



502 Inspections, Inc.
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Commercial Inspection

1313 Lyndon Ln
Louisville, KY 40222

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Prepared For: [REDACTED]
Inspected On Mon, Mar 24, 2025 at 9:00 AM

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Thank you for the opportunity to conduct this inspection for the property listed above! Please know that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: Exterior, Roofing, Structure, HVAC, Plumbing, Electrical and Interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend, however, it is important to read the entire report, the inspection agreement and the standards of practice (SOP,) under which we operate, to obtain a complete understanding of the scope, limitations and exclusions.

In addition to the checklist items of the report, there are several comments which are meant to help you further understand certain conditions observed. Those comments are identified by two different color bars (blue and yellow) along the left side margin. Comments with the BLUE BAR are primarily INFORMATIONAL or items that were in an ACCEPTABLE CONDITION. Comments with the YELLOW BAR are items that are considered DEFICIENT and/or UNSAFE. Please read them all. The yellow or deficient and unsafe items are as follows:

General

Property Type

Commercial

Stories

Two

Approximate Age

50 Years

Age Based On

Listing

Door Faces

Southwest

Furnished

Yes

Occupied

Yes

Weather

Sunny

Temperature

Cool

Soil Condition

Wet

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Client, Seller's Agent

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Mostly Level

Vegetation

Not Growing Against Structure

Retaining Walls

Not Present

Walkways

Concrete

Steps/Stoops

Concrete

Patios/Decks

Not Present

Site Comments

Comment 1 Information

Overview of the exterior.





Comment 2 Information

Marquee signage is present and in an acceptable condition.



Comment 3 Information

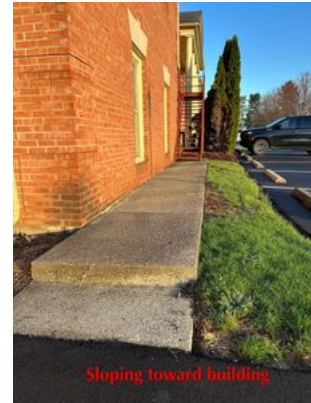
There is no concrete pad beneath the dumpster. Recommend removing the asphalt and creating a concrete approach and placement pad, to prevent deterioration of the surface.



Comment 4

Deficiency

The sidewalks were in a mostly acceptable condition, but the walk beneath the fire escape structure is broken and slopes towards the foundation. Have a qualified professional repair (slab-jacking specialist) or remove and replace, as needed, to move water away from the structure and stabilize the base of the steps.



Comment 5

Deficiency

The retaining wall/parking bumper, along the right side, has been heavily damaged in some areas. Have a qualified concrete or restoration specialist repair, as needed, to maintain the integrity of the structure.



Comment 6

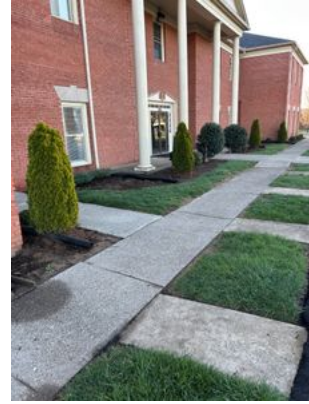
Deficiency

The landscape areas on both sides of the main entry appear to drain poorly. Have a qualified waterproofing specialist evaluate and repair, as needed, in an effort to move water away from the structure. Reconnect all downspouts to extensions and extend any that are not.



**Comment 7
Information**

Landscaping has been generally well maintained.



Parking

Number Of Parking Spots

83

Number Of Marked Handicapped Spots

3

Parking Comments

Comment 8 Information

Asphalt parking, driveways and paint striping were in an acceptable condition.



Accessibility

Wheelchair accessibility is assessed during the inspection.

Walkways

Wheelchair Accessible

Entrance/Exit

Wheelchair Accessible

Egress Between Floors

Wheelchair Accessible

Accessibility Comments

Comment 9 Information

Handicap accessible sidewalk ramps present at each entrance and there is no curb or obstruction at the thresholds.



Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building and safety of the tenants and general public.

Exterior Covering

Brick

Exterior Trim Material

Wood, Vinyl, Aluminum

Windows

Wood

Entry Doors

Steel & Aluminum

Exterior Comments

Comment 10

Deficiency

The metal fire escape was in a mostly acceptable condition, with the following exceptions:

- A) Some sections are rusting.
- B) There are openings in the brick at the landing bearing points.
- C) Recommend adding balusters around the guardrail for safety.

Have a qualified professional evaluate and repair all, as needed.





Comment 11
Deficiency

The wood windows were in a mostly acceptable condition, but there is rot or water damage in a number of locations and most were painted shut. Have a qualified professional repair or replace any damaged trim or sashes and make all operable, as needed, if the windows are not budgeted for replacement.



Comment 12

Deficiency

A few of the window sashes need prep and paint. The peeling paint is, most likely, lead-based. Have a qualified painter or other professional, experienced with lead paint removal and old window repairs, evaluate and repair, as needed, if the windows are not budgeted to be replaced.



Comment 13

Deficiency

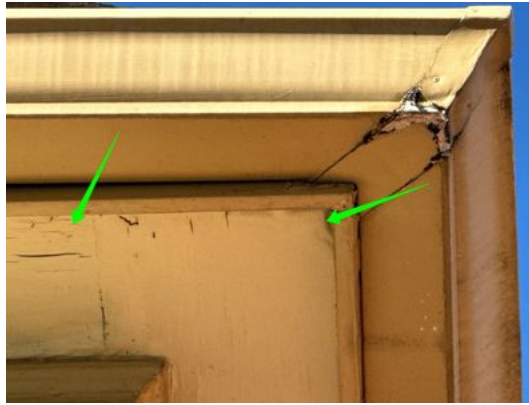
There is a brick out of position on the front wall (leaking downspout?) Have a qualified professional repair, as needed.



