

# B and B Inspections

## Report

February 27, 2012



**Address**  
**Any City, Ky.**

Prepared for  
Client

**B and B Inspections**  
48 Trapper Way  
Bowling Green, KY  
270-202-2908

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Serving South Central Kentucky

# B and B Inspections

February 27, 2012

## Definitions

All directions are given as if the house is being viewed from the front, facing the front.

NOTE: All definitions listed below refer to the property or item as inspected on this report at the time of inspection.

Conditions:	Description:
<b>Functional</b>	Item appears to be Functional with no obvious signs of defect.
<b>NI Not Inspected</b>	Item was unable to be inspected for safety reasons, due to lack of power, inaccessible, disconnected at time of inspection, or seasonal impediments.
<b>NP Not Present</b>	Item does not exist in the structure inspected.
<b>Typical</b>	Item appears to be performing its intended function relative to its age.
<b>Conditional</b>	Item appears to be performing its intended function, but is in need of minor repair.
<b>Defective</b>	Item appears to be sufficiently deficient; unsafe; hazardous or inoperative.

## General Information

### Property Information

**Address** Address  
**City** City **State** Ky. **Zip**  
**Contact Name**  
**Phone**  
**E-Mail**

### Client Information

**Client**  
**Address**  
**City** **State** Ky. **Zip**  
**Phone**  
**E-Mail**

### Inspector Information

**Inspector** Peter Brandt  
**Company** B and B Inspections, LLC  
**Address** 48 Trapper Way  
**City** Bowling Green **State** Ky. **Zip** 42103  
**Phone** 270-202-2908 **Fax** 270-842-5785  
**E-Mail** [BandBInspections@InsightBB.com](mailto:BandBInspections@InsightBB.com)  
**License #:** HI2478 **Signed:** Peter Brandt

## Conditions

**Others Present**  
**Estimated Age** 15 years **Property Occupied** Yes  
**Inspection Date** 2/24/2012 **Temperature** 55F **Weather** Cloudy  
**Start Time** 7:45am **End Time** 4:45pm  
**Inspection Date** 2/25/2012 **Temperature** 34F **Weather** Sunny  
**Start Time** 7:40am **End Time** 1:45pm  
**Soil Conditions** Damp  
**Electric On** Yes  
**Gas/Oil On** Propane tanks  
**Entrance Faces** Northwest  
**Space Below Grade** Slab  
**Building Type** Hotel  
**Sewage Disposal** City **How Verified** Inspectors knowledge  
**Water Source** City **How Verified** Inspectors knowledge  
**Additions/Modifictns** Pool and pool house

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## Site

Building perimeter, land grade, and water drainage directly adjacent to the foundation. Trees and vegetation that adversely affect the structure. Walks, grade steps, driveways, patios, and retaining walls contiguous with the structure. Describe the type of material and inspect the condition of the parking lot, drives, walkways, grade steps, patios, and other items contiguous with the inspected structure. Observe the drainage, grading, and vegetation for conditions that adversely affect the structure.

### Condition:

Functional

Functional

Functional

Functional

Functional

Functional

Functional

Conditional

### Items:

**Surface drainage:** Mostly underground drain tiles. Adequate

**Vegetation:** Bushes, mulch, trees, grass. Adequate

**Lot:** Asphalt. Adequate

**Walks, steps:** Concrete. Adequate

**Patio drainage:** Concrete. Brick looking pattern. Adequate

**Retaining Wall:** Concrete block.

**Gas Meter:** At propane tanks. Two 1000 gallons tanks. 80% and 75% full.

**Outdoor lighting:** Both overhead lights at about 30 feet high on rear side are not working. Both lights on left side left of the pool at about 15 feet high are not working.

One ground building perimeter light on right side under the tree is not working.

Conditional

Defective

Conditional

Functional

Functional

**Signage:** Some paint missing.

**Bollards:** 8 bollards are loose and no longer vertical near the front entrance.

**Fence:** Two areas have bent balusters.

**Outdoor storage:** Concrete block with synthetic stucco covering.

**Trash enclosure:** Concrete block with synthetic stucco covering.



Some paint missing.



Two areas have bent balusters.

All 8 bollards are loose and no longer vertical.



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## Exterior Surface and Components

Visible structural components. Wall covering, trim, and protective coating. Windows and doors. Attached porches, decks, steps, balconies, handrails, guardrails, and carports. Describe the type and material comprising the exterior components inspected. Observe the condition of the components from the ground level. Observe the condition of a representative number of visible windows and doors. Inspect attached porches, decks, steps, balconies, handrails, and guardrails.

**Condition:**  
**Conditional**

**Items:**  
**Outside Covering,**  
**surface only:**

Synthetic stucco covering - Drivit is the common brand name to call this covering. Several areas have recent repairs, and paint. Some paint does not match well. Mold present on the front side.

NI

**Internal Outside Covering:**

EIFS. Exterior Insulated Finishing System

[Exterior only. This exterior siding system should be inspected for internal moisture buildup. This is an expensive inspection procedure, and is offered as an option.](#)

**Conditional**

**Trim/Fascia/Soffit:**

The metal fascia around the top perimeter has some joints that are not completely sealed.

**Conditional**  
**Defective**

**Outside Doors:**  
**Windows:**

The left side exit door does not fit well.

Approximately 25% of all windows in this building have very visible staining inside the panes of glass. The seal between the panes is broken. Approximately another 25% of the windows have staining that is just starting to be visible. The seal in all of the windows will very likely fail in a short period. These windows cannot be repaired and have to be replaced to have clear windows.

Functional  
NP  
NP  
Functional

**Patio:**  
**Steps/rails:**  
**Electric:**  
**Hose bibs:**

Concrete

NP

No electrical outlets are on the outside of this building. These are operated with a special tool for the handle. Charlie stated that this are functional and not leaking.

Mold is growing on the front (north) side that is shaded and never has direct sunlight.

Cloudy/stained window. Typical of many.

Repair work on damaged Drivit.





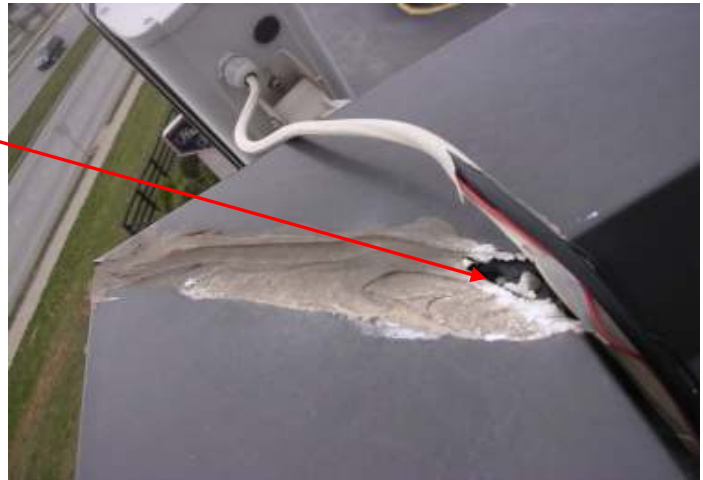
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The left side exit door does not fit well.



This is the top front right corner. The joint needs additional caulking.



Windows throughout this building have seals that are broken which cause the staining inside the panes. This staining is much more visible from the inside.



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## Roof

Roof covering material. Rain gutter and downspout system. Visible portions of roof flashings. Roof ventilation. Roof soffits and fascias. Roof skylights and other roof accessories. Describe the type of roofing and gutters. Observe the condition of visible roof material, rain gutter and downspout systems, visible portions of roof flashings, roof soffits and fascias, roof vents, skylights and other roof accessories visible from the exterior. Inspect flat roofs where internal accessibility is readily and safely available. Report presence of roof ventilation.

<b>Condition:</b> <b>Conditional</b>  Functional Functional Functional <b>Conditional</b> NP <b>Defective</b>	<b>Type:</b>	Flat
	<b>Method of Inspection:</b>	On the roof.
	<b>Approximate Age:</b>	15 years.
	<b>Items:</b>	
	<b>Roof covering:</b>	Carlisle single ply roofing system. EPDM .045 thick with river gravel covering. One area has the gravel moved from recent repair work.
	<b>Gutters/downspouts:</b>	6 internal drains. 14 perimeter drains.
	<b>Flashing:</b>	EPDM sealed to the PVC pipes.
	<b>Ventilation:</b>	15 bath exhausts, all functioning. Many fume exhausts.
	<b>Soffit/fascia:</b>	The metal fascia noted in the previous section.
	<b>Skylights:</b>	NP
	<b>Satellite dish:</b>	Broken off of mount and laying loose on the roof.

