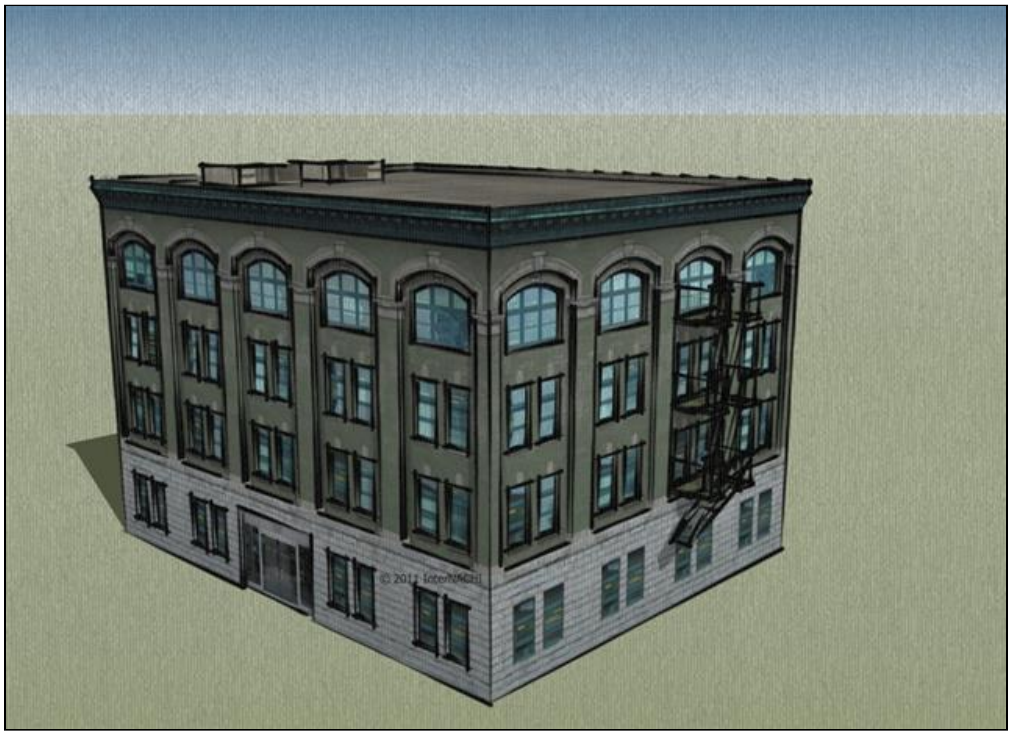
Inspection Report

Commercial Report

Property Address:
1234 Elvis Presley Blvd
Rogers AR 72756



1234 Elvis Presley Blvd

A Superior Inspection LLC

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Date: 10/27/2020	**Time:** 09:00 AM	**Report ID:** 9999
Property: 1234 Elvis Presley Blvd Rogers AR 72756	**Customer:** Commercial Report	

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

(Summary items) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This building is older than 50 years and the building inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new building and this building cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that buildings of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older building. Sometimes in older buildings there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the building inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The building inspection does not look for possible manufacturer re-calls on components that could be in this building. Always consider hiring the appropriate expert for any repairs or further inspection.

In Attendance:	**Type of building:**	**Approximate age of building:**
Customer and their agent	Commercial Building	Over 50 Years
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Below 65 (F) = 18 (C)	Cloudy	Dry

Rain in last 3 days:
No

1. Roof Systems

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:
Ceramic/Clay
Rubber membrane

Viewed roof covering from:
Walked roof

Roof Structure:
Rafters
Wood slats
Not visible

Roof-Type:
Flat

Items

1.0 Roof Coverings
Inspected

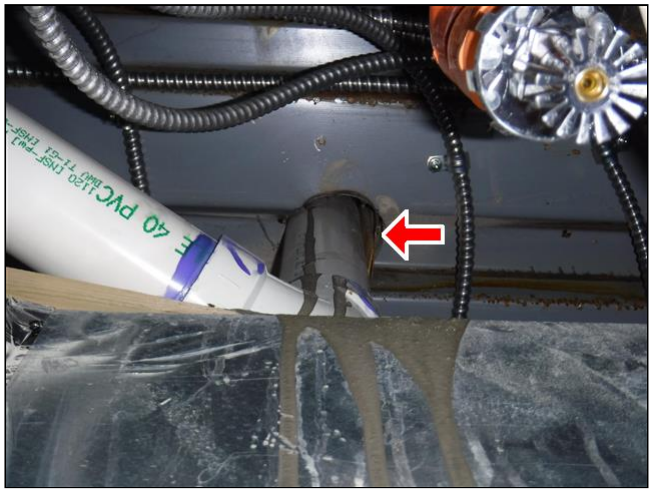
1.1 Flashings
Inspected

1.2 Skylights, Chimneys and Roof Penetrations
Inspected

1.3 Roof Structure and Attic
Inspected

1.4 Firewall Separation between Units
105/103 - The firewall separation between floors is missing in visible locations. This does not afford the intended protection against a fire in an adjacent unit. I recommend a qualified contractor to evaluate/ upgrade all floor penetrations (both hidden and exposed) for the required fire protection.