Comment 14

Deficiency

The gutter board and soffit has been damaged by water in a couple of locations (see comments about leaking gutter joints in Roofing section.) Have a qualified professional remove and replace all damaged lumber, visible or not at the time of the inspection, and then paint to match existing.



Comment 15

Deficiency

There is a missing wood louver on the front dormer. Have a qualified professional replace.



Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. Quotes for any mentioned repairs should be sought by a professional roofing company.

Inspection Method

Walked Roof/Arms Length

Roof Design

Hip

Roof Covering

3 Tab Shingle

Ventilation Present

Roof, Power Ventilator, Gable Ends

Vent Stacks

Metal

Gutters & Downspouts

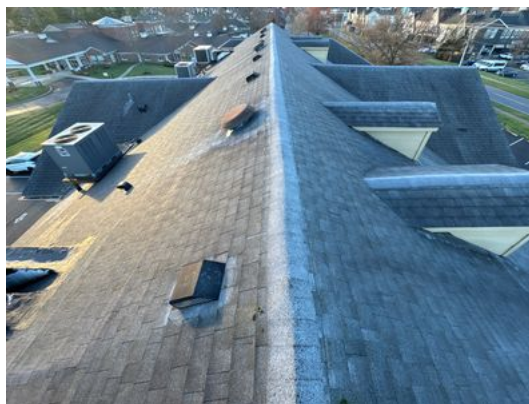
Metal

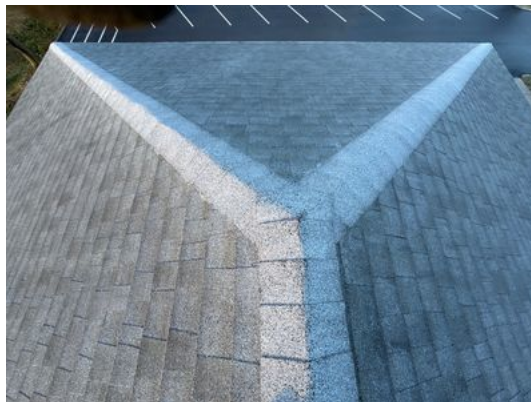
Roofing Comments

Comment 16

Information

Visible roofing and gutters are nearing the end of their life expectancy. Granules are loosening, the matrix is exposed on some edges (primarily on the windward side) and tabs are very brittle. The areas around the rooftop equipment is more heavily worn from maintenance of the equipment. Recommend budgeting for replacement in the next few years.







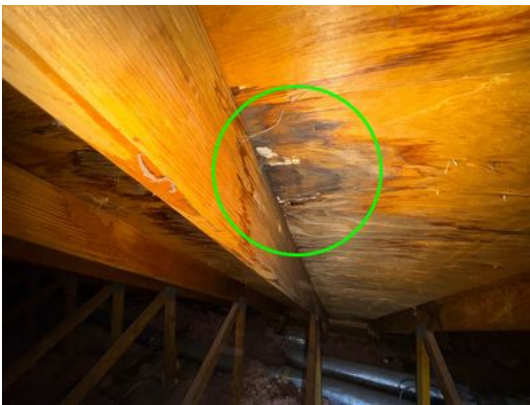
Comment 17

Deficiency

The following deficiencies were noted on the roof:

- A) There is an active leak in the “field” of the front slope, visible and wet to the touch, in the attic. There are other stained areas, but only one found to be actively leaking.
- B) There are a couple of damaged shingles.
- C) The flashing around the rooftop supports is raised in a couple of areas.
- D) The rooftop ductwork is holding water and the sealants have dried and cracked.
- E) The gutter joints are leaking, causing some minor damage to the soffit and gutters boards.

Have a qualified roofer repair all, as needed.





Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of this inspection. For structural defects beyond this scope, a structural engineer may be consulted.

