

B and B Inspections

December 10, 2012

Report



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 All Kentucky

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Definitions

All directions are given as if the main front door 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:
Functional	Item appears to be Functional with no obvious signs of defect.
NI Not Inspected	Item was unable to be inspected for safety reasons, due to lack of power, inaccessible, disconnected at time of inspection, or seasonal impediments.
NP Not Present	Item does not exist in the structure inspected.
Conditional	Item appears to be performing its intended function, but is in need of minor repair.
Defective	Item appears to be sufficiently deficient; unsafe; hazardous or inoperative.

General Information

Property Information

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

Client Information

Client Client
Address
City State 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
License #: HI2478 Signed: Peter Brandt

Conditions

Others Present		Property Occupied	No	Weather	Scattered showers
Estimated Age	1963	Temperature	53F	Weather	Cloudy
Inspection Date	12/7/2012	End Time	6:30pm		
Start Time	7:30am	Temperature	54F		
Inspection Date	12/8/2012	End Time	2:45pm		
Start Time	6:50am				
Soil Conditions	Wet				
Electric On	Yes				
Gas/Oil On	Yes				
Entrance Faces	Southeast				
Space Below Grade	Slab				
Building Type	Industrial Site				
Sewage Disposal	City	How Verified	Verified on Site Drawing		
Water Source	City	How Verified	Inspectors knowledge		
Additions/Modifictns	Several since early 1960's	How Verified	PVA website listed 8 different square footage areas.		

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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: Conditional	Items: Surface drainage:	Some underground drain tiles, and some takeaways. Rear left corner has erosion. A drain tile has been installed to prevent further erosion. Front ditch has a holes developing between drain grates.
Defective	Vegetation:	Bushes, grass. Tree causing damage to fascia between HR and Sales areas. Fascia supports broken, and no longer secure.
Conditional Conditional	Vegetation: Lot:	Two areas on the left side have trees left in piles. Asphalt/concrete. Adequate. Evidence from all the construction phases exist. Two rubble piles exist on the left side, one on rear side.
Conditional Conditional	Walks, steps: Patio drainage:	Concrete. Some demolition areas not completed, right and left sides. Concrete. Left side demolition area has no smooth access to the overhead door area. Does not drain.
Conditional Functional	Retaining Wall: Gas Meter:	Brick. Corner near front door has loose and cracked bricks. At Engineering building, front side, reading 15161 mcf. At Front warehouse, left front, meter reading 98277 mcf.
Defective	Outdoor lighting:	One wallpack for the side walls/doors functioning of at least 16. One building mounted flood functioning of at least 11. Two poles with mounted flood lights functioning of at least 4 poles. Pole on left side leaning and conduit damaged. Lot light aiming to roof.
NP Functional Conditional	Signage: Bollards: Fence:	NP Adequate All fencing needs maintenance and repair. The one place where the fence is next to the building structure, the fence is leaning. All other areas are not contiguous with the structure.
Functional	Chiller:	Not connected inside. Appears whole and intact. Not tested.

Rear left corner has erosion. A drain tile has been installed to prevent further erosion. Tree causing damage to fascia between HR and Sales areas. Fascia supports broken, and no longer secure.



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Some demolition areas not completed, right side.
Evidence from all the construction
phases exist.



Corner near front door has loose and cracked bricks.



Pole on left side leaning and conduit damaged.



The one place where the
fence is next to the building structure, the fence is leaning.



Left side demolition area has no smooth access to the
overhead door area. Does not drain.



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Two rubble piles exist on the left side, one on rear side.



Two areas on the left side have trees left in piles.



Front ditch has a hole developing between drain grates.



Lot light aiming to roof.



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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.

<p>Condition: Conditional</p> <p>Functional NI</p> <p>Conditional</p> <p>Conditional Conditional Conditional</p> <p>Conditional Defective Defective</p> <p>Defective Defective Defective</p>	<p>Items:</p> <p>Outside Covering:</p> <p>Outside Covering: Internal of the EIFS:</p> <p>Trim/Fascia/Soffit:</p> <p>Outside Doors: Overhead Doors: Windows:</p> <p>Patio: Steps/rails: Electric:</p> <p>Hose bibs: Misc.: Misc.:</p>	<p>Metal siding, brick. Left side near the inclined ramp damaged. Left side rusting at bottom.</p> <p>Near the front door, EIFS. Exterior Insulated Finishing System. Exterior inspected only. This siding system often develops internal moisture. This is not a part of this inspection.</p> <p>The fascia near between the HR and Sales areas sited earlier. Above the gas meter at the engineering front wall soffit pieces missing. Awning at left Sales door damaged.</p> <p>Some are chained shut that do not close securely.</p> <p>Several bumpers missing, damaged, rear side.</p> <p>Fixed, sliding, tilt.</p> <p>Tilting window near fence left front was not closed.</p> <p>Concrete. Right side missing standard steps.</p> <p>Rails missing for the right side patio.</p> <p>Electrical outlets left side not functioning.</p> <p>Outlet near engineering AC units not GFCI protected.</p> <p>Extension cord near guard shack powered and not GFCI protected.</p> <p>Hose bibs had no water left side.</p> <p>Indoor ceiling insulation should not be used outside.</p> <p>Side exhaust vent bent mount on right side.</p>
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Left side rusting at bottom.



Left side near the inclined ramp damaged.



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Above the gas meter at the engineering front wall soffit pieces missing.

Tilting window near fence left front was not closed.



Several bumpers missing, damaged, rear side.



Side exhaust vent bent mount.



Right side missing standard steps.



Rails missing for the right side patio.

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Awning at left Sales door damaged.



Extension cord near guard shack powered and not GFCI protected.



Indoor ceiling insulation should not be used outside.



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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.

<p>Condition: Functional</p> <p>Defective</p> <p>Conditional</p> <p>Functional</p> <p>Defective</p> <p>Conditional</p> <p>NP</p> <p>Conditional</p>	<p>Type:</p> <p>Method of Inspection:</p> <p>Approximate Age:</p> <p>Items:</p> <p>Roof covering:</p> <p>Roof covering:</p> <p>Gutters/downspouts:</p> <p>Flashing:</p> <p>Ventilation:</p> <p>Soffit/fascia:</p> <p>Skylights:</p> <p>Misc.:</p>	<p>Flat, approximately 1/2 inch slope per 12 inches.</p> <p>On the roof.</p> <p>Various. Ranges from 2 years (3/4 of warehouse) to 48 years.</p> <p>Metal over all but the paint area. The paint area has Mineral Surface Roll Roofing. Small hail dents apparent on the Engineering roof. No functional degradation apparent from these hail dents.</p> <p>An active leak was found in the HR near the sink area with a first aid area.</p> <p>Internal Drains between warehouses. Exterior metal gutters with metal downspouts all other areas. Hail dents apparent on rear facing surfaces.</p> <p>The gutters could easily gather debris to the right of the front door and then water would leak into the office area.</p> <p>The rear gutter on the rear warehouse had debris through most of the length of the building.</p> <p>The gutter between warehouses had debris on the left side.</p> <p>Metal/rubber.</p> <p>One powered vent on the Engineering roof cover off and not functional.</p> <p>The metal fascia noted in the Site Section between HR and Sales.</p> <p>NP</p> <p>Cleanup of unused, unattached metal siding from recent repairs was not done to the left of the front door.</p>
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The rear gutter on the rear warehouse had debris through most of the length of the building.

Hail dents apparent on rear facing downspout surfaces.



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The gutters/roofing could easily gather debris to the right of the front door and then water would leak into the office area.



The gutter between warehouses had debris on the left side.



An active leak was found in the HR area near the sink area with a first aid area.

Cleanup of unused, unattached metal siding from recent repairs was not done to the left of the front door



One powered vent on the Engineering roof cover off and not functional.



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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.

Condition: Functional	Items: Structure Type:	Metal columns and beams. Metal siding on all but offices. Offices have brick siding.
Defective	Structure:	Warehouse column damage exists on about 14 columns. Starting at the right front with column A1, and proceeding to I15 at the rear left corner, A1, A4, A8, A9, C14, F4, F12, G14, H6, have holes mostly from fork trucks. The concrete is likely no longer secure under columns G1, G5, H6. Beams are rusted at the bottom to the point of not providing the intended strength at columns C15, E15, I7, and the front right column of the front warehouse.
Functional Functional	Foundation: Differential Movement:	Concrete None noted. One small vertical crack noted on the rear wall of the indoor truck unloading ramp. Monitor for change.
Functional Functional Defective	Floor/Slab: Sub floor: Moisture:	Concrete Concrete first floor. Second floor engineering metal structure. Staining noted in many areas from prior roof leaks, gutters formerly full of debris, and AC vents being closed. These all appeared inactive. Several actively wet areas were apparent. One from an AC condensate drain, not covered in this section. Several were from plumbing, not covered in this section. The OSB wood wall at the rear of the second warehouse was holding as much moisture to peg my moisture meter. This is likely from the debris in the gutters allowing the water to drain into the wall.
Functional	Sump pump:	Operational. First floor of Engineering section.

An example of a damaged column.



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An example of damaged concrete under a column.



The OSB wood wall at the rear of the second warehouse was holding as much moisture to peg the moisture meter (above 44%).



An example of a rusted through column at the bottom.



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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.

Outside Equipment

Service: Overhead **Volts:** Transformed to voltages to 4 main panels
Starting from the rear, going forward, these 4 will be called: Rear Square D
Rear Federal Pacific
Front Federal Pacific
Front Underground

Condition:
Functional
Conditional
Conditional

Items:
Meter: On pole on left side. Current usage 38616kwh, load 0.08kw.
Out of service equipment: On left middle side one transformer is not connected, and two transformers have the fused knife switches disconnected.
Possible 5th service point: Near the left front corner of the property, a feed exists that goes underground. I could not locate another main in the plant for this feed. This pole likely feeds the transformer to the left of HR offices.



On left middle side one transformer is not connected, and two transformers have the fused knife switches disconnected.

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Rear Square D Main Panel

Service Size: 600 Amp **Volts:** 480/277 3 phase
Main Panel Location: Rear warehouse left wall.