1.4 Item 1(Picture) 105 - Unsecured openings to the upstairs residential units.



1.4 Item 2(Picture) 103 - Unsecured openings to the upstairs residential units.

1.5 Visible electric wiring in Attic
Inspected

The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:
Brick
Cement stucco

Siding Material:
Full brick
EIFS
Extra Info : Concrete Screed

Exterior Entry Doors:
Wood
Steel
Glass

Driveway:
Asphalt

General Topography:
Flat and Sloped

Items

2.0 Wall Cladding Flashing and Trim

(1) The building wall on at the rear of the property appears to be clad with a product known as Exterior Insulation Finish Systems, "EIFS," also referred to as "Synthetic Stucco." Many EIFS clad houses have revealed moisture related problems such as deteriorated wood framing and pest infestation.

(2) The EIFS siding at the rear of building is beginning to deteriorate at the seams causing cracks and is damaged from the gate lock on the corner of the building. Further deterioration can occur if not addressed. Recommend a licensed EIFS/Stucco contractor to evaluate and repair as needed.

2.0 Item 1(Picture) 101 - Rear building EIFS is cracking at the seams.

2.0 Item 2(Picture) 101- Exterior rear wall has been damaged by the gate lock.

(3) The brick/concrete siding at the exterior shows advanced deterioration and is missing mortar in areas. Further deterioration can occur if not addressed. Recommend a licensed masonry contractor to evaluate and repair/replace as needed.

2.0 Item 3(Picture) Aged/Deteriorated bricks on the exterior of the building.

2.0 Item 4(Picture) Brick and concrete screed deterioration at the 2nd story patio on the front of the building.

2.0 Item 5(Picture) 101 - Top concrete screeded pillars show advanced deterioration and is likely allowing water inside the column.

2.1 Doors (Exterior)

Inspected

2.2 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

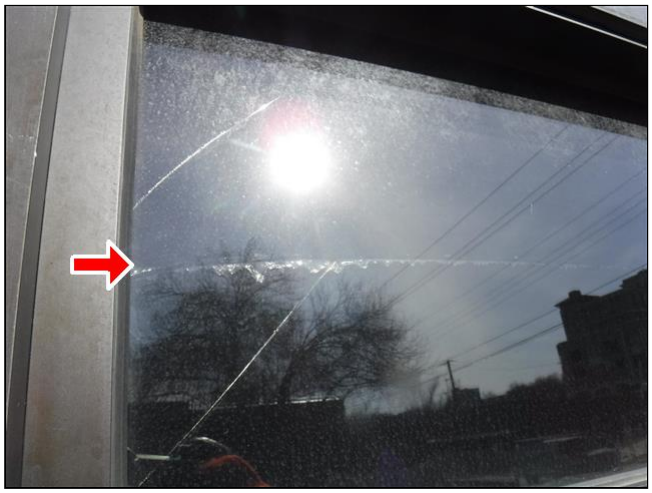
101 - The metal ceiling is rusted and shows advanced deterioration in areas from leaking water. Recommend evaluation and upgrade of the 2nd story residential patio by a licensed concrete contractor to deter further damage to the ceiling and surrounding components.

2.2 Item 1(Picture) 101 - Metal patio ceiling shows advanced deterioration and leaking.

2.2 Item 2(Picture) 101 - Metal patio ceiling shows advanced deterioration and leaking.

2.3 Windows

- 101 Enclosed patio glass above the door is cracked. Recommend a licensed window contractor to replace the cracked glass as desired.
- A majority of the exterior windows were not operable but could likely be serviced to maintain functionality. Recommend a licensed window contractor to evaluate and repair as needed.



2.3 Item 1(Picture) 101 - Crack in the overhead patio door glass

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

- Some drainage issues may present themselves in heavy rain at the front sidewalk. Recommended to observe during a storm to determine if additional drainage is needed to deter premature deterioration of the aged brick siding.

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.

Styles & Materials

Foundation:
Poured concrete

Floor Structure:
Slab

Wall Structure:
Metal studs
Brick

Items

3.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)
Inspected

3.1 Walls (Structural)
(See 2.0.3) As with the deterioration of the exterior brick walls, there is also interior deterioration of the inside of those walls visible in the front part of the building in suites 105 and 101. Recommend upgrading exterior water diversion techniques to help prolong the lifespan of the interior brick walls. Repair the interior bricks as needed to deter further deterioration. (FYI....Loose bricks can fall and damage property or create a safety hazard.)

3.1 Item 1(Picture) 105 - White effloresence indicating water intrusion.

3.1 Item 2(Picture) 101 - Interior south brick wall shows advanced deterioration and effloresence on the bottom half of bricks.