Foundation Types

Basement, Slab on Grade

Foundation Material

Poured Concrete

Signs of Water Penetration

Stains, Efflorescence

Prior Waterproofing

Not Present

Floor Structure

Concrete Slab, Truss

Wall Structure

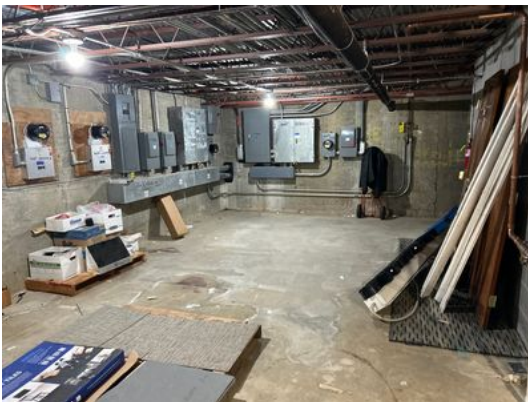
Wood Frame

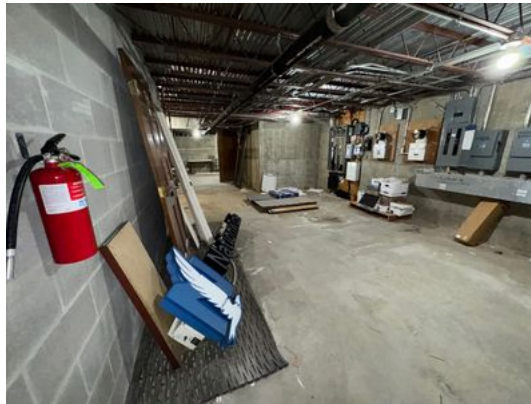
Structure Comments

Comment 18

Information

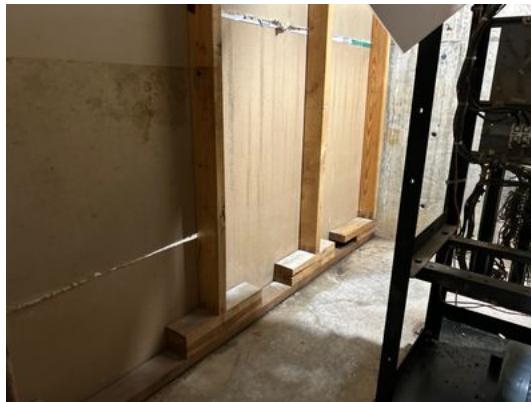
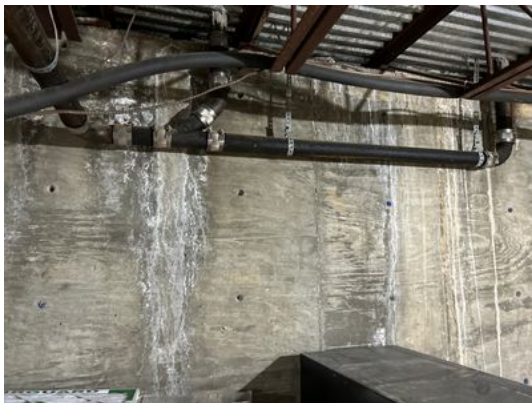
Overview of basement.





Comment 19
Information

The white powdery substance noted on the basement walls and floors is, most likely, efflorescence. Efflorescence is harmless, but does indicate a high moisture content in or around the foundation wall and slab. The space and sump crock was found to be dry at the time of the inspection. Recommend that a qualified waterproofing specialist evaluate and repair, if a drier space is desired. NOTE: Other stains were noted on the structure, but appear to be from plumbing issues that have been previously resolved.



Comment 20
Information

The majority of the structure is built on a slab and concrete foundation. As a result, the foundation system is not visible for inspection. No significant cracking was noted on the foundation or slab, nor was there any unevenness or separated joints noticed inside, but the majority of the floor surface is covered by floor finishes.

Attic

Attic Entry

Women's Restroom Closet

Roof Framing Type

Wood Trusses

Roof Deck Material

Plywood

Vent Risers

Metal, PVC

Insulation

Blown In Fiberglass

Attic Comments

Comment 21
Deficiency

View inside attic. The entire space, systems and components were not visible or accessible for a full inspection. Some stains are present on the structure and sheathing, but all were dry and firm, at the time of the inspection, with the exception of one area, noted in the Roofing section. The following deficiencies were noted:

A) There are a few areas where the insulation is missing or been pushed aside. Recommend replacing for maximum energy efficiency. Very little insulation was present, but this is typical for a structure of this age.

B) Some of the plywood sheathing is damaged on the rear slope. Have a qualified professional add support, as needed.





Interiors

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are tested during the inspection. Major physical damage, water staining, apparent mould and other major cost deficiencies found on the day of the inspection are also noted.

Floors

Tile, Carpet, Vinyl

Walls

Painted Drywall

Window Types

Double Hung

Window Materials

Wood

Entry Door Types

Hinged

Entry Door Materials

Aluminum, Steel

Interior Door Materials

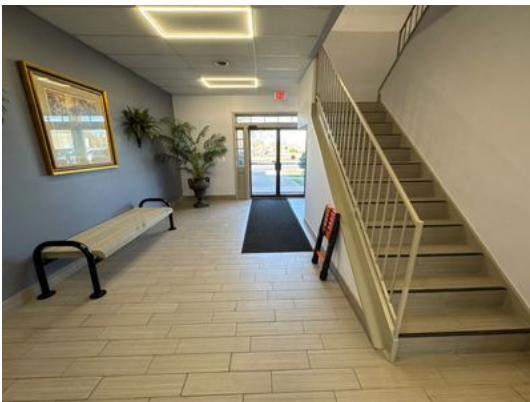
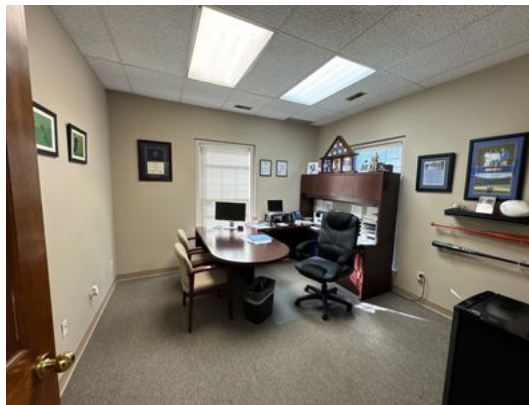
Wood

Interiors Comments

Comment 22
Information

Overviews of the interior. Limited access, due to tenant restrictions and hours of operation.

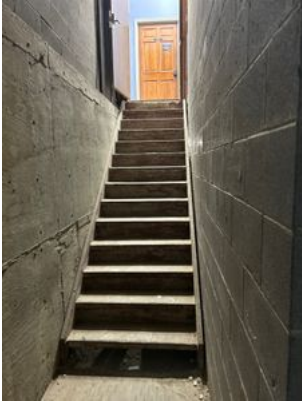




Comment 23

Deficiency

The stairwell to the basement is missing a graspable handrail. Recommend installing a rail for safety.



Present

Tested for Funtionality, In Good Working Condition

Elevators Comments

Comment 24 Information

Elevator operated as expected. State Certificate of Operation is in place and valid through May, 2025. An annual inspection is required, as long as the elevator is in service.