Recent repair to a hole in the EPDM covering.

Gravel moved to find the leak.

This is around the left side HVAC unit, that used to have a plugged condensate drain. That drain is likely now working.



Broken off of mount and laying loose on the roof.

Mount for dish.



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## Structure

Foundation walls, first-floor systems, other support and sub-structure components, stairs. Ventilation (when applicable). Grade slab and/or floor slab. Describe the type of structure and material comprising the structure and other items inspected. Observe the condition and serviceability of visible, exposed areas of foundation walls, grade slab, bearing walls, posts, piers, beams, joists, trusses, subfloors, stairs, and other similar structural components. Inspect foundations for indications of flooding, moisture, or water penetration. Operate the sump pump when present. Inspect the visible and accessible structure members. Observe the visible condition of floor slab when present.

<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Structure Type:</b>	Concrete and concrete block.
Functional	<b>Foundation:</b>	Concrete
Functional	<b>Differential Movement:</b>	None noted.
Functional	<b>Floor/Slab:</b>	Concrete
Functional	<b>Sub floor:</b>	Concrete first floor. Other floors, precast concrete slabs.
<b>Conditional</b>	<b>Moisture:</b>	Staining noted in many places. No active wet areas were measured. Several stained areas were measured for moisture and no moisture levels were noted. The stains in the internal walls were likely from the baths above. No poor seals were noted in the baths on this date. The stains on the outside walls were likely from the window seals. Recent sealing has been done to most of the windows in this building.
NP	<b>Sump pump:</b>	NP

This is an example of an internal wall that has some water stains from a previous leak. About 5% of the rooms have this type of staining.



This is an example of an external wall that has some water stains from a previous leak. About 15% of the rooms have this type of staining.





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## Electrical

Entrance of the primary service from masthead to main panel. Main and sub-panels including feeders. Branch circuits, connected devices, and lighting fixtures. Describe the type and location of primary service (overhead or underground), voltage, amperage, and over-current protection devices (fuses or breakers). Observe the existence of a connected grounding conductor when readily accessible. Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and sub electric panel cover(s). Verify operation of a representative number of accessible switches, receptacles and light fixtures. Verify grounding and polarity of a representative number switches, receptacles and light fixtures. Verify grounding and polarity of a representative number of receptacles in proximity to plumbing fixtures or on the exterior. Verify operation of ground fault circuit interrupters (GFCI), if present. Observe the general condition of visible branch circuit conductors that may constitute a hazard to the occupant or the structure by reason of improper use or installation of electrical components.

### Main Panel

	<b>Service Size:</b>	1600 amp	<b>Volts:</b>	208 Y 3 phase/120
	<b>Main Panel Location:</b>	Middle rear first floor. Maintenance office.		
<b>Condition:</b>	<b>Items:</b>			
Functional	<b>Service:</b>	Underground		
Functional	<b>Main Panel Manufacturer:</b>	GE		
Functional	<b>Max Capacity:</b>	1600 amp		
Functional	<b>Main Breaker Size:</b>	1600 amp		
Functional	<b>Transformer:</b>	Mounted on pad in rear middle.		
Functional	<b>Breakers/Fuses:</b>	One main, 9 subpanel, elevator feeds. 10 panels of 24 to 42 single, double and 3 phase breakers in each panel.		
NP	<b>Drip Loop/Weather head:</b>	Underground		
Functional	<b>110 vac Branch Circuits:</b>	Copper		
Functional	<b>2 and 3 phase Circuits:</b>	Copper		
Functional	<b>110 vac Aluminum Branch Wiring:</b>	None noted.		
Functional	<b>GFCI:</b>	Ground fault detection for the main. Ground Fault Circuit Interrupt outlets are in the wall plates at the required areas.		
NI	<b>Ground:</b>	Internal to the locked external transformer.		
Functional	<b>Labels:</b>	Labeled adequately.		

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## Heating and Air Conditioning Systems

Describe the type of fuel, heating/cooling equipment, and heating/cooling distribution system. Operate the system using normal readily accessible control devices. Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable. Observe the condition of normally operated controls and components of the systems. Observe visible flue pipes, dampers and related components for functional operation. Observe the condition of a representative number of heat/cool sources in each habitable space of the house. Inspect the operation of fixed supplementary heat units.

## Heating and Air Conditioning Systems

### Left side general areas

<b>Manufacturer:</b>	Bryant	<b>Approximate Age:</b>	15 years
<b>Type:</b>	Self contained rooftop	<b>Capacity:</b>	10 ton cooling.
<b>Area Served:</b>	Left side, general areas.	<b>Temperature Differential Cooling:</b>	NI
<b>Fuel:</b>	Electric/propane	<b>Temperature Differential Heat Mode:</b>	NI

<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Heat Operation:</b>	Adequate. This unit was maintaining the setpoint of the thermostat. This unit serves such a large area of this hotel and testing the temperature differential would have affected current guests.
NI	<b>A/C System</b>	The A/C system should not be turned on until it has been higher than 65F for 24 hours. This should be checked for 15-20F differential between the supply and return registers when it can be operated.
Functional	<b>Condensate Removal:</b>	PVC to internal roof drain.
Functional	<b>Thermostat:</b>	Hallway, left side, of second floor.
Functional	<b>Flue Pipe:</b>	Metal
Functional	<b>Flue Lines:</b>	Metal
Functional	<b>Fuel Tank:</b>	Propane tanks.
Functional	<b>Filter:</b>	Clean, changed on 2/23/2012.

### Right side general areas

<b>Manufacturer:</b>	Bryant	<b>Approximate Age:</b>	15 years
<b>Type:</b>	Self contained rooftop	<b>Capacity:</b>	10 ton cooling.
<b>Area Served:</b>	Left side, general areas.	<b>Temperature Differential Cooling:</b>	NI
<b>Fuel:</b>	Electric/propane	<b>Temperature Differential Heat Mode:</b>	NI

<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Heat Operation:</b>	Adequate. This unit was maintaining the setpoint of the thermostat. This unit serves such a large area of this hotel and testing the temperature differential would have affected current guests.
Conditional	<b>A/C System</b>	The A/C system should not be turned on until it has been higher than 65F for 24 hours. This should be checked for 15-20F differential between the supply and return registers when it can be operated. Hail damage has occurred to the condenser coils.
Functional	<b>Condensate Removal:</b>	PVC to internal roof drain.
Functional	<b>Thermostat:</b>	Hallway, right side, of second floor.
Functional	<b>Flue Pipe:</b>	Metal
Functional	<b>Flue Lines:</b>	Metal
Functional	<b>Fuel Tank:</b>	Propane tanks.
Functional	<b>Filter:</b>	Clean, changed on 2/23/2012.



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## Breakfast area

<b>Manufacturer:</b>	Bryant	<b>Approximate Age:</b>	15 years
<b>Type:</b>	Central air, split system	<b>Capacity:</b>	5 ton cooling.
<b>Area Served:</b>	Breakfast area.	<b>Temperature Differential Cooling:</b>	NI
<b>Fuel:</b>	Electric/propane	<b>Temperature Differential Heat Mode:</b>	18F

<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Heat Operation:</b>	Adequate.
NI	<b>A/C System</b>	The A/C system should not be turned on until it has been higher than 65F for 24 hours. This should be checked for 15-20F differential between the supply and return registers when it can be operated.
Functional	<b>Condensate Removal:</b>	PVC to room drain.
Functional	<b>Thermostat:</b>	Breakfast area
Functional	<b>Flue Pipe:</b>	Metal
Functional	<b>Flue Lines:</b>	Metal
Functional	<b>Fuel Tank:</b>	Propane tanks.
<b>Defective</b>	<b>Filter:</b>	Dirty, collapsed, no longer functioning.

The filter does not have a housing that secures the filter in place. This filter is dirty, has collapsed, and is no longer functioning.



