
Property Inspection Report

Avocet Inspections LLC



123 Commercial Blvd, Baltimore, MD 21222
Inspection prepared for: John Smith - AAA Manufacturing
Date of Inspection: 5/12/2017 Time: 9:30am
Age of Home: C. 1930 Size: 13000+ sq. ft.
Weather: Overcast, light rain, 74°

Note- This was a commercial building inspection performed for informational purposes

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Summary of Notable Items

Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the property; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Exterior Areas		
Page 3 Item: 1	Roof	<ul style="list-style-type: none"> • Granulated rubber roofing, older, shows some granulation loss. Cracking of asphalt at seams. Recommend patching cracked asphalt areas. Recommend coating entire roof with white roof coating or other to help seal roofing and prolong useable life span.
Page 4 Item: 2	Chimney	<ul style="list-style-type: none"> • Chimney flue is cracked. See photo.
Page 6 Item: 4	Drives & Walks	<ul style="list-style-type: none"> • Asphalt driveways, parking areas show cracking/buckling. Recommend replacing as necessary.
Page 6 Item: 5	Siding	<ul style="list-style-type: none"> • Some settlement cracking at concrete block walls, various locations. Cracks are fairly typical for an older masonry structure. Recommend sealing cracks and monitoring.
Page 8 Item: 8	Electrical, Exterior	<ul style="list-style-type: none"> • Exposed live wiring at 2 roof locations. Electrocutation hazard. Have licensed electrician remove abandoned wiring. See photos. • Secure loose service entrance cable to side wall. See photo.
Garage, Basement & Attic		
Page 9 Item: 2	Basement / Crawlspace	<ul style="list-style-type: none"> • Active water intrusion noted, unknown source. See photo. • Possible asbestos, recommend testing, removal • Framing and soil in close proximity, can lead to framing damage, pest intrusion.
Electric, Heat, Water Heater		

Page 11 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • There is a Federal Pacific Electric service panel installed. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at: http://www.codecheck.com/pdf/electri...%20Nov2003.pdf, www.inspect-ny.com/fpe/fpepanel.htm, and http://www.inspect-ny.com/fpe/CPSCsummary.htm. • Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard. Mold room • Open knockouts panel enclosure, electrocution hazard, install proper filler plates. - 2nd floor • Open knockouts panel enclosure, electrocution hazard, install proper filler plates. Shop/warehouse
Page 15 Item: 3	Water Heater	<ul style="list-style-type: none"> • Corrosion at base of water heater in basement. When installing next water heater consider raising higher off floor to help protect from wet conditions.
Interior Features		
Page 17 Item: 7	Interior Electric	<ul style="list-style-type: none"> • Junction Box Cover(s) missing. This is a potential shock or electrocution hazard. • Open knockouts in numerous electrical boxes throughout property. Recommend installing snap caps to help contain any potential sparking that might occur. • Recommend removing any abandoned wiring, electrical boxes present • Sump pump float not operating consistently, recommend replacing.
Page 18 Item: 8	Floors, Ceilings & Walls	<ul style="list-style-type: none"> • Wall/ceiling moisture stains, tested as 100% moisture content. 2nd floor ceiling Have licensed contractor evaluate/repair. - See photo. • Possible organic substance noted. The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present. If necessary, we are also lab-certified to perform radon, meth, asbestos and other environmental testing services. See photo. • Recommend installation of guard railing at loft opening dropoff.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Roof

Materials: Roofs walked, Granulated rubber roofing

Observations:

- **Granulated rubber roofing, older, shows some granulation loss. Cracking of asphalt at seams. Recommend patching cracked asphalt areas. Recommend coating entire roof with white roof coating or other to help seal roofing and prolong useable life span.**



Typical roof view



Typical roof view



Moss/lichen on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during with a zinc compound to help prevent deterioration.



Typical roof view



Asphalt cracked, recommend sealing



Typical roof view



Front mansard roof may be leaking to interior

2. Chimney

Observations:

- **Chimney flue is cracked. See photo.**



Chimney flue is cracked.

3. Gutters & Grading

Information: Galvanized Gutters and downspouts

Observations:

- No major system safety or function concerns noted at time of inspection.
- Direct downspouts away from building structure.
- Improve grading as necessary to drain water away from structure
- Recommend directing roof downspouts to gutter below



Improve grading as necessary to drain water away from structure



Recommend directing roof downspouts to gutter below



Recommend directing roof downspouts to gutter below

4. Drives & Walks

Information: Asphalt driveway, parking areas.

