garage ☐ basement ☐ utility room ☒  
breakers ☒ fuses ☐  
main breakers -   225,100,225,100,100\_ amps.

**COMMENTS: 5 Square D circuit break panels off main 800 amp panel. Panels A,S,B,C,P shown above in photos.**

115. **GROUND**  
ground rod ☐ water pipe ☒  
not visible ☐

116. **110v CIRCUITS**  
fuses ☐ breakers ☒  
copper wire ☒ alum. wire ☐  
15 amps -        20 amps - multiple  
corrosion noted ☐  
over fusing noted ☐

117. **220v CIRCUITS**  
fuses ☐ breakers ☒  
copper wire ☐ alum. wire ☒

118. **SUB-PANEL**  
MAKE -                       
110v ☐ 110v/220v ☐  
fuses ☐ breakers ☐  
copper wire ☐ alum. wire ☐  
110v: 15 amps -        20 amps -

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119. **GROUND FAULT INTERRUPTERS**

baths ☐ exterior ☒  
garage ☐ in panel ☐

☒ ☐ ☐ ☐

**COMMENTS: Covers are missing on exterior outlets at front, replace.**

120. **VISIBLE WIRING**

Romex ☐ conduit ☐  
knob & tube ☐  
cable ☐ BX armored ☒  
frayed ☐ brittle ☐

☒ ☐ ☐ ☐

121. **FIXTURES AND OUTLETS**

open boxes ☒  
loose plugs ☐  
old fixtures ☐

☐ ☒ ☐ ☐



**Replace light cover west side.**

**ATTIC**

**COMMENTS: Building has not attic, roof structure exposed only.**

122. **ACCESS**

bedroom hatch ☐ stairs ☐  
wall panel ☐ pull stairs ☐  
not accessible ☐

☐ ☐ ☐ ☒



SAF FAR POR NAP

123. **INSULATION**

3.5" ☐ 6.5" ☐  
 10.0" ☐ 12.0" ☐  
 fiberglass batt ☐  
 rock wool batt ☐

☐ ☐ ☐ ☒

124. **ROOF FRAMING**

2x6 ☐ 2x8 ☐ 2x10 ☐  
 16" ☐ 24" ☐ on center  
 rafters ☐ 30/18" bar joist trusses ☒  
 collar ties ☐ jack posts ☐  
 knee wall ☐  
 bowed ridge ☐

☒ ☐ ☐ ☐

125. **ROOF SHEETING**

plywood ☐ metal decking ☒  
 particle board ☐ skip boards ☐  
 frost stains ☐ water stains ☐

☒ ☐ ☐ ☐



126. **CHIMNEY FLUE**

masonry ☐ metal ☐  
 not visible ☐

☐ ☐ ☐ ☒

127. **EXHAUST VENTS**

through roof: yes ☐ no ☐  
 vent fans through roof ☐

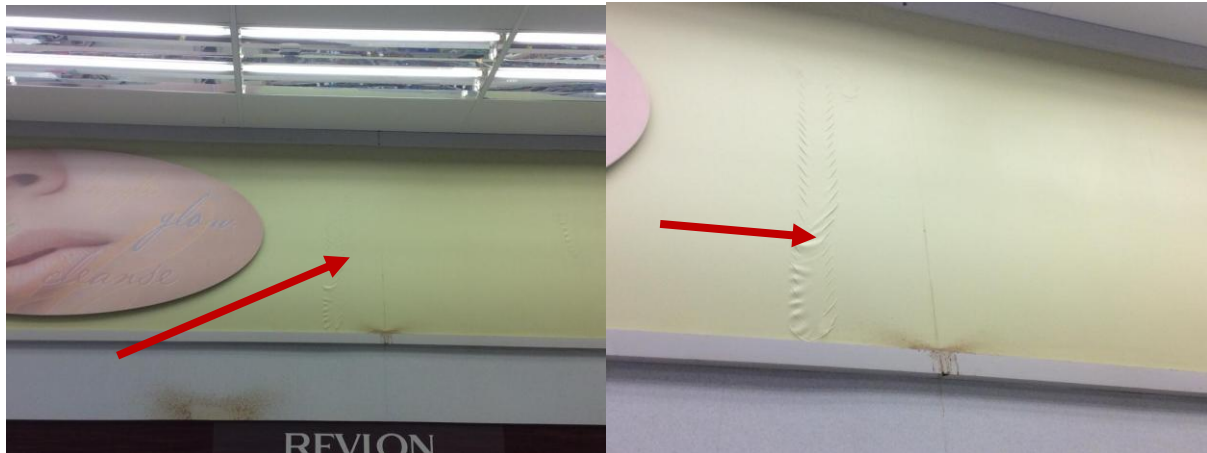
☐ ☐ ☐ ☒

## **INTERIOR ROOMS**

Two single bathrooms exist, also small kitchenette.