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## Front foyer area

<b>Manufacturer:</b>	Bryant	<b>Approximate Age:</b>	15 years
<b>Type:</b>	Central air, split system	<b>Capacity:</b>	5 ton cooling.
<b>Area Served:</b>	Foyer area	<b>Temperature Differential Cooling:</b>	NI
<b>Fuel:</b>	Electric/propane	<b>Temperature Differential Heat Mode:</b>	17F

<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Heat Operation:</b>	Adequate.
NI	<b>A/C System</b>	The A/C system should not be turned on until it has been higher than 65F for 24 hours. This should be checked for 15-20F differential between the supply and return registers when it can be operated.
Functional	<b>Condensate Removal:</b>	PVC to room drain.
Functional	<b>Thermostat:</b>	Breakfast area
Functional	<b>Flue Pipe:</b>	Metal
Functional	<b>Flue Lines:</b>	Metal
Functional	<b>Fuel Tank:</b>	Propane tanks.
<b>Defective</b>	<b>Filter:</b>	Not secured in place, not functioning.

The filter does not have a housing that secures the filter in place. This filter is serving very little good.



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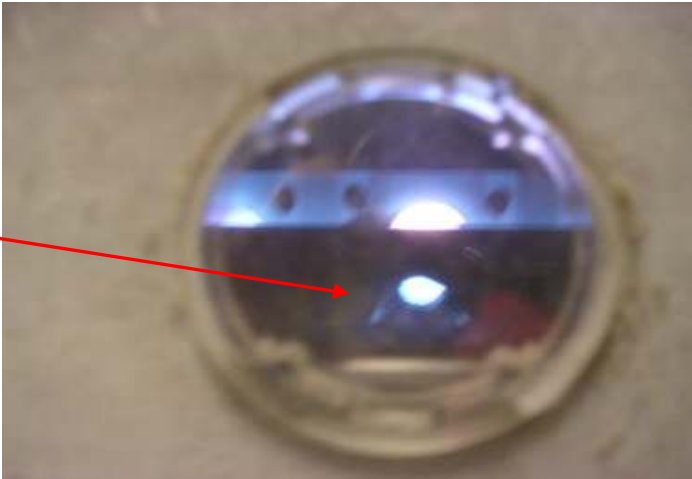
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## Office area

<b>Manufacturer:</b>	Bryant	<b>Approximate Age:</b>	Outside 5 years, inside 15 years.
<b>Type:</b>	Central air, split system	<b>Capacity:</b>	3 ton cooling.
<b>Area Served:</b>	Office area	<b>Temperature Differential Cooling:</b>	NI
<b>Fuel:</b>	Electric/propane	<b>Temperature Differential Heat Mode:</b>	30-40F

<b>Condition:</b>	<b>Items:</b>	
<b>Conditional</b>	<b>Heat Operation:</b>	Heating adequately. The burner manifold/exhaust system is suspect.
NI	<b>A/C System</b>	The A/C system should not be turned on until it has been higher than 65F for 24 hours. This should be checked for 15-20F differential between the supply and return registers when it can be operated.
Functional	<b>Condensate Removal:</b>	PVC to drain.
Functional	<b>Thermostat:</b>	Hallway in office area.
Functional	<b>Flue Pipe:</b>	Metal
Functional	<b>Flue Lines:</b>	Metal
Functional	<b>Fuel Tank:</b>	Propane tanks.
<b>Conditional</b>	<b>Filter:</b>	Dirty

It is difficult for a camera to show the evidence of a yellow flame for the burner.  
The flame had evidence of burning yellow, which indicates the fumes are not being exhausted properly.





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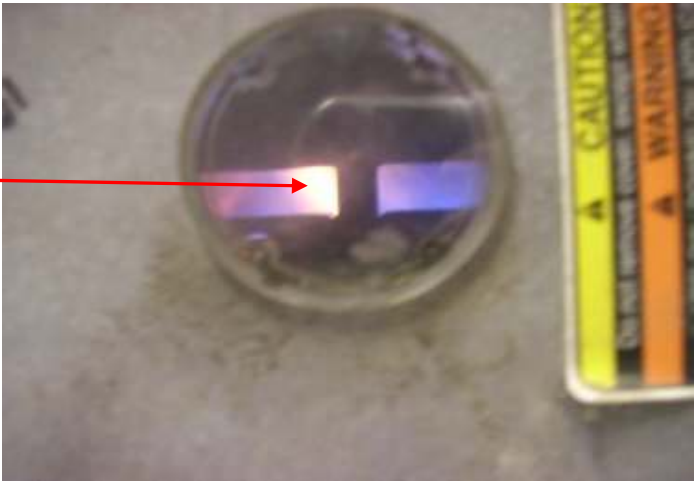
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## Laundry area

<b>Manufacturer:</b>	Bryant	<b>Approximate Age:</b>	15 years.
<b>Type:</b>	Central air, split system	<b>Capacity:</b>	3 1/2 ton cooling.
<b>Area Served:</b>	Laundry area	<b>Temperature Differential Cooling:</b>	NI
<b>Fuel:</b>	Electric/propane	<b>Temperature Differential Heat Mode:</b>	NI

<b>Condition:</b>	<b>Items:</b>	
<b>Defective</b>	<b>Heat Operation:</b>	The color of the burner flame indicates the exhaust for the fumes is not operating properly. Charlie Long and Laura Ross indicated that gas fumes are smelled when the heat is used with this system. The heat was turned off at the thermostat for this system. The heat was not left on for long enough to check the temperature differential. I informed Laura to have the gas line shut off to this system on 2/27.
NI	<b>A/C System</b>	The A/C system should not be turned on until it has been higher than 65F for 24 hours. This should be checked for 15-20F differential between the supply and return registers when it can be operated.
Functional	<b>Condensate Removal:</b>	PVC to drain.
Functional	<b>Thermostat:</b>	Laundry area
Functional	<b>Flue Pipe:</b>	Metal
Functional	<b>Flue Lines:</b>	Metal
Functional	<b>Fuel Tank:</b>	Propane tanks.
<b>Conditional</b>	<b>Filter:</b>	Dirty

It is difficult for a camera to show the evidence of a yellow flame for the burner. This flame had clear evidence of burning yellow, which indicates the fumes are not being exhausted properly.



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## Dryer closet room

<b>Manufacturer:</b>	NI	<b>Approximate Age:</b>	15 years.
<b>Type:</b>	AC, split system	<b>Capacity:</b>	Estimate 1 ton
<b>Area Served:</b>	Dryer housing room	<b>Temperature Differential Cooling:</b>	NI
<b>Fuel:</b>	Electric	<b>Temperature Differential Heat Mode:</b>	NI

<b>Condition:</b>	<b>Items:</b>	
<b>Defective</b>	<b>Heat Operation:</b>	This system was not in operation. Turning on the heat to this unit would have been dangerous with the dryer dust that was all over the unit.
NI	<b>A/C System</b>	Turning on the A/C to this unit would have been a useless test with the dust that was all over the unit. Along with the outside temperature prohibiting this.
NI	<b>Condensate Removal:</b>	NI. Likely to an outside wall with the yellow hose, but I did not inspect this.
Functional	<b>Thermostat:</b>	Within the unit.
Functional	<b>Flue Pipe:</b>	NP
Functional	<b>Flue Lines:</b>	NP
Functional	<b>Fuel Tank:</b>	NP
<b>Defective</b>	<b>Filter:</b>	Very Dirty

This filter should be black in color. It has a thick coating of dust.



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## Plumbing

Visible water supply lines. Visible waste/soil and vent lines. Fixtures and faucets. Domestic hot water system and fuel source. Describe the material of the main line and water supply lines. Verify the presence of a main water supply valve. Describe the type of sanitary waste piping. Describe the type and capacity of domestic water heating unit(s). Inspect the condition of accessible and visible water and waste lines. Inspect and operate fixtures and faucets. Inspect and operate the domestic hot water systems. Inspect and operate drain pumps and waste ejector pumps when possible. Test the water supply for functional flow. Test waste lines from sinks, tubs and showers for functional drainage.

