

PROPERTY CONDITION ASSESSMENT REPORT

Excellence in building inspections.

PREPARED BY: Daniel Ducheneaux



FOR THE PROPERTY AT: 1234 No Road Nowhere, ON

PREPARED FOR: Client

INSPECTION DATE: Tuesday, April 4, 2023



DMD Residential & Commercial Inspections 18350 Kenyon Concession Rd 5 Maxville, ON K0C1T0

613-936-7173

https://www.dmdinspections.com/ commercial@dmdhomeinspections.com







April 20, 2023

Dear client,

RE: Report No. 1004 1234 No Road Nowhere, ON

The enclosed report has been prepared to provide pertinent technical information about the subject property. This report meets or exceeds the ASTM Standard E2018-15 for Property Condition Assessment. The report is not technically exhaustive and should be considered preliminary.

The entire report must be considered in order to rely on the findings contained within. Sampling information in the report may put it out of context.

The report will not be released to anyone without your permission.

Thank you for giving us the opportunity to be of service. Should you have any questions regarding this report, please contact us.

Sincerely,

Daniel Ducheneaux on behalf of DMD Residential & Commercial Inspections

> DMD Residential & Commercial Inspections 18350 Kenyon Concession Rd 5 Maxville, ON K0C1T0 613-936-7173 https://www.dmdinspections.com/ commercial@dmdhomeinspections.com

1234 No Road Nowhere, ON April 4, 2023

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

Note: For the purpose of this report the building is considered to be facing West.

This report has been prepared in accordance with the accepted proposal. A visual inspection was performed to identify the existing condition of the following building systems: Structure, Electrical, Heating, Air-conditioning, Ventilation, Plumbing, Roofing, Exterior, and Interior.

This report exceeds the ASTM Standard E2018-15 in that a five-year time frame for major repairs or replacements of building components has been considered. However, costs for major repairs or replacements have not been included. Qualified contractors should be contacted for quotations, as required.

This report provides recommendations and priorities for correcting major deficiencies, updating major components at the end of their life, and undertaking further detailed investigations. Normal building maintenance items are not included. Our inspection was limited to components that were readily visible and not obstructed by equipment, storage, finishes, etc. No comment is offered on code compliance or environmental issues.

The report is preliminary in nature. Before any major repairs are undertaken, we recommend that a specialist performed a detailed condition survey and develop a plan of action.

The report is intended for the exclusive use of our client. Use of the information by any other party is not intended and therefore, we accept no responsibility for such use.

The following defined terms are used to describe the condition of the components and systems reviewed:

Satisfactory - performing its intended function; no major defects noted.

Serviceable - performing its intended function, but has visible defects or is aging. It will require minor to moderate repairs.

Fair - barely performing its intended function. Has visible defects or is aging and will require moderate to major repairs in the short term.

Poor - not performing its intended function. The component is at or beyond its useful life. Component requires major repair or replacement.

BUILDING DESCRIPTION:

This property consists of a two-story main dwelling located at the front of the property, a restaurant, office spaces and motel units. It was built approximately in the late 1800s and the approximate square footage is between 13,000 and 15,000 sqft. All is situated on 1.45 acres of land as stated on the owner listing. The building plans were not provided.

The main house consists of 5 bedrooms, 2.5 bathrooms. The commercial office space has 3 units with an accompanying common bathroom. The restaurant is licensed for 120 guests while the covered patio is licensed for 62 guests. The motel has 5 large rental units and 2 efficiency suites.

The parking is gravel and can accommodate 30 vehicles.

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The main exterior cladding is metal and wood. The buildings are heated with a boiler system as reported by the owner. There is no central air conditioning in the buildings or house.

ROOFING: The overall condition is based on the visible and accessible areas. The overall asphalt and metal roofing systems are in satisfactory condition. The asphalt shingles on the Southeast roof are in fair condition but will need replacement within a year if not immediate. The roll roofing on the upper most part flat roof and lower part flat roof is in satisfactory to serviceable condition but should be monitored.

EXTERIOR: The overall condition is based on the visible and accessible areas. The exterior metal and wood siding is in satisfactory condition. Minor repairs will be required and future regular maintenance. The performance of the gutters and downspouts is in serviceable condition and will need repairs and improvements The exterior metal fire escape stairs at the West side of the house leading to the second-floor level will need repair, painting and regular maintenance. Some landscaping improvements will be required.

STRUCTURE: The overall condition is based on the visible and accessible areas. The wood structure is in satisfactory condition. Defects were noticed with the Main house and motel foundation which will need further evaluation by a specialist. The motel foundation has minor exterior cracking on the East side which should be properly repaired and monitored for further cracking. The roofing structures that were viewed appeared to be in satisfactory condition.

ELECTRICAL: The overall condition is based on the visible and accessible areas. Multiple defects were noticed with the electrical systems in all buildings. Further evaluation and improvements will be required by a specialist. An ESA (Electrical Safety Authority) inspection and certification is recommended.

HEATING: The overall condition is based on the visible and accessible areas. All motel units are heated with radiant floor heating, as stated by the owner. Based on units viewed, the heating system is satisfactory condition and appears to be performing its intended function. The main house is only heated with a gas fireplace. Comfort during the winter months is suspect.

COOLING: The cooling system consists of independent units at various locations throughout the buildings.

INSULATION AND VENTILATION: The overall condition is based on the visible and accessible areas. The insulation and ventilation of the attics viewed appeared to be in satisfactory condition. The attic space ventilation consists of soffit vents, ridge vents, roof vents and are performing their intended use.

PLUMBING: The overall condition is based on the visible and accessible areas. The plumbing systems is satisfactory condition.

INTERIORS: The overall condition is based on the visible and accessible areas. The building and motel unit interiors are in satisfactory condition and no significant deficiencies were noticed. The main house is still under renovations and certain minor defects noted in the inspection report may be corrected as the work progresses.

PROPERTY UPDATES (As per owner listing)

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PARKING	VENTILATION	APPENDIX	REFERENCE						
2022									
Bathroom,	main house								
Commerci	al kitchen ap	pliances							
Establishe	d presence (on Google F	acebook & Ir	stagram					
	-			lotagram					
Flooring, r	nain house								
Well									
WiFi boos	er system								
Windows,	main house								
2021									
	al kitchen ap	nliances							
	-	-							
Kayak & c	anoe rentals								
Keyless do	oor locks, mo	otel							
Propane fu	urnace lease	1							
Waterfront	dock stairca	ase							
WiFi boos	er system								
Windows	main house								
Steel roof,	motel								
2020									
Commerci	al kitchen ap	pliances							
Deck & de	ck separatio	n							
Motel units	s & bathroom	าร							
		П	roviding groat	homo increati	one for every	aliant avany tin		Da	an 2 of 102

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PARKING	VENTILATION	APPENDIX	REFERENCE						
Septic pur	nps								
2019									
Commerci	al kitchen ap	pliances							
Motel units	s & bathroom	าร							
2018									
Commerci	al kitchen ap	pliances							
Motel units	s & bathroom	าร							
2017									
Commerci	al kitchen ap	pliances							
Commerci	al office acce	essible wash	room						
Motel unit:	s & bathroom	IS							
2016									
	al kitchen ap	pliances							
Roof shing									
	tment syster	n							
2015									
	al kitchen ap	pliances							
		pliances							
Commerci									
Commerci	al office com	imon area en	trance						
2014									
Commerci	al kitchen ap	pliances							
		D.	oviding are st	home inspectiv		aliant avan : tim		D -	ao 4 of 102

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PARKING	VENTILATION	APPENDIX	REFERENCE						
Docks									
2013									
Bathrooms	& dining are	ea							
Commerci	al kitchen ap	pliances							
SIGNIFIC	ANT ITEMS:								
In our opin	ion, the follo	wing items a	re likely to re	equire more th	an \$3,000	in remedial a	ction within tl	ne condition	s that
should be	considered c	over the next	5 years:						
-Southeas	t sloped roof	replacemen	t						
-Main hous	se upper and	l lower flat ro	of						
Electrical	evetore corre	actions and i	morovomont	s throughout					
-Electrical	system cone		nprovement	s infoughout					
-Main hous	se and motel	foundation i	epairs						
•	•	•		ort were exan				protection e	quipment
or on fire r	egulation, bu	uilding code a	and building	bylaw complia	ance, or env	vironmental c	oncerns.		
REPORT	CONTENTS								
UPPER S	STEM TAB	S - OBSERV	ATIONS AN		ENDATION	S, DESCRIP	TION, INSPE	CTION ME	THODS
AND LIMIT	ATIONS								
MIDDLE S	YSTEM TAE	3S - OVERAI	LL CONDITI	ON SUMMAR	IES AND II	NFORMATIO	N		
I OWER S	ΥSTEM ΤΑΡ	S - PARKIN	G VENTILA	TION, APPEN		RENCES			
LONLINO									
Roofing	l								
SLOPED I	ROOFING	Asphalt shir	ngles						
		<u>l of life expec</u>		icture finisher	e and conta	onte			
-	n(s): Chance Southeast ro		inage to stru	ucture, finishe	s and conte	ms			
Task: Rep									
Time as s	oon as noss	ihlo							

Time: as soon as possible

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FLAT ROOFING \ Roll roofing

Condition: • Aging Location: West/Throughout lower flat roof Task: Monitor Time: Ongoing