3.2 Columns or Piers
Inspected

3.3 Floors (Structural)
Inspected

3.4 Ceilings (Structural)

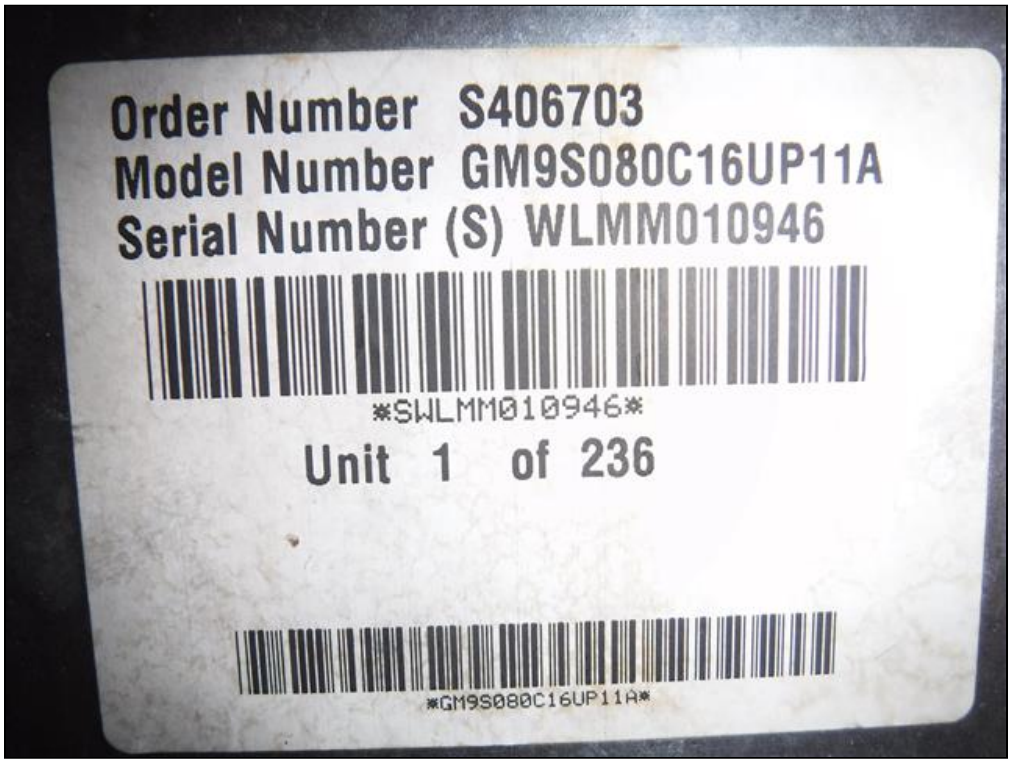
105 - The wood ceiling shows advanced deterioration above the entryway. Recommend a licensed contractor to evaluate and repair as needed to maintain the intended structural support. Further deterioration has likely been halted when the new roof was installed.

3.4 Item 1(Picture) Evidence of wood roof structure deterioration.

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

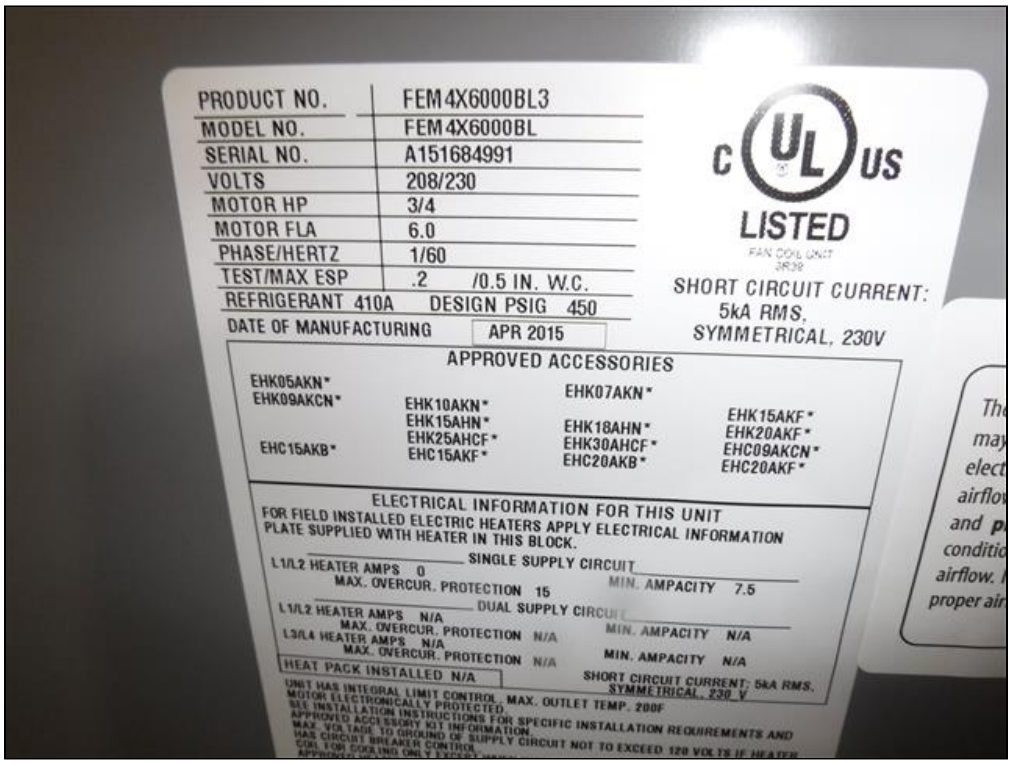
4. HVAC Heat, Ventilation, Air Conditioning

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine building owner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



105 - 37 or 17yr old Interior HVAC Unit

101 - 4yr old Interior HVAC Unit



103 - 5yr old Interior HVAC Unit

Rooftop HVAC units were not Identifiable.

Styles & Materials

Heat Type:
Electric heat
Furnace

Energy Source:
Gas
Electric

Number of Heat Systems (excluding wood):
Three

Heat System Brand:
LUXAIRE
TEMPSTAR
YORK

Ductwork:
Insulated
Non-insulated

Filter Type:
Disposable

Cooling Equipment Type:
Air conditioner unit
Extra Info : Unknown For Ste 103

Cooling Equipment Energy Source:
Electricity
Extra Info : Refrigerant

Number of AC Only Units:
Three
Extra Info : Likely 3 (units are not identifiable)

Central Air Brand:
UNKNOWN

Items

4.0 Heating Equipment

(1) 105 - Interior heating unit was not operational when onsite. The seller called an HVAC technician who diagnosed the problem fixed half and ordered some parts for the other issue.