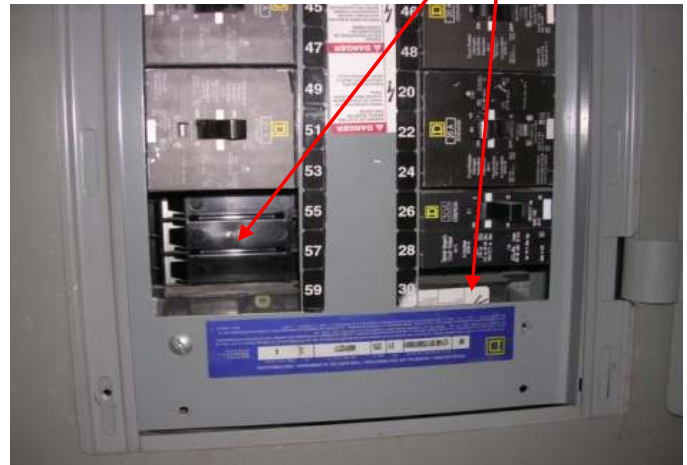
Condition:

Functional
Functional
Functional
Functional
Functional
Functional
Functional
Functional
Functional

Defective

Items:
Service: Overhead
Main Panel Manufacturer: Square D
Max Capacity: 600 Amp
Main Breaker Size: 600 Amp
Transformers: Mounted on pole outside left warehouse wall.
Breakers/Fuses: One main, 7 breaker ranging from 30 to 225 amps.
Drip Loop/Weather head: Adequate
Ground: Ground cable at pole to ground.
Labels: Labeled adequately.
Subpanels: Subpanel B and panel to the rear of Panel A missing covers. Panels throughout this plant are lacking covers. Many missing complete front panels. Many electrical enclosures are not covered. These occurrences are too extensive to list.

Subpanel B and panel to the rear of Panel A missing covers.



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Rear Federal Pacific

Service Size: 800 Amp **Volts:** 120/240
Main Panel Location: Front warehouse left wall.

Condition:

Defective
Functional
Functional
Defective

Items:
Service: Overhead. Fused disconnect switch blown.
Main Panel Manufacturer: Federal Pacific
Max Capacity: 800 Amp
Main Breaker Size: Not present

Section 230.70(A)(1) is as follows: "The service disconnecting means shall be installed at a readily accessible location either outside of a building or structure or inside nearest the point of entrance of the service conductors." The fused pole mounted knife switches are the only way to disconnect this panel.

Functional
Conditional
Functional
Functional
Conditional
Defective

Transformers: Mounted on pole outside left warehouse wall.
Breakers/Fuses: No main, 10 breakers. Shield missing on 2 breakers.
Drip Loop/Weather head: Adequate
Ground: Ground cable at pole to ground.
Labels: One breaker not labeled.
Subpanels: Panels throughout this plant are lacking covers. Many missing complete front panels. Many electrical enclosures are not covered. These occurrences are too extensive to list.

Main Breaker not present:



One breaker not labeled.



Shield missing on breakers.



Fused disconnect switch blown.

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Front Federal Pacific

Service Size: 1600 Amp **Volts:** 480/277 3 phase
Main Panel Location: Front warehouse left wall.

Condition:
Functional
Functional
Functional
Defective

Items:
Service: Overhead
Main Panel Manufacturer: Federal Pacific
Max Capacity: 1600 Amp
Main Breaker Size: Not present

Section 230.70(A)(1) is as follows: "The service disconnecting means shall be installed at a readily accessible location either outside of a building or structure or inside nearest the point of entrance of the service conductors." The fused pole mounted knife switches are the only way to disconnect this panel.

Functional
Functional
Functional
Functional
Conditional
Defective

Transformers: Mounted on pole outside left warehouse wall.
Breakers/Fuses: No main, 5 breakers.
Drip Loop/Weather head: Adequate
Ground: Ground cable at pole to ground.
Labels: 3 of 5 breakers not labeled.
Subpanels: Panels throughout this plant are lacking covers. Many missing complete front panels. Many electrical enclosures are not covered. These occurrences are too extensive to list.

Main Breaker not present:



3 of 5 breakers not labeled.

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Front Underground

	Service Size:	1200Amps	Volts: Most likely 480/277 3 phase
	Main Panel Location:	Rear warehouse left wall.	
Condition:	Items:		
Functional	Service:	Underground	
Functional	Main Panel Manufacturer:	Square D	
Functional	Max Capacity:	1200Amps	
Functional	Main Breaker Size:	1200Amps	
Functional	Transformers:	Mounted on pole outside left warehouse wall.	
Functional	Breakers/Fuses:	One main, 5 breakers	
NP	Drip Loop/Weather head:	Underground	
Functional	Ground:	Ground cable at pole to ground.	
Functional	Labels:	1 of 5 not labeled.	
Functional	Subpanels:	Likely more adequate than rest of plant, being the newest of the feeds.	

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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

General Items

Condition:
Defective
Conditional

Items:
Hail Damage: Most AC units have hail damage. The fins that face the rear of the building on most of the units have hail damage.
Gas heater plumbing: Several offices connected, many not.

Capped off. Gas line ran.



Rear Warehouse Break Room

Location Label Roof:	D4	Approximate Age:	10 years
Location Label Thermostat:	D4	Capacity:	1.5 ton cooling.
Manufacturer:	No name found	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	20F

Condition: Functional NI	Items: Heat Operation: A/C System	Adequate. This unit could maintain normal setpoints of the thermostat. 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	Condensate Removal:	PVC drain.
Functional	Thermostat:	1st floor breakroom.
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
Functional	Filter:	Adequate

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Rear Warehouse Break Room

Location Label Roof:	E4	Approximate Age:	10 years
Location Label Thermostat:	E4	Capacity:	5 ton cooling.
Manufacturer:	Bryant	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	Defective

Condition:
Defective
NI

Items:
Heat Operation: Would not turn on.
A/C System: 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 **Condensate Removal:** PVC drain.
Functional **Thermostat:** Left stairway to second floor.
Functional **Flue Pipe:** Metal
Functional **Flue Lines:** Metal
Defective **Filter:** No filter appeared to be present for this system

Rear Warehouse Break Room

Location Label Roof:	NP, very likely 4F	Approximate Age:	15 years
Location Label Thermostat:	4F	Capacity:	5 ton cooling.
Manufacturer:	If F4: Bryant	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	Defective

Condition:
Defective
NI

Items:
Heat Operation: Would not turn on.
A/C System: 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 **Condensate Removal:** PVC drain.
Functional **Thermostat:** Left stairway to second floor.
Functional **Flue Pipe:** Metal
Functional **Flue Lines:** Metal
Defective **Filter:** No filter appeared to be present for this system

To right of second warehouse break room

Location Label Roof:	No label	Approximate Age:	20 years
Location Label Thermostat:	None found	Capacity:	Approx. 1.5 ton cooling.
Manufacturer:	Ruud	Temperature Differential Cooling:	NI
Fuel:	Electric/?	Temperature Differential Heat Mode:	NI

Condition:
NI
NI
Functional
Functional
Functional
Functional
Functional

Items:
Heat Operation: Not found. Likely abandoned and replaced with unit D4.
A/C System: Not found
Condensate Removal: Not found
Thermostat: Not found
Flue Pipe: Not found
Flue Lines: Not found
Filter: Not found

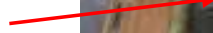


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Front warehouse second floor office area

Location Label Roof:	Not labeled	Approximate Age:	15 years
Location Label Thermostat:	4B	Capacity:	Approx. 3 ton cooling.
Manufacturer:	No name found	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	22F

Condition:	Items:	
Functional	Heat Operation:	Adequate. This unit could maintain normal setpoints of the thermostat.
NI	A/C System	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	Condensate Removal:	PVC to condensate pump to hose to roof.
Functional	Thermostat:	2nd floor main room.
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
Functional	Filter:	Clean
Conditional	Electric:	Disconnect not mounted properly. 



Front warehouse, front office area


Location Label Roof:	Not labeled	Approximate Age:	15 years
Location Label Thermostat:	3A	Capacity:	Approx. 1.5 ton cooling.
Manufacturer:	Heil	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	15F

Condition:	Items:	
Functional	Heat Operation:	Adequate. This unit could maintain normal setpoints of the thermostat.
NI	A/C System	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	Condensate Removal:	PVC to drain.
Functional	Thermostat:	Press office
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
Functional	Filter:	Adequate

Front warehouse, front office area

Location Label Roof:	Not labeled	Approximate Age:	15 years
Location Label Thermostat:	9	Capacity:	Approx. 3 ton cooling.
Manufacturer:	None found	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	15F

Condition:	Items:	
Defective	Heat Operation:	Would not turn on.
NI	A/C System	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	Condensate Removal:	PVC to drain.
Functional	Thermostat:	Old IT office hallway.
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
Conditional	Filter:	Wadded up in slot 



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Front warehouse, front office area

Location Label Roof: Not labeled **Approximate Age:** 10 years
Location Label Thermostat: Not labeled **Capacity:** Approx. 3 ton cooling.
Manufacturer: No name found **Temperature Differential Cooling:** NI
Fuel: Electric/gas **Temperature Differential Heat Mode:** Defective

Condition:
Defective
NI

Items:
Heat Operation: Unit did not turn on. All switches appeared on.
A/C System: 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 **Condensate Removal:** PVC to pump to hose.
Functional **Thermostat:** Old cad area hallway
Functional **Flue Pipe:** Metal
Functional **Flue Lines:** Metal
Functional **Filter:** Clean

Guard Shack

Location Label Roof: NA **Approximate Age:** 10 years
Location Label Thermostat: On unit **Capacity:** Approx. 1 ton cooling.
Type: PTAC **Temperature Differential Cooling:** NI
Fuel: Electric **Temperature Differential Heat Mode:** 20F

Condition:
Functional
NI

Items:
Heat Operation: Adequate. This unit could maintain normal setpoints of the thermostat.
A/C System: 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 **Condensate Removal:** Within unit.
Functional **Thermostat:** On unit
NP **Flue Pipe:** NP
NP **Flue Lines:** NP
NP **Filter:** NP. This is typical for this type.
Conditional **Misc.:** Cover off outside coils.