The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Installation defects, physical damage, active leaks and apparent mould are considered during the inspection process. Defective items discovered during the inspection are noted below. Future conditions cannot be commented on or speculated. Private water and waste systems are beyond the scope of this inspection.

Water Service

Public

Supply Pipe Material

Copper, PEX

Location of Main Water Shutoff

Basement

Sewer System

Public

Waste Pipe Material

Cast Iron

Sump Pump

Standard Crock

Location of Fuel Shutoff

At Meter

Plumbing Comments

Comment 25

Deficiency

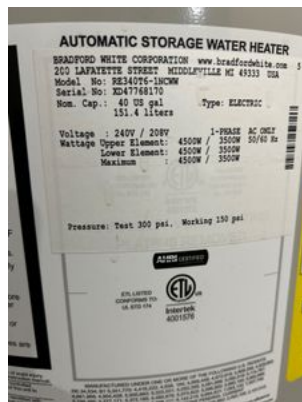
For a property of this age, it is recommended to have a sewer scope performed to learn the condition of the primary drain system, prior to closing. There are some rust “barnacles” or “buttons” on the visible sections of cast iron drain pipe in the

basement. Typically, what occurs on the outside of the pipe is way behind what may be corroding on the inside of the pipe or a weak spot occurs in this location, which may lead to leaks. Pending the findings of the scope, have a licensed plumber make repairs, as needed.



Comment 26 Information

Water heater was operating as expected. Approximately 4 years old.



Comment 27 **Information**

Water heater is likely present in Unit #210. Tenant was not present, so the space was not accessible to inspect.

Comment 28 **Information**

Main water shutoff and pressure regulator are located in the basement.



Comment 29 **Information**

Sump pump operates as expected, but the crock was dry at the time of the inspection. Recommend monitoring during rains through the first months of occupancy to verify proper operation.



Comment 30 **Deficiency**

The 1st floor Men's restroom plumbing fixtures operating as expected. The restroom layouts are not within ADA Title III compliance, but the building was constructed prior to the act being made law in 1990. The ADA applies to all new construction and also requires that barriers to access be removed from existing buildings, where readily achievable. Most building codes

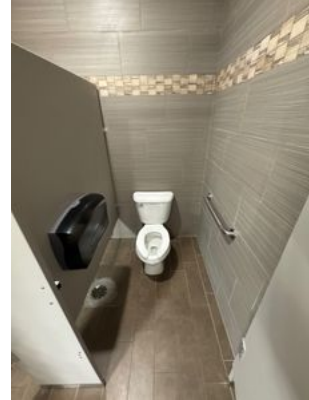
and laws are not applied retroactively, but the need to comply will be determined by local and/or state code officials. Recommend consulting with the local jurisdictions (permitting offices, etc.,) prior to budgeting for renovations, if any, and/or closing on the property.



Comment 31 **Deficiency**

The 2nd floor Women's restroom plumbing fixtures operating as expected. The restroom layouts are not within ADA Title III compliance, but the building was constructed prior to the act being made law in 1990. The ADA applies to all new construction and also requires that barriers to access be removed from existing buildings, where readily achievable. Most building codes

and laws are not applied retroactively, but the need to comply will be determined by local and/or state code officials. Recommend consulting with the local jurisdictions (permitting offices, etc.,) prior to budgeting for renovations, if any, and/or closing on the property.



Comment 32 Information

Water coolers were operating as expected.



Comment 33
Information

Mop sink in janitors closet was operating as expected.



Smoke Detectors

Hard Wired

Fire Hose

Not Present

Fire Extinguishers

ABC

Sprinkler System

Not Present

Emergency Lighting

Present at all Exits and Stairwells

Fire Protection Comments

Comment 34 Information

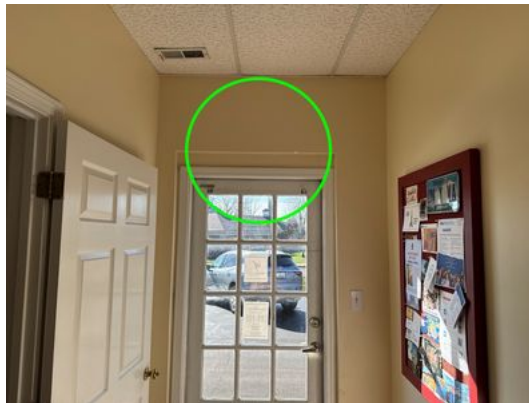
Fire extinguishers are in place throughout and inspections by the supplier/vendor are current.



Comment 35

Deficiency

Existing emergency lighting and exit signs were operating and present at most exits and stairwells, but a couple of exit signs were missing and no emergency lighting was present in the restrooms. Have a licensed electrician install for safety.



Heating systems are tested for proper function using normal operating controls. A visual inspection of the readily accessible components of the HVAC systems is performed to include installation, safety and operating concerns on the day of the inspection. The HVAC industry generally recommends replacement of rooftop heating/cooling systems every 10 - 15 years. The reasoning for that recommendation is that as these units age, the sheet metal pans under the condensing coils, the frame and the exterior panels can corrode due to the constant moisture from weather and condensate. This corrosion can lead to leaks under the units that will allow moisture to drop onto the ceilings below the units.

HVAC System Type

Packaged Units (Gas & Electric)

HVAC Comments

Comment 36 Information

Because of the limited access, unmarked units and cold temperatures (unable to operate AC units,) the “zoning” of the mechanical equipment was not determined, and some of the systems were not operated.

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of this inspection. A licensed HVAC contractor should be consulted if in question.