Observations:

- **Asphalt driveways, parking areas show cracking/buckling. Recommend replacing as necessary.**



Parking, loading area

5. Siding

Information: Concrete block walls

Observations:

- **Some settlement cracking at concrete block walls, various locations. Cracks are fairly typical for an older masonry structure. Recommend sealing cracks and monitoring.**



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Some settlement cracking at concrete block walls, various locations. Cracks are fairly typical for an older masonry structure. Recommend sealing cracks and monitoring.

6. Vegetation

Observations:

- No major system safety or function concerns noted at time of inspection.

7. Decks & Steps

Observations:

- No major system safety or function concerns noted at time of inspection.

8. Electrical, Exterior

Observations:

- **Exposed live wiring at 2 roof locations. Electrocutation hazard. Have licensed electrician remove abandoned wiring. See photos.**
- **Secure loose service entrance cable to side wall. See photo.**



Secure loose service entrance cable to side wall.



Exposed live wiring at 2 roof locations. Electrocutation hazard. Have licensed electrician remove abandoned wiring. See photos.



Exposed live wiring at 2 roof locations. Electrocutation hazard. Have licensed electrician remove abandoned wiring.

9. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

10. Window Condition

Observations:

- No major system safety or function concerns noted at time of inspection.

Garage, Basement & Attic

Garage:

Garages are specifically inspected for safe operation of vehicle door(s), fire safety components if applicable, such as self closing fire rated personnel doors and general overall safety and function.

Basement:

Basements are inspected for evidence of moisture intrusion, moisture intrusion

control systems such as sump pumps, structural issues and general safety and function.

Crawlspaces are not required to be entered if under 36" in clearance, wet conditions or where entry could be a health hazard to the inspector.

Attic:

Attics are inspected for structural issues, evidence of current moisture intrusion, ventilation, insulation type and depth and general overall safety and function.

The inspector is not required to enter an with low clearance or without proper walkboards where traversing the attic could cause damage to the ceiling finishes below or disturb the insulation layer.

1. Garage

Observations:

- No Garage

2. Basement / Crawlspace

Observations:

- Inspection Method: Partially Traversed- inaccessible crawlspaces in some areas.
- Sump pump operational- consider upgrading pump to commercial grade
- Consider adding a battery backup for the sump pump.
- Very humid/damp conditions. Recommend installing dehumidifier.
- Recommend wood destroying organism inspection. Close proximity of exposed soil and wood framing can be conducive to WDO's.
- **Active water intrusion noted, unknown source. See photo.**
- **Possible asbestos, recommend testing, removal**
- **Framing and soil in close proximity, can lead to framing damage, pest intrusion.**



Water pooling in basement



Basement - active water intrusion



Water pooling in basement



Framing and soil in close proximity, can lead to framing damage



Active water intrusion noted, unknown source.



Recommend installing heavy duty sump pump with backup battery



Possible asbestos, recommend testing.



Water intrusion points, source unknown

3. Attic

Observations:

- No attic

Electric, Heat, Water Heater

Electric, HVAC and Water Heater

Electrical Systems:

The home inspector shall visually inspect an electrical system, including: The service drop, service entrance conductors, cables, and raceways, service equipment and main disconnects, service grounding, interior components of service panels and sub-panels, a representative number of installed lighting fixtures, switches and receptacles, ground fault and arc fault circuit interrupters and general condition. The following items are not inspected, alarm systems, low voltage wiring, ancillary wiring, systems, and components that are not part of the primary electrical power distribution system.

Heating, Cooling and Ventilation Systems:

The home inspector shall visually inspect the HVAC systems, including: Installed heating and cooling equipment; vent systems, flues, and chimneys. heating distribution.

The home inspector is not required to inspect, flue or chimney interiors that are not readily accessible, humidifiers or dehumidifiers, electronic air filters, solar heating systems or determine the adequacy of the heat and cooling system or the distribution balance.

Water Heater(s):

The home inspector shall visually inspect the water heating appliance(s).

1. Electrical Panel

Materials: Overhead Service(s), 3 phase and Single Phase., Federal Pacific Stab Lok, Square D, Branch circuit wiring type: Vinyl coated, non-metallic, "Romex" type., Branch circuit wiring type: BX, armored cable

Observations:

- **There is a Federal Pacific Electric service panel installed. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at: <http://www.codecheck.com/pdf/electri...%20Nov2003.pdf>, www.inspect-ny.com/fpe/fpepanel.htm, and <http://www.inspect-ny.com/fpe/CPSCsummary.htm>.**
- **Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard. Mold room**
- **Open knockouts panel enclosure, electrocution hazard, install proper filler plates. - 2nd floor**
- **Open knockouts panel enclosure, electrocution hazard, install proper filler plates. Shop/warehouse**



