

COMMON AREAS, GROUNDS, SIDEWALK

VIEWS:

Structure Front View

The front of the structure faces East.



Structure Rear View

The rear of the structure faces West.



Structure Right Side View

The right side of the structure faces North.



Structure Left Side View

The left side of the structure faces South.



SITE:

Primary Use of Building(s)

Retail.

Number of Buildings on Property:

1

Number of Rental Units:

2- Two commercial one restaurant and one retail storefront.

Number of Vacant Rental Units:

2

Age of Complex

60+

Area Description:

The area is well-established area of similar type construction.

Lot Landscape Condition:

Maintenance Costs are not projected.

Site Drainage:

Immediate Action - There are areas of the lot that need adjustment to allow water to run off the property. There are areas that may allow water to interfere with the foundation.

The ground should slope away from the foundation and allow water to drain away rather than pond on the property. Ponding promotes insect infestation and makes grass difficult to maintain. Action Necessary.



Security Lights Noted:

Yes - Security lights were noted in the area of the property.

Fire Hydrant Noted:

There is at least one stand pipe noted on the property for use during a fire.

Mailbox Noted:

Yes - There is a mailbox on site at each unit. They appear functional and at an acceptable height.

Exterior Hose Bibs Functional:

None.

PARKING LOT

Number of Parking Slots Noted:

17.

Parking Lot Condition:

Future Deferred - The parking lot while in useable condition will need either considerable repair or resurfacing. Asphalt or asphalt covered concrete base.

Immediate Action - The parking area for this structure needs immediate repair or resurfacing. Concrete parking area. Area along the North side needs replacement or mudjacking to eliminate water runoff issues.



ADA Compliant:

There are no designated parking slots for this building.

TRASH DISPOSAL:

Dumpster Area:

There is a separate area designed with a trash bin and grease bin installed in a clearly marked or fenced area. It is located away from the structures. Northwest corner.



UTILITY SERVICES:

Water Source:

City.

Water Meter Location:

Not located.

Electric Service:

Overhead.



Telephone Service:

Overhead - The overhead telephone lines are secure at pole and at the structure.



:

Fuel Source:

Natural Gas. Provided by a regulated service company or utility.



Underground Fuel Tanks Noted:

Unable to determine presence of any underground fuel tank installed on the property inspected. Note however that this inspection is not an environmental analysis of the property. A Phase 1 environmental audit of the subject property is available through this inspection company at additional cost and under separate direction.

Sewage Disposal System:

Sewers.

RETAIL SHOWROOM

Interior Showroom Area #1:

Location & Unit #:

North unit - Liquor Store.



Number of Rooms:

2 show room and cooler.

Number of Bathrooms:

1 - Toilet and slop sink.



:

Main Entry Doors:

Satisfactory - The outside entrance door(s) to the unit are satisfactory. Dead bolts Yes - There is a dead bolt installed on the entrance door and it is operational. This is a recommended safety feature.



Secondary Egress Doors:

None.

Framing Type:

Platform framing was the chosen style of framing. Concrete block exterior wood frame interior.



Exposed Wall Framing Location:

Bathroom.

Framing members sizing.

The framing is 2" x 4" wood members. The visible portions of the walls are framed with 16" centers.

Walls Condition:

Sheetrock, Satisfactory - The walls in this unit appear to be satisfactory.

Windows:

Immediate Action - At least one window or associated hardware in the unit needs repair or replacement. No locking mechanism on window locks.



:

Ceiling Covering Material:

Acoustical tile.



Ceilings Condition:

Immediate Action - The ceilings in the unit needs immediate repair. Evidence of prior leakage.

Floor:

Satisfactory - The flooring in the unit is satisfactory. The floor covering material is vinyl tile.

Lighting & Switches:

Satisfactory - The ceiling lights in the unit are in satisfactory condition.

Electrical Outlets:

Action Necessary - At least one receptacle tested in this room is incorrectly wired or needs to be replaced. The receptacle is located on the South wall.