(2) All Units: A secondary emergency condensate overflow sensor or piping was not installed on any units. A secondary condensate line or shutoff sensor will help deter interior water damage when/if the primary drain line becomes clogged. Recommend upgrading units as desired to deter potential moisture damage.

4.1 Normal Operating Controls

Inspected

4.2 Automatic Safety Controls

Inspected

4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

101 - The tenants stated that the patio HVAC ducts do not adequately heat/cool the area and have since blocked off the registers. Recommend evaluation and upgrade/removal of the distribution system for efficiency and comfort.

4.4 Presence of Installed Heat Source in Each Room

Inspected

4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected

4.6 Cooling and Air Handler Equipment

- The rooftop HVAC units (A/C and Heat Pumps) were not identifiable for each unit and the data plates could not be read. Recommend yearly preventative maintenance be completed on all the HVAC system, which can then be identified and labeled for future service.
- The air conditioner function was not tested for proper operation due to the outside air temperature being 60 degrees or less. HVAC manufacturers state that the units should not be activated if the temperature has been less than 60 degrees for 1 hour prior to potential activation. Prolonged activation may void warranties and/or ruin the compressor. Additionally, a proper temperature differential cannot be verified due to the inadequate exterior temperature differential needed for the A/C to function efficiently. If you are concerned with the system in question, please contact a licensed HVAC contractor for a full evaluation.

4.6 Item 1(Picture) Rooftop HVAC components were not identifiable and the labels could not be read.

4.7 Normal Operating Controls

Inspected

4.8 Presence of Installed Cooling Source in Each Room

Inspected

4.9 Venting Systems (Kitchens, Restrooms and Laundry)

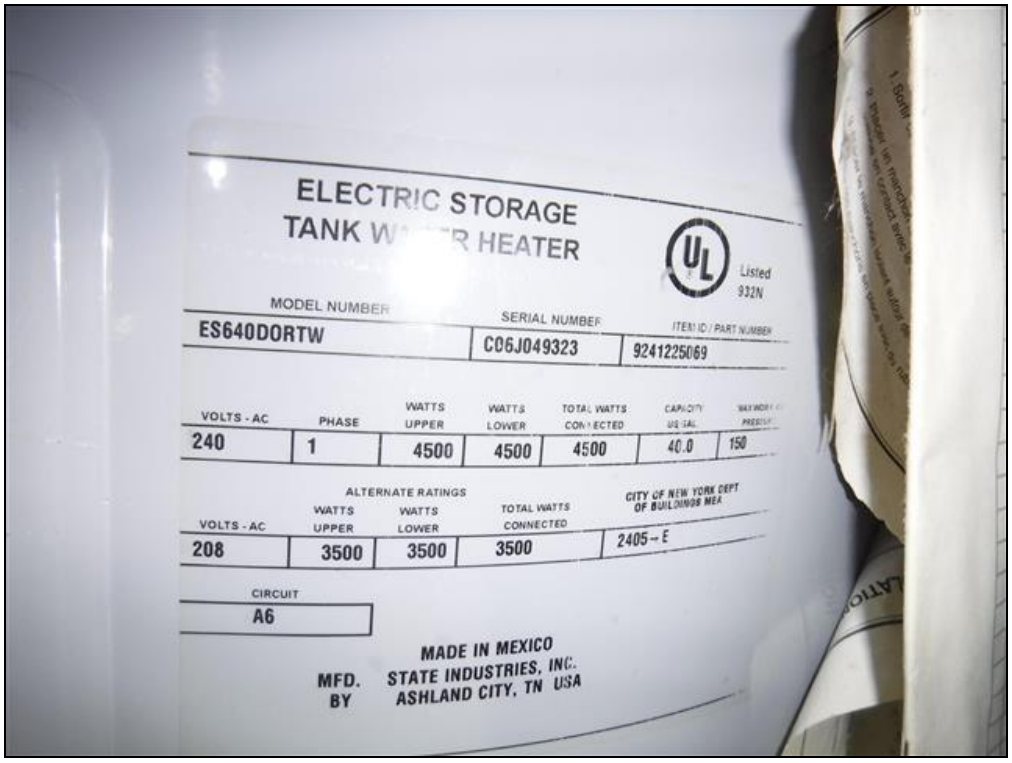
Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