### General

<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Service Line:</b>	Copper
Functional	<b>Main Water Shutoff:</b>	Right side, first floor Maintenance room.
Functional	<b>Water Lines:</b>	Copper
Functional	<b>Vent Pipes:</b>	PVC
Functional	<b>Drain Pipes:</b>	PVC

### Water Heater

	<b>Manufacturer:</b>	Rheem-Ruud	<b>Location:</b>	Third floor maintenance room
	<b>Fuel:</b>	Propane	<b>Approximate Age:</b>	15 years
<b>Condition:</b>	<b>Items:</b>			
Functional	<b>State Inspection:</b>	1997		
Functional	<b>Operation:</b>	In service		
Functional	<b>Flue Pipe:</b>	Metal		
Functional	<b>TPRV and Drain Tube::</b>	To concrete floor.		
Functional	<b>Capacity:</b>	91 gallons	<b>Temperature:</b>	104F
Functional	<b>Circulation loop pump:</b>	Grundfos. These 3 water heaters on this floor are in parallel.		

### Water Heater

	<b>Manufacturer:</b>	Rheem-Ruud	<b>Location:</b>	Third floor maintenance room
	<b>Fuel:</b>	Propane	<b>Approximate Age:</b>	15 years
<b>Condition:</b>	<b>Items:</b>			
Functional	<b>State Inspection:</b>	1997		
Functional	<b>Operation:</b>	In service		
Functional	<b>Flue Pipe:</b>	Metal		
Functional	<b>TPRV and Drain Tube::</b>	To concrete floor.		
Functional	<b>Capacity:</b>	91 gallons	<b>Temperature:</b>	104F
Functional	<b>Circulation loop pump:</b>	Grundfos. These 3 water heaters on this floor are in parallel.		

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## Water Heater

<b>Condition:</b> Functional Functional Functional Functional Functional Functional Functional	<b>Manufacturer:</b>	State	<b>Location:</b>	Third floor maintenance room
	<b>Fuel:</b>	Propane	<b>Approximate Age:</b>	6 months
	<b>Items:</b>			
	<b>State Inspection:</b>	8/24/2011		
	<b>Operation:</b>	In service		
	<b>Flue Pipe:</b>	Metal		
	<b>TPRV and Drain Tube::</b>	To concrete floor.		
	<b>Capacity:</b>	100 gallons	<b>Temperature:</b>	104F
	<b>Circulation loop pump:</b>	Grundfos. These 3 water heaters on this floor are in parallel.		

## Water Heater

<b>Condition:</b> Functional <b>Defective</b>  Functional Functional Functional NP <b>Defective</b>	<b>Manufacturer:</b>	Rheem-Ruud	<b>Location:</b>	First floor maintenance room
	<b>Fuel:</b>	Propane	<b>Approximate Age:</b>	15 years
	<b>Items:</b>			
	<b>State Inspection:</b>	1997		
	<b>Operation:</b>	Gas shut off. Water leak in the plumbing above this heater causing damage to this heater.		
	<b>Flue Pipe:</b>	Metal		
	<b>TPRV and Drain Tube::</b>	To concrete floor.	NI	
	<b>Capacity:</b>	91 gallons	<b>Temperature:</b>	
	<b>Circulation loop pump:</b>	Not clear whether the 3rd floor pump serves this area also.		
	<b>Surge tank:</b>	Not secured in a safe manner.		

Water leak at this point in the 1st floor maintenance area above the water heater.  
Water dripping to this point.  
Causing this damage to the water heater.

Not secured in a safe manner.



# B and B Inspections

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## Interior Rooms

Observe the visible condition of the surfaces of walls, ceilings, and floors relative to structural integrity and evidence of water penetration. Verify the presence of steps, stairways, balconies, handrails and guardrails and observe their condition. Describe type, material, condition and operation of a representative number of windows, doors and their hardware. Inspect the condition of the public and office areas. Inspect the condition of the private areas. Locate and observe a representative number of electrical outlets/fixtures and wiring in each room. Comment on presence or absence of smoke detectors. Observe condition and operation of plumbing fixtures and components in each room.

### Public Baths - Men's

Condition:	Items:
Functional	<b>Ceiling:</b> Suspended ceiling
Functional	<b>Walls:</b> Wallpaper
Functional	<b>Floor:</b> Tile
Functional	<b>Doors:</b> Wood
NP	<b>Windows:</b> NP
NP	<b>Electrical:</b> NP
Functional	<b>Counter/Cabinet</b> Granite look.
Functional	<b>Sink/Basin:</b> Metal
Functional	<b>Faucets/Traps:</b> NI. Covered with Cabinet.
Functional	<b>Toilet:</b> Ceramic
Functional	<b>HVAC Source:</b> Central air vent
Functional	<b>Ventilation:</b> Yes.

### Public Baths - Women's

Condition:	Items:
Functional	<b>Ceiling:</b> Suspended ceiling
Functional	<b>Walls:</b> Wallpaper
Functional	<b>Floor:</b> Tile
Functional	<b>Doors:</b> Wood
NP	<b>Windows:</b> NP
NP	<b>Electrical:</b> NP
Functional	<b>Counter/Cabinet</b> Granite look.
Functional	<b>Sink/Basin:</b> Metal
Functional	<b>Faucets/Traps:</b> NI. Covered with Cabinet.
Functional	<b>Toilet:</b> Ceramic
Functional	<b>HVAC Source:</b> Central air vent
Functional	<b>Ventilation:</b> Yes.



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## Individual Guest Rooms - 72 rooms

### Overview of Items:

<b>Condition:</b>	<b>Items:</b>	
See list on page 20-21.	<b>Ceiling:</b>	Concrete with popcorn texture finish. Stains exist in several rooms.
See list on page 20-21.	<b>Walls:</b>	Drywall/paint. Many water stains were noted. Some rooms had damaged walls. No active (measured wet) water stains were noted.
Functional	<b>Floor:</b>	Carpet, tile
<b>Conditional</b>	<b>Doors:</b>	Wood. Room 111 has stained wood on the inside.
<b>Conditional</b>	<b>Windows:</b>	Approximately 25% of the windows have failed seals causing cloudy internal panes. Others show signs of beginning to have this staining.
<b>Conditional</b>	<b>Electrical:</b>	Room 226 has a loose GFCI outlet in the bath
See list on page 20-21.	<b>Bath:</b>	See list on next page
See list on page 20-21.	<b>PTAC Condition</b>	All original 1997 units.
See list on page 20-21.	<b>PTAC Cooling:</b>	Three units were not functioning in the cooling mode.
See list on page 20-21.	<b>PTAC Heating:</b>	Two units were not functional.
Functional	<b>Furniture:</b>	Adequate
<b>Defective</b>	<b>Mattress:</b>	All double beds were not inspected due to the obvious need for replacement. All 22 King mattresses are dated 2004 and have signs of sinking in places. Room 302 does not have a mattress.
See list on page 20-21.	<b>Refrigerator:</b>	Room was not functioning. Room 310 was at 22F, too cold of a setting.
Functional	<b>Microwave:</b>	Adequate.
Functional	<b>Smoke Alarm:</b>	Several were tested that were outside of current guests. All tested were ok.

This is room 227.

This is typical for the stains that are on the ceiling for the rooms listed on the next page.



This is typical for the stains that are on the walls for the rooms listed on the next page.



# B and B Inspections

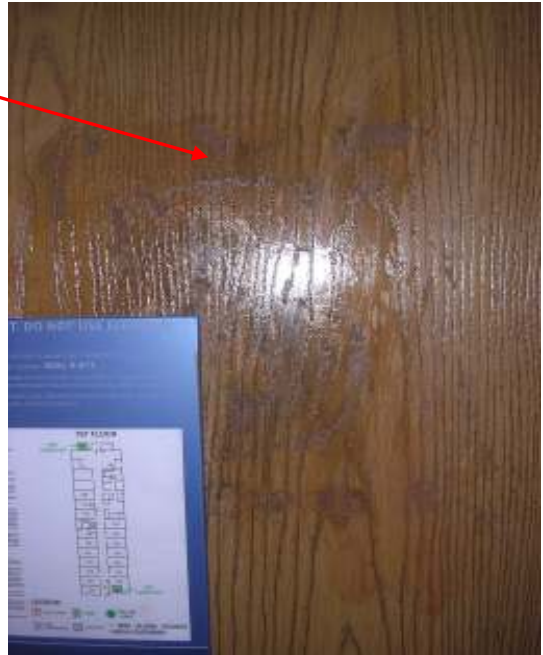
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This is room 111.

This staining on the door is very noticeable.

This is the King mattress in room 122.

This is typical of how all the mattresses have these signs of sagging and wear.