Shows typically inside space dropped ceilings, vinyl floors.

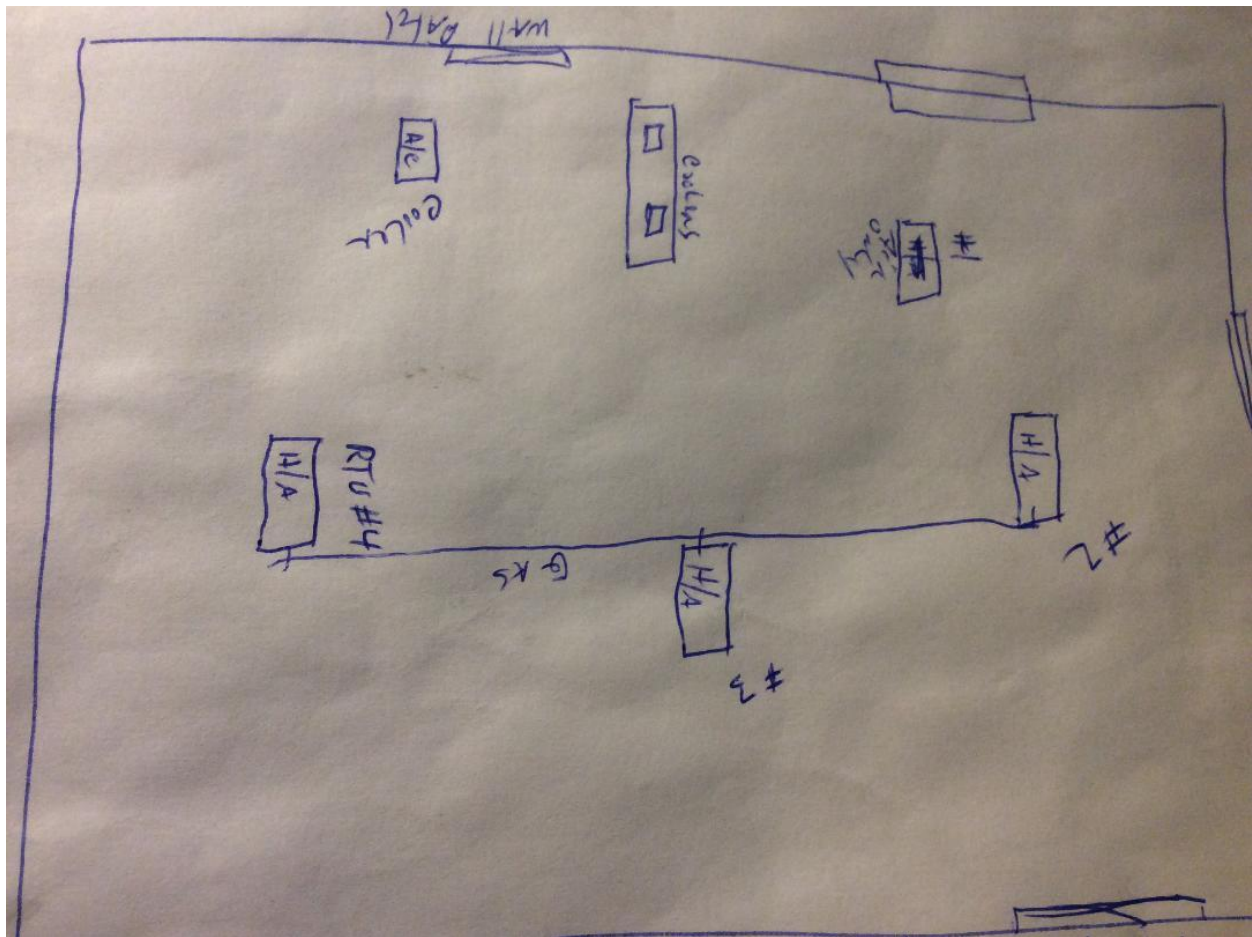


Shows roof leaking on east side of the store active