101 - 15yr old Water Heater

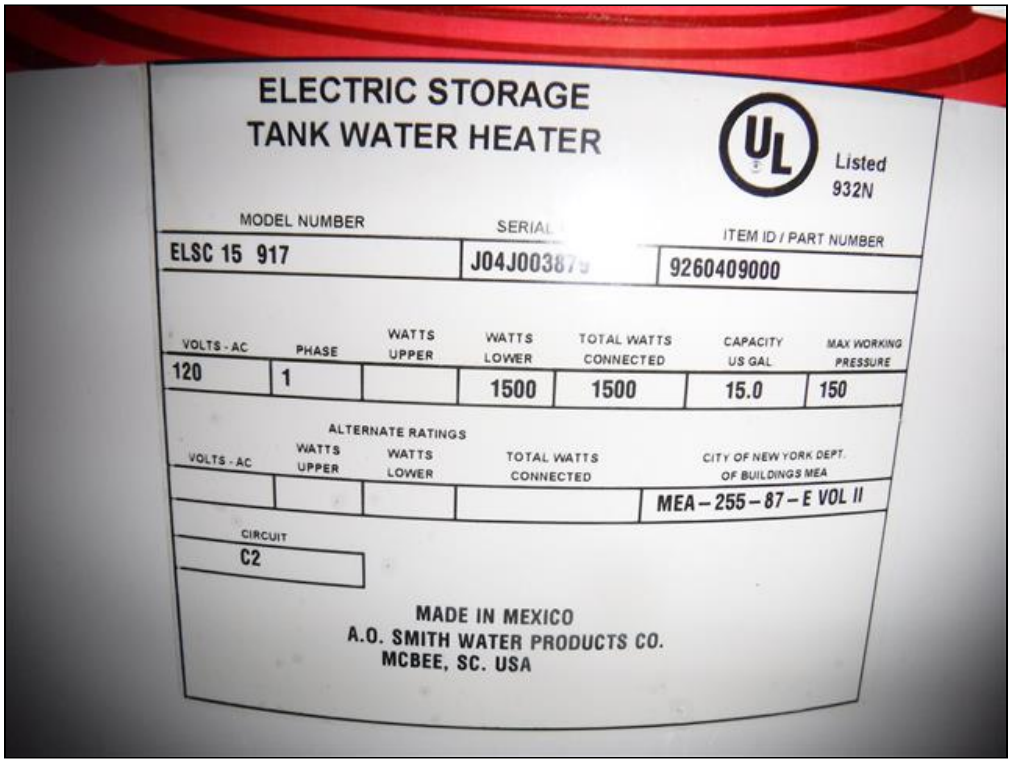


105 - 14yr old Water Heater

25psi Water Pressure

Shared hallway bathroom tankless water heaters x2 - unknown age.

Shared hallway single bathroom 4gal water heater - Unknown Age



103 - 16yr old Water Heater

Styles & Materials

Water Source:
Public

Plumbing Water Supply (into building):
Copper

Plumbing Water Distribution (inside building):
Copper

Plumbing Waste:
PVC

Water Heater Power Source:
Electric

Water Heater Capacity:
30 Gallon (small)
40 Gallon (1-2 people)
Tankless

Water Heater Location:
Under Sink
Extra Info : Utility Closets

WH Manufacturer:
AMERICAN
STATE
Extra Info : EEMAX, ARISTON

Items

5.0 Plumbing Drain, Waste and Vent Systems

105 - Bathroom Sink has a slow drain. Recommend a licensed plumber to perform regular drain maintenance to maintain the intended functionality.

105 - Bathroom toilet was loosely attached and moved easily. Recommend a licensed plumber to secure down to deter a potential ruptured drain seal.

101 and shared single bathroom - Abandoned floor drains have been sealed or filled with foam. Recommend a licensed plumber to evaluate and upgrade as needed to maintain their intended function as you see fit.

5.1 Plumbing Water Supply, Distribution System and Fixtures

101 - Exterior rear hosebib is not mounted and moves easily. Recommend a licensed contractor to secure as intended to deter premature deterioration.

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

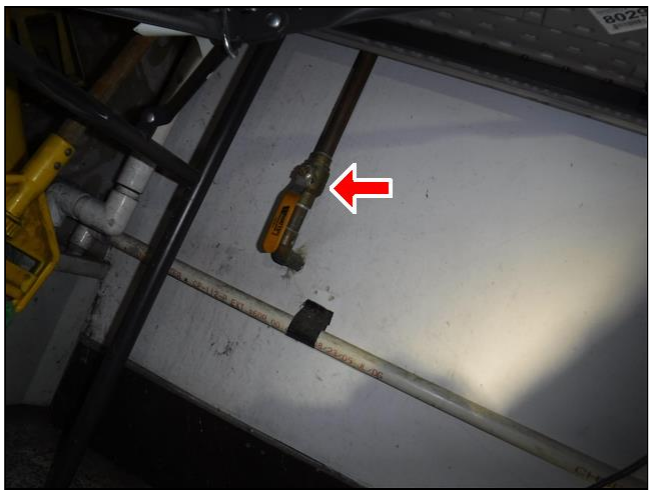
(1) 103 - Electric water heater was unplugged and could not be verified.

(2) Shared Hallway Single Bathroom - Water heater TPRV does not extend to a drain or the exterior. This is a potential safety hazard for those in proximity if the valve is activated. Recommend a licensed plumber to evaluate and upgrade as desired.

5.2 Item 1(Picture) TPRV does not have an approved extension.

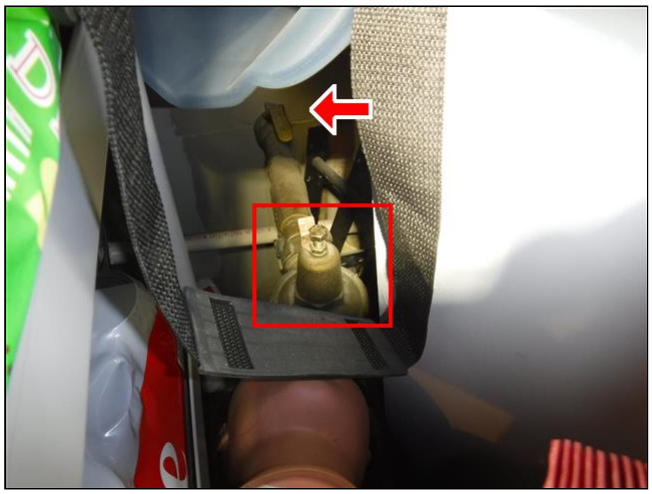
5.3 Main Water Shut-off Device (Describe location)

- Water meters are believed to be located on the front exterior sidewalk but are not labeled for identification.
- 101 - Water shutoff location is likely located in the front utility closet under the work table.
- 103 - Water pressure manifold and shutoff valve is in the back utility closet.
- 105 - Water pressure manifold and shutoff valve is in the back utility closet.