Type of Equipment

Forced Air & Heat Puml

Heating Fuel

Electric, Gas

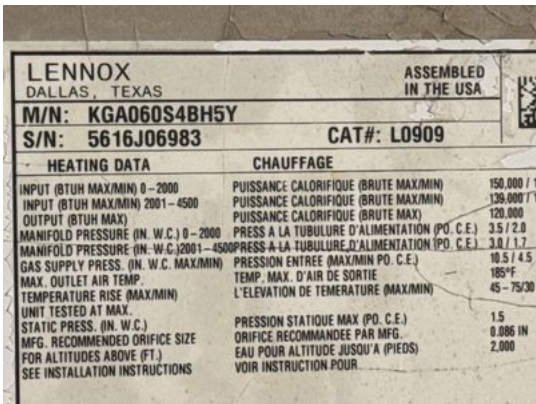
Type of Distribution

Metal Ducting, Flexible Ducting

Heating Comments

Comment 37
Information

Unit A (right side): Heat and air conditioning is provided by combined, package unit on exterior. Operates as expected. Approximately 9 years old. Too cold to operate the AC portion. Outside temperature must be over 60 F for 24 hours or compressor could be damaged. Recommend an HVAC technician perform a service and start-up, when the warmer season arrives.



Comment 38
Information

Unit B (left side): Heat and air conditioning is provided by combined, package unit on exterior. Operates as expected. Approximately 9 years old. Too cold to operate the AC portion. Outside temperature must be over 60 F for 24 hours or compressor could be damaged. Recommend an HVAC technician perform a service and start-up, when the warmer season arrives.



Comment 39 Information

Air handler in the basement was operating as expected. Approximately 18 years old.



Comment 40 Information

Air handler in the 1st floor janitor closet was operating as expected. Approximately 18 years old.



Comment 41 Information

Air handlers in the second floor women's restroom closet were operating as expected. Approximately 1 year old.



Comment 42 Information

Air handlers in the other second floor women's restroom closet were operating as expected. Approximately 1 year old.



Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of this inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Electric

Type of Equipment

Split System

Cooling Comments

Comment 43 Information

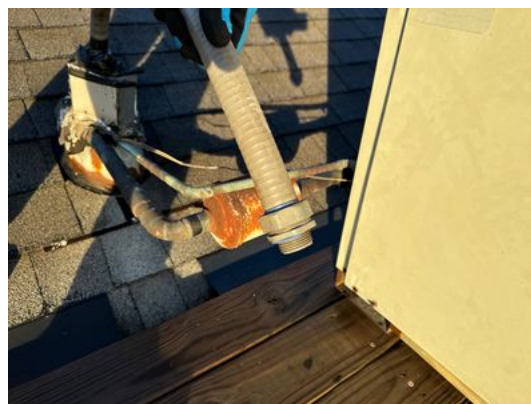
Left Side: AC unit and data plate. Approximately 9 years old. Too cold to operate. Outside temperature must be over 60 F for 24 hours or compressor could be damaged. Have a qualified HVAC contractor perform a service and start-up, when the warmer season arrives.



MODEL NO. /	RAWL-120CAZ	MFD./FAB	06/2016
MODELE N°		OUTDOOR USE /	
SERIAL NO. /	F231601735	UTILISATION EN EXTÉRIEUR	
N° DE SÉRIE		7759	
COMPRESSOR CODE /	CODES DE COMPRESSEUR:		
VOLTS	208/230	PHASE	3
HERTZ	60		
COMPRESSOR /	R.L.A. 30.1/30.1	L.R.A.	225
COMPRESSEUR:		F.L.A. 2.4	HP. 1/3
OUTDOOR FAN MOTOR /			
MOTEUR VENTIL. EXT.			
MIN. SUPPLY CIRCUIT AMPACITY /		43/43	A
COURANT ADMISSIBLE D'ALIM MIN:			
MAX FUSE OR CKT BKR SIZE* /		60/60	A
CAL. MAX. DE FUSIBLE / DISJ.			
MIN. FUSE OR CKT BKR SIZE* /		50/50	A
CAL. MIN. DE FUSIBLE / DISJ.			
DESIGN PRESSURE: HIGH /		450 PSIG/3102 kPa	
PRESSION NOMINALE HAUTE:			
DESIGN PRESSURE: LOW /		250 PSIG/1723 kPa	
PRESSION NOMINALE BASSE:			
OUTDOOR UNITS FACTORY CHARGE /		0 oz (0)g	R410A
CHARGE USINE D'UNITES EXTÉRIEUR:			
TOTAL SYSTEM CHARGE /		0 oz (0)g	R410A
CHARGE TOTALE DU SYSTÈME:			
ACCESS PANEL /			

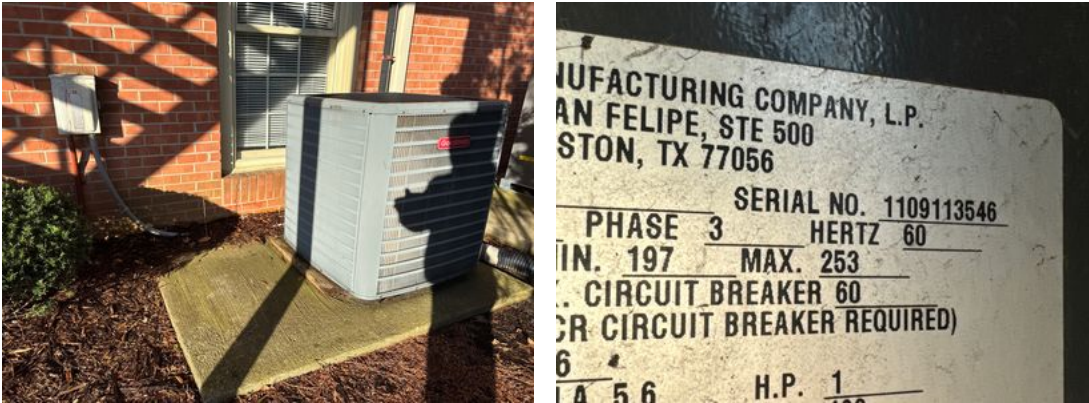
Comment 44 Information

The center rooftop AC unit has been abandoned. Data plate was too faded to determine its age.