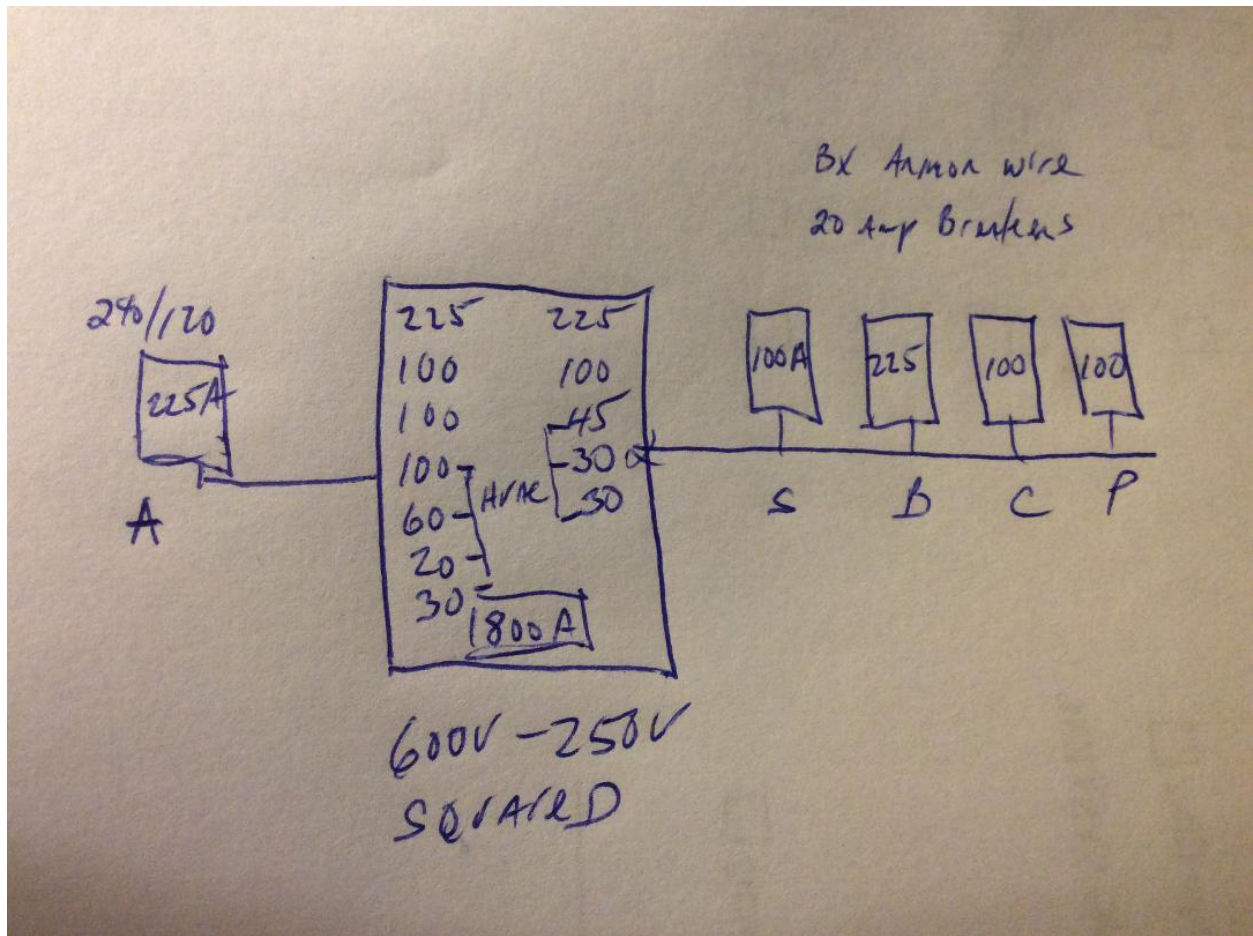




## SITE SKETCHES FOR REFERENCE



**HVAC Roof Plan**



Electrical Schematic