5.3 Item 1(Picture) 101 - Water shutoff valve

5.3 Item 2(Picture) 103 - Water pressure manifold and shutoff valve in the back utility closet.



5.3 Item 3(Picture) 105 - Water pressure manifold and shutoff valve in the back utility closet.

5.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Inspected

5.5 Main Fuel Shut-off (Describe Location)

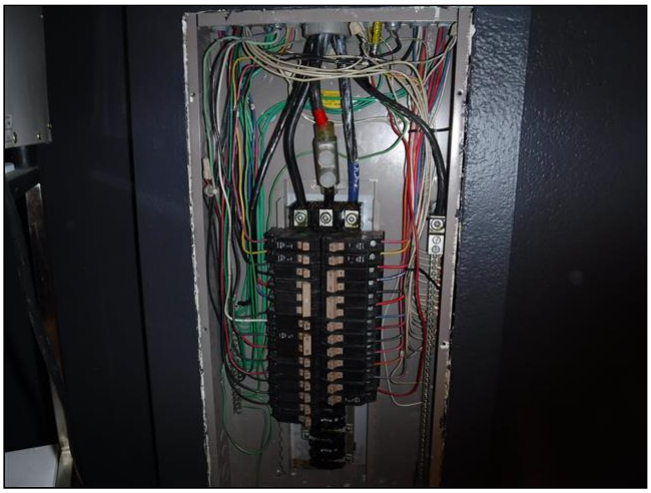
- Only shutoffs that could be located are on the rear of the building at the gas meter. Meters are not identifiable.

5.5 Item 1(Picture) Unidentifiable Gas Meters on the Rear of the property.

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older buildings with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



105 - Interior Electrical Panel

103 - Interior Electrical Panel

Styles & Materials

Electrical Service Conductors:
Below ground

Panel Capacity:
200 AMP
Extra Info : 3 Panels

Panel Type:
Circuit breakers

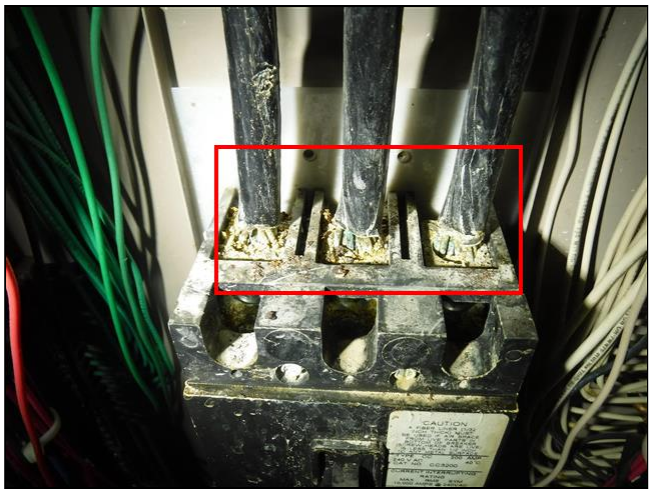
Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Conduit
Extra Info : MC

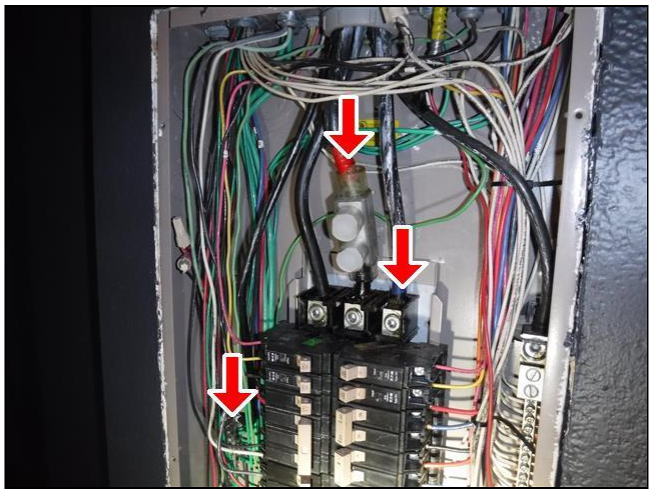
Items

6.0 Service Entrance Conductors

Entrance conductors in the electric panels of Ste 105 show prior moisture contact and corrosion. It is believed that water had leaked inside the conduit from the roof. After the new roof was installed, the leaking appears to have stopped. Recommend a licensed contractor to evaluate and repair the wire/ connections as needed.



6.0 Item 1(Picture) 101 - Wire corrosion on the electrical entrance conductors.



6.0 Item 2(Picture) 105 - Wire corrosion on the electrical entrance conductors.

6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

105 - Some electrical breakers are not labeled in the interior panel. Recommend a licensed electrician to identify and label.

6.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected

6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

All Units - Receptacles not secured or don't have a cover. Recommend securing the splice boxes and installation of covers on the receptacles to deter premature deterioration and to deter potential safety hazards.

6.3 Item 1(Picture) 101 - Loose electrical receptacle

6.3 Item 2(Picture) 103 - Missing electrical box cover.

6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected

6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

6.6 Location of Main and Distribution Panels

- Main electrical panels and meters are on the rear of the building.
- Interior Electrical Panels are located either in the utility closet OR (105) In the middle work room.