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Lab Area First Floor

Location Label Outside: P6 **Approximate Age:** 15 years
Location Label Thermostat: Not labeled **Capacity:** 25 ton
Manufacturer: Trane **Temperature Differential Cooling:** NI
Fuel: Electric/gas **Temperature Differential Heat Mode:** 10F

Condition: **Items:**
Functional **Heat Operation:** Adequate. This unit could maintain normal setpoints of the thermostat.
NI **A/C System** 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 **Condensate Removal:** Drain outside.
Functional **Thermostat:** Main lab area
Functional **Flue Pipe:** Metal
Functional **Flue Lines:** Metal
Defective **Filter:** No filter found.

Lab Area heating test area chiller

Location Label outside: NP **Approximate Age:** 15 years
Location Label Thermostat: 4 systems **Capacity:** chiller
Manufacturer: No name found **Temperature Differential Cooling:** NI
Fuel: Electric **Temperature Differential Heat Mode:** NP

Condition: **Items:**
NP **Heat Operation:** NP
NI **A/C System** This chill water system disconnect was turned off, and hopefully drained to prevent freezing.

Functional **Condensate Removal:** NP
Functional **Thermostat:** 4 test rooms
Functional **Flue Pipe:** NP
Functional **Flue Lines:** NP
Functional **Filter:** NP

B and B Inspections

December 10, 2012

Lab area 10 ton unit

Location Label outside: Not labeled **Approximate Age:** 15 years
Location Label Thermostat: Not found **Capacity:** 10 ton
Manufacturer: American Standard **Temperature Differential Cooling:** NI
Fuel: Electric/? **Temperature Differential Heat Mode:** NI

Condition:

NI **Items:**
NI **Heat Operation:** NI, System not located inside.
NI **A/C System** 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.

NI **Condensate Removal:** NI
NI **Thermostat:** NI
NI **Flue Pipe:** NI
NI **Flue Lines:** NI
NI **Filter:** NI

Engineering Area, 2nd Floor Main area

Location Label Outside: Likely G6 **Approximate Age:** 15 years
Location Label Thermostat: Not labeled **Capacity:** 5 ton cooling
Manufacturer: Trane **Temperature Differential Cooling:** NI
Fuel: Electric/gas **Temperature Differential Heat Mode:** 10F

Condition:

Functional **Items:**
NI **Heat Operation:** Adequate. This unit could maintain normal setpoints of the thermostat.
NI **A/C System** 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 **Condensate Removal:** PVC to outside.
Functional **Thermostat:** Middle engineering area
Functional **Flue Pipe:** Metal
Functional **Flue Lines:** Metal
Functional **Filter:** Clean

B and B Inspections

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Engineering Area, 2nd Floor right rear

Location Label Outside:	E6	Approximate Age:	15 years
Location Label Thermostat:	E6	Capacity:	3 ton cooling
Manufacturer:	Trane	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	19F

Condition:

Functional
NI

Items:

Heat Operation: Adequate. This unit could maintain normal setpoints of the thermostat.
A/C System 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
Functional
Functional
Functional
Functional

Condensate Removal: PVC to drain.
Thermostat: Right rear engineering area
Flue Pipe: Metal
Flue Lines: Metal
Filter: Clean

Engineering Area, 2nd Floor right front

Location Label Outside:	D6	Approximate Age:	15 years
Location Label Thermostat:	D6	Capacity:	3 ton cooling
Manufacturer:	Trane	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	10F

Condition:

Functional
NI

Items:

Heat Operation: Adequate. This unit could maintain normal setpoints of the thermostat.
A/C System 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
Functional
Functional
Functional
Functional

Condensate Removal: PVC to drain.
Thermostat: 2nd floor, right front main area
Flue Pipe: Metal
Flue Lines: Metal
Filter: Clean

B and B Inspections

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Engineering Area, 2nd Floor conference room front side

Location Label Outside:	K	Approximate Age:	15 years
Location Label Thermostat:	K6	Capacity:	3 ton cooling
Manufacturer:	Trane	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	10F

Condition:
Functional
NI

Items:
Heat Operation: Adequate. This unit could maintain normal setpoints of the thermostat. 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.

Conditional
Functional
Functional
Functional
Functional

Condensate Removal: PVC to drain. Leak apparent. Ceiling in pieces below drain.
Thermostat: 2nd floor conference room front side
Flue Pipe: Metal
Flue Lines: Metal
Filter: Clean



Engineering Area, 2nd Floor conference room rear side

Location Label Outside:	J6 or L6	Approximate Age:	15 years
Location Label Thermostat:	J6, two labeled this	Capacity:	3 ton cooling
Manufacturer:	Trane	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	22F

Condition:
Functional
NI

Items:
Heat Operation: Adequate. This unit could maintain normal setpoints of the thermostat. 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
Functional
Functional
Functional
NI

Condensate Removal: PVC to drain.
Thermostat: 2nd floor conference room rear side.
Flue Pipe: Metal
Flue Lines: Metal
Filter: Not found. Likely inside push locked doorknob office.

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Engineering Area, 1st Floor conference room left side

Location Label Outside: J6 or L6 **Approximate Age:** 15 years
Location Label Thermostat: J6, two labeled this **Capacity:** 3 ton cooling
Manufacturer: Trane **Temperature Differential Cooling:** NI
Fuel: Electric/gas **Temperature Differential Heat Mode:** 10F

Condition: **Items:**
Functional **Heat Operation:** Adequate. This unit could maintain normal setpoints of the thermostat.
NI **A/C System** 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 **Condensate Removal:** PVC to drain.
Functional **Thermostat:** 1st floor conference room left side
Functional **Flue Pipe:** Metal
Functional **Flue Lines:** Metal
Functional **Filter:** Clean

Engineering Area, 1st Floor conference room right side

Location Label Outside: H6 **Approximate Age:** 15 years
Location Label Thermostat: H6 **Capacity:** 3 ton cooling
Manufacturer: Trane **Temperature Differential Cooling:** NI
Fuel: Electric/gas **Temperature Differential Heat Mode:** 20F

Condition: **Items:**
Functional **Heat Operation:** Adequate. This unit could maintain normal setpoints of the thermostat.
NI **A/C System** 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 **Condensate Removal:** PVC to drain.
Functional **Thermostat:** 1st floor conference room right side
Functional **Flue Pipe:** Metal
Functional **Flue Lines:** Metal
Functional **Filter:** Clean

B and B Inspections

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Engineering Area, 1st Floor by elevator

Location Label Outside:	I	Approximate Age:	15 years
Location Label Thermostat:	I6	Capacity:	3 ton cooling
Manufacturer:	Trane	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	27F

Condition:	Items:	
Functional	Heat Operation:	Adequate. This unit could maintain normal setpoints of the thermostat.
NI	A/C System	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	Condensate Removal:	PVC to drain.
Functional	Thermostat:	1st floor by elevator
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
Functional	Filter:	Clean

Engineering Area, 1st Floor right side

Location Label Outside:	F6	Approximate Age:	15 years
Location Label Thermostat:	F6	Capacity:	5 ton cooling
Manufacturer:	Trane	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	20F

Condition:	Items:	
Functional	Heat Operation:	Adequate. This unit could maintain normal setpoints of the thermostat.
NI	A/C System	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	Condensate Removal:	PVC to drain.
Functional	Thermostat:	1st floor right side
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
Functional	Filter:	Clean

B and B Inspections

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Engineering Area

Location Label Outside:	C6	Approximate Age:	15 year
Location Label Thermostat:	Not found	Capacity:	3 ton cooling
Manufacturer:	Trane	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	NI

Condition:

NI	Items:	
NI	Heat Operation:	NI
NI	A/C System	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.
NI	Condensate Removal:	NI
NI	Thermostat:	Not located.
NI	Flue Pipe:	NI
NI	Flue Lines:	NI
NI	Filter:	NI

Old lab area

Location Label Roof:	Not labeled	Approximate Age:	25 years
Location Label Thermostat:	5A	Capacity:	2 1/2 ton cooling
Manufacturer:	Carrier	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	20F

Condition:

Functional	Items:	
NI	Heat Operation:	Adequate. This unit could maintain normal setpoints of the thermostat.
NI	A/C System	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	Condensate Removal:	Drain to roof.
Functional	Thermostat:	Front Office
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
Functional	Filter:	Clean

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Old lab area

Location Label Roof:	5B	Approximate Age:	32 years
Location Label Thermostat:	5B	Capacity:	15 ton
Manufacturer:	York	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	18F

Condition:	Items:	
Functional	Heat Operation:	Adequate. This unit could maintain normal setpoints of the thermostat.
NI	A/C System	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	Condensate Removal:	Drain to roof.
Functional	Thermostat:	Large unfinished area
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
NI	Filter:	May be on roof.

Engineering 1st floor unfinished area

Location Label Outside:	Not labeled	Approximate Age:	15 years
Location Label Thermostat:	Not labeled	Capacity:	NI
Manufacturer:	Not determined	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	Defective

Condition:	Items:	
Defective	Heat Operation:	Defective or turned off.
NI	A/C System	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	Condensate Removal:	PVC to drain.
Functional	Thermostat:	Unfinished test area, outdoor gas lab.
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
Conditional	Filter:	Filter too hard to get to ever change.

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Old lab

Location Label Roof:	Not determined	Approximate Age:	20 years
Location Label Thermostat:	K2	Capacity:	Not determined
Manufacturer:	No name found	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	Defective

Condition:	Items:	
Defective	Heat Operation:	Defective or turned off. Damper not operational.
NI	A/C System	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	Condensate Removal:	PVC to drain.
Functional	Thermostat:	Old lab
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
NI	Filter:	Rooftop likely

Old office, cad room

Location Label Roof:	May be C5	Approximate Age:	25 years
Location Label Thermostat:	Not labeled.	Capacity:	If C5, 10 ton.
Manufacturer:	Fraserxxxxxx	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	40F

Condition:	Items:	
Functional	Heat Operation:	Adequate. This unit could maintain normal setpoints of the thermostat.
NI	A/C System	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	Condensate Removal:	PVC to drain.
Functional	Thermostat:	Old office cad room.
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
NI	Filter:	Likely rooftop.
Defective	Misc.:	Covers off of rooftop unit.