Approximately 25% of the windows have failed seals causing cloudy internal panes. Others show signs of beginning to have this staining.

Another 25% of the windows, besides the windows that have the obvious cloudiness throughout the window, have areas near the top edge that are starting to show that the seal has failed.



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**Guest Rooms with Conditional issues and Defective issues for these items:**

Photographs on file for most of these items. Representative pictures are on the previous two pages.

## Ceiling issues:

- 116 stained at outside wall top edge
- 127 stained at outside wall top edge
- 315 repair work on concrete joint near outside wall. No moisture detected.

## Wall issues:

- 109 damaged areas on the inside wall
- 111 outside wall stained at top edge
- 115 outside wall stained at top edge
- 116 outside wall stained at top edge
- 121 outside wall stained at top edge
- 125 outside wall stained at top edge
- 126 outside wall stained at top edge
- 128 damage above door
- 129 outside wall stained at top edge
- 204 outside wall stained at top edge-no picture on file
- 208 outside wall stained at top edge
- 210 outside wall stained at top edge
- 212 outside wall stained at top edge
- 214 inside wall stained at top edge
- 215 inside wall stained at top edge
- 216 inside wall and outside wall stained at top edge
- 217 inside wall and outside wall stained at top edge
- 220 crack and water damage in drywall on inside wall
- 221 outside wall damage near the PTAC unit
- 224 stain outside wall at top edge
- 226 dirty middle wall
- 227 stain and chip above the door
- 228 stain outside wall at top edge
- 228 inside walls wheelchair damage
- 306 outside wall damaged from furniture
- 308 outside wall damage near floor
- 320 damage above headboard



## Electrical issues:

- 226 loose GFCI outlet in the bath
- 310 round light out in bath
- 327 fluorescent light flickering

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Guest Rooms with **Conditional** issues and **Defective** issues for these items: continued

## Window issues:

115 frosted cloudy  
116 frosted cloudy  
120 frosted cloudy  
121 frosted cloudy  
125 frosted cloudy  
127 frosted cloudy  
129 frosted cloudy  
204 frosted cloudy  
206 frosted cloudy  
208 frosted cloudy  
210 frosted cloudy  
215 frosted cloudy  
307 scratch on inside pane  
315 frosted cloudy  
317 frosted cloudy  
322 frosted cloudy

## Bath issues:

123 commode tank loose  
127 very slow bath sink drain  
209 chipped tub  
224 chipped tub  
310 loose commode from floor

## PTAC condition:

220 crack in housing between the controls and the vent.  
224 crack in housing between the controls and the vent.  
302 not functioning. Many items have been borrowed from this room. Parts missing from PTAC unit.

## PTAC cooling:

301 failed during test  
321 unit not cooling.  
322 unit not cooling to degree it should. Only 6F between the supply and return registers, rather than the necessary 15F.

## PTAC heating:

301 failed during test

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## First floor guest hallway and ice/vending/elevator areas

<b>Condition:</b>	<b>Items:</b>	
<b>Conditional</b>	<b>Ceiling:</b>	Suspended ceiling stained above the ice machine.
Functional	<b>Walls:</b>	Wallpaper
Functional	<b>Floor:</b>	Tile/carpet
<b>Conditional</b>	<b>Exit Doors:</b>	Metal rear and left side exit doors. Left side door mentioned earlier.
Functional	<b>Electrical:</b>	Vending area 120vac.
Functional	<b>HVAC Source:</b>	Left half-left rooftop unit. Right half-right rooftop unit.
<b>Defective</b>	<b>Ventilation:</b>	Exhaust fan for ice/vending area not operational
<b>Conditional</b>	<b>Windows:</b>	Rear window next to exit door frosted.
Functional	<b>Ice machine:</b>	Adequate
Functional	<b>Drain:</b>	Adequate
Functional	<b>Candy machine:</b>	Functioning
Functional	<b>Coke machine:</b>	Functioning
Functional	<b>Vending PTAC:</b>	Adequate

Suspended ceiling stained above the ice machine.



Rear window next to exit door frosted.





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## Second floor guest hallway and ice/vending/elevator areas

<b>Condition:</b>	<b>Items:</b>	
<b>Conditional</b>	<b>Ceiling:</b>	Drywall texture. Many joints in hallway showing cracks.
Functional	<b>Walls:</b>	Wallpaper
Functional	<b>Floor:</b>	Tile/carpet
Functional	<b>Exit Doors:</b>	Metal stairway doors.
Functional	<b>Electrical:</b>	Vending area 120vac.
Functional	<b>HVAC Source:</b>	Left half-left rooftop unit. Right half-right rooftop unit.
Functional	<b>Ventilation:</b>	Exhaust fan for ice/vending area operational
Functional	<b>Windows:</b>	Fixed
Functional	<b>Ice machine:</b>	Adequate
Functional	<b>Drain:</b>	Adequate
Functional	<b>Coke machine:</b>	Functioning
Functional	<b>Vending PTAC:</b>	Adequate



## Third floor guest hallway and ice/vending/elevator areas

<b>Condition:</b>	<b>Items:</b>	
<b>Conditional</b>	<b>Ceiling:</b>	Drywall texture. Most joints in hallway showing cracks.
Functional	<b>Walls:</b>	Wallpaper
Functional	<b>Floor:</b>	Tile/carpet
Functional	<b>Exit Doors:</b>	Metal stairway doors.
Functional	<b>Electrical:</b>	Vending area 120vac.
Functional	<b>HVAC Source:</b>	Left half-left rooftop unit. Right half-right rooftop unit.
Functional	<b>Ventilation:</b>	Exhaust fan for ice/vending area operational
Functional	<b>Windows:</b>	Fixed
Functional	<b>Ice machine:</b>	Adequate
Functional	<b>Drain:</b>	Adequate
Functional	<b>Coke machine:</b>	Functioning
Functional	<b>Vending PTAC:</b>	Adequate



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## Second floor guest washer/dryer area/file storage

<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Ceiling:</b>	Concrete with texture covering.
<b>Conditional</b>	<b>Walls:</b>	Drywall/paint. File storage wall moldy.
Functional	<b>Floor:</b>	Tile/concrete
Functional	<b>Exit Doors:</b>	Metal doors.
Functional	<b>Electrical:</b>	Vending area 120vac.
Functional	<b>HVAC Source:</b>	Left rooftop unit.
NP	<b>Windows:</b>	NP

File storage wall moldy.



## Maintenance office/Main electrical room

<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Ceiling:</b>	Concrete.
Functional	<b>Walls:</b>	Drywall/paint.
Functional	<b>Floor:</b>	Concrete
Functional	<b>Exit Doors:</b>	Metal doors.
Functional	<b>Electrical:</b>	120vac outlets. Main electrical room.
Functional	<b>PTAC:</b>	Adequate
<b>Conditional</b>	<b>Windows:</b>	Window frosted and cloudy.



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## Front entrance foyer

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<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Ceiling:</b>	Suspended ceiling
Functional	<b>Walls:</b>	Wallpaper
Functional	<b>Floor:</b>	Tile
Functional	<b>Exit Doors:</b>	Metal doors.
Functional	<b>Electrical:</b>	120vac.
Functional	<b>HVAC Source:</b>	Front foyer HVAC system. Air vents dirty due to poor filter housing.
Functional	<b>Windows:</b>	Fixed metal
Functional	<b>Counter/cabinet:</b>	Granite/wood.