Comment 45
Information

Ground A: AC unit and data plate. Approximately 14 years old. Too cold to operate. Outside temperature must be over 60 F for 24 hours or compressor could be damaged. Have a qualified HVAC contractor perform a service and start-up, when the warmer season arrives.



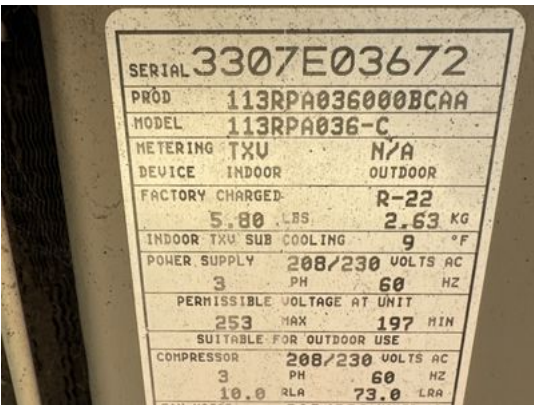
Comment 46
Information

Ground B: AC unit and data plate. Approximately 1 year old. Too cold to operate. Outside temperature must be over 60 F for 24 hours or compressor could be damaged. Have a qualified HVAC contractor perform a service and start-up, when the warmer season arrives.



Comment 47
Deficiency

Ground C: AC unit and data plate. Unit has outlived its life expectancy of 15 years. Approximately 18 years old. Too cold to operate. Outside temperature must be over 60 F for 24 hours or compressor could be damaged. Have a qualified HVAC contractor perform a service and evaluation of the system, during the inspection period and prior to closing. Recommend budgeting for new.



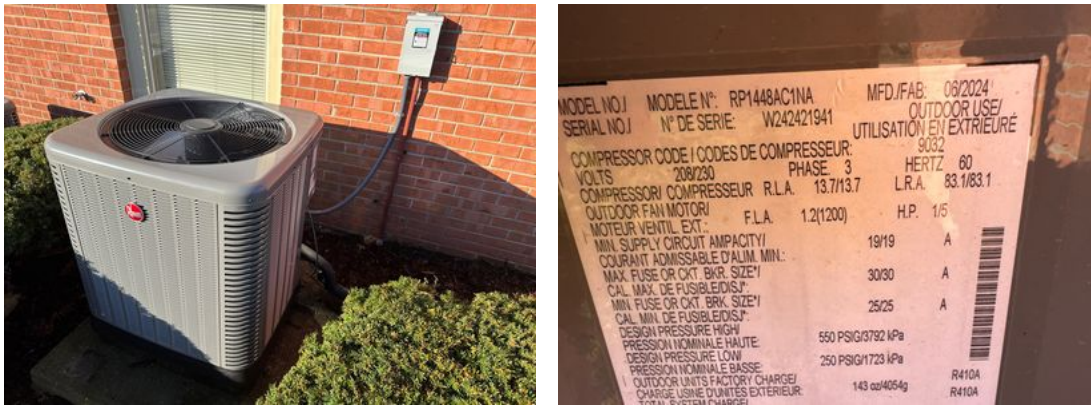
Comment 48
Information

Ground D: AC unit and data plate. Approximately 5 years old. Too cold to operate. Outside temperature must be over 60 F for 24 hours or compressor could be damaged. Have a qualified HVAC contractor perform a service and start-up, when the warmer season arrives.



Comment 49
Information

Ground E: Heat pump (exterior) was operating as expected. Approximately 1 year old.



Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for safety and operation. Random accessible outlets are tested for proper wiring and installation. GFCI outlets are tested and reset. The continuity of ground wires cannot not be verified in finished areas.

Type of Service

Underground

Main Disconnect Location

Meter Box

Service Panel Location

Interior

Branch Circuit Wiring

Non-Metallic Shielded Copper

Overcurrent Protection

Breakers

Smoke Detectors

Hard Wired

Electrical Comments

Comment 50

Information

Electrical meters are located in the basement.



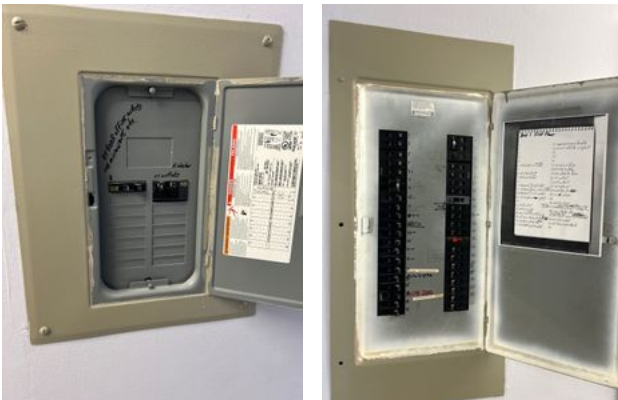
Comment 51
Information

Main distribution and house panel located in the basement. NOTE: Most of the panel covers were not removed, because of size, safety and avoidance of service interruption.