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Old office, personnel

Location Label Roof:	2C	Approximate Age:	20 years
Location Label Thermostat:	2C	Capacity:	3 ton
Manufacturer:	York	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	20F

Condition:

Functional
NI

Items:

Heat Operation: Adequate. This unit could maintain normal setpoints of the thermostat.
A/C System 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
Functional
Functional
Functional
Functional

Condensate Removal: PVC to drain.
Thermostat: Personnel area of old office area
Flue Pipe: Metal
Flue Lines: Metal
Filter: Adequate

Old Office Area

Location Label Roof:	Not determined	Approximate Age:	15 years
Location Label Thermostat:	Not labeled	Capacity:	Not determined
Manufacturer:	Not determined	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	Defective

Condition:

Defective
NI

Items:

Heat Operation: Did not turn on.
A/C System 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.

NI
Functional
NI
NI
NI

Condensate Removal: NI
Thermostat: Old office area, front left corner office
Flue Pipe: NI
Flue Lines: NI
Filter: NI

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Old Office Area

Location Label Roof:	2D	Approximate Age:	20 years
Location Label Thermostat:	2D	Capacity:	10 ton cooling
Manufacturer:	York	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	20F

Condition:

Functional
NI

Items:

Heat Operation: Adequate. This unit could maintain normal setpoints of the thermostat.
A/C System 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.

NI
Functional
Functional
Functional
NI

Condensate Removal: NI
Thermostat: Old office general area
Flue Pipe: Metal
Flue Lines: Metal
Filter: NI

Old Office Area

Location Label Roof:	2E	Approximate Age:	5 years
Location Label Thermostat:	2E	Capacity:	5 ton cooling
Manufacturer:	York	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	Defective

Condition:

Defective
NI

Items:

Heat Operation: Unit did not produce any heat.
A/C System 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.

NI
Functional
Functional
Functional
NI

Condensate Removal: NI
Thermostat: Old office general area, front middle
Flue Pipe: Metal
Flue Lines: Metal
Filter: NI

All units with fins facing the rear will have hail damage. Approximately 1/2 of all units on this

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Old Office Area

Location Label Roof:	Not determined	Approximate Age:	20 years
Location Label Thermostat:	No label	Capacity:	Not determined
Manufacturer:	Not determined	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	Defective

Condition:

Defective

NI

Items:

Heat Operation: Unit did not produce any heat.
A/C System: 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.

NI

Functional

Functional

Functional

NI

Condensate Removal:

NI

Thermostat:

Old office computer system room.

Flue Pipe:

Metal

Flue Lines:

Metal

Filter:

Likely on roof

Old Office Area

Location Label Roof:	G2	Approximate Age:	20 years
Location Label Thermostat:	G2	Capacity:	4 ton cooling
Manufacturer:	Bryant	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	12F

Condition:

Functional

NI

Items:

Heat Operation: Adequate. This unit could maintain normal setpoints of the thermostat.
A/C System: 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.

NI

Functional

Functional

Functional

Defective

Condensate Removal:

NI

Thermostat:

Old office general area

Flue Pipe:

Metal

Flue Lines:

Metal

Filter:

Missing

Old Office/HR Area

Conditional

Roof units: K2 Bryant, 10 ton, covers off of unit.
L Trane, 5 ton, 9/88.
M GE, 2.5 ton, 11/83.

These three systems on the roof appear to not have associated thermostats or areas that need HVAC.

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Front Door Foyer Area

Location Label Roof:	2A	Approximate Age:	20 years
Location Label Thermostat:	2A	Capacity:	Approx. 3 ton
Manufacturer:	York	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	44F

Condition:	Items:	
Functional	Heat Operation:	Adequate. This unit could maintain normal setpoints of the thermostat. This unit is zone damper controlled with the next 3 systems. All 4 should be set to the same temperature setpoint. This is Zone 3 of 4.
NI	A/C System	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.
NI	Condensate Removal:	NI
Functional	Thermostat:	Front door first glass wall area
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
NI	Filter:	NI

Front Door Foyer Area

Location Label Roof:	Not determined	Approximate Age:	20 years
Location Label Thermostat:	Not labeled	Capacity:	Approx. 3 ton
Manufacturer:	Not determined	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	40F

Likely this is unit 2B, 2F, or 2I.

Condition:	Items:	
Functional	Heat Operation:	Adequate. This unit could maintain normal setpoints of the thermostat. This unit is zone damper controlled with the prior and next 2 systems. All 4 should be set to the same temperature setpoint. This is Zone 2 of 4.
NI	A/C System	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.
NI	Condensate Removal:	NI
Functional	Thermostat:	Front door reception clerk area
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
NI	Filter:	NI

I

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Front Door Foyer Area

Location Label Roof: Not determined **Approximate Age:** 20 years
Location Label Thermostat: Not labeled **Capacity:** Approx. 3 ton
Manufacturer: Not determined **Temperature Differential Cooling:** NI
Fuel: Electric/gas **Temperature Differential Heat Mode:** 30F
Likely this is unit 2B, 2F, or 2I.

Condition:	Items:	
Functional	Heat Operation:	Adequate. This unit could maintain normal setpoints of the thermostat. This unit is zone damper controlled with the prior and next 2 systems. All 4 should be set to the same temperature setpoint. This is Zone 4 of 4.
NI	A/C System	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.
NI	Condensate Removal:	NI
Functional	Thermostat:	Front door front door area
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
NI	Filter:	NI

Front Door Foyer Area

Location Label Roof: Not determined **Approximate Age:** 20 years
Location Label Thermostat: Not labeled **Capacity:** Approx. 3 ton
Manufacturer: Not determined **Temperature Differential Cooling:** NI
Fuel: Electric/gas **Temperature Differential Heat Mode:** 30F
Likely this is unit 2B, 2F, or 2I.

Condition:	Items:	
Functional	Heat Operation:	Adequate. This unit could maintain normal setpoints of the thermostat. This unit is zone damper controlled with the prior and next 2 systems. All 4 should be set to the same temperature setpoint. This is Zone 1 of 4.
NI	A/C System	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.
NI	Condensate Removal:	NI
Functional	Thermostat:	Front foyer, rear glassed in area
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
NI	Filter:	NI

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HR Area

Location Label Roof: Not determined **Approximate Age:** 25 years
Location Label Thermostat: Not labeled **Capacity:** Not determined
Manufacturer: Not determined **Temperature Differential Cooling:** NI
Fuel: Electric/gas **Temperature Differential Heat Mode:** 15F

Condition:
 Functional
 NI

Items:
Heat Operation: Adequate. This unit could maintain normal setpoints of the thermostat.
A/C System: 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
 Functional
 Functional
 Functional
 Functional
Conditional

Condensate Removal: PVC to drain.
Thermostat: Large HR area
Flue Pipe: Metal
Flue Lines: Metal
Filter: Adequate
Ducting: Air vent under Bike 2200-2299 is not connected to ductwork, in the middle of the HR large room.

HR Area

Location Label Roof: J2 **Approximate Age:** 14 years
Location Label Thermostat: J2 **Capacity:** 10 ton cooling
Manufacturer: Bryant **Temperature Differential Cooling:** NI
Fuel: Electric/gas **Temperature Differential Heat Mode:** 15F

Condition:
 Functional
 NI

Items:
Heat Operation: Adequate. This unit could maintain normal setpoints of the thermostat.
A/C System: 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.

Conditional
 Functional
 Functional
 Functional
 NI

Condensate Removal: No drain line is installed.
Thermostat: HR access to plant personnel room.
Flue Pipe: Metal
Flue Lines: Metal
Filter: NI



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Sales Area

Location Label Roof: G or 1H **Approximate Age:** 20 years
Location Label Thermostat: G1 **Capacity:** 5 ton cooling
Manufacturer: Goodman **Temperature Differential Cooling:** NI
Fuel: Electric/gas **Temperature Differential Heat Mode:** 12F

It makes more sense with the pattern, if this unit was 1H, not G1. Another Thermostat is also labeled G1.

Condition: **Items:**
Functional **Heat Operation:** Adequate. This unit could maintain normal setpoints of the thermostat.
NI **A/C System** 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 **Condensate Removal:** PVC to outside.
Functional **Thermostat:** Sales area left side offices
Functional **Flue Pipe:** Metal
Functional **Flue Lines:** Metal
Functional **Filter:** Adequate.

Sales Area

Location Label Roof: B **Approximate Age:** 20 years
Location Label Thermostat: B1 **Capacity:** 5 ton cooling
Manufacturer: Not found **Temperature Differential Cooling:** NI
Fuel: Electric/gas **Temperature Differential Heat Mode:** 31F

Condition: **Items:**
Functional **Heat Operation:** Adequate. This unit could maintain normal setpoints of the thermostat.
NI **A/C System** 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 **Condensate Removal:** PVC to outside.
Functional **Thermostat:** Sales area front right.
Functional **Flue Pipe:** Metal
Functional **Flue Lines:** Metal
Functional **Filter:** Adequate.

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Sales Area

Location Label Roof:	1A	Approximate Age:	20 years
Location Label Thermostat:	A1	Capacity:	5 ton cooling
Manufacturer:	Not found	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	25F

Condition:	Items:	
Functional	Heat Operation:	Adequate. This unit could maintain normal setpoints of the thermostat.
NI	A/C System	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	Condensate Removal:	PVC to outside.
Functional	Thermostat:	Sales area front middle.
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
Functional	Filter:	Adequate

Sales Area

Location Label Roof:	D	Approximate Age:	20 years
Location Label Thermostat:	D1	Capacity:	5 ton cooling
Manufacturer:	Not found	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	Defective

Condition:	Items:	
Defective	Heat Operation:	Covers off of the heater manifold is keeping the unit from turning on.
NI	A/C System	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	Condensate Removal:	PVC to outside.
Functional	Thermostat:	Sales area front left.
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
Conditional	Filter:	Filter housing loose.