## Breakfast area

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<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Ceiling:</b>	Suspended ceiling
Functional	<b>Walls:</b>	Drywall/paint
Functional	<b>Floor:</b>	Tile
Functional	<b>Exit Doors:</b>	Metal doors.
Functional	<b>Electrical:</b>	120vac.
Functional	<b>HVAC Source:</b>	Breakfast HVAC system. Air vents dirty due to poor filter housing.
Functional	<b>Windows:</b>	Fixed metal
Functional	<b>Counter/cabinet:</b>	Granite look/wood.
Functional	<b>Sink/Basin:</b>	Stainless
Functional	<b>Faucet/traps:</b>	Metal/pvc
Functional	<b>Oven:</b>	Moffet. Adequate
Functional	<b>Refrigerator:</b>	Adequate

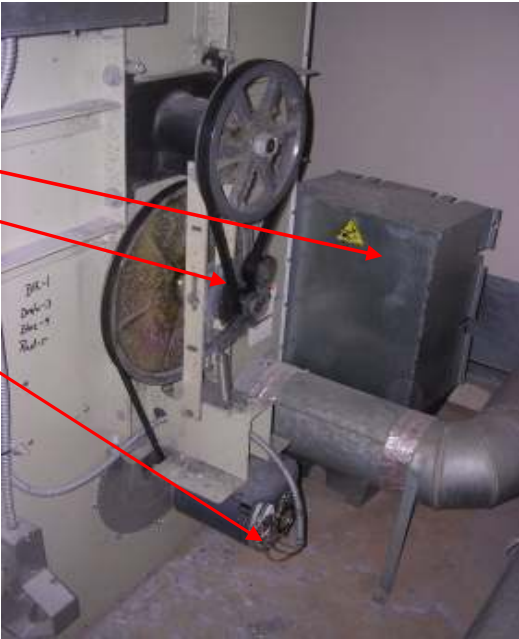
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## Laundry Area

<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Ceiling:</b>	Suspended ceiling
Functional	<b>Walls:</b>	Drywall/texture
Functional	<b>Floor:</b>	Concrete
Functional	<b>Doors:</b>	Metal
NP	<b>Windows:</b>	NP
Functional	<b>Electrical:</b>	120/240
Functional	<b>Laundry Tub:</b>	Fiberglass
Functional	<b>Laundry Tub Drain:</b>	PVC
<b>Conditional</b>	<b>Dryer/s:</b>	Unimac. Front dryer belt cover is not installed. Motor not wired in a permanent manner.
Functional	<b>Washer/s:</b>	Alliance
Functional	<b>Dryer Vents:</b>	Metal duct to outside
Functional	<b>Dryer Gas Line:</b>	Metal
Functional	<b>Washer Drain:</b>	To socks to pit to drain.
<b>Defective</b>	<b>HVAC:</b>	Mentioned earlier. Propane heating unit not safe to use.

Belt cover  
for the dryer belts  
and wiring for the motor  
are not installed permanently.

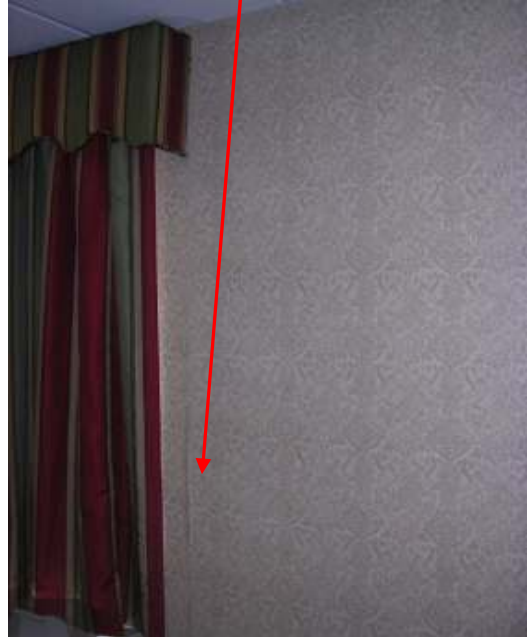


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## Conference Room

<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Ceiling:</b>	Suspended ceiling
<b>Conditional</b>	<b>Walls:</b>	Wallpaper. Coming loose on outside wall
Functional	<b>Floor:</b>	Carpet
Functional	<b>Exit Doors:</b>	Wood
Functional	<b>Electrical:</b>	120vac.
Functional	<b>PTAC:</b>	Adequate
Functional	<b>Windows:</b>	Fixed metal
Functional	<b>Counter/cabinet:</b>	Granite/wood.
Functional	<b>Sink:</b>	Stainless



## Office area

<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Ceiling:</b>	Suspended ceiling
Functional	<b>Walls:</b>	Wallpaper. Drywall/paint
Functional	<b>Floor:</b>	Tile
Functional	<b>Exit Doors:</b>	Wood
Functional	<b>Electrical:</b>	120vac.
Functional	<b>HVAC:</b>	Adequate
<b>Conditional</b>	<b>Windows:</b>	Clouded and stained. Picture from the outside earlier in the report.
Functional	<b>Counter/cabinet:</b>	Granite/wood.



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## Exercise Room

<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Ceiling:</b>	Suspended ceiling
Functional	<b>Walls:</b>	Wallpaper
Functional	<b>Floor:</b>	Tile
Functional	<b>Exit Doors:</b>	Metal doors.
Functional	<b>Electrical:</b>	120vac.
Functional	<b>PTAC:</b>	Adequate
<b>Conditional</b>	<b>Windows:</b>	Window stained and cloudy.
Functional	<b>Elliptical:</b>	Adequate
Functional	<b>Bicycle:</b>	Adequate
Functional	<b>Treadmill</b>	Adequate



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## Accessories

### Elevator

<b>Condition:</b>	<b>Items:</b>	
Functional	<b>State Inspection:</b>	Performed by Billy Mudd, 3/17/11.
<b>Conditional</b>	<b>Visible condition:</b>	Inside door scratched.
Functional	<b>Brand:</b>	Otis Elevator company.
Functional	<b>Model:</b>	7525 25HP
Functional	<b>Contract Number:</b>	455008
Functional	<b>Exhaust:</b>	Adequate, to outside.

Inside door scratched.



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## Pool

<b>Condition:</b>	<b>Items:</b>	Pool shut down for the winter and covered.
<b>Defective</b>	<b>Water condition:</b>	Mold growing on all walls. If the water was treated properly at winterizing, the water would not have allowed this amount of growth of mold.
<b>Defective</b>	<b>Pool siding condition:</b>	Concrete. I could not evaluate the pool surface due to the mold growth that was very thick. Charlie Long stated the pool siding was in very poor condition, with chipped paint/covering throughout the pool.
Functional	<b>Pump condition:</b>	Dayton 1 HP. Appears adequate
<b>Defective</b>	<b>Pool light:</b>	Reported by Charlie Long as not working.
NI	<b>Filter:</b>	Sand. Backwash instructions should be modified or generated. I do not feel this was being performed correctly.
<b>Defective</b>	<b>Electrical:</b>	Pump electrical likely ok. Pool building GFCI exterior outlet did not trip when tested.

This is a picture from between the pool cover looking down at the surface of the water. Mold is growing on all the walls in a thick manner.



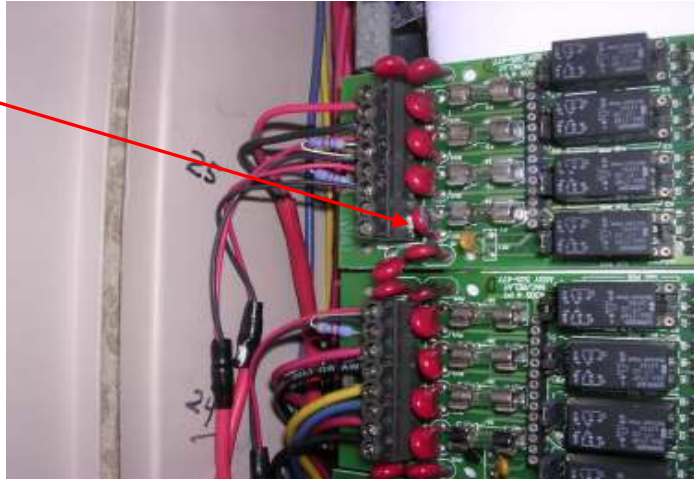
# B and B Inspections

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## Fire Alarm System

Condition:	Items:	
Functional	Inspection last performed	2/8/2012
Functional	Insufficiencies corrected	None noted. Spare input not functional.
Functional	Company performing inspection	Simplex
Functional	Condition of equipment	Adequate
Functional	Any current alarms	None.
Functional	Brand:	Simplex
Functional	Model:	4005 Fire Alarm Panel

This input likely would not function. It is the spare input. The capacitor is blown apart.



## Sprinkler System

Condition:	Items:	
Functional	Inspection last performed	2/8/2012
Functional	Insufficiencies corrected	None noted.
Functional	Company performing inspection	Simplex
Functional	Condition of equipment	Adequate
Functional	Any areas valved incorrectly	None noted.
Functional	Brand:	Tyco Simplex
Functional	Devices:	Smoke alarms, hand pull stations, flow detectors, valve position devices, horns, elevator failure, all annually inspected.