Comment 52 Information

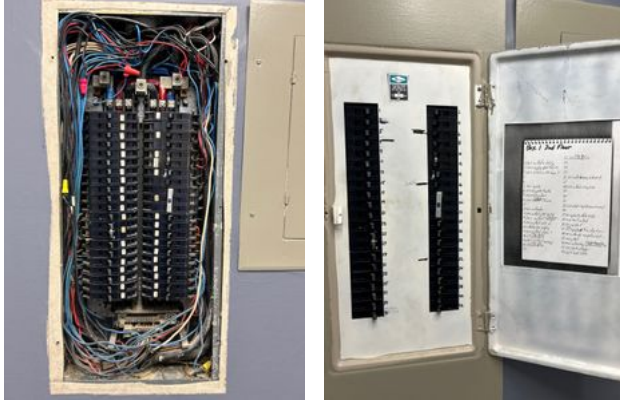
1st Floor Distribution Panels: Unable to remove covers. Painted to wall.



Comment 53
Deficiency

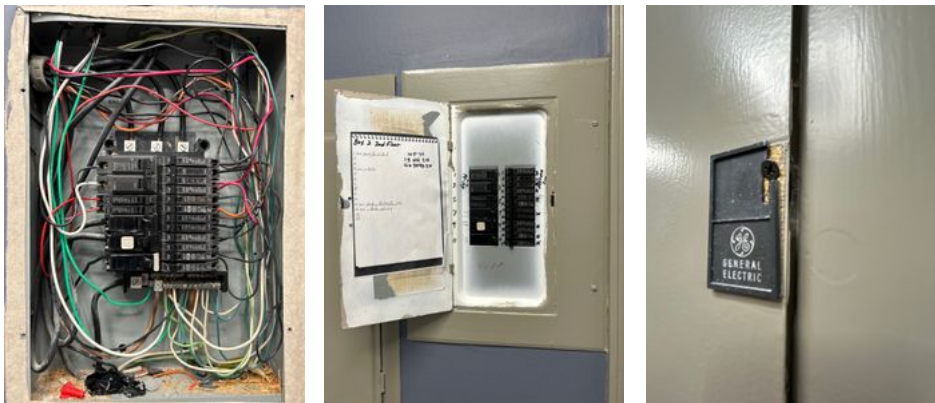
2nd Floor-Box 1: The Zinsco brand electrical panel and breakers are considered a safety hazard. Hazards associated with this manufacturer have been documented by industry experts. A high percentage of breakers have failed to open under

over-current conditions. Replacement breakers are difficult to find and those on the market are not UL listed. Recommend panel replacement for safety. At a minimum, the panel should be thoroughly inspected and deemed acceptable by a competent licensed electrician familiar with this type of panel and their opinion put in writing.



Comment 54 Information

2nd Floor-Box 2: The latch is broken. Repair or replace.



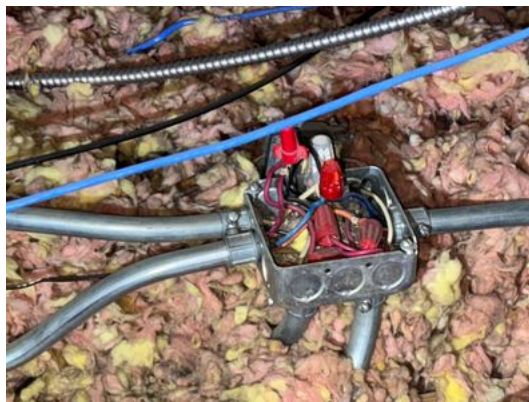
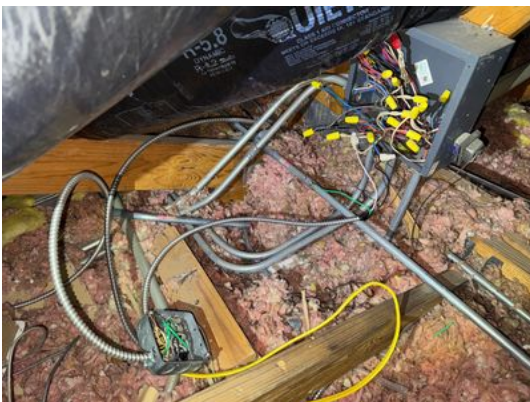
Comment 55 Information

Women's room utility closet panel. The cover was not removed, due to stored belongings and mechanical equipment.



Comment 56 Deficiency

Several wire junction boxes are open in the attic and some cable is not properly connected or terminated. Have repaired by a licensed electrician for safety.



Comment 57

Deficiency

The electrical conduit at the front wall has pulled away, exposing the cable inside. Have a qualified professional repair, as needed, for safety.



Type Of Building Security

Keypad Access at Each Suite

Emergency Shut Offs

Gas

At Meter

Water

Interior

Electrical

Electrical Room (Main)

Environmental Issues

The following items have been deemed by the inspector as possible environmental issues that the client should be aware of. None of these items should be taken as fact until proper laboratory testing has taken place. Sampling and testing can be performed on the mentioned items for an additional fee at the clients request. Without lab testing, the information in this section only the opinion of the inspector and cannot be used as factual in any form.

Dangerous Substances

Lead Paint

Recommended Action

Sampling & Testing

Environmental Issues Comments

Comment 58

Deficiency

A few of the window sashes need prep, paint and glazing. The peeling paint is, most likely, lead-based. Have a qualified painter or other professional, experienced with lead paint removal and old window repairs, evaluate and repair, as needed, if the windows are not budgeted to be replaced.



Deficiency

Site

The sidewalks were in a mostly acceptable condition, but the walk beneath the fire escape structure is broken and slopes towards the foundation. Have a qualified professional repair (slab-jacking specialist) or remove and replace, as needed, to move water away from the structure and stabilize the base of the steps.