Counter Tops:

Satisfactory.



Sink, Faucets and Drain Lines:

Action Necessary - The Cold water valve of the slop sink in the toilet room leaks. Services of a licensed plumber needed to make repair.

Cooler:

There is a cooler installed in the mid section of the area. with a 4 sectional cooling unit. The cooling unit did not put out adequate air temperature. Repair needed by a licensed HVAC Technician.



:

Immediate Action Required - There is a rear cooler room that is in poor condition. The ceiling has fallen as a result of moisture from within. Have a contractor determine needed repairs and costs.
Also the insulation of the rear wall of the cooler is not installed.

Action Necessary - The installed cooling equipment is not functional. Repair or replacement needed.



Public Restroom #2:

Location:

Restroom in the Restaurant.



Type Restroom(s):

A single restroom for both men and women.

Entry Door:

Satisfactory - The entry door to the restroom is as expected and is functional.

Walls:

Satisfactory - The walls in this restroom are satisfactory.

Windows:

None - There is no window installed in this restroom.

Ceiling:

Satisfactory - The ceiling in this restroom is satisfactory.

Floor:

Satisfactory - The flooring in this restroom is satisfactory.

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Lighting:

Satisfactory - The ceiling light and fixture in this restroom are in satisfactory condition.

Electrical Outlets:

No outlet noted.

Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this restroom are satisfactory.

Basin and Drain Fixture:

Immediate Action - There is no approved P Trap installed, or it is installed in an unacceptable manner. Services of a Qualified Licensed Plumber are recommended.



Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilets Condition:

Satisfactory - The toilet in this restroom and all valves and flapper appear to be functional.

Caulking / Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

ADA Accessible Restroom:

Toilet yes. Lavatory No.

Comments:



Interior Showroom Area #2:

Location & Unit #:

Restaurant entryway and eating area.

Large eating area.



Number of Rooms:

Two eating areas Kitchen area and restroom.

Main Entry Doors:

Satisfactory - The outside entrance door(s) to the unit are satisfactory. Glass entry door.

Secondary Egress Doors:

Door from kitchen. Satisfactory. Deadbolt installed.

Framing Type:

CMU Exterior walls with wood framed interior walls.

Framing members sizing.

The framing is 2" x 4" wood members. The visible portions of the walls are framed with 16" centers.

Exposed Wall Framing Members Condition:

The exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members. This is only a comment on the visible portions of the wall framing.

Walls Condition:

Sheetrock.

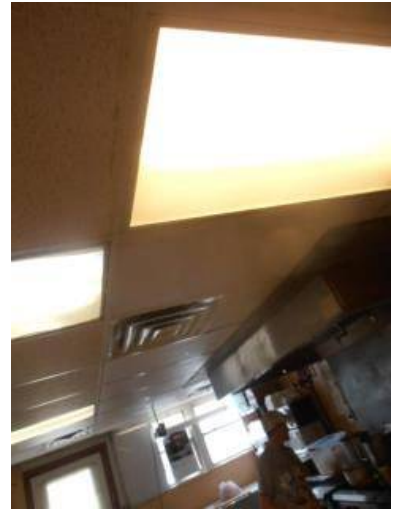
Windows:

Satisfactory - The windows and associated hardware in this unit are satisfactory.

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Ceiling Covering Material:

Acoustical tile.



Ceilings Condition:

Satisfactory - The ceilings in the unit are satisfactory.

Floor:

Satisfactory - The flooring in the unit is satisfactory. The floor covering material is ceramic or glazed tile.

Lighting & Switches:

Satisfactory - The ceiling lights in the unit are in satisfactory condition.

Electrical Outlets:

Satisfactory - The outlets tested in this unit are correctly wired and grounded.

Counter Tops:

Satisfactory - The counter tops in the Kitchen are functional.