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## LAN/NET

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<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Working:</b>	Adequate
Functional	<b>Visible condition:</b>	Normal
Functional	<b>Brand:</b>	IBM 3200 M3 320GB
Functional	<b>UPS:</b>	Appears functioning

## Camera System

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<b>Condition:</b>	<b>Items:</b>	
Functional	<b>Location:</b>	In the General Manager's office.
Functional	<b>Working condition:</b>	Adequate. More recording features could be used with this system, but these have not been utilized. Set on 24 hour continuous recording.
Functional	<b>Visible condition:</b>	All cameras and video displays are working
NI	<b>Brand:</b>	NI. Office locked on Saturday.
NI	<b>Model:</b>	NI. Office locked on Saturday.
NI	<b>Serial Number:</b>	NI. Office locked on Saturday.

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## 2. GENERAL LIMITATIONS AND EXCLUSIONS

2.1 Inspections performed under the Standards exclude any item(s) concealed or not readily accessible to the inspector. The inspector is not required to move furniture, personal, or stored items; lift floor coverings; move attached wall, ceiling coverings, or panels; or perform any test(s) or procedures(s) which could damage or destroy the item(s) being evaluated.

2.2 The following are excluded and not limited to: appliances, recreational facilities, alarms, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.

2.3 The determination of the presence of or damage caused by termites or any other wood-damaging insects or organism is excluded.

2.4 Also excluded from a standard inspection is the determination of the indoor air quality or sickness of any building including, but not limited to, the presence or absence of all manner of biological activity, such as molds, insects, birds, pets, mammals, and other flora and fauna, and their consequent physical damage, toxicity, odors, waste products, and noxiousness.

2.5 Use of special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment is not required.

2.6 The inspection is not required to include information from any source concerning previous property, geological, environmental or hazardous waste conditions, manufacturer recalls or conformance of proper manufacturer's installation of any component or system, or information contained in Consumer Protection Bulletin. The inspection is not required to include information from any source concerning past or present violations of codes, ordinances, or regulations.

2.7 The inspection and report are opinions only, based upon visual observation of existing conditions of the inspected property at the time of the inspection. THE REPORT IS NOT INTENDED TO BE, OR TO BE CONSTRUED AS, A GUARANTEE, WARRANTY, OR ANY FORM OF INSURANCE. The inspector will not be responsible for any repairs or replacements with regard to the property or the contents thereof.

2.8 The inspector is not required to determine property boundary lines or encroachments.

2.9 The inspector is not required to provide an inspection of any condominium common component, system or evaluate condominium reserve accounts.

2.10 The inspector is not required to enter any premises that visibly shows a physical threat to the safety of the inspector or others nor inspect any area or component that poses a danger to the inspector or others.

The inspector is NOT required to:

3.3.1 Inspect fences or privacy walls.

3.3.2 Evaluate the condition of trees, shrubs, and or other vegetation.

3.3.3 Evaluate or determine soil or geological conditions, site engineering, or property boundaries.

The inspector is NOT required to:

4.3.1 Enter subfloor crawl spaces with headroom of less than 3 feet, obstructions, or other detrimental conditions.

4.3.2 Move stored items or debris or perform excavation to gain access.

4.3.3 Enter areas which, in the inspector's opinion, may contain conditions or materials hazardous to the health and safety of the inspector.

4.3.4 Operate sump pumps equipped with internal/water dependent switches.

5.3.1 Inspect buildings, decks, patios, retaining walls, and other structures detached from the structure.

5.3.2 Evaluate function of shutters, awnings, storm doors, storm windows and similar accessories.

5.3.3 Inspect or test the operation of security locks, devices, or systems.

5.3.4 Evaluate the presence, extent, and type of insulation and vapor barriers in the exterior walls.

5.3.5 Examine the interior of the flues or determine the presence or absence of flue liners.

5.3.6 Inspect for safety type glass or the integrity of thermal window seals or damaged glass.

6.3.1 Walk on or access a roof where it could damage the roof or roofing material or be unsafe for the inspector.

6.3.2 Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.

6.3.3 Inspect internal gutter and downspout systems and related underground drainage piping.

6.3.4 Inspect antennas, lightning arresters, or similar attachments.

6.3.5 Operate powered roof ventilators.

6.3.6 Determine remaining life expectancy of roof coverings, presence or absence of hail damage; manufacturers' defects, exceptions, installation methods or recalls; or number of layers.

6.3.7 Determine adequacy of roof ventilation.

7.3.1 Enter attic spaces with headroom of less than 5 feet, with insulation covering the ceiling joists, or bottom truss chord, or if there are obstructions, trusses, or other detrimental conditions.

7.3.2 Break or otherwise damage the surface finish or weather seal on or around access panels and covers.

8.3.1 Inspect or operate equipment housed in the utilities area except as otherwise addressed in the Standards.

8.3.2 Verify or certify safe operation of any auto reverse or related safety function(s) of a vehicle door.

9.3.1 Insert any tool, probe or testing device into the main or



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sub-panels.

9.3.2 Activate electrical systems or branch circuits which are not energized.

9.3.3 Operate overload protection devices.

9.3.4 Inspect ancillary systems, including but not limited to: burglar alarms, protection systems, low voltage relays, smoke/heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring, or any systems controlled by timers.

9.3.5 Move any objects, furniture, or appliances to gain access to any electrical component.

9.3.6 Test every switch, receptacle, and fixture.

9.3.7 Remove switch and outlet cover plates.

9.3.8 Inspect electrical equipment not readily accessible or dismantle any electrical device or control.

9.3.9 Verify continuity of connected service ground(s).

10.3.1 Operate any main, branch or fixture valve, except faucets, or determine water temperature.

10.3.2 Inspect any system that is shut-down or secured.

10.3.3 Inspect any plumbing components not readily accessible.

10.3.4 Inspect any exterior plumbing components or interior or exterior drain systems.

10.3.5 Inspect interior fire sprinkler systems.

10.3.6 Evaluate the potability of any water supply.

10.3.7 Inspect water conditioning equipment, including softener and filter systems.

10.3.8 Operate freestanding or built-in appliances.

10.3.9 Inspect private water supply systems.

10.3.10 Test shower pans, tub and shower surrounds, or enclosures for leakage.

10.3.11 Inspect gas supply system for materials, installation or leakage.

10.3.12 Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies; or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and equipment.

10.3.13 Inspect and operate fixtures and faucets if the flow end of the faucet is connected to an appliance.

10.3.14 Record location of any on-site visible fuel tanks within or directly adjacent to structure.

11.3.1 Activate or operate heating or other systems that do not respond to normal controls or have been shutdown.

11.3.2 To inspect or evaluate a heat exchanger.

11.3.3 Inspect equipment or remove covers or panels that are not readily accessible.

11.3.4 Dismantle any equipment, controls, or gauges.

11.3.5 Inspect the interior of flues.

11.3.6 Inspect heating system accessories, such as

humidifiers, air purifiers, motorized dampers, heat reclaimers, etc.

11.3.7 Inspect solar heating systems.

11.3.8 Activate heating, heat pump systems, or other systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.

11.3.9 Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers.

11.3.10 Operate digital-type thermostats or controls.

11.3.11 Evaluate the capacity, adequacy, or efficiency of a heating or cooling system.

11.3.12 Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters, or solar heating devices.

11.3.13 Determine clearance to combustibles or adequacy of combustion air.

12.3.1 Activate or operate cooling or other systems that have been shut-down.

12.3.2 Inspect gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units.

12.3.3 Check the pressure of the system coolant or determine the presence of leakage.

12.3.4 Evaluate the capacity, efficiency, or adequacy of the system.

12.3.5 Operate equipment or systems if exterior temperature is below 60° Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.

12.3.6 Remove covers or panels that are not readily accessible.

12.3.7 Dismantle any equipment, controls, or gauges.

12.3.8 Check the electrical current drawn by the unit.

12.3.9 Operate digital-type thermostats or controls.

The inspector is NOT required to:

13.3.1 Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test, or inspect any solid fuel device in use.

13.3.2 Evaluate the installation or adequacy of inserts, wood burning stoves, or other modifications in a fireplace, stove, or chimney.