Site

The retaining wall/parking bumper, along the right side, has been heavily damaged in some areas. Have a qualified concrete or restoration specialist repair, as needed, to maintain the integrity of the structure.

Site

The landscape areas on both sides of the main entry appear to drain poorly. Have a qualified waterproofing specialist evaluate and repair, as needed, in an effort to move water away from the structure. Reconnect all downspouts to extensions and extend any that are not.

Exterior

The metal fire escape was in a mostly acceptable condition, with the following exceptions:

- A) Some sections are rusting.
- B) There are openings in the brick at the landing bearing points.
- C) Recommend adding balusters around the guardrail for safety.

Have a qualified professional evaluate and repair all, as needed.

Exterior

The wood windows were in a mostly acceptable condition, but there is rot or water damage in a number of locations and most were painted shut. Have a qualified professional repair or replace any damaged trim or sashes and make all operable, as needed, if the windows are not budgeted for replacement.

Exterior

A few of the window sashes need prep and paint. The peeling paint is, most likely, lead-based. Have a qualified painter or other professional, experienced with lead paint removal and old window repairs, evaluate and repair, as needed, if the windows are not budgeted to be replaced.

Exterior

There is a brick out of position on the front wall (leaking downspout?) Have a qualified professional repair, as needed.

Exterior

The gutter board and soffit has been damaged by water in a couple of locations (see comments about leaking gutter joints in Roofing section.) Have a qualified professional remove and replace all damaged lumber, visible or not at the time of the inspection, and then paint to match existing.

Exterior

There is a missing wood louver on the front dormer. Have a qualified professional replace.

Roofing

The following deficiencies were noted on the roof:

- A) There is an active leak in the “field” of the front slope, visible and wet to the touch, in the attic. There are other stained areas, but only one found to be actively leaking.
- B) There are a couple of damaged shingles.
- C) The flashing around the rooftop supports is raised in a couple of areas.
- D) The rooftop ductwork is holding water and the sealants have dried and cracked.
- E) The gutter joints are leaking, causing some minor damage to the soffit and gutters boards.

Have a qualified roofer repair all, as needed.

Structure: Attic

View inside attic. The entire space, systems and components were not visible or accessible for a full inspection. Some stains are present on the structure and sheathing, but all were dry and firm, at the time of the inspection, with the exception of one area, noted in the Roofing section. The following deficiencies were noted:

- A) There are a few areas where the insulation is missing or been pushed aside. Recommend replacing for maximum energy efficiency. Very little insulation was present, but this is typical for a structure of this age.
- B) Some of the plywood sheathing is damaged on the rear slope. Have a qualified professional add support, as needed.

Interiors

The stairwell to the basement is missing a graspable handrail. Recommend installing a rail for safety.

Plumbing

For a property of this age, it is recommended to have a sewer scope performed to learn the condition of the primary drain system, prior to closing. There are some rust “barnacles” or “buttons” on the visible sections of cast iron drain pipe in the basement. Typically, what occurs on the outside of the pipe is way behind what may be corroding on the inside of the pipe or a weak spot occurs in this location, which may lead to leaks. Pending the findings of the scope, have a licensed plumber make repairs, as needed.

Plumbing

The 1st floor Men’s restroom plumbing fixtures operating as expected. The restroom layouts are not within ADA Title III compliance, but the building was constructed prior to the act being made law in 1990. The ADA applies to all new construction and also requires that barriers to access be removed from existing buildings, where readily achievable. Most building codes and laws are not applied retroactively, but the need to comply will be determined by local and/or state code officials. Recommend consulting with the local jurisdictions (permitting offices, etc.,) prior to budgeting for renovations, if any, and/or closing on the property.

Plumbing

The 2nd floor Women’s restroom plumbing fixtures operating as expected. The restroom layouts are not within ADA Title III compliance, but the building was constructed prior to the act being made law in 1990. The ADA applies to all new construction and also requires that barriers to access be removed from existing buildings, where readily achievable. Most building codes and laws are not applied retroactively, but the need to comply will be determined by local and/or state code officials. Recommend consulting with the local jurisdictions (permitting offices, etc.,) prior to budgeting for renovations, if any, and/or closing on the property.

Fire Protection

Existing emergency lighting and exit signs were operating and present at most exits and stairwells, but a couple of exit signs were missing and no emergency lighting was present in the restrooms. Have a licensed electrician install for safety.

HVAC: Cooling

Ground C: AC unit and data plate. Unit has outlived its life expectancy of 15 years. Approximately 18 years old. Too cold to operate. Outside temperature must be over 60 F for 24 hours or compressor could be damaged. Have a qualified HVAC contractor perform a service and evaluation of the system, during the inspection period and prior to closing. Recommend budgeting for new.

Electrical

2nd Floor-Box 1: The Zinsco brand electrical panel and breakers are considered a safety hazard. Hazards associated with this manufacturer have been documented by industry experts. A high percentage of breakers have failed to open under over-current conditions. Replacement breakers are difficult to find and those on the market are not UL listed. Recommend panel replacement for safety. At a minimum, the panel should be thoroughly inspected and deemed acceptable by a competent licensed electrician familiar with this type of panel and their opinion put in writing.

Electrical

Several wire junction boxes are open in the attic and some cable is not properly connected or terminated. Have repaired by a licensed electrician for safety.

Electrical

The electrical conduit at the front wall has pulled away, exposing the cable inside. Have a qualified professional repair, as needed, for safety.

Environmental Issues

A few of the window sashes need prep, paint and glazing. The peeling paint is, most likely, lead-based. Have a qualified painter or other professional, experienced with lead paint removal and old window repairs, evaluate and repair, as needed, if the windows are not budgeted to be replaced.