6.6 Item 1(Picture) Main Exterior Electrical Panels and Meters.

6.7 Smoke Detectors

Recommend contacting the alarm companies to show you how to use and maintain the system.

6.8 Carbon Monoxide Detectors

Recommend contacting the alarm companies to show you how to use and maintain the system.

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Offices/Suites/Rooms (use duplicate feature)

The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The building inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Suspended ceiling panels
Unfinished

Wall Material:
Gypsum Board
Unfinshed

Floor Covering(s):
Unfinished

Window Types:
Single-hung
Double Pane

Items

7.0 Ceilings

Ste 103 - Wood ceiling panel is loose. Recommend a licensed contractor to secure/repair it to deter further deterioration.

Shared hallway, 103 Back storage room - Ceiling tiles show moisture staining. There were no apparent active leaks in these locations and it is likely leaking was mitigated when the new roof was installed.

7.0 Item 1(Picture) 103 - Wood ceiling panel in the entry is loose.

7.1 Walls

Inspected

7.2 Floors

Inspected

7.3 Steps, Stairways, Balconies and Railings

FYI....Theres is disability access on the front of Ste 101 only. Other disability access is at the back shared hallway.

7.4 Outlets and switches

Many electrical splice boxes and receptacles are missing covers throughout all units. Recommend a licensed contractor to secure wires/boxes to deter a safety hazard OR premature deterioration.

The interior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

A Superior Inspection LLC

703 N 27th St, Rogers AR
479-310-8320

Customer
Commercial Report

Address
1234 Elvis Presley Blvd
Rogers AR 72756

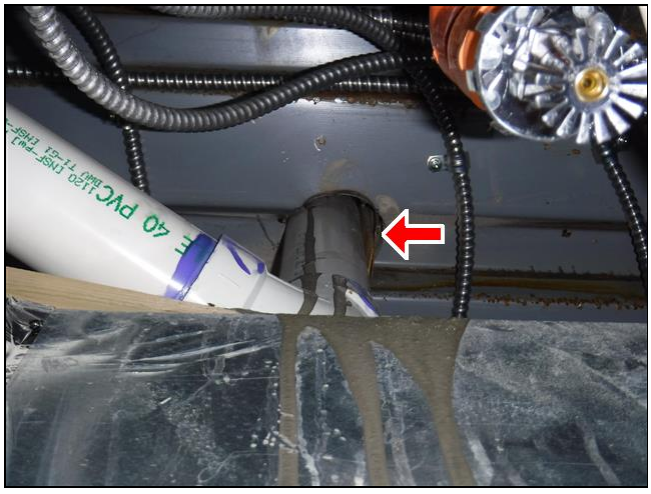
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof Systems

1.4 Firewall Separation between Units

105/103 - The firewall separation between floors is missing in visible locations. This does not afford the intended protection against a fire in an adjacent unit. I recommend a qualified contractor to evaluate/ upgrade all floor penetrations (both hidden and exposed) for the required fire protection.

1.4 Item 1(Picture) 105 - Unsecured openings to the upstairs residential units.



1.4 Item 2(Picture) 103 - Unsecured openings to the upstairs residential units.

2. Exterior

2.0 Wall Cladding Flashing and Trim

(2) The EIFS siding at the rear of building is beginning to deteriorate at the seams causing cracks and is damaged from the gate lock on the corner of the building. Further deterioration can occur if not addressed. Recommend a licensed EIFS/Stucco contractor to evaluate and repair as needed.

2.0 Item 1(Picture) 101 - Rear building EIFS is cracking at the seams.

2.0 Item 2(Picture) 101- Exterior rear wall has been damaged by the gate lock.

(3) The brick/concrete siding at the exterior shows advanced deterioration and is missing mortar in areas. Further deterioration can occur if not addressed. Recommend a licensed masonry contractor to evaluate and repair/replace as needed.

2.0 Item 3(Picture) Aged/Deteriorated bricks on the exterior of the building.

2.0 Item 4(Picture) Brick and concrete screed deterioration at the 2nd story patio on the front of the building.

2.0 Item 5(Picture) 101 - Top concrete screeded pillars show advanced deterioration and is likely allowing water inside the column.

2.2 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

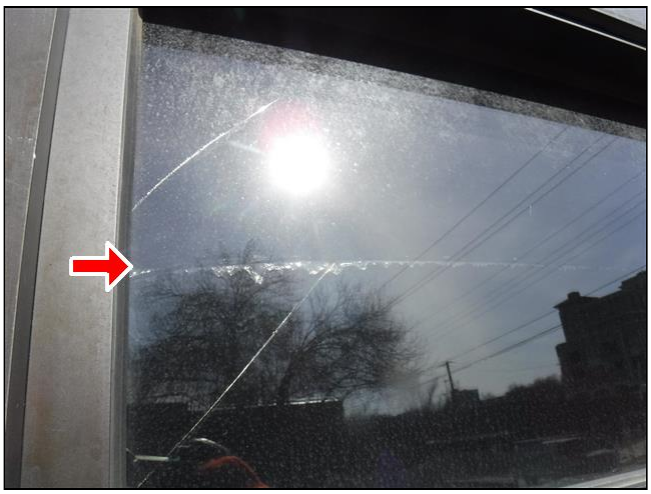
101 - The metal ceiling is rusted and shows advanced deterioration in areas from leaking water. Recommend evaluation and upgrade of the 2nd story residential patio by a licensed concrete contractor to deter further damage to the ceiling and surrounding components.