13.3.3 Determine clearance to combustibles in concealed areas.

13.3.4 Determine cosmetic condition of ceilings, walls, floor coverings, and components.

13.3.5 Determine if the bath and/or kitchen vent fan ducting exhausts air to exterior of house.

# B and B Inspections

February 27, 2012

## Typical Item Summary

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**Typical ratings are defined as an item performing its intended function relative to its age.**

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### **None noted.**

This is due to this building only being 15 years old.

Most building codes that are in affect now, were in affect when this building was built.

# B and B Inspections

February 27, 2012

## Conditional Item Summary

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**Outdoor lighting:** Both overhead lights at about 30 feet high on rear side are not working.  
Both lights on left side left of the pool at about 15 feet high are not working.  
One ground building perimeter light on right side under the tree is not working.  
*The lights should be replaced and/or the fixture repaired.*

**Signage:** The main sign has some paint missing.  
*This should be repaired.*

**Fence:** Rear fence has two areas of about 6 balusters each that are bent.  
*These should be repaired.*

**Outside Siding, surface only:** Synthetic stucco covering - Drivit is the common brand name to call this covering. Several areas have recent repairs, and paint. Some paint does not match well. Mold present on the front side.  
*More care should be done when matching colors with the repairs.*  
*The mold should be cleaned from the siding.*

**Trim/Fascia/Soffit:** The metal fascia around the top perimeter has some joints that are not completely sealed.  
*These joints should be caulked to prevent moisture from entering the EIFS system.*

**Outside Doors:** The left side exit door does not fit well.  
*This should be repaired or replaced before damage occurs to the door and frame.*

**Roof covering:** Carlisle single ply roofing system. EPDM .045 thick with river gravel covering. One area has the gravel moved from recent repair work.  
*The gravel should be reapplied in a smooth manner to cover the EPDM.*

**Right side rooftop A/C System** Hail damage has occurred to the condenser coils.  
*The cooling system for this unit will not perform as efficiently as it could if these fins were not damaged from hail. These fins may be able to be combed straight, but more likely the condenser coils should be replaced. If these coils are no longer available and the fins cannot be combed straight, the unit should be replaced.*

# B and B Inspections

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**Office Heat Operation:** Heating adequately. The burner manifold/exhaust system is suspect.

This unit is the same age and model as the unit that has failed for the Laundry area. This burner and manifold and exhaust system should be evaluated and determined to be safe or the unit replaced, as the laundry unit will likely need replacement.

**Office HVAC Filter:** Dirty

**Laundry HVAC Filter:** Dirty

These filters should be replaced.

## **Guest Room Water Stains on the walls and ceiling:**

Rooms 116 and 127 ceilings stained at outside wall top edge  
27 of the 72 guest room have walls stained from moisture or drywall damage.  
Staining noted in many places. No active wet areas were measured.  
Several stained areas were measured for moisture and no moisture levels were noted.  
The stains in the internal walls were likely from the baths above.  
No poor seals were noted in the baths on this date.  
The stains on the outside walls were likely from the window seals.  
Recent sealing has been done to most of the windows and doors in this building.

These areas should be repaired and painted with a stain resistant paint and monitored for more damage from moisture.

**Guest room electrical:** Room 226 loose GFCI outlet in the bath

This should be secured.

**Guest Bath:** Room 123 commode water tank loose  
Room 127 very slow bath sink drain  
Room 209 chipped tub  
Room 224 chipped tub  
Room 310 loose commode from floor

These should be repaired or replaced.

**Guest PTAC condition** 220 crack in housing between the controls and the vent.  
224 crack in housing between the controls and the vent.

These front panels for these units should be replaced.

**Guest PTAC cooling:** 322 unit not cooling to degree it should. Possible low on freon.

This unit only cooled 6F degrees, rather than the expected minimum of 15F.

This unit should be checked by an HVAC technician.

**Suspended Ceiling:** Suspended ceiling stained above the first floor ice machine.

The ceiling tiles should be replaced.

**Second Floor Ceiling:** Drywall texture. Many joints in hallway showing cracks.

**Third Floor Ceiling:** Drywall texture. Most joints in hallway showing cracks. About every 12 feet.

Repair work to all of these joints would be very difficult to match. Replacement of this ceiling is likely necessary to eliminate these cracks in an aesthetic manner.

# B and B Inspections

February 27, 2012

**Second floor file storage room:** Drywall/paint. File storage wall moldy.

This drywall needs to be removed, the wall dried out, the source of the moisture found (likely from the guest washer/dryer area) and the wall repaired.

**Elevator Visible condition:** Inside door scratched.

This door surface should be replaced.

**Dryer/s:** Unimac. Front dryer belt cover is not installed. Motor not wired in a permanent manner.

This guard should be installed and the motor wired correctly.

**Conf. Room Walls:** Wallpaper. Coming loose on outside wall

This should be repaired.

# B and B Inspections

February 27, 2012

## Defective Item Summary

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**Bollards:** 8 bollards are loose and no longer vertical, near the front entrance.  
**These are offering very little protection for the building or A/C units. These should be secured.**

**Windows:** Approximately 25% of all windows in this building have very visible staining inside the panes of glass. The seal between the panes is broken. Approximately another 25% of the windows have staining that is just starting to be visible. The seal in all of the windows will very likely fail in a short period. These windows cannot be repaired and have to be replaced to have clear windows.  
**I listed all of the windows as Conditional in the report, but due to the extent of the failed and failing seals on both the front and back sides, I am listing these windows as Defective. If all are not replaced, replacing the ones that are currently clear would be an ongoing eyesore and maintenance issue. All should be replaced.**

**Satellite dish:** Broken off of mount and laying loose on the roof.  
**This dish should be removed from the roof.**

**Breakfast HVAC Filter:** Dirty, collapsed, no longer functioning.

**Foyer HVAC Filter:** Not secured in place, not functioning.  
**Filter housings should be supplied to hold the filters in place. Easier changing would be helpful.**

**Laundry Area Heat Operation:** The color of the burner flame indicates the exhaust for the fumes is not operating properly. Charlie Long and Laura Ross indicated that gas fumes are smelled when the heat is used with this system. The heat was turned off at the thermostat for this system. The heat was not left on for long enough to check the temperature differential. I informed Laura to have the gas line shut off to this system on 2/27.  
**This system should remain off until repaired and the fumes are not exhausted into the room. Likely the burner manifold is cracked. The inside HVAC unit will likely need to be replaced.**

**Dryer Closet HVAC Operation:** This system was not in operation.  
Turning on the heat to this unit would have been dangerous with the dryer dust that was all over the unit.  
**Filter:** Very Dirty  
**This system needs to be thoroughly cleaned before attempting to operate it.**



# B and B Inspections

February 27, 2012

- First floor water Heater:** Gas shut off. Water leak in the plumbing above this heater causing damage to this heater.  
**This water leak should be repaired. The heater may be able to be cleaned up and put in operation, but more likely will need to be replaced.**
- Surge tank:** First floor water heater surge tank not secured in a safe manner.  
**This needs to be installed in a proper safe manner.**
- Mattresses:** All double beds were not inspected due to the obvious need for replacement.  
All 22 King mattresses are dated 2004 and have signs of sinking in places.  
Room 302 does not have a mattress.  
**The double beds are Defective. The King beds are Conditional, and should also be replaced.**
- Guest Bath lighting:** Room 310 round light out in bath      Room 327 fluorescent light flickering  
**I think Charlie repaired these as I continued with the second floor rooms.**
- Guest PTAC units:** Room 301 failed during normal operation of the controls during my test.  
Room 302 unit was missing several parts and was not functioning.  
Room 321 unit was not cooling.  
**These units should be repaired.**
- First Floor vending Ventilation:** Exhaust fan for ice/vending area not operational  
**This should be repaired.**
- Pool Water condition:** Mold growing on all walls. If the water was treated properly at winterizing, the water would not have allowed this amount of growth of mold.  
**This will need extra work to put this pool in operation for the summer.**
- Pool siding condition:** Concrete. I could not evaluate the pool surface due to the mold growth that was very thick. Charlie Long stated the pool siding was in very poor condition, with chipped paint/covering throughout the pool.  
**The siding should be inspected and brought to good condition.**
- Pool light:** Reported by Charlie Long as not working.  
**This should be repaired.**
- Pool Electrical:** Pool building GFCI exterior outlet did not trip when tested.  
**This GFCI outlet should be replaced.**