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Sales Area

Location Label Roof:	1C	Approximate Age:	20 years
Location Label Thermostat:	C1	Capacity:	5 ton cooling
Manufacturer:	Heil	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	Defective

Condition:
Defective
NI

Items:
Heat Operation: Covers off of the heater manifold is keeping the unit from turning on. 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
Functional
Functional
Functional
Conditional

Condensate Removal: PVC to outside.
Thermostat: Sales area front left corner office.
Flue Pipe: Metal
Flue Lines: Metal
Filter: Filter housing loose.



Sales Area

Location Label Roof:	G	Approximate Age:	10 years
Location Label Thermostat:	G1	Capacity:	5 ton cooling
Manufacturer:	Goodman	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	15F

Condition:
Functional
NI

Items:
Heat Operation: Adequate. This unit could maintain normal setpoints of the thermostat. 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
Functional
Functional
Functional
Conditional

Condensate Removal: PVC to outside.
Thermostat: Sales area rear left.
Flue Pipe: Metal
Flue Lines: Metal
Filter: Adequate
Misc.: Disconnect not mounted upright or secured, but labeled vertically.



B and B Inspections

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Sales Area

Location Label Roof:	1E	Approximate Age:	20 years
Location Label Thermostat:	E1	Capacity:	5 ton cooling
Manufacturer:	Goodman	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	15F

Condition:	Items:	
Functional	Heat Operation:	Adequate. This unit could maintain normal setpoints of the thermostat.
NI	A/C System	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	Condensate Removal:	PVC to outside.
Functional	Thermostat:	Sales area rear middle left.
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
Functional	Filter:	Adequate

Sales Area

Location Label Roof:	I	Approximate Age:	20 years
Location Label Thermostat:	Not labeled	Capacity:	5 ton cooling
Manufacturer:	Goodman	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	15F

This unit is likely system I1, with the others accounted for and likely the one labeled G1 for the right side offices really being System H1.

Condition:	Items:	
Functional	Heat Operation:	Adequate. This unit could maintain normal setpoints of the thermostat.
NI	A/C System	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	Condensate Removal:	PVC to outside.
Functional	Thermostat:	Sales area rear middle right.
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
Functional	Filter:	Adequate

B and B Inspections

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Sales Area

Location Label Roof:	F	Approximate Age:	20 years
Location Label Thermostat:	F	Capacity:	1.5 ton cooling
Manufacturer:	Goodman	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	19F

Condition:
Functional
NI

Items:
Heat Operation: Adequate. This unit could maintain normal setpoints of the thermostat.
A/C System: 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	Condensate Removal:	PVC to outside.
Functional	Thermostat:	Sales conference Room.
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
Functional	Filter:	Adequate

Sales Area

Location Label Roof:	1J	Approximate Age:	20 years
Location Label Thermostat:	J1	Capacity:	2 ton cooling
Manufacturer:	Bryant	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	Defective

Condition:
Defective
NI

Items:
Heat Operation: No power was on the thermostat.
A/C System: 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	Condensate Removal:	PVC to outside.
Functional	Thermostat:	Sales left rear office.
Functional	Flue Pipe:	Metal
Functional	Flue Lines:	Metal
NI	Filter:	NI

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Sales Area

Location Label Roof:	NA	Approximate Age:	NI
Location Label Thermostat:	Window AC	Capacity:	NI
Manufacturer:	NI	Temperature Differential Cooling:	NI
Fuel:	Electric	Temperature Differential Heat Mode:	NI

Condition:
NI

Items:
Heat Operation: NI
A/C System

This unit is not installed in a manner to function correctly.
The back side of this unit is not to outdoors.

Defective

Condensate Removal: Pan not connected to PVC drain. Caused floor of room for HVAC units 1E, 1F, 1G, 1I, and 1H to be soaked, and water drained to conference room.

Functional
Functional
Functional
NI

Thermostat: Utility room off of Sales conference room
Flue Pipe: Metal
Flue Lines: Metal
Filter: NI

This unit is not installed in a manner to function correctly.

Pan not connected to PVC drain.



Caused floor of room for HVAC units 1E, 1F, 1G, 1I, and 1H to be soaked, and water drained to conference room.



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Paint Area

Location Label Outside:	Not labeled	Approximate Age:	5 years
Location Label Thermostat:	Not found	Capacity:	Approx. 5 ton cooling
Manufacturer:	NI	Temperature Differential Cooling:	NI
Fuel:	Electric/gas	Temperature Differential Heat Mode:	19F

Condition:

NI
NI

Items:

Heat Operation:
A/C System

I could not find the thermostat for the unit on the stand in the picture below. 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

NI

Condensate Removal:

PVC to outside.

Functional

Thermostat:

NI

Functional

Flue Pipe:

Metal

Functional

Flue Lines:

Metal

NI

Filter:

NI

Conditional

Misc.:

The York unit on the pad is disconnected from power.



B and B Inspections

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Warehouse Heaters

Condition:	Location:	
	Rear warehouse:	
	Back row:	
Defective	Leftmost:	Fan only, no heat.
Defective	2nd from left:	Would not turn on.
Functional	3rd from left:	Adequate.
Defective	Middle:	Thermostat missing.
Defective	2nd from right:	Would not turn on.
Functional	Rightmost:	Adequate.
	Middle row:	
Functional	Leftmost:	Adequate.
Defective	Just left of center:	Would not turn on.
Defective	Center, front:	Fan only, no heat.
Defective	Center, rear:	One of two fans turned on, no heat.
Functional	Rightmost:	Adequate.
	Front row:	
Functional	Leftmost:	Adequate.
Defective	2nd from left:	Thermostat missing.
Defective	2nd from right:	Would not turn on.
Defective	Rightmost:	Would not turn on.
	Front warehouse:	
Conditional	Front middle left:	Could not locate the thermostats to turn this heater on.
Conditional	Front middle right:	Could not locate the thermostats to turn this heater on.
Functional	Large left side unit:	Adequate.

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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

Functional Defective	Items: Water Lines: Vent Pipes:	Mostly Copper Cast/PVC. Pipe broke in two at the front left column of the front warehouse. This is about a 5 inch cast pipe broken in two. I failed to take a picture of this.
Functional Defective	Drain Pipes: Gas lines:	Cast/PVC A hose ran in the rafters near the left wall of the warehouse. This appears to be on and from a gas line.



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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.

Rear warehouse break area - Men's Bath

Condition:	Items:	
Functional	Ceiling:	Metal
Functional	Walls:	Concrete block
Functional	Floor:	Coated concrete
Functional	Doors:	Metal
Functional	Sink/Basin:	Ceramic
Functional	Faucets/Traps:	Metal
Defective	Toilet:	4 Ceramic. 2nd from left taped up. Did not test.
Defective	Urinal:	3 Ceramic. Drain leaking, center and right urinals.
Functional	HVAC Source:	Central air vent
Functional	Ventilation:	Yes.



Rear warehouse break area - Women's Bath

Condition:	Items:	
Functional	Ceiling:	Metal
Functional	Walls:	Concrete block
Functional	Floor:	Coated concrete
Functional	Doors:	Metal
Functional	Sink/Basin:	Ceramic
Functional	Faucets/Traps:	Metal
Defective	Toilet:	5 Ceramic. 2nd and 4th ones loose from floor.
NP	Urinal:	NP
Functional	HVAC Source:	Central air vent
Functional	Ventilation:	Yes.
Defective	Electrical:	Blower removed with bare wires that were likely still powered.



Water Heater

	Manufacturer:	Promax	Location:	Rear warehouse break area.
	Fuel:	Electric		
Condition:	Items:			
Conditional	State Inspection:	No inspection sticker found.		
Functional	Operation:	Not on.		
NP	Flue Pipe:	NP		
Functional	TPRV and Drain Tube::	To floor		
Functional	Capacity:	50 gallon		

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Front warehouse raised office area - Men's Bath

Condition:	Items:	
Functional	Ceiling:	Suspended ceiling
Functional	Walls:	Drywall/paint
Functional	Floor:	Vinyl tile
Functional	Doors:	Wood
Functional	Sink/Basin:	Metal
Defective	Faucets/Traps:	Metal/PVC. Water appears off from this area. Drain in floor stinking badly.
Defective	Toilet:	1 Ceramic closed from use. Did not test.
NP	Urinal:	NP
Functional	HVAC Source:	Central air vent
NP	Ventilation:	None present.

Front warehouse raised office area - Women's Bath

Condition:	Items:	
Functional	Ceiling:	Suspended ceiling
Functional	Walls:	Drywall/paint
Functional	Floor:	Vinyl tile
Functional	Doors:	Wood
Functional	Sink/Basin:	Metal
Functional	Faucets/Traps:	Metal/PVC.
Defective	Toilet:	2 Ceramic. Water appears turned off for this area. Could not test.
NP	Urinal:	NP
Functional	HVAC Source:	Central air vent
NP	Ventilation:	None present.

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Front warehouse break area - Men's Bath

Condition:	Items:	
Functional	Ceiling:	Drywall/paint
Functional	Walls:	Concrete block
Functional	Floor:	Tile
Functional	Doors:	Metal
Functional	Sink/Basin:	2 Ceramic
Functional	Faucets/Traps:	Metal
Defective	Toilet:	3 Ceramic. Rear loose and leaking, middle too full to test, front very loose and leaking.
Defective	Urinal:	2 Ceramic. Rear one leaking supply plumbing when flush.
Functional	HVAC Source:	Central air vent
Functional	Ventilation:	Yes.

Front warehouse break area - Women's Bath

Condition:	Items:	
Functional	Ceiling:	Drywall/paint
Functional	Walls:	Concrete block
Functional	Floor:	Tile
Functional	Doors:	Metal
Functional	Sink/Basin:	2 Ceramic
Functional	Faucets/Traps:	Metal
Defective	Toilet:	4 Ceramic. Rear loose, front leaking.
NP	Urinal:	NP
Functional	HVAC Source:	Central air vent
Functional	Ventilation:	Yes.