2.2 Item 1(Picture) 101 - Metal patio ceiling shows advanced deterioration and leaking.

2.2 Item 2(Picture) 101 - Metal patio ceiling shows advanced deterioration and leaking.

2.3 Windows

- 101 Enclosed patio glass above the door is cracked. Recommend a licensed window contractor to replace the cracked glass as desired.
- A majority of the exterior windows were not operable but could likely be serviced to maintain functionality. Recommend a licensed window contractor to evaluate and repair as needed.



2.3 Item 1(Picture) 101 - Crack in the overhead patio door glass

3. Structural Components

3.1 Walls (Structural)

(See 2.0.3) As with the deterioration of the exterior brick walls, there is also interior deterioration of the inside of those walls visible in the front part of the building in suites 105 and 101. Recommend upgrading exterior water diversion techniques to help prolong the lifespan of the interior brick walls. Repair the interior bricks as needed to deter further deterioration. (FYI....Loose bricks can fall and damage property or create a safety hazard.)

3.1 Item 1(Picture) 105 - White effloresence indicating water intrusion.

3.1 Item 2(Picture) 101 - Interior south brick wall shows advanced deterioration and effloresence on the bottom half of bricks.

7. Offices/Suites/Rooms (use duplicate feature)

7.3 Steps, Stairways, Balconies and Railings

FYI....Theres is disability access on the front of Ste 101 only. Other disability access is at the back shared hallway.

7.4 Outlets and switches

Many electrical splice boxes and receptacles are missing covers throughout all units. Recommend a licensed contractor to secure wires/boxes to deter a safety hazard OR premature deterioration.

Electrical Issues

A Superior Inspection LLC

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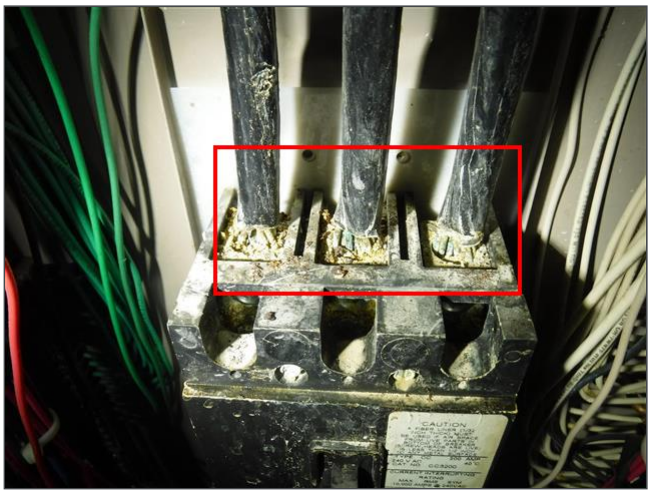
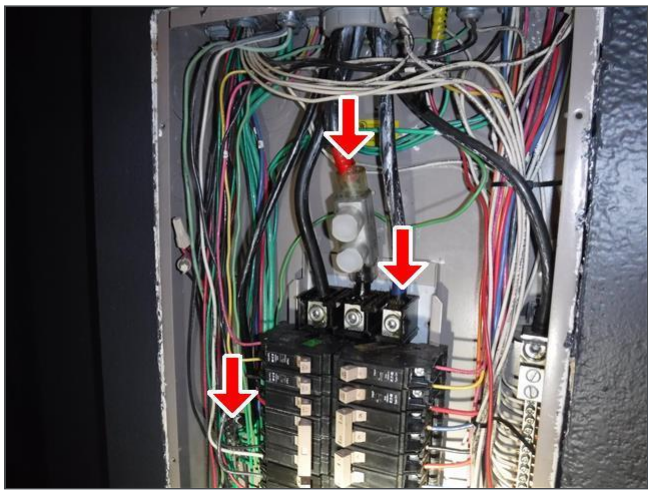
6. Electrical System

6.0 Service Entrance Conductors

Entrance conductors in the electric panels of Ste 105 show prior moisture contact and corrosion. It is believed that water had leaked inside the conduit from the roof. After the new roof was installed, the leaking appears to have stopped. Recommend a licensed contractor to evaluate and repair the wire/ connections as needed.



6.0 Item 1(Picture) 101 - Wire corrosion on the electrical entrance conductors.



6.0 Item 2(Picture) 105 - Wire corrosion on the electrical entrance conductors.

6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

All Units - Receptacles not secured or don't have a cover. Recommend securing the splice boxes and installation of covers on the receptacles to deter premature deterioration and to deter potential safety hazards.

6.3 Item 1(Picture) 101 - Loose electrical receptacle

6.3 Item 2(Picture) 103 - Missing electrical box cover.

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Plumbing Issues

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5. Plumbing System

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

(1) 103 - Electric water heater was unplugged and could not be verified.
(2) Shared Hallway Single Bathroom - Water heater TPRV does not extend to a drain or the exterior. This is a potential safety hazard for those in proximity if the valve is activated. Recommend a licensed plumber to evaluate and upgrade as desired.

5.2 Item 1(Picture) TPRV does not have an approved extension.

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Heat/Cool Issues

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4. HVAC Heat, Ventilation, Air Conditioning

4.0 Heating Equipment

(1) 105 - Interior heating unit was not operational when onsite. The seller called an HVAC technician who diagnosed the problem fixed half and ordered some parts for the other issue.
(2) All Units: A secondary emergency condensate overflow sensor or piping was not installed on any units. A secondary condensate line or shutoff sensor will help deter interior water damage when/if the primary drain line becomes clogged. Recommend upgrading units as desired to deter potential moisture damage.

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