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BUILDING INSPECTION REPORT

Client:

XXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXX

Address:

XXXXXXX
XX, NC 27502

Phone: 843-743-9267

Age: 1920, remodeled 1999

Fee: \$1000

Size: 2200 square feet

Date: March 12, 2008

Agent: Janis Marsh

Structural and Mechanical Inspection



In the following numbered list the sentences in brackets and bold are items that require repair. The sentences that are underlined are maintenance or improvement items. Sentences that are bold, bracketed, and underlined are major defects.

Foundation and Structure

1. The building is a masonry, steel, and wood frame, one story, on a concrete slab foundation which is also the first floor. The building is attached on both sides to adjacent structures.
2. The building has no attic space but does have a drop ceiling at the rear which houses the ceiling duct work.

Exterior

3. The exterior of the building is composed of the masonry material with which the building is constructed.
4. The building has gutters and downspouts at the rear and a cloth awning at the front.
5. [The frame of the front window needs to be sealed to the masonry surround.]



Interior

6. The store front windows are metal frame jalousie and single pane picture units.
7. The wood ceiling of the main restaurant room has numerous patched access openings that are nailed shut and painted over.



8. [The wood door between the rest rooms and kitchen rubs its frame and needs to be adjusted to operate properly.]



Roof

9. The fairly flat roof is a painted rubber polymer system and is in good condition. The flashing is done properly and the other roof penetrations are properly sealed.



10. [A stain from minor ponding, from the condensation drain, is beside the AC unit on the roof. The condensation drain pipe from the unit should be extended to the gutter rather than run onto the roof.]



11. The roof was observed by my physically walking on it.

Plumbing

12. The building is on city water and sewer.

13. The main shut off valve for the water is located at the rear of the building.



14. Two grease traps are located in the alley behind the building.



15. The water heater is an 8 year old gas unit located in the kitchen.



16. [The rear exterior hose bibb is leaking from its mixing valve and the on/off valve is missing a handle.]



Electrical

17. The building has overhead service (220/110 volt) to the meter.
18. The main circuit breaker panel is located at the exterior of the building. It is a 200-amp 3-phase service and is fed with 4/0 AWG copper entrance cable. This size service should be adequate for the building. The cover could not be opened without shutting off the power to the building.



19. The two sub-panels for the branch circuits are located inside the building. The circuits for the lights and plugs are wired with copper wiring.



20. [A fluorescent light in the office ceiling does not turn on.]



21. [A ceiling fan and light fixture is missing its light bulb and globe.]



22. The GFI receptacles in the building are operating as intended.

23. **[There are several receptacles within reach of a sink that are not GFI protected. All the kitchen receptacles, and receptacles behind the counter, should be GFI protected.]**

24. **[The GFI receptacle in the men's bathroom is loose and needs to be secured.]**



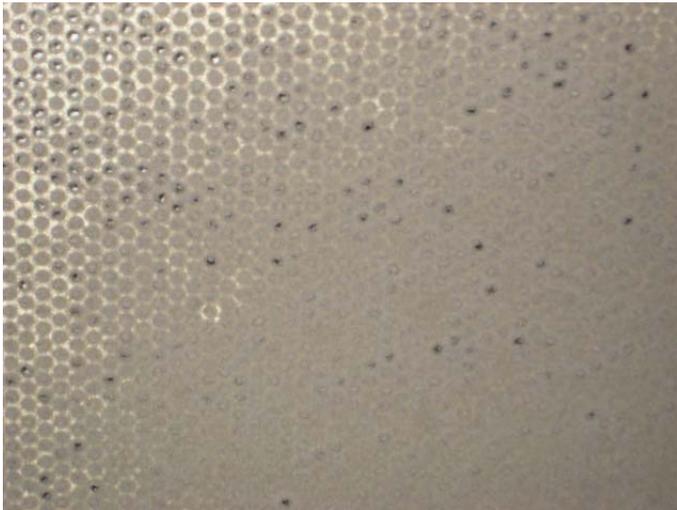
25. **[The building needs smoke alarms.]**

Heating

26. The building is heated by an 8 year old, gas, warm forced air furnace, located on the roof in a unit called a gas pack.



27. [The furnace would not respond to its controls and should be evaluated by an HVAC technician and repaired.]
28. [The unit has no filters at its air-intake on the roof and there are no filters at the return air registers inside the building. An HVAC technician should install the necessary filters and service and clean the unit as needed. The return air grills inside are also dirty and need to be cleaned.]



29. The filters should be changed once a month before they become dirty.

Air-conditioning

30. An electric air-conditioning unit located on the roof of the building cools the building. The unit is cooling properly.
31. The item in the heating section, regarding the filters, applies to cooling as well as heating.

Appliances

32. Appliances, freezers, and coolers were not inspected. A refrigeration specialist should evaluate all the coolers and service as needed.

If you have any questions about this report or the building, please call me at 919-676-1171.

If you feel I did a good job for you, please tell the person who referred me to you and any friends that may be in need of a building inspection. If you feel my service is less than what you expected, please tell me.

Sincerely,

A handwritten signature in black ink that reads "Jon Supler". The signature is written in a cursive style with a large initial "J" and a long, sweeping tail.

Jon Supler

NC Home Inspectors License # 0048
ASHI Certified Member # 012014
NC general contractors license # 25738