Front warehouse break area - Water Heater

	Manufacturer:	A.O.smith	Location:	Front warehouse closet
	Fuel:	Electric		
Condition:	Items:			
Functional	State Inspection:	Inspection 12/1/94		
Defective	Operation:	Not on. Leaking feed water plumbing.		
NP	Flue Pipe:	NP		
Functional	TPRV and Drain Tube::	To floor		
Functional	Capacity:	76.8 gallon		
Defective	Circulation Pump:	Not functioning.		
Conditional	Sink in this area:	Cold water had no flow.		



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Engineering 2nd floor - Men's Bath

Condition:	Items:	
Functional	Ceiling:	Suspended Ceiling
Functional	Walls:	Drywall/paint
Functional	Floor:	Tile
Functional	Doors:	Wood
Functional	Sink/Basin:	2 Steel
Conditional	Faucets/Traps:	Metal. Cold handle does not stop at off.
Functional	Toilet:	2 Ceramic.
Functional	Urinal:	1 Ceramic.
Functional	HVAC Source:	Central air vent
Functional	Ventilation:	Yes.
Defective	Lights:	No lights.

Engineering 2nd floor - Women's Bath

Condition:	Items:	
Functional	Ceiling:	Suspended Ceiling
Functional	Walls:	Drywall/paint
Functional	Floor:	Tile
Functional	Doors:	Wood
Functional	Sink/Basin:	2 Steel
Conditional	Faucets/Traps:	Metal. Rear water faucet leaks.
Functional	Toilet:	2 Ceramic.
NP	Urinal:	NP
Functional	HVAC Source:	Central air vent
Functional	Ventilation:	Yes.
Conditional	Lights:	Most lights out.

Engineering 2nd floor - Water Heater

	Manufacturer:	Not found	Location:	
	Fuel:			
Condition:	Items:			
NI	State Inspection:			
NI	Operation:			
NI	Flue Pipe:			
NI	TPRV and Drain Tube::			
NI	Capacity:			
NI	Circulation Pump:			
NI	Sink in this area:			

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Engineering 1st floor - Men's Bath

Condition:	Items:
Functional	Ceiling: Suspended Ceiling. Some stains in the tiles.
Functional	Walls: Drywall/paint
Functional	Floor: Tile
Functional	Doors: Wood
Functional	Sink/Basin: 2 Steel
Functional	Faucets/Traps: Metal.
Defective	Toilet: 2 Ceramic. Water turned off.
Functional	Urinal: 1 Ceramic.
Functional	HVAC Source: Central air vent
Functional	Ventilation: Yes.
Defective	Lights: No lights.

Engineering 1st floor - Women's Bath

Condition:	Items:
Functional	Ceiling: Suspended Ceiling
Functional	Walls: Drywall/paint
Functional	Floor: Tile
Functional	Doors: Wood
Functional	Sink/Basin: 2 Steel
Conditional	Faucets/Traps: Metal. Rear water faucet leaks.
Defective	Toilet: 2 Ceramic. Handicap toilet turned off.
NP	Urinal: NP
Functional	HVAC Source: Central air vent
Functional	Ventilation: Yes.
Conditional	Lights: Most lights out.

Engineering 1st floor - Sink for break room

Condition:	Items:
Defective	Faucets/Traps: Leaking badly.
Conditional	Sink/Basin: Leaking

Old lab - Sink

Condition:	Items:
Functional	Faucets/Traps: Metal/PVC
Functional	Sink/Basin: Stainless

Old Office - Office with personnel bath

Condition:	Items:
Functional	Ceiling: Suspended Ceiling.
Functional	Walls: Drywall/paint
Functional	Floor: Carpet
Functional	Doors: Wood
Functional	Sink/Basin: 2 Steel
Functional	Faucets/Traps: Metal. Instant hot water not plugged in. Not tested.
Functional	Toilet: Ceramic
NP	Urinal: NP
Functional	HVAC Source: Central air vent
Functional	Ventilation: Yes.

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Old Office - Men's Bath

Condition:	Items:	
Functional	Ceiling:	Suspended Ceiling
Functional	Walls:	Drywall/paint
Functional	Floor:	Vinyl Tile
Functional	Doors:	Wood
Functional	Sink/Basin:	2 Steel
Functional	Faucets/Traps:	Metal.
Defective	Toilet:	2 Ceramic. Left too full to test.
Defective	Urinal:	Leaking badly when flush
Functional	HVAC Source:	Central air vent
Functional	Ventilation:	Yes.

Old Office - Women's Bath

Condition:	Items:	
Functional	Ceiling:	Suspended Ceiling
Functional	Walls:	Drywall/paint
Functional	Floor:	Vinyl Tile
Functional	Doors:	Wood
Functional	Sink/Basin:	2 Steel
Conditional	Faucets/Traps:	Metal. Rear water faucet leaks.
Defective	Toilet:	3 Ceramic. Left water turned off.
NP	Urinal:	NP
Functional	HVAC Source:	Central air vent
Functional	Ventilation:	Yes.

Water Heater

	Manufacturer:	A.O.Smith	Location:	Old lab second floor
	Fuel:	Electric		
Condition:	Items:			
Conditional	State Inspection:	No inspection sticker found.		
Functional	Operation:	Not on.		
NP	Flue Pipe:	NP		
Functional	TPRV and Drain Tube:	To floor		
Functional	Capacity:	Approximately 50 gallon		

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HR Office - Men's Bath

Condition:	Items:	
Functional	Ceiling:	Metal.
Functional	Walls:	Drywall/paint
Functional	Floor:	Tile
Functional	Doors:	Wood
Functional	Sink/Basin:	1 piece molded
Functional	Faucets/Traps:	Metal.
Functional	Toilet:	Ceramic.
Conditional	Urinal:	Leaking when flush
Functional	HVAC Source:	Central air vent
Functional	Ventilation:	Yes.
Defective	Lights:	No lights

HR Office - Women's Bath

Condition:	Items:	
Functional	Ceiling:	Metal.
Functional	Walls:	Drywall/paint
Functional	Floor:	Tile
Functional	Doors:	Wood
Functional	Sink/Basin:	1 piece molded
Functional	Faucets/Traps:	Metal.
Functional	Toilet:	Ceramic.
Conditional	Urinal:	Leaking when flush
Functional	HVAC Source:	Central air vent
Functional	Ventilation:	Yes.
Conditional	Lights:	Few lights

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Sales Office - Men's Bath

Condition:	Items:	
Functional	Ceiling:	Metal.
Functional	Walls:	Drywall/paint
Functional	Floor:	Tile
Functional	Doors:	Wood
Functional	Sink/Basin:	Formica
Functional	Faucets/Traps:	Metal.
Functional	Toilet:	2 Ceramic.
Functional	Urinal:	1 Ceramic.
Functional	HVAC Source:	Central air vent
Functional	Ventilation:	Yes.
Defective	Electric	The outlet is not GFCI protected.

Sales Office - Women's Bath

Condition:	Items:	
Functional	Ceiling:	Metal.
Functional	Walls:	Drywall/paint
Functional	Floor:	Tile
Functional	Doors:	Wood
Functional	Sink/Basin:	Formica
Functional	Faucets/Traps:	Metal.
Functional	Toilet:	3 Ceramic.
NP	Urinal:	NP
Functional	HVAC Source:	Central air vent
Functional	Ventilation:	Yes.
Defective	Electric	The outlet is not GFCI protected.



Sales Office - Water Heater

	Manufacturer:	Rudd	Location:	Between Bath's above
	Fuel:	Gas		
Condition:	Items:			
Conditional	State Inspection:	No inspection sticker found.		
Functional	Operation:	Not on.		
Functional	Flue Pipe:	Metal		
Defective	TPRV and Drain Tube:	CPVC with taped joint. Drain tube is not installed in a safe manner.		
Functional	Capacity:	Approximately 50 gallon		

Sales Office - Sink

Condition:	Items:	
Defective	Faucets/Traps:	Metal/PVC. It appears the drain is leaking inside the wall behind the sink. Moisture meter was pegged-over 44%.
Functional	Sink/Basin:	Fiberglass



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Lab Area

Condition:	Items:	
Functional	Ceiling:	Building steel structure/Suspended tiles
Functional	Walls:	Metal.
Functional	Floor:	Concrete
Conditional	Doors:	Wood and metal doors. 2 of 3 wood office doorknobs broke.
Functional	Windows:	Fixed and tilting
Conditional	Lights:	Many lights out.
Defective	Exhausts:	#2 Exhaust Fan has no controller. Did not work.



Engineering 2nd Floor

Condition:	Items:	
Conditional	Ceiling:	Suspended tiles. Several stained tiles.
Functional	Walls:	Drywall/paint.
Functional	Floor:	Carpet
Conditional	Doors:	Wood. Combo pushbutton door knob would not open.
Functional	Windows:	Sliding
Conditional	Lights:	Many lights out.

Engineering 1st Floor

Condition:	Items:	
Conditional	Ceiling:	Suspended tiles. Several stained tiles. Missing under former condensate leak.
Functional	Walls:	Drywall/paint.
Functional	Floor:	Carpet, some stains.
Functional	Doors:	Wood.
Functional	Windows:	Sliding
Conditional	Lights:	Many lights out.



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Old Office Area

Condition:

Defective
Conditional
Conditional
 Functional
 Functional
Conditional

Items:

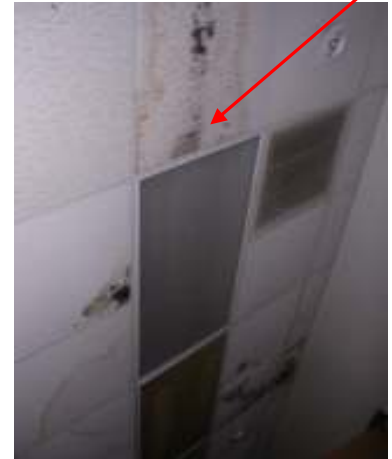
Ceiling:
Walls:
Floor:
Doors:
Windows:
Lights:

Suspended tiles. Many stained, broken tiles. Stains were not active leaks.
 Drywall/paint. Dryerase board used as wallboard. Many damaged areas.
 Carpet, many stains and worn areas.
 Wood.
 Fixed and sliding.
 Many lights out.

Catch pan for leak.



HR Area



Condition:

Defective
Conditional
Defective
 Functional
 Functional
Conditional

Items:

Ceiling:
Walls:
Floor:
Doors:
Windows:
Lights:

Suspended tiles. Many stained, broken tiles.
 Drywall/paint. Many damaged areas.
 Carpet, many stains and worn areas. Active roof leak in sink area damaging tiles.
 Wood.
 Fixed and sliding.
 Many lights out.



Sales Area

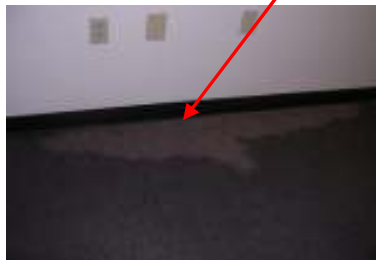
Condition:

Conditional
 Functional
Conditional
 Functional
 Functional
 Functional

Items:

Ceiling:
Walls:
Floor:
Doors:
Windows:
Lights:

Suspended tiles. Some stained tiles.
 Drywall/paint.
 Carpet. Wet area in conference room.
 Wood.
 Fixed and sliding.
 A few lights out.



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Front Warehouse Break room, Office area.

Condition:	Items:	
Defective	Ceiling:	Suspended tiles. Many stained tiles.
Functional	Walls:	Drywall/paint, concrete block.
Conditional	Floor:	Vinyl tile. Concrete under tile swelling under and near coke machine.
Functional	Doors:	Wood.
Functional	Windows:	Fixed.
Defective	Lights:	Many lights out.



Front Warehouse Second Floor office area.

Condition:	Items:	
Defective	Ceiling:	Suspended tiles. Many stained tiles.
Functional	Walls:	Drywall/paint.
Functional	Floor:	Vinyl tile
Functional	Doors:	Wood.
Functional	Windows:	Fixed.
Defective	Lights:	Many lights out.
Defective	Exit Doors:	Several doors chained shut. Left side warehouse exit door break-in damage.



Rear Warehouse Office Break area.

Condition:	Items:	
Functional	Ceiling:	Metal
Functional	Walls:	Metal
Functional	Floor:	Concrete, Surfaced concrete.
Functional	Doors:	Metal
Functional	Windows:	Fixed.
Defective	Lights:	Many lights out.

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Accessories

Misc. Equipment

Condition:	Items:	
Defective	Overhead Doors:	Bright orange door on right wall of first warehouse did not operate.
Defective	Indoor dock lift:	Did not function.
Defective	Fire Extinguishers:	I would guess about 10% at the most are all the fire extinguishers that are installed. No extinguishers had an inspection date more recent than 2010.

Elevator

Condition:	Items:	
Functional	State Inspection:	Not found
Functional	Visible condition:	Adequate.
Functional	Brand:	Dover Elevators.
Functional	Model:	EP7025
Functional	Exhaust:	Adequate.

B and B Inspections

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Fire Alarm System at Riser #1

Condition:	Items:	
Defective	Inspection last performed	No Inspection sticker found.
Defective	Insufficiencies corrected	Several insufficiencies exist. Bypassed input 16. Flow Switch.
Defective	Monitoring Service Provider:	NP
Defective	Condition of equipment	Disconnected from power and from backup battery.
NI	Any current alarms	Not in service.
Functional	Brand:	Fire Control Instruments
Functional	Model:	7200 Fire Alarm Panel
Conditional	Devices:	Smoke alarms, hand pull stations, flow detectors, valve position devices, horns, elevator failure, gas cutoff. Status of all of these inputs are unknown.

Bypassed input 16. Flow Switch.



Disconnected from power and from backup battery.



Fire Alarm System at Front Right wall of Front Warehouse

Condition:	Items:	
Defective	Inspection last performed	No Inspection sticker found.
Functional	Insufficiencies corrected	None noted.
Functional	Monitoring Service Provider:	Sentry Net
Functional	Condition of equipment	Appears adequate for this area of the plant.
Functional	Any current alarms	None present.
Functional	Brand:	Fire Lite
Functional	Model:	MS5UD

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Sprinkler System

Condition:	Items:	
Functional	Company performing inspection	Eagle Fire
	Inspection last performed:	
Functional	Riser #1:	1/4/2012
Conditional	Riser #2:	1/4/2010. This date was listed after 5/13/10, so likely should be 1/4/12. No spare sprinkler heads. Labels painted.
Conditional	Riser #3:	1/4/2012 No spare sprinkler heads.
Conditional	Riser #4:	1/4/2012 No spare sprinkler heads.
Conditional	Riser #5:	1/4/2012 No spare sprinkler heads.
Defective	Riser Sales Area:	Installed April 1992. No inspection dates found from then.
Conditional	Any areas valved incorrectly	All active risers were opened and pressurized. One inactive riser was still pressurized with no valves to drain/flush this riser and header on a regular basis, next to #3.
	Gauges last replaced:	
Functional	Riser #1:	2009
Functional	Riser #2:	2009
Functional	Riser #3:	2009
Functional	Riser #4:	2009
Functional	Riser #5:	2009
Defective	Riser Sales Area:	Installed April 1992. No dates were found on the gauges.
Defective	Tone Bells:	Riser at Sales Area outside Tone Bell covered with tape for painting.

One inactive riser was still pressurized with no valves to drain/flush this riser and header on a regular basis.



No spare sprinkler heads.



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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.

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Conditional Item Summary

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Conditional ratings are defined as an item performing its intended function, but is in need of minor repair.

Defective ratings are defined as an item that appears to be sufficiently deficient; unsafe; hazardous or inoperative.

Surface drainage: Rear left corner has erosion. A drain tile has been installed to prevent further erosion. Front ditch has a hole developing between drain grates.

These areas should be repaired.

Vegetation: Two areas on the left side have trees left in piles.

These areas should be cleaned up.

Lot: Evidence from all the construction phases exist. Two rubble piles exist on the left side, one on rear side.

These areas should be cleaned up.

Outside Walks, steps: Some demolition areas not completed, right and left sides.

These areas should be completed.

Patio drainage: Left side demolition area has no smooth access to the overhead door area. Does not drain.

This area should be completed and drainage supplied.

Retaining Wall: Corner near front door has loose and cracked bricks.

This area should be repaired before freezing causes further deterioration.

Fence: All fencing needs maintenance and repair. The one place where the fence is next to the building structure, the fence is leaning. All other areas are not contiguous with the structure.

These areas should be repaired.

Outside Covering: Metal siding. Left side near the inclined ramp damaged. Left side rusting at bottom.

These areas should be repaired.

Trim/Fascia/Soffit: The fascia near between the HR and Sales areas sited earlier. Above the gas meter at the engineering front wall soffit pieces missing. Awning at left Sales door damaged.

These areas should be repaired.

Outside Doors: Some are chained shut that do not close securely.

These doors should be repaired.

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Overhead Doors: Several bumpers missing, damaged, rear side.

These areas should be repaired.

Windows: Tilting window near fence left front was not closed.

This window should be repaired.

Patio: Right side missing standard steps.

Standard steps should be provided.

Gutters/downspouts: The gutters could easily gather debris to the right of the front door and then water would leak into the office area.

The rear gutter on the rear warehouse had debris through most of the length of the building.

The gutter between warehouses had debris on the left side.

The area to the right of the front door should be checked/cleaned on a very frequent basis. The warehouse gutters between the two warehouses and the rear warehouse gutter should be cleaned on a regular basis.

Soffit/fascia: The metal fascia bent between HR and Sales from a tree.

This area should be secured before blowing/falling causes more damage.

Roof Misc.: Cleanup of unused, unattached metal siding from recent repairs was not done to the left of the front door.

These panels should be removed from the roof before blowing pieces causes damage.

Out of service equipment: On left middle side one transformer is not connected, and two transformers have the fused knife switches disconnected.

These 3 transformers should be removed from the property.

Possible 5th service point: Near the left front corner of the property, a feed exists that goes underground. I could not locate another main in the plant for this feed. This pole likely feeds the transformer to the left of HR offices.

This service should be determined if it is active, and panels inspected.

Breakers/Fuses: Shield missing on 2 breakers on the Rear Federal Pacific Main Panel.

These breakers should be repaired or replaced.

Labels: One breaker not labeled on the Rear Federal Pacific Main Panel.

This label should be determined and applied.

Labels: 3 of 5 breakers not labeled on the front Federal Pacific Main Panel.

These labels should be determined and applied.

Gas heater plumbing: Several offices connected, many not.

These individual office gas heaters should all be evaluated for operation and safety.

Guard shack PTAC cover: Cover off outside coils.

This should be installed.

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A/C System 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.
All the AC units should be checked for operation when the temperatures allows this.

Condensate Removal: Assorted methods.
All these drains should be checked for operation, as many leaks in the ceilings are apparent from many of these drains.

Thermostat: System on rear wall in the Sales area did not have a cover.
This cover should be installed, or thermostat replaced.

HVAC Filter: The system on page 21.8 had a poorly installed filter.
Filter should be installed properly.

Front warehouse heaters:

Front middle left: Could not locate the thermostats to turn this heater on.

Front middle right: Could not locate the thermostats to turn this heater on.

The thermostats need to be located/installed, and these units made to function.

Water Heater Inspection: No inspection sticker found.
Several water heaters did not have an inspection sticker. These should be inspected and applied.

Faucets/Traps: Many baths had leaking faucets and drains.
All baths should be inspected/repared before use.

Lights: Many areas had burnt out, not functioning lighting.
This entire facility had many areas that had many of the lights not functioning. These need to be replaced/repared.

Ceiling tiles: Many areas had stained/missing ceiling tiles.
This entire facility had many areas that had many ceiling tiles stained or missing. These need to be replaced/repared.

System G1 AC unit: Disconnect not mounted upright or secured, but labeled vertically.
This should be mounted securely.

System 4B disconnect: Disconnect not mounted securely
This should be mounted securely.

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Roof units: K2 Bryant, 10 ton, covers off of unit.
L Trane, 5 ton, 9/88.
M GE, 2.5 ton, 11/83.

These three systems on the roof appear to not have associated thermostats or areas that need HVAC.

These should be determined to have a system, or disconnected from power and taken out of service.

Front left HVAC system: The York unit outside the paint area under the overhead HVAC system on the pad is disconnected from power.

This system should be repaired or removed from service.

HR Ducting: Air vent under Bike 2200-2299 is not connected to ductwork, in the middle of the HR large room.

This system should have the ducting examined for connections.

Lab Office Doors: Wood doors. 2 of 3 wood office doorknobs broke.

These should be repaired.

Eng. 2nd floor Doors: Combo pushbutton door knob would not open.

This combination should be determined or doorknob replaced.

Walls: Many damaged areas throughout plant.

These should be repaired.

Sales Conf Room Floor: Carpet. Wet area in conference room.

This area, along with the utility room behind this wall should have a fan blowing on the floor this is dry. The utility room floor should be cleaned.

Front warehouse break room Floor: Vinyl tile. Concrete under tile swelling under and near coke machine.

This area should be repaired.

Alarm System Devices: Smoke alarms, hand pull stations, flow detectors, valve position devices, horns, elevator failure, gas cutoff.
Status of all of these inputs are unknown.

These devices should be checked for operation after the panel is commissioned.

Riser #2: 1/4/2010. This date was listed after 5/13/10, so likely should be 1/4/12. No spare sprinkler heads. Painted over labels.

Riser #3: 1/4/2012 No spare sprinkler heads.

Riser #4: 1/4/2012 No spare sprinkler heads.

Riser #5: 1/4/2012 No spare sprinkler heads.

Spare sprinkler heads are required at each riser.

Areas valved incorrectly One inactive riser was still pressurized with no valves to drain/flush this riser and header on a regular basis, next to riser #3.

This riser should be properly removed from service before a leak occurs.

The outside PIV valve should be closed and this header drained.

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Defective Item Summary

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Conditional ratings are defined as an item performing its intended function, but is in need of minor repair.

Defective ratings are defined as an item that appears to be sufficiently deficient; unsafe; hazardous or inoperative.

Vegetation: Tree causing damage to fascia between HR and Sales areas. Fascia supports broken, and no longer secure.

This tree should be trimmed/removed to prevent further damage to this area.

Outdoor lighting: One wallpack for the side walls/doors functioning of at least 16.
One building mounted flood functioning of at least 11.
Two poles with mounted flood lights functioning of at least 4 poles.
Pole on left side leaning and conduit damaged. Lot light aiming to roof.

All outdoor lamps should be replaced, or lights repaired.

Steps/rails: Rails missing for the right side patio.

Rails should be supplied for this area.

Outside Electric: Electrical outlets left side not functioning.
Outlet near engineering AC units not GFCI protected.
Extension cord near guard shack powered and not GFCI protected.

The outlets should be made functional with GFCI protection. The extension cord should be removed.

Hose bibs: Hose bibs had no water left side.

These should be checked for leaks when the water is turned on.

Right side patio awning: Indoor ceiling insulation should not be used outside.

This insulation should be removed.

Siding Misc.: Side exhaust vent bent mount on right side.

This should be repaired/straightened before it falls.

Roof covering: An active leak was found in the HR near the sink area with a first aid area.

This source of leak should be determined and repaired.

Ventilation: One powered vent on the Engineering roof cover off and not functional.

This should be repaired.

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Structure: Warehouse column damage exists on about 14 columns. Starting at the right front with column A1, and proceeding to I15 at the rear left corner, A1, A4, A8, A9, C14, F4, F12, G14, H6, have holes mostly from fork trucks. The concrete is likely no longer secure under columns G1, G5, H6. Beams are rusted at the bottom to the point of not providing the intended strength at columns C15, E15, I7, and the front right column of the front warehouse.

These poles should be repaired. Many have had concrete poured around the base of the poles likely for when previous damaged pole were repaired.

The columns that are rusting should have steel replaced/welded and determined to be as substantial as the original.

Moisture from outside: The OSB wood wall at the rear of the second warehouse was holding as much moisture to peg my moisture meter. This is likely from the debris in the gutters allowing the water to drain into the wall.

The gutters should be cleaned. The wood at the rear of the rear warehouse removed.

Subpanels: Subpanel B and panel to the rear of Panel A missing covers. Panels throughout this plant are lacking covers. Many missing complete front panels. Many electrical enclosures are not covered. These occurrences are too extensive to list.

All of the electrical enclosures should have all missing panels/covers installed.

Rear Federal Pacific Service: Overhead. Fused disconnect switch blown on the outside pole.

One half of this panel is not powered. This fuse link/knife switch should be replaced by a qualified person after the panel has been determined to be safe.

Main Breaker Size: Not present for the Rear Federal Pacific Panel.

Section 230.70(A)(1) is as follows: "The service disconnecting means shall be installed at a readily accessible location either outside of a building or structure or inside nearest the point of entrance of the service conductors." The fused pole mounted knife switches are the only way to disconnect this panel.

A pole mounted fuse link/knife switch is clearly not a readily accessible location.

A main should be provided for this panel, or the panel replaced.

Main Breaker Size: Not present for the Front Federal Pacific Panel.

Section 230.70(A)(1) is as follows: "The service disconnecting means shall be installed at a readily accessible location either outside of a building or structure or inside nearest the point of entrance of the service conductors." The fused pole mounted knife switches are the only way to disconnect this panel.

A pole mounted fuse link/knife switch is clearly not a readily accessible location.

A main should be provided for this panel, or the panel replaced.

Hail Damage: Most AC units have hail damage. The fins that face the rear of the building on most of the units have hail damage.

These hail damaged areas should be repaired to make the AC units more efficient, or replaced if the damage is too extensive to repair.

HVAC Heaters: The heat did not turn on with many systems. These are shown on pages 19-44. I am listing the ones that did not heat by the page numbers. When the first system on a page did not work, I listed it as page x.2, the middle unit as page x.5, and the last unit as page x.8.

Thes 12 systems did not have any heat: 19.2, 20.2, 20.5, 21.8, 22.3, 30.8, 31.2, 32.8, 33.8, 34.2, 39.8, 40.2, 42.9. These systems should be made operational.

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Warehouse heaters:

Leftmost: Fan only, no heat.
2nd from left: Would not turn on.
Middle: Thermostat missing.
2nd from right: Would not turn on.
Middle row:
Just left of center: Would not turn on.
Center, front: Fan only, no heat.
Center, rear: One of two fans turned on, no heat.
Front row:
2nd from left: Thermostat missing.
2nd from right: Would not turn on.
Rightmost: Would not turn on.

These 10 heaters should be repaired and or have the thermostats installed.

Vent Pipes: Cast/PVC. Pipe broke in two at the front left column of the front warehouse. This is about a 5 inch cast pipe broken in two. I failed to take a picture of this.

This pipe should be repaired.

Gas lines: A hose ran in the rafters near the left wall of the warehouse. This appears to be on and from a gas line.

This hose should be removed.

Toilet: Many toilets and urinals were not functioning. Many had the water turned off to them.

Urinal: Many were loose from the floor.

All the toilets and urinals and sinks in the entire plant should be determined to not leak or repaired.

Lights: Many baths and other rooms had all of the lights burnt out or otherwise not working.

Many areas in this plant had no functioning lights in the entire room. These should be replaced or repaired.

Electrical: Hand Blower removed with bare wires that were likely still powered, for the Women's front warehouse break area.

The power should be turned off, and these wires removed. The blower could then be installed.

Water Heater Operator Not on. Leaking feed water plumbing. Front warehouse break area.

This plumbing should be repaired.

Circulation Pump: Not functioning. Front warehouse break area.

This circulation pump should be turned on/repaired.

Sales Bath's Electric The outlet is not GFCI protected.

Bath outlets installed since 1977 should be GFCI protected. This should be installed.

TPRV and Drain Tube:: CPVC with taped joint. Drain tube is not installed in a safe manner. Sales area water heater.

This TPRV drain tube should be ran to outside or to a floor drain.

Faucets/Traps: Metal/PVC. It appears the drain is leaking inside the wall behind the sink. Sales area sink. Moisture meter was pegged-over 44%.

This leak should be repaired and the wall repaired.

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Lab Exhausts: #2 Exhaust Fan has no controller. Did not work.

This controller should be installed and the fan made operational.

HR Sink Floor: Carpet, many stains and worn areas. Active roof leak in sink area damaging tiles.

The roof leak should be determined and repaired.

Exit Doors: Several doors chained shut. Left side warehouse exit door break-in damage.

All doors should be repaired to close and latch securely.

Overhead Doors: Bright orange door on right wall of first warehouse did not operate.

This should be repaired.

Indoor dock lift: Did not function.

This should be repaired.

Alarm Panel at riser #1:

Inspection last performed No Inspection sticker found.

Insufficiencies corrected Several insufficiencies exist. Bypassed input 16. Flow Switch.

Monitoring Service Provider: NP

Condition of equipment Disconnected from power and from backup battery.

This panel should be made operational and all inputs and outputs determined to be functional.

Alarm Panel at Warehouse:

Inspection last performed No Inspection sticker found.

This panel should be inspected.

Riser Sales Area: Installed April 1992. No inspection dates found from then. No dates were found on the gauges.

This riser appears to have never been inspected. This should be done.

The pressure gauges have to be no older than 6 years old. These did not have a date on them.

The gauges should be replaced.

Tone Bells: Riser at Sales Area outside Tone Bell covered with tape for painting.

This tape should be removed. The alarm bell should be tested regularly.

Fire Extinguishers: I would guess about 10% at the most are all the fire extinguishers that are installed. No extinguishers had an inspection date more recent than 2010.

All fire extinguishers should be installed in all marked locations with an annual inspection tag, along with monthly inspections noted.