Exterior

WALLS \ Masonry (brick, stone) and concrete

Condition: • Mortar deterioration Implication(s): Weakened structure | Chance of structural movement | Chance of water entering building Location: Throughout Southwest side Task: Repair Time: As soon as possible

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

Condition: • <u>Settled</u> Implication(s): Chance of movement | Weakened structure Location: Throughout East side porches/Motel units Task: Correct Time: As soon as possible

Condition: • <u>Settled</u> Implication(s): Weakened structure | Chance of movement Location: Throughout/Southeast corner/Motel units Task: Correct Time: Immediate

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • Paint or stain needed Implication(s): Material deterioration Location: West side/Fire escape Task: Repair/Paint Time: Immediate

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Missing Implication(s): Fall hazard Location: Northwest/Motel units Task: Provide Time: Immediate

Condition: • <u>Too low</u>

SUMMARY

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PARKING	VENTILATION	APPENDIX	REFERENCE						
Location: Task: Cor Time: Imn Condition Implication Location: Task: Pro Time: Imn PORCHES Condition Implication Location: Task: Mor Time: Ong LANDSC/ Condition Implication	nediate : • <u>Spindles</u> on(s) : Fall ha: East side/Th vide nediate S, DECKS, S	Throughout (balusters) r zard aroughout sta TAIRS, PAT ened structure Throughout equired eral notes s interfering v ge to wire, Ele	nissing airs leading to TIOS AND BA e second floor vith wires ectric shock,	o lake ALCONIES \ deck roof					
Task: Rer Time: Imn									

Structure

FOUNDATIONS \ General notes

Condition: • <u>Cracked</u> Implication(s): Weakened structure | Chance of water damage to structure, finishes and contents Location: North/kitchen entrance area Task: Repair/Further evaluate Time: Immediate

Condition: • Cracked Implication(s): Weakened structure | Chance of water damage to structure, finishes and contents Location: Southeast Task: Repair/Monitor Time: immediate/Ongoing

Condition: • <u>Cracked</u> Implication(s): Weakened structure | Chance of water damage to structure, finishes and contents Location: East side

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PARKING	VENTILATION	APPENDIX	REFERENCE						
Task: Bor	air/Further e	avaluate		I					
Time: Imm									
o	o								
		crumbling or ened structure			ovement				
-		/West basem	•		overnent				
	air/Further e		,						
Time: Imm	nediate								
Condition	• Spalling	crumbling or	broken mat	erial					
		e of structura			structure				
-	.,	/Basement/M		•					
Task: Rep									
Time: Imm	nediate								
Electric	al								
0501//05									
	-	JNDING AND		<u>distribution p</u>	<u>banel</u>				
		vater in pane azard Electri							
-	Motel/Crawl	•	C SHOOK						
Task: Cor		opuoo							
Time: Imm	nediate								
Condition		riate mountin	a surface						
	n(s): Fire ha		ig sunace						
-	.,	/basement/w	est utility roo	ms					
Task: Cor	rect								
Time: Imm	nediate								
Condition	: • Inapprop	riate mountin	la surface						
	n(s): Fire ha								
Location:	Restaurant/	crawlspace							
Task: Cor									
Time: Imm	nediate								
Condition	· Inapprop	riate mountin	ig surface						
Implicatio	n(s) : Fire ha	azard							
		basement/Ut	tility room						
Task: Cor									
Time: Imm	nediate								
Condition	• Inapprop	riate mountin	ig surface						
Implicatio	on(s): Fire ha	azard							
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PARKING	VENTILATION	APPENDIX	REFERENCE						
Location: Task: Cor Time: Imn	rect	Utility room/r	nain electric	al					
Implicatio	n (s) : Fire ha South/First f rect	<u>riate mountin</u> zard loor/Restaura	-						
Implicatio	n (s) : Fire ha North entrar rect		<u>g surface</u>						
Implicatio		t to service							
Implicatio	rect		om						
Implicatio	rect		/at stairs						
Implicatio	Basement/M rect	<u>s in panel</u> s shock Fire lain house/W		oms					
Implicatio	Southeast c	<u>s in panel</u> zard Electric rawlspace/Re							

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PARKING	VENTILATION	APPENDIX	REFERENCE						
Time: Imr	nodiata								
nne. mi	neulate								
	n: • <u>Opening</u> s								
•	on(s): Fire ha	•							
Task: Cor	West/Basen	nent utility roo	om						
Time: Imr									
Time. Init	liculate								
	n: • <u>Opening</u> s								
•	on(s): Fire ha	•	c shock						
	East wall/Re	estaurant							
Task: Cor Time: Imr									
nne. mi	neulale								
Condition	n: • Overheat	ting							
-	on(s): Fire ha								
	Main house/	•	oom						
	rect/Further	evaluate							
Time: Imr	nediate								
Condition	n: • Overheat	ting							
Implicatio	on(s): Fire ha	zard							
Location	Main house	West utility r	ooms						
	ther evaluation	on							
Time: Imr	nediate								
Conditior	n: • <u>Double ta</u>	aps							
	on(s): Fire ha								
Location	East/Crawls	pace/Motel u	inits						
Task: Cor									
Time: Imr	nediate								
Condition	n: • <u>Double ta</u>	ads							
	on(s): Fire ha								
-	North/cleani		om						
Task: Cor	rect								
Time: Imr	nediate								
Conditior	n: • <u>Double ta</u>	aps							
	on(s): Fire ha								
	East/Crawls	pace/Motel u	inits						
Task: Cor									
Time: Imr	nediate								

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PARKING	VENTILATION	APPENDIX	REFERENCE						
Implicatio		zard							
Implicatio		zard							
Conditior Implicatio	: • <u>Anti-oxida</u> n (s) : Fire ha Throughout vide		<u>d - missing</u>	wires) ere aluminum	n wire is pres	sent			
Implicatio	o n(s) : Fire ha Throughout vide	ant compoun zard all distributio	_						
Conditior Implicatio	: • <u>Not well s</u> on(s): Electric Throughout rect	EM \ Wiring secured c shock Fire basement/Ma	hazard	stallation					
Implication	: • Conduit o o n(s) : Electric South side/L pair or Replace nediate	c shock Jpper wall							
Implication	: • Conduit o on(s): Electric South side pair or Replac nediate	c shock							
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Condition Implicatio	: • <u>Reversed</u> n(s): Electrid Main house/ rect	c shock		throom entra	nce				
Implicatio	rect		door						
Implicatio	rect		n/bathroom						
Implicatio	n (s) : Shock East/Under lace		, ,	use electrical serv	vice				
Implicatio	rect		by						
Condition Implicatio Location: Task: Prov Time: Imm	: • <u>Missing</u> n(s): Electric Basement/W vide	EM \ Cover ş c shock Vest utility roc							
Implicatio	n (s) : Electric Boiler room <i>v</i> ide	c shock							

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PARKING	VENTILATION	APPENDIX	REFERENCE						
Implicatio									
Implicatio	/ide	-							
Implicatio	vide	-	droom						
Condition	n(s): Electric East side rect	electrical cor	nduit						
Insulati	on and V	entilation							
Condition Implication Location:	: • <u>Exposed</u> n(s): Fire ha Southeast cl ect or Remo	rawlspace/Re	insulation						
Implicatio	n(s): Fire ha East crawlsp ect or remov	bace/Motel ur							
Implicatio	: • <u>Exposed</u> n(s): Fire ha West/Utility i		<u>insulation</u>						

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PARKING	VENTILATION	APPENDIX	REFERENCE									
Task: Ren Time: Imn	nove/Protect nediate											
Plumbi	ng											
Condition Implication	: • <u>Discharg</u> n (s) : Scaldir Main house/ vide	<u>e tube missir</u> 1g	ng	<u>ef (TPR) valv</u>	<u>/e</u>							
Interior												
Condition Implication Location:	n (s) : Chance Motel unit 3 her investiga	e of moveme	nt									
Condition Implicatio	West/Main e hitor	ains e of water da	-	icture, finishe	s and conte	nts						
Condition Implicatio		zard	house									
Implicatio			second floor									

Condition: • Missing Implication(s): Fall hazard

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Location: North/Entrance to kitchen

Task: Provide

Time: Immediate

Structure

FOUNDATIONS \ Settlement and shrinkage cracks

Condition: • Significant settlement was noted Location: Main house and Motel Task: Further evaluation Time: Immediate

ROOFING

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Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Near end of life expectancy

Implication(s): Chance of water damage to structure, finishes and contents

Location: Southeast roof

Task: Replace

Time: as soon as possible





2. Near end of life expectancy

1. Near end of life expectancy

2. Condition: • Vulnerable areas

Implication(s): Chance of water damage to structure, finishes and contents Location: South/Middle Roof Task: Monitor

Task. Monitor

Time: Ongoing



3. Vulnerable areas

4. Vulnerable areas

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FLAT ROOFING \ Roll roofing

3. Condition: • Aging

Location: West/Throughout lower flat roof

Task: Monitor

Time: Ongoing





5. Aging

Description

Roofing material:

Asphalt shingles

Main house and section of motel roof

Metal

Motel roof on East side

Flashing material: • Metal

Flat roofing material:

• <u>Roll roofing</u> Main house upper and lower roof

Flat roof flashing material: • Metal

Approximate age:

- 2 years
 Metal roof/Motel
- 7 years
 Asphalt shingles

Typical life expectancy:

• 15-20 years

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Asphalt shingles

• 30-40 years

Metal roof

Inspection Methods and Limitations

Inspection limited/prevented by:

• Lack of access (too high/steep) Main house

• Lack of access (too slippery/fragile)

Main house lower flat roof. Motel metal roof

Snow/ice/frost

Inspection performed: • From the ground

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Age determined by: • Reported by seller

Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys • Dish

EXTERIOR 1234 No road. Nowhere

Report No. 1004

https://www.dmdinspections.com/

12011101	ouu, nomioi	•								
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO	
PARKING	VENTILATION	APPENDIX	REFERENCE							
Observations and Recommendations										

ROOF DRAINAGE \ Gutters

4. Condition: • Loose or damaged

Implication(s): Chance of water damage to structure, finishes and contents

Location: East side/Motel units/Towards middle

Task: Repair or Replace

Time: As soon as possible





7. Loose or damaged

5. Condition: • Loose or damaged

Implication(s): Chance of water damage to structure, finishes and contents Location: South side Task: Repair or Replace Time: As soon as possible



9. Loose or damaged

10. Loose or damaged

EXTERIOR

https://www.dmdinspections.com/

1234	No	road,	Nowhere	
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

6. Condition: • Missing

Implication(s): Chance of water damage to structure, finishes and contents

Location: South/Main house

Task: Provide

Time: As soon as possible





11. Missing

ROOF DRAINAGE \ Downspouts

7. Condition: • Damage
Implication(s): Chance of water damage to structure, finishes and contents
Location: Northwest/Motel units
Task: Repair or Replace
Time: As soon as practical



13. Damage

14. Damage

EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

8. Condition: • Discharge onto roofs

Implication(s): Chance of water damage to structure, finishes and contents

Location: North/Above entrance to kitchen area

Task: Correct

Time: As soon as possible





15. Discharge onto roofs

9. Condition: • Discharge too close to building

Implication(s): Chance of water damage to structure, finishes and contents

Location: Southeast corner/Motel units

Task: Correct

Time: immediate



17. Discharge too close to building



18. Discharge too close to building

EXTERIOR

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1234 No r	oad, Nowher		nups	.//www.umumsp				
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING
PARKING	VENTILATION	APPENDIX	REFERENCE					

10. Condition: • Discharge too close to building

Implication(s): Chance of water damage to structure, finishes and contents Location: South side

Task: Correct

Time: As soon as possible





20. Discharge too close to building

19. Discharge too close to building

11. Condition: • Discharge too close to building

Implication(s): Chance of water damage to structure, finishes and contents Location: Southwest corner

Task: Correct Time: As soon as possible



21. Discharge too close to building



22. Discharge too close to building

EXTERIOR 1234 No road. Nowhere

https://www.dmdinspections.com/

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

12. Condition: • Discharge too close to building

Implication(s): Chance of water damage to structure, finishes and contents

Location: Northwest corner

Task: Correct

Time: As soon as possible





24. Discharge too close to building

23. Discharge too close to building

13. Condition: • Missing

Implication(s): Chance of water damage to structure, finishes and contents Location: Northeast corner/Motel units Task: Provide

Time: As soon as possible



25. Missing



26. Missing

EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

WALLS \ Wood siding

14. Condition: • Too close to grade

Implication(s): Material deterioration | Rot | Insect damage | Chance of water damage to structure, finishes and contents Location: Northeast corner/Motel units

Task: Correct

Time: As soon as possible





27. Too close to grade

15. Condition: • <u>Too close to grade</u>

Implication(s): Material deterioration | Rot | Insect damage | Chance of water damage to structure, finishes and contents **Location**: North side

Task: Improve

Time: As soon as possible



29. Too close to grade



30. Too close to grade

EXTERIOR 1234 No road. Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

WALLS \ Metal siding

16. Condition: • Loose or missing pieces

Implication(s): Chance of water damage to structure, finishes and contents

Location: South side

Task: Repair

Time: As soon as possible





31. Loose or missing pieces

17. Condition: • Too close to grade

Implication(s): Material deterioration | Chance of water damage to structure, finishes and contents Location: West side

Task: Improve

Time: As soon as possible



33. Too close to grade



34. Too close to grade

32. Loose or missing pieces

EXTERIOR 1234 No road. Nowhere

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	,	-							
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

WALLS \ Masonry (brick, stone) and concrete

18. Condition: • Mortar deterioration

Implication(s): Weakened structure | Chance of structural movement | Chance of water entering building

Location: Throughout Southwest side

Task: Repair

Time: As soon as possible





35. Mortar deterioration

19. Condition: • Mortar deterioration

Implication(s): Weakened structure | Chance of structural movement | Chance of water entering building Location: Main house/Southwest wall

Task: Repair

Time: As soon as possible



37. Mortar deterioration



38. Mortar deterioration

EXTERIOR 1234 No road, Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

20. Condition: • <u>Wood/soil contact</u> Implication(s): Insect damage | Rot Location: East side/Porch stairs Task: Improve

Time: As soon as practical





39. Wood/soil contact

40. Wood/soil contact

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

21. Condition: • Settled
Implication(s): Chance of movement | Weakened structure
Location: Throughout East side porches/Motel units
Task: Correct
Time: As soon as possible



41. Settled



42. Settled

EXTERIOR

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PLUMBING

1234 No ro	1234 No road, Nowhere										
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION				
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION				

REFERENCE

22. Condition: • <u>Settled</u>

VENTILATION

Implication(s): Weakened structure | Chance of movement Location: Throughout/Southeast corner/Motel units Task: Correct Time: Immediate

APPENDIX





43. Settled

44. Settled

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

23. Condition: • Ledgerboard problems Implication(s): Weakened structure | Chance of movement Location: East side/Throughout Task: Correct Time: As soon as possible



45. Ledgerboard problems



46. Ledgerboard problems

ERIOR

EXTERIOR 1234 No road Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTE
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERI
PARKING	VENTILATION	APPENDIX	REFERENCE						

24. Condition: • Joist hangers missing

Implication(s): Weakened structure | Chance of movement Location: Throughout/Walkway to kitchen

Task: Provide

Time: Immediate





48. Joist hangers missing

47. Joist hangers missing

25. Condition: • Joist hangers missing
Implication(s): Weakened structure | Chance of movement
Location: Throughout East side porches
Task: Provide
Time: Immediate



49. Joist hangers missing



50. Joist hangers missing

EXTERIOR 1234 No road, Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

26. Condition: • Paint or stain needed
Implication(s): Shortened life expectancy of material
Location: Throughout East porches/Motel units
Task: Provide
Time: As soon as possible





52. Paint or stain needed

51. Paint or stain needed

27. Condition: • Paint or stain needed

Implication(s): Shortened life expectancy of material Location: Throughout/Second Floor exterior deck Task: Provide

Time: As soon as possible



53. Paint or stain needed



54. Paint or stain needed

EXTERIOR 1234 No road, Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

28. Condition: • Paint or stain needed Implication(s): Material deterioration

Location: West side/Fire escape

Task: Repair/Paint

Time: Immediate





55. Repair-Paint needed

56. Repair-Paint needed

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

29. Condition: • Missing Implication(s): Fall hazard Location: Northwest/Motel units Task: Provide Time: Immediate



57. Missing



58. Missing

EXTERIOR 1234 No road, Nowhere

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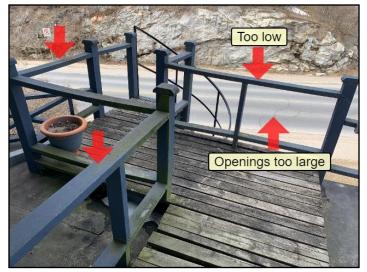
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

30. Condition: • <u>Too low</u>

Implication(s): Fall hazard Location: Main house/Throughout second floor deck Task: Correct

Time: Immediate





60. Too low

59. Too low

31. Condition: • <u>Spindles (balusters) missing</u>
Implication(s): Fall hazard
Location: East side deck/Motel units
Task: Provide
Time: Immediate



61. Spindles (balusters) missing



62. Spindles (balusters) missing

EXTERIOR 1234 No road, Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

32. Condition: • Spindles (balusters) missing

Implication(s): Fall hazard

Location: East exterior stairs/Throughout

Task: Provide

Time: Immediate



63. Spindles (balusters) missing

33. Condition: • <u>Spindles (balusters) missing</u>
Implication(s): Fall hazard
Location: East side/Throughout stairs leading to lake
Task: Provide
Time: Immediate



65. Spindles (balusters) missing



66. Spindles (balusters) missing



64. Spindles (balusters) missing

EXTERIOR 1234 No road, Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Roof structure

34. Condition: • Rot

Implication(s): Weakened structure

Location: Main house/Throughout second floor deck roof

Task: Monitor/replace

Time: Ongoing/when required





67. Rot

LANDSCAPING \ General notes

35. Condition: • Trees or shrubs too close to building

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration **Location**: South side

Task: Remove

Time: As soon as possible



69. Trees or shrubs too close to building



70. Trees or shrubs too close to building

EXTERIOR

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1234 No road, Nowhere

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

36. Condition: • Branches interfering with wires

Implication(s): Damage to wire, Electric shock, Interruption of electrical service

Location: Main house/Southwest corner

Task: Remove

Time: Immediate



71. Branches / vines interfering with wires



72. Branches / vines interfering with wires

LANDSCAPING \ Walkway

37. Condition: • <u>Cracked or damaged surfaces</u>
Implication(s): Trip or fall hazard
Location: West walkway
Task: Repair
Time: As soon as possible



73. Cracked or damaged surfaces



74. Cracked or damaged surfaces

EXTERIOR 1234 No road. Nowhere

Report No. 1004

https://www.dmdinspections.com/

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR				
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO				
PARKING	VENTILATION	APPENDIX	REFERENCE										
Description													
Gutter & downspout material: • <u>Aluminum</u> • <u>Plastic</u>													
Gutter & downspout discharge: • Above grade													
Lot slope	Lot slope: • <u>Flat</u> • <u>Hillside</u>												
Wall surfaces and trim: • Metal siding • Wood													
Retaining	Retaining wall:												
 Concrete 	2												
 Masonry 													
block													
 <u>Stone</u> 													
Walkway:	Concrete	• Pavers • V	Vood										
Porch:													
• Wood													
East side													
Exterior s	Exterior steps: • Concrete • Wood												

Inspection Methods and Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch • Vines/shrubs/trees against wall

No or limited access to: • Area below steps, deck, porches • South wall

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Geological and soil conditions • Recreational facilities • Outbuildings other than garages and carports • Seawalls, breakwalls, docks • Erosion control, earth stabilization measures

STRUCTURE 1234 No road. Nowhere

Report No. 1004

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

Observations and Recommendations

FOUNDATIONS \ General notes

38. Condition: • <u>Cracked</u>

Implication(s): Weakened structure | Chance of water damage to structure, finishes and contents

Location: Southeast

Task: Repair/Monitor

Time: immediate/Ongoing





75. Cracked

39. Condition: • Cracked

Implication(s): Weakened structure | Chance of water damage to structure, finishes and contents **Location**: North/kitchen entrance area

Task: Repair/Further evaluate

Time: Immediate



77. Cracked

78. Cracked

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STRUCTURE

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1234	No	road,	Nowhere
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

40. Condition: • Cracked

Implication(s): Weakened structure | Chance of water damage to structure, finishes and contents Location: East side Task: Repair/Further evaluate

Time: Immediate





79. Cracked

41. Condition: • Spalling, crumbling or broken material

Implication(s): Chance of structural movement | Weakened structure Location: Main house/Basement/West utility rooms Task: Repair

Time: Immediate



81. Spalling, crumbling or broken material



82. Spalling, crumbling or broken material

STRUCTURE

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1234 NO 1	oad, Nowner	е					mpo	.,,	
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTE
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERI
PARKING	VENTILATION	APPENDIX	REFERENCE						

42. Condition: • Spalling, crumbling or broken material

Implication(s): Weakened structure | Chance of structural movement

Location: Main house/West basement/Utility room

Task: Repair/Further evaluate

Time: Immediate



83. Spalling, crumbling or broken material



84. Spalling, crumbling or broken material

43. Condition: • Parging damaged or missing

Implication(s): Shortened life expectancy of material | Chance of damage to structure Location: Throughout East side/Motel units Task: Repair

Time: As soon as possible



85. Parging damaged or missing



86. Parging damaged or missing

STRUCTURE 1234 No road. Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

44. Condition: • Settled

Implication(s): Chance of structural movement Location: Main house and Motel Task: Further evaluation Time: Immediate





87. Settled

FLOORS \ Concrete slabs

45. Condition: • <u>Cracked</u> **Implication(s)**: Chance of water damage to structure, finishes and contents | Trip or fall hazard

Location: West entrance/main house

Task: Monitor/Repair

Time: Ongoing/as required



89. Cracked



STRUCTURE 1234 No road, Nowhere

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12011101		-							
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						
Descrip	otion								
Foundati Floor cor Exterior Roof and • <u>Trusses</u> Motel and	nt se ace tel and restau on material: ostruction: • wall construct ceiling fram restaurant sheathing le	• <u>Poured con</u> <u>Joists</u> • Mas ction: • Not	sonry columr			s) • Subfloor	- plywood		

Inspection Methods and Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • New finishes/paint • Insulation

Attic/roof space:

Inspected from access hatch
Motel units

Crawlspace: • Entered but access was limited

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report • Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas • Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas • Attic load bearing components concealed by insulation cannot be traversed

ELECTRICAL

Report No. 1004

1234 No road, Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						
Observations and Decommendations									

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

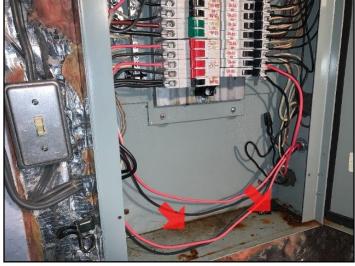
46. Condition: • Rust or water in panel

Implication(s): Fire hazard | Electric shock

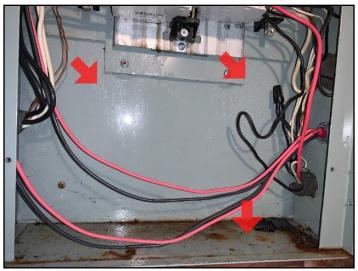
Location: Motel/Crawlspace

Task: Correct

Time: Immediate



91. Rust or water in panel

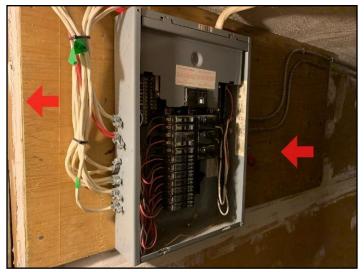


92. Rust or water in panel

47. Condition: • Inappropriate mounting surface Implication(s): Fire hazard
Location: Main house basement/Utility room
Task: Correct
Time: Immediate



93. *Inappropriate mounting surface*



94. Inappropriate mounting surface

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ELECTRICAL

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1234 No ro	oad, Nowher	e		
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTR

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

48. Condition: • Inappropriate mounting surface

Implication(s): Fire hazard

Location: Main house/Utility room/main electrical

Task: Correct

Time: Immediate

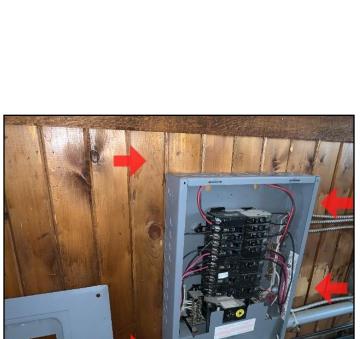


95. Inappropriate mounting surface

49. Condition: • Inappropriate mounting surface Implication(s): Fire hazard Location: South/First floor/Restaurant Task: Correct Time: Immediate



97. Inappropriate mounting surface



98. Inappropriate mounting surface

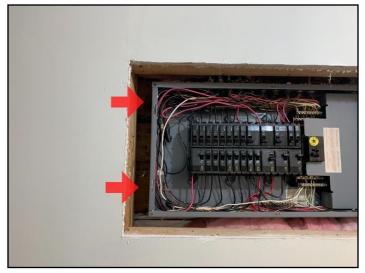
96. Inappropriate mounting surface

ELECTRICAL 1234 No road, Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

50. Condition: • Inappropriate mounting surface Implication(s): Fire hazard Location: North entrance Task: Correct Time: Immediate



99. Inappropriate mounting surface

51. Condition: • Inappropriate mounting surface
Implication(s): Fire hazard
Location: Main house/basement/west utility rooms
Task: Correct
Time: Immediate



101. Inappropriate mounting surface



100. Inappropriate mounting surface



102. Inappropriate mounting surface

ELECTRICAL 1234 No road, Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR			
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO			
PARKING	VENTILATION	APPENDIX	REFERENCE									

52. Condition: • Inappropriate mounting surface

Implication(s): Fire hazard Location: Restaurant/crawlspace Task: Correct

Time: Immediate



103. Inappropriate mounting surface

53. Condition: • Poor access

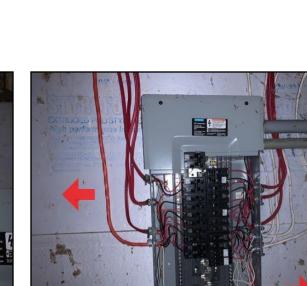
Implication(s): Difficult to service Location: Main house/Second floor/at stairs Task: Correct Time: Immediate



105. Poor access



106. Poor access



104. Inappropriate mounting surface

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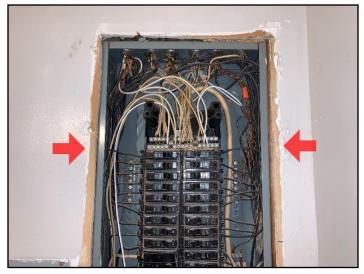
1234	No	road,	Nowhere
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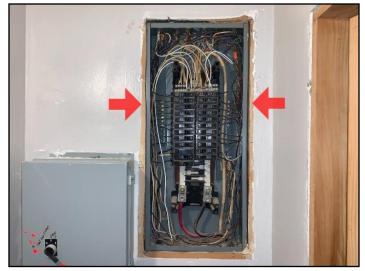
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

54. Condition: • Poor access

Implication(s): Difficult to service Location: North/cleaning supply room Task: Correct

Time: Immediate





108. Poor access

107. Poor access

55. Condition: • Poor access Implication(s): Difficult to service Location: North entrance Task: Correct Time: Immediate



109. Poor access



110. Poor access

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ELECTRICAL

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

56. Condition: • Openings in panel

Implication(s): Electric shock | Fire hazard Location: Basement/Main house/West utility rooms Task: Correct Time: Immediate



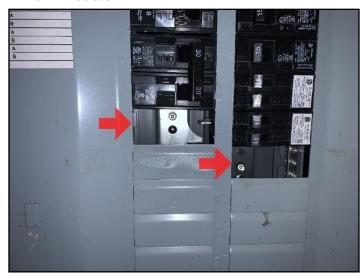


112. Openings in panel

111. Openings in panel

57. Condition: • Openings in panel

Implication(s): Fire hazard | Electric shock Location: Southeast crawlspace/Restaurant Task: Correct Time: Immediate



113. Openings in panel



114. Openings in panel

ELECTRICAL

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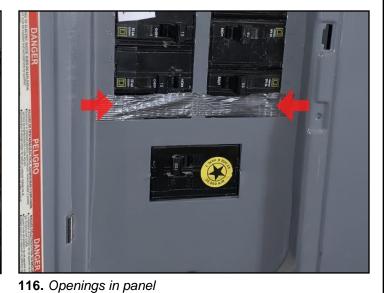
1234 No road,	Nowhere
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

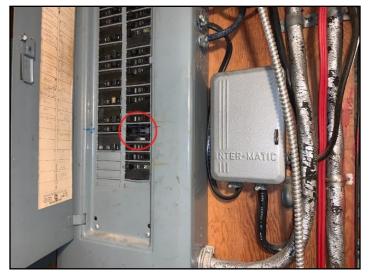
58. Condition: • Openings in panel

Implication(s): Fire hazard | Electric shock Location: East wall/Restaurant Task: Correct Time: Immediate

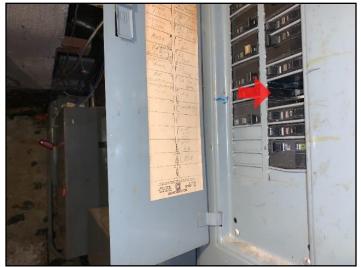
..... . 115. Openings in panel



59. Condition: • Openings in panel Implication(s): Fire hazard | Electric shock Location: West/Basement utility room Task: Correct Time: Immediate



117. Openings in panel



118. Openings in panel

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ELECTRICAL

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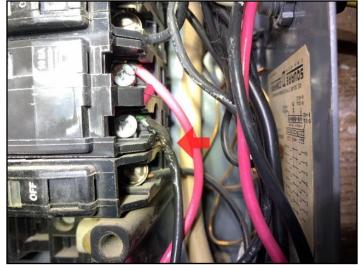
PLUMBING

1234 No r	1234 No road, Nowhere												
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION						
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION						
PARKING	VENTILATION	APPENDIX	REFERENCE										

60. Condition: • Overheating

Implication(s): Fire hazard Location: Main house/West utility room Task: Correct/Further evaluate

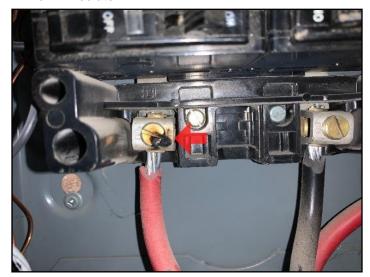
Time: Immediate



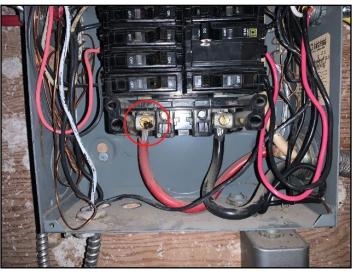


119. Overheating

61. Condition: • Overheating
Implication(s): Fire hazard
Location: Main house/West utility rooms
Task: Further evaluation
Time: Immediate



121. Overheating



122. Overheating



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ELECTRICAL

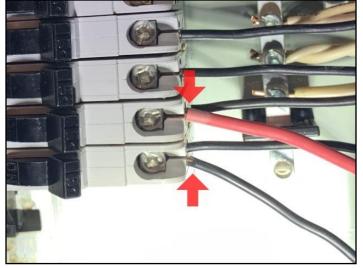
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1234 No road,	Nowhere
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

62. Condition: • Double taps

Implication(s): Fire hazard Location: East/Crawlspace/Motel units Task: Correct Time: Immediate



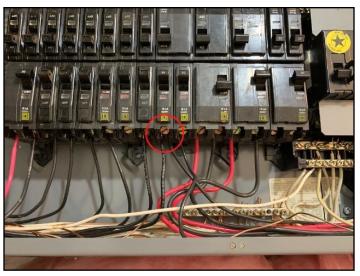
124. Double taps

123. Double taps

63. Condition: • Double taps Implication(s): Fire hazard Location: North entrance Task: Correct Time: Immediate



125. Double taps



126. Double taps

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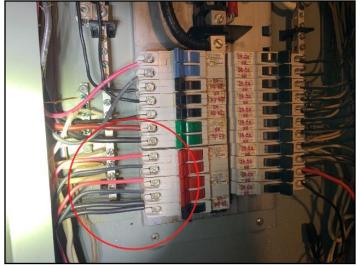
https://www.dmdinspections.com/

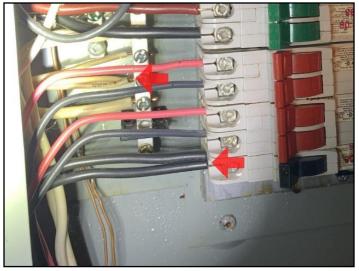
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

64. Condition: • Double taps

Implication(s): Fire hazard Location: East/Crawlspace/Motel units Task: Correct

Time: Immediate





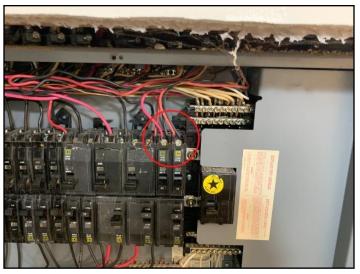
128. Double taps

127. Double taps

65. Condition: • Double taps Implication(s): Fire hazard Location: North entrance Task: Correct Time: Immediate



129. Double taps



130. Double taps

ELECTRICAL 1234 No road. Nowhere

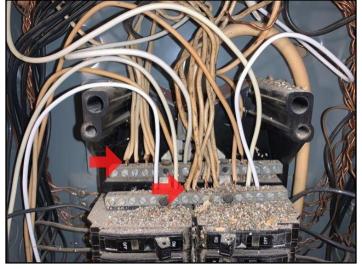
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING			
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING			
PARKING	VENTILATION	APPENDIX	REFERENCE								

66. Condition: • Double taps

Implication(s): Fire hazard Location: North/cleaning supply room Task: Correct

Time: Immediate



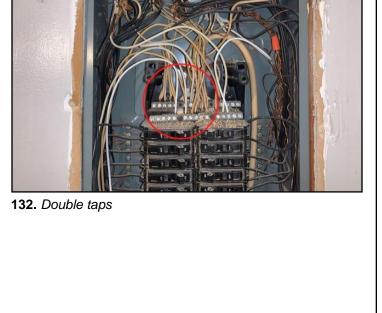
131. Double taps

DISTRIBUTION SYSTEM \ Aluminum wiring (wires)

67. Condition: • <u>Anti-oxidant compound - missing</u> Implication(s): Fire hazard
Location: Throughout all distribution panels
Task: Provide
Time: Immediate



133. Anti-oxidant compound - missing





134. Anti-oxidant compound - missing

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ELECTRICAL 1234 No road, Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

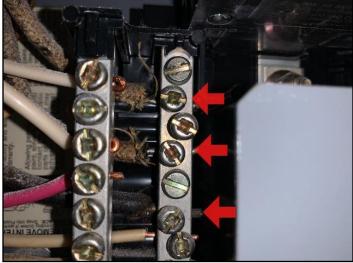
68. Condition: • Anti-oxidant compound - missing

Implication(s): Fire hazard

Location: Throughout all distribution panels where aluminum wire is present

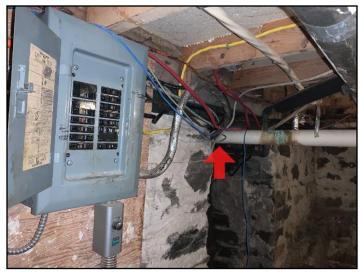
Task: Provide

Time: Immediate

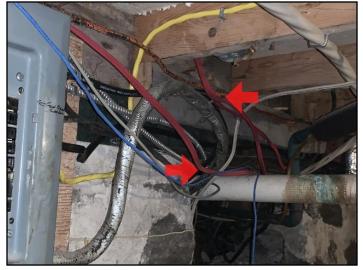


135. Anti-oxidant compound - missing

DISTRIBUTION SYSTEM \ Wiring (wires) - installation 69. Condition: • Not well secured Implication(s): Electric shock | Fire hazard Location: Throughout basement/Main house Task: Correct Time: Immediate



137. Not well secured



138. Not well secured

136. Anti-oxidant compound - missing

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

70. Condition: • Conduit damaged

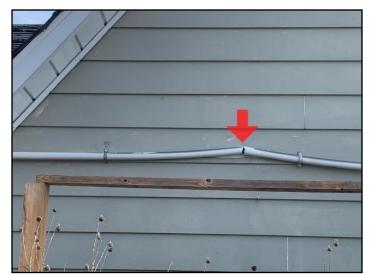
Implication(s): Electric shock

Location: South side/Upper wall

Task: Repair or Replace

Time: Immediate





140. Conduit damaged

139. Conduit damaged

71. Condition: • Conduit damaged
Implication(s): Electric shock
Location: South side
Task: Repair or Replace
Time: Immediate



141. Conduit damaged



142. Conduit damaged

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

DISTRIBUTION SYSTEM \ Outlets (receptacles)

72. Condition: • <u>Reversed polarity</u> Implication(s): Electric shock Location: Restaurant/North wall at door Task: Correct

Time: Immediate

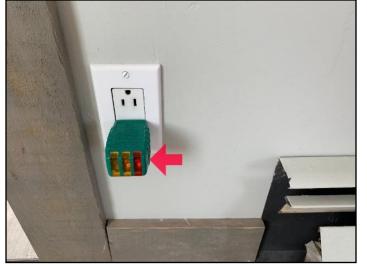




144. Reversed polarity

143. Reversed polarity

73. Condition: • <u>Reversed polarity</u>
Implication(s): Electric shock
Location: Main house/Northeast bedroom at bathroom entrance
Task: Correct
Time: Immediate



145. Reversed polarity



146. Reversed polarity

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

74. Condition: • <u>Ungrounded</u>

Implication(s): Electric shock Location: Main house/East bedroom/bathroom

Task: Correct

Time: Immediate





147. Ungrounded

75. Condition: • Not suitable for outdoor (exterior) use
Implication(s): Shock hazard or interruption of electrical service
Location: East/Under walkway
Task: Replace
Time: Immediate



149. Not suitable for outdoor (exterior) use



150. Not suitable for outdoor (exterior) use

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ELECTRICAL

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

76. Condition: • Poor location
Implication(s): Electric shock
Location: Main house entrance/Lobby
Task: Correct
Time: Immediate





152. Poor location

151. Poor location

DISTRIBUTION SYSTEM \ Cover plates

77. Condition: • <u>Missing</u> Implication(s): Electric shock Location: Basement/West utility rooms Task: Provide Time: Immediate



153. Missing



154. Missing

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

78. Condition: • Missing

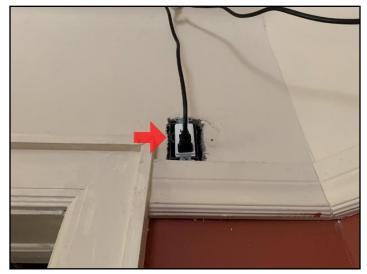
Implication(s): Electric shock Location: Boiler room Task: Provide Time: Immediate



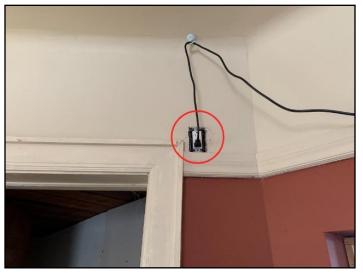


155. Missing

79. Condition: • Missing Implication(s): Electric shock Location: Food bank/West wall Task: Provide Time: Immediate



157. Missing



158. Missing

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		-							
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

80. Condition: • For switch is missing

Implication(s): Electric shock Location: Main house/Northeast bedroom

Task: Provide

Time: Immediate





160. For switch is missing

159. For switch is missing

81. Condition: • For switch is missing Implication(s): Electric shock
Location: Southeast/Laundry room
Task: Provide
Time: Immediate



161. Missing



162. Missing

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

COMMENTS \ Additional

82. Condition: • Exposed electrical conduit Implication(s): Electric shock Location: East side Task: Correct Time: Immediate



163. Exposed electrical conduit

Description

Service size: • Three phase/400 Amps (600 Volts)

Main disconnect/service box type and location:

• <u>Breakers - utility room</u> Basement/West side/Main house

Distribution panel type and location:

Breakers - utility room

Basement/West side/Main house

Auxiliary panel (subpanel) type and location: • <u>Breakers - basement</u> • <u>Breakers - first floor</u> • Breakers-crawlspace • Breakers-second floor

Auxiliary panel (subpanel) rating:

- <u>100 Amps</u> Restaurant crawlspace
- 100 Amps
- Restaurant/East wall

• <u>100 Amps</u>

North/at kitchen entrance



164. Exposed electrical conduit

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ELECTRICAL 1234 No road. Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						
 <u>100 Amp</u> Main hous <u>125 Amp</u> Motel crav <u>200 Amp</u> First floor/ 225 Amp 	ement main 25 3e/Second flo 25 vlspace 25 Cleaning sup	or/at stairs	sides public v	washrooms					
Distributi	on wire (con	ductor) mat	erial and ty	pe: • <u>Coppe</u>	<u>r - non-meta</u>	<u>llic sheathed</u>	• <u>Aluminum</u>	- non-metall	ic sheathed
Smoke al	arms (detec	tors): • <u>Pres</u>	ent						
Carbon m	nonoxide (CC	D) alarms (d	etectors): •	Present					
Cine Cutin		Dreeset							

Fire Extinguishers: • Present

Inspection Methods and Limitations

Inspection limited/prevented by: • Restricted access • Storage • Insulation

Panel or disconnect cover: • Not safe to remove

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components Testing of smoke and/or carbon monoxide alarms • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

HEATING

Report No. 1004

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR		
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO		
PARKING	VENTILATION	APPENDIX	REFERENCE								
Observations and Recommendations											
				are offered a	is a result of	this inspection	on.				
•	ystem type:	• <u>Boiler</u>									
Fuel/ener	gy source:	 Propane 									
Approxim • 71,000 E Minimum	ate capacity TU/hr	<i>/</i> :									
Approxim	ate capacity	: • 352,000	BTU/hr max	imum							
Approxim	ate age: • 3	years									
Main fuel	shut off at:	 Basement 	• Utility room	n							
Fireplace/stove: • <u>Gas fireplace</u> Main house/Second floor											
Location of the thermostat for the heating system: • Bar area											
Inspect	ion Metho	ods an <u>d l</u>	_imitation	s							

Inspection prevented/limited by: • Vent connectors, chimney interiors and flues are not inspected

Not included as part of a building inspection: • Heat loss calculations • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers • Electronic air cleaners • Heating systems using ground source, water source, solar, and renewable energy technology • Heat/energy recovery systems • Whole house mechanical ventilation systems • Fireplace screens and doors • Fireplace seals and gaskets • Automatic fuel feed devices • Mantles and fireplace surrounds

COOLING & HEAT PUMP

Report No. 1004

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIO
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR
PARKING	VENTILATION	APPENDIX	REFERENCE						

Observations and Recommendations

RECOMMENDATIONS \ Overview

84. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

Description

Air conditioning type:

Independent system

in various locations and in each motel unit

Manufacturer:

Amana

Most units

Cooling capacity: • Not determined

Compressor approximate age: • Not determined

Location of the thermostat for the cooling system: • Independent where units are located.

Inspection Methods and Limitations

Inspection limited/prevented by: • Low outdoor temperature • Cooling systems are not operated when the outdoor temperature is below 60°F

Not included as part of a building inspection: • Electronic air cleaners • Cooling system adequacy • Cooling system distribution balance • Window cooling system • Ground source, water source, solar, and renewable energy technology • Heat gain or heat loss calculations

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

Observations and Recommendations

FOUNDATION \ Interior insulation

85. Condition: • Exposed combustible insulation Implication(s): Fire hazard Location: East crawlspace/Motel units Task: Protect or remove Time: Immediate



165. Exposed combustible insulation



166. Exposed combustible insulation

86. Condition: • Exposed combustible insulation
Implication(s): Fire hazard
Location: Southeast crawlspace/Restaurant
Task: Protect or Remove
Time: Immediate



167. Exposed combustible insulation



168. Exposed combustible insulation

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

87. Condition: • Exposed combustible insulation Implication(s): Fire hazard Location: West/Utility rooms Task: Remove/Protect

Time: Immediate





170. Exposed combustible insulation

169. Exposed combustible insulation

FOUNDATION \ Crawlspace floor

88. Condition: • <u>No vapor barrier</u>
Implication(s): Chance of condensation damage to finishes and/or structure
Location: East/Restaurant & Motel units crawlspace
Task: Improve
Time: As soon as possible

171. No vapor barrier



172. No vapor barrier

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

89. Condition: • Debris in crawlspace

Implication(s): Difficult to inspect, poor ventilation Location: Throughout/East crawlspace/Under walkway Task: Remove Time: As soon as practical





174. Debris in crawlspace

173. Debris in crawlspace

90. Condition: • Debris in crawlspace
Implication(s): Difficult to inspect, poor ventilation
Location: Throughout/Restaurant & Motel units crawlspace
Task: Remove
Time: As soon as practical



175. Debris in crawlspace



176. Debris in crawlspace

1234 No road, Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

VENTILATION \ General notes

91. Condition: • Discharging into the attic / ceiling space Implication(s): Chance of condensation damage to finishes and/or structure Location: East/Motel units Task: Correct

Time: As soon as possible



177. Discharging into the attic / ceiling space



178. Discharging into the attic / ceiling space

Description

Attic/roof insulation material: • <u>Glass fiber</u>

Motel/Attic

Attic/roof insulation amount/value: • 8 inchesAttic/roof air/vapor barrier: • None foundAttic/roof ventilation: • Roof and soffit ventsWall insulation material: • Not visibleWall insulation amount/value: • Not visible

Wall air/vapor barrier: • Not determined

Floor above basement/crawlspace insulation material: • Glass fiber

Floor above basement/crawlspace insulation amount/value: • R-10

Floor above basement/crawlspace air/vapor barrier: • Not visible

1234 No road, Nowhere

Report No. 1004

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to:

Roof space

Main house upper and lower flat roof

Crawlspace

throughout

Attic inspection performed: • From access hatch

Not included as part of a building inspection: • Insulation cannot be disturbed

PLUMBING

Report No. 1004

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SUMMARYROOFINGEXTERIORSTRUCTUREELECTRICALHEATINGCOOLINGINSULATIONPLUMBINGINTERIORSUMMARY BROOFINGEXTERIOR CSTRUCTUREELECTRICALHEATINGAIR CONDITIINSULATIONPLUMBINGINTERIOR COPARKINGVENTILATIONAPPENDIXREFERENCEEEEEEE

Observations and Recommendations

WATER HEATER \ Temperature/pressure relief (TPR) valve

92. Condition: • Discharge tube missing

Implication(s): Scalding

Location: Main house/West utility room

Task: Provide

Time: Immediate



179. Discharge tube missing



180. Discharge tube missing

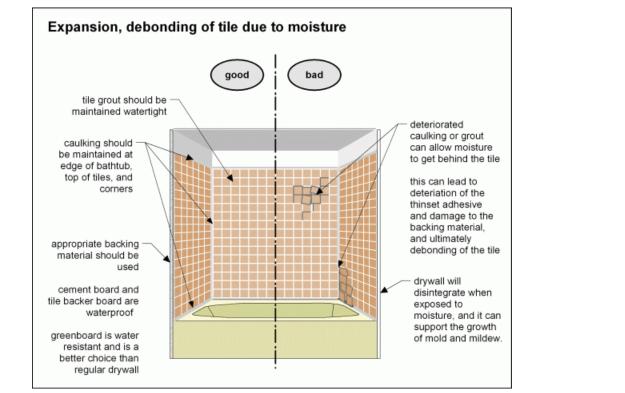
FIXTURES AND FAUCETS \ Bathtub enclosure 93. Condition: • Caulking loose, missing or deteriorated Implication(s): Chance of water damage to structure, finishes and contents Location: Main house/Second floor/Bathroom Task: Provide Time: As soon as possible

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PLUMBING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	
PARKING	VENTILATION	APPENDIX	REFERENCE						





181. Caulking loose, missing or deteriorated



182. Caulking loose, missing or deteriorated

PLUMBING 1234 No road. Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						
Descrip	otion								
Supply pi • <u>Copper</u> • PEX (cro • PB (Poly possible Main wate Water hea Water hea	ping in build piss-linked Pol butylene) er shut off va ater type: • (ater fuel/ene ater tank cap posal syste d vent piping <u>Sump pump</u> shut off valvent	ding: lyethylene) alve at the: Combination rgy source: pacity: • 268 m: • Public g in building	• West • Util <u>system</u> • Water via 8.8 liters • Septic syst	boiler em	Iblic				

Location of fuel storage tank/system: • North • West • Exterior

Inspection Methods and Limitations

Fixtures not tested/not in service: • Outdoor faucet (hose bibs/bibbs) shut off for winter

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & m ain shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Spa • Water features • Landscape irrigation system

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment • Water conditioning systems • Solar water heating systems • Geothermal water heating systems • Fire extinguishers and sprinkler systems • Landscape irrigation systems • Septic systems

INTERIOR 1234 No road. Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

Observations and Recommendations

CEILINGS \ General notes

94. Condition: • Cracks

Implication(s): Damage or physical injury due to falling materials

Location: Southeast/Restaurant

Task: Repair/Monitor

Time: immediate/ongoing



183. Cracks

95. Condition: • Water damage
Implication(s): Rot | Leakage | Chance of movement
Location: Main house/Southwest bedroom
Task: Repair/Monitor
Time: as soon as possible/Ongoing





186. Water damage

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184. Cracks

INTERIOR

INTERIOR

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PLUMBING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION

REFERENCE

96. Condition: • Water stains

VENTILATION

Implication(s): Chance of water damage to structure, finishes and contents

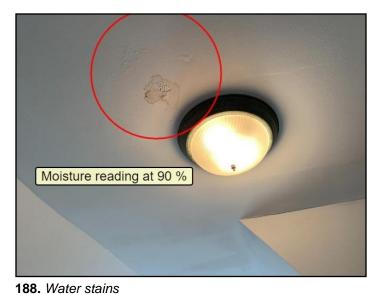
Location: Main house/Southwest bedroom

Task: Repair/Monitor

Time: As soon as possible/Ongoing



APPENDIX



187. Water stains

97. Condition: • Water stains
Implication(s): Chance of water damage to structure, finishes and contents
Location: West/Utility rooms
Task: Monitor
Time: Ongoing



189. Water stains



190. Water stains

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

CEILINGS \ Plaster or drywall

98. Condition: • Sag
Implication(s): Chance of movement
Location: Motel unit 3
Task: Further investigate
Time: Immediate





191. Sagging ceiling

WALLS \ General notes

99. Condition: • Water stains
Implication(s): Chance of water damage to structure, finishes and contents
Location: North/Main house/Second floor/Small office
Task: Monitor
Time: Ongoing



193. Water stains



194. Water stains

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INTERIOR

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING				
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING				
PARKING	VENTILATION	APPENDIX	REFERENCE									

100. Condition: • Water stains

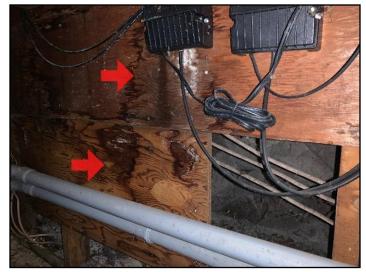
Implication(s): Chance of water damage to structure, finishes and contents

Location: West/Main electrical room

Task: Monitor

Time: Ongoing





196. Water stains

195. Water stains

FLOORS \ General notes

101. Condition: • <u>Trip hazard</u>
Implication(s): Physical injury
Location: Main house/Living room
Task: Correct
Time: Immediate



197. Trip hazard



198. Trip hazard

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

STAIRS \ Lighting

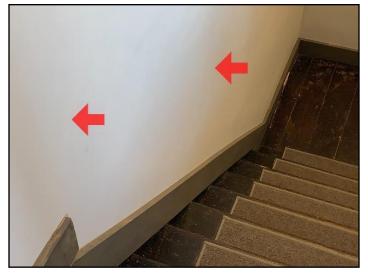
102. Condition: • Not controlled by three way switch Implication(s): Trip or fall hazard Location: Interior staircase to Main house Task: Correct Time: Immediate



199. Not controlled by three way switch

STAIRS \ Handrails and guards

103. Condition: • Missing
Implication(s): Fall hazard
Location: Interior staircase to Main house
Task: Provide
Time: Immediate



201. Missing



200. 7 years



202. Missing

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INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

104. Condition: • Missing Implication(s): Fall hazard

Location: North/Entrance to kitchen Task: Provide Time: Immediate



203. Handrail and guardrail missing

105. Condition: • Missing Implication(s): Fall hazard Location: Main house/Staircase to second floor Task: Provide Time: Immediate



205. Missing



206. Missing



204. Handrail and guardrail missing

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

BASEMENT \ Wet basement - evidence

106. Condition: • Efflorescence

Implication(s): Chance of water damage to structure, finishes and contents

Location: Main house/West utility rooms

Task: Monitor

Time: Ongoing





208. Efflorescence

207. Efflorescence

CRAWLSPACE \ Wet crawlspace - evidence

107. Condition: • Efflorescence

Implication(s): Chance of water damage to structure, finishes and contents **Location**: East/Crawlspace/Motel units

Task: Monitor

Time: Ongoing



209. Efflorescence



210. Efflorescence

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INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

108. Condition: • Efflorescence

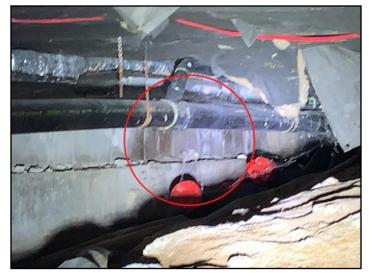
Implication(s): Chance of water damage to structure, finishes and contents

Location: Northeast/crawlspace/Motel units

Task: Monitor

Time: Ongoing





211. Efflorescence

212. Efflorescence

Description

Major floor finishes: • Carpet • Hardwood • Laminate • Ceramic • Concrete • Engineered wood • Vinyl
Major wall and ceiling finishes: • Plaster/drywall • Paneling • Wood
Windows: • Fixed • Single/double hung • Sliders
Exterior doors - type/material: • Sliding glass • Metal-clad • Aluminum framed glass
Kitchen ventilation: • Exhaust fan discharges to the exterior
Bathroom ventilation: • Exhaust fan

Inspection Methods and Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

Restricted access to:

Crawlspace

Motel and Restaurant

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum Carbon monoxide alarms (detectors) • Security systems and intercoms • Central vacuum systems • Cosmetic issues •

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

Appliances • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos • Paint, wallpaper, and other finishes • Floor coverings • Window treatments • Window coatings and seals between panes of glass

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

SUMMARY B 1234 No road, Nowhere

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ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	
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ondition: • F	Repairs are r	ecommende	d to several s	ystems.				
evel of maint	enance: •⊺	he building n	naintenance ł	nas been sa	tisfactory.			
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ROOFING

Report No. 1004

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR		
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO		
PARKING	VENTILATION	APPENDIX	REFERENCE								
Observ	ations an	d Recom	mendatio	ons							
GENERAL \ Overall condition											

109. Condition: • Satisfactory

GENERAL \ Level of Maintenance

110. Condition: • Somewhat deferred **Location**: Southeast sloped roof, West main house upper and lower roofs

SLOPED ROOF(S) \ General condition

111. Condition: • Significant deficiencies notedLocation: Throughout/Southeast roofTask: Repair or ReplaceTime: As soon as possible

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EXTERIOR COMPONENTS

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR				
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SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO				
PARKING	VENTILATION	APPENDIX	REFERENCE										
Observations and Recommendations													
112. Con	GENERAL \ Overall condition 112. Condition: • Satisfactory GENERAL \ Level of Maintenance												
113. Con	dition: • Sat	isfactory											
WALLS \ General condition													
114. Condition: • Minor deficiencies noted													
WALLSY	Foundations												

WALLS \ Foundations

115. Condition: • Settlement cracks - Refer to Structure section

STRUCTURE 1234 No road. Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

Observations and Recommendations

GENERAL \ Overall condition

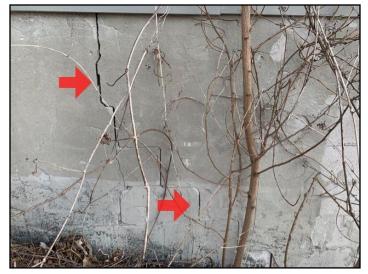
116. Condition: • Satisfactory

GENERAL \ Level of Maintenance

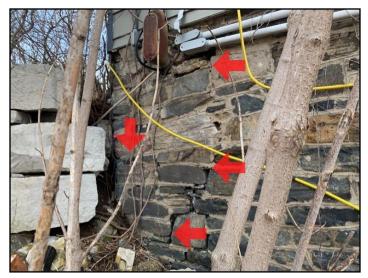
117. Condition: • Satisfactory

FOUNDATIONS \ Settlement and shrinkage cracks

118. Condition: • Significant settlement was notedLocation: Main house and MotelTask: Further evaluationTime: Immediate



213. Settlement cracks



215. Settlement cracks



214. Settlement cracks



216. Settlement cracks

ELECTRICAL 1234 No road. Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

Observations and Recommendations

GENERAL \ Overall condition

119. Condition: • Serviceable

GENERAL \ Level of Maintenance

120. Condition: • Somewhat deferred

DISTRIBUTION EQUIPMENT \ General condition

121. Condition: • Moderate deficiencies noted

An ESA (Electrical Safety Authority) inspection and certification is recommended.

HEATING 1234 No road. Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

Observations and Recommendations

GENERAL \ Overall condition

122. Condition: • Good

GENERAL \ Maintenance level

123. Condition: • Satisfactory

AIR CONDITIONING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

Observations and Recommendations

GENERAL \ Overall condition

124. Condition: • Satisfactory

GENERAL \ Level of Maintenance

125. Condition: • Satisfactory

INSULATION 1234 No road, Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

Observations and Recommendations

CRAWLSPACE INSULATION \ General

126. Condition: • Fallen insulation in the floor structure

COMBUSTIBLE INSULATION \ General

127. Condition: • Cover exposed plastic foam insulation

PLUMBING 1234 No road. Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	
PARKING	VENTILATION	APPENDIX	REFERENCE						

Observations and Recommendations

GENERAL \ Overall condition

128. Condition: • Satisfactory

GENERAL \ Level of Maintenance

129. Condition: • Satisfactory

INTERIOR COMPONENTS

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

Observations and Recommendations

GENERAL \ Overall condition

130. Condition: • Satisfactory

GENERAL \ Level of Maintenance

131. Condition: • Satisfactory

GENERAL \ Interior Surfaces

132. Condition: • As is typical, the walls, ceilings, and floors show cosmetic deficiencies due to normal use

PARKING 1234 No road, Nowhere

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CO
PARKING	VENTILATION	APPENDIX	REFERENCE						

Observations and Recommendations

EXTERIOR \ General

133. Condition: • Satisfactory

Description

Number of cars: • More than 5

Exterior: • Appears functional

VENTILATION 1234 No road. Nowhere

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		-							
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SUMMARY B	ROOFING	EXTERIOR C	STRUCTURE	ELECTRICAL	HEATING	AIR CONDITI	INSULATION	PLUMBING	INTERIOR CC
PARKING	VENTILATION	APPENDIX	REFERENCE						

Observations and Recommendations

GENERAL \ Overall condition

134. Condition: • Satisfactory

GENERAL \ Level of Maintenance

135. Condition: • Satisfactory

END OF REPORT

APPENDIX 1234 No road, Nowh

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1234	No	road,	Nowhere	

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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APPENDIX 1234 No road, Nowh

https://www.dmdinspections.com/

1234	No road	, Nowhere	

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APPENDIX

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1234	No	road,	Nowhere
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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APPENDIX

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1234	No	road,	Nowhere
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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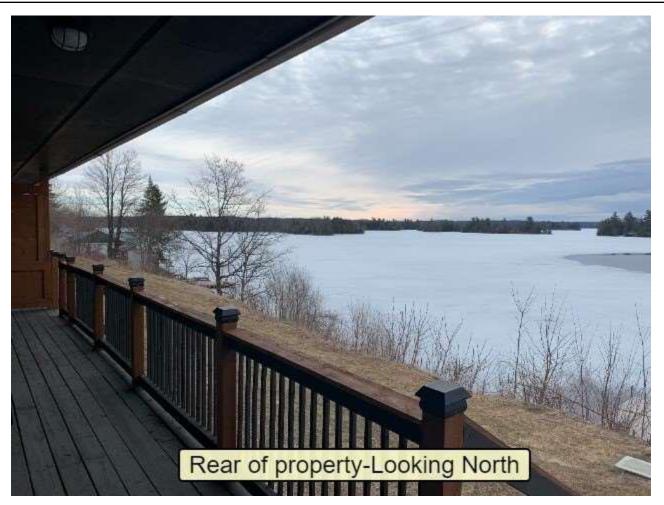
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APPENDIX

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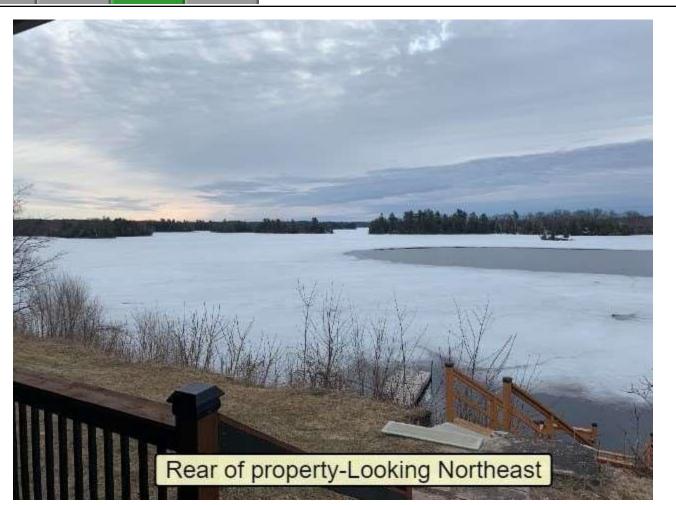
1234 No	road,	Nowhere
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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APPENDIX 1234 No road, Nowhere

https://www.dmdinspections.com/ PLUMBING SUMMARY ROOFING SUMMARY B PLUMBING VENTILATION REFERENCE APPENDIX



APPENDIX

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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APPENDIX

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APPENDIX

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APPENDIX 1234 No road, Nowhere

SUMMARYROOFINGEXTERIORSTRUCTUREELECTRICALHEATINGCOOLINGINSULATIONPLUMBINGINTERIORSUMMARY BROOFINGEXTERIOR CSTRUCTUREELECTRICALHEATINGAIR CONDITIINSULATIONPLUMBINGINTERIOR COPARKINGVENTILATIONAPPENDIXREFERENCEEEEEEE

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REFERENCE LIBRARY

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1234 No	road,	Nowhere
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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PARKING	VENTILATION	APPENDIX	REFERENCE						
The links below connect you to a series of documents that will help you understand your home and how it works. These									

are in addition to links attached to specific items in the report.

Click on any link to read about that system.

- 01. ROOFING, FLASHINGS AND CHIMNEYS
- 02. EXTERIOR
- 03. STRUCTURE
- 04. ELECTRICAL
- 🥺 05. HEATING
- 06. COOLING/HEAT PUMPS
- 07. INSULATION
- 08. PLUMBING
- 09. INTERIOR
- 10. APPLIANCES
- 11. LIFE CYCLES AND COSTS
- 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

- 13. HOME SET-UP AND MAINTENANCE
- 14. MORE ABOUT HOME INSPECTIONS

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