Cabinets Drawers and Doors:

Satisfactory - The cabinets doors and drawers are satisfactory in both appearance and function.

Sink, Faucets and Drain Lines:

Satisfactory - The sink and drainage lines appear to be satisfactory.

RETAIL BUILDING STRUCTURAL & ROOF

FOUNDATION & UNFINISHED BASEMENT

Type of Foundation:

Slab on grade refers to a concrete slab poured on a prepared gravel or sand base at grade level.

Foundation Materials:

Poured in place concrete. 8 inch or more thick.

Visible Portions of Exterior Foundation :

None visible from exterior.

Evidence of Recent Movement:

Possible movement noted at the North wall East of the drive up window. Contributing cause water runoff from driveway on north side. Also prior to the redirection of the roof water downspout.

Exterior Hose Bibbs Functional:

None.

Perimeter Foundation Drainage Surface:

Action Necessary - The North side of the structure has drainage issues. The driveway along that side slopes toward the structure. Modification required. Services of a Licensed contractor needed.

Slab Foundation Floor Type:

Floating slab inside a foundation is used in this structure.

The Listed Units Are on This Slab Floor:

All first floor.

These Slab Penetrations Were Noted:

Plumbing stack lines pass through the slab floor.

Floor Cracks Noted:

No - There were no cracks noted in the visible portions of the slab floor.

ROOFING

Type Roof:

Flat.

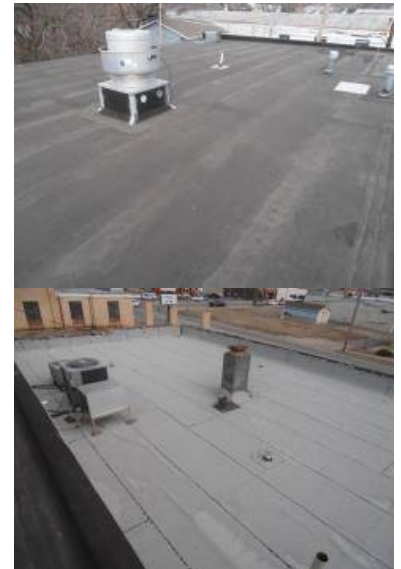
Roof Covering Materials:

Both upper and lower roof coverings appear to be modified bitumen materials.

Roof Covering Material Condition:

Upper level roofing materials are older and likely to need replacement within 4 years.

Lower level roofing materials appear to be newer but likely replacement within 4-6 years due to creases in the covering materials.



:

Roof Covering Conditions Noted:

The upper roof materials show evidence of potential leakage. There are several areas that have repairs made. There is an open seam along the East parapet wall has an open seam that needs to be repaired.



The lower roofing materials show evidence of creases which will likely fail over the next few years.



Estimated Life Expectancy of Roof:

Future Deferred - The roof covering material will need to be replaced in the future. The roof covering material appears to have a remaining life expectancy of 4 to 6 years. Assuming proper maintenance is completed as needed.

Recommend - Contact your insurance provider to determine if the roof is insurable. Some insurance companies require 10 years remaining life without need of repair.

Parapet Walls:

Immediate Action - A condition exists that calls for repairs. As installed there are open seams in the cap materials that is allowing water to enter the wall cavity. Noted in at least two locations. Immediate repairs needed.



Action Necessary - There are two holes in the parapet where the Liquor Store sign has penetrated. These need to be sealed.



Flashing:

Action Necessary - There are at least two plumbing penetrations through the roof line that need to be sealed.



Means of Roof Inspection:

Walking on the roof covering was the means used to inspect the roof covering.

:

Cover Layers:

Unable to determine the number of layers of roofing material present. At least two re roofs on the original portion of the roof and unable to determine on the upper roof.

Roof framing, exterior, notes:

No evidence of sagging or ponding noted.

Roof gutter system:

Scupper noted on the North side of the structure. With a downspout guided to the Northeast corner of the storefront.

Attic & Ventilation:

Attic