Electrical panel, main office



Electrical panel, main office



Electrical panel interior- shop



Electrical panel interior - shop/warehouse



Electrical panel interior- shop/warehouse



Electrical panel interior -shop/warehouse



Electrical panel interior -shop/warehouse



Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard. Mold room



Open knockouts panel enclosure, electrocution hazard, install proper filler plates. - 2nd floor



Electrical panel interior - 2nd floor



Federal Pacific panels. 2. Consult licensed electrician



Electrical panel interior



Open knockouts panel enclosure, electrocution hazard, install proper filler plates. Shop/warehouse

2. HVAC Unit

Information: York natural gas package units installed on roofs. 2 units

Observations:

- No major system safety or function concerns noted at time of inspection.
- Package units are older, budget for replacement.
- Ceiling mounted gas heaters are functional.



HVAC unit mfg. date(s) - 2001



HVAC unit mfg. date(s) - 2001



Ceiling mounted gas heaters functional

3. Water Heater

Information: GE electric unit in shop/warehouse, Morflo gas unit in basement, Copper main supply pipe, Copper supply lines, Waste Pipe: PVC, Waste Pipe: Cast Iron, Water Source: Public
Observations:

- Units functional.

- **Corrosion at base of water heater in basement. When installing next water heater consider raising higher off floor to help protect from wet conditions.**



Water heater mfg. date(s) - 2007



Water heater mfg. date(s) - 2006

Interior Features

1. Kitchen

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Bath

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Bath #2

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Bath (Half)

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Laundry

Observations:

- No laundry area

6. Plumbing

Observations:

- No major system safety or function concerns noted at time of inspection.



Main water valve location

7. Interior Electric

Observations:

- Recommend installation of Carbon Monoxide alarms throughout building.
- **Junction Box Cover(s) missing. This is a potential shock or electrocution hazard.**
- **Open knockouts in numerous electrical boxes throughout property. Recommend installing snap caps to help contain any potential sparking that might occur.**
- **Recommend removing any abandoned wiring, electrical boxes present**
- **Sump pump float not operating consistently, recommend replacing.**



Sump pump float not operating consistently.



Open junction box - 2nd floor



Open junction box 2nd floor

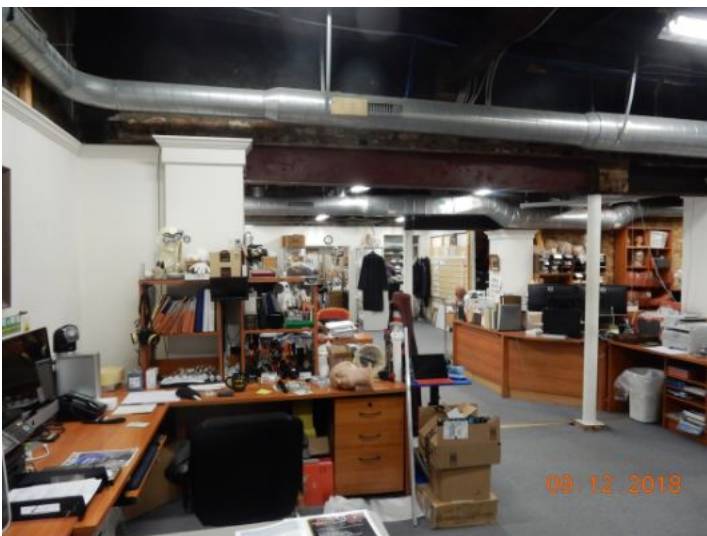


Open knockouts in numerous electrical boxes throughout property.

8. Floors, Ceilings & Walls

Observations:

- Stored items prevented full inspection of many areas.
- **Wall/ceiling moisture stains, tested as 100% moisture content. 2nd floor ceiling**
Have licensed contractor evaluate/repair. - See photo.
- **Possible organic substance noted. The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present. If necessary, we are also lab-certified to perform radon, meth, asbestos and other environmental testing services. See photo.**
- **Recommend installation of guard railing at loft opening dropoff.**



Main office



CNC room



Possible mold present. See notes



Wall/ceiling moisture stains, tested as 100% moisture content. 2nd floor ceiling Have licensed contractor evaluate/repair.



Room with ceiling leak



Recommend installation of guard railing at loft opening dropoff.

9. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

10. Windows

Observations:

- No major system safety or function concerns noted at time of inspection.

11. Stairways

Observations:

- No major system safety or function concerns noted at time of inspection.

General Notes

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within

specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

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Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for waste water drain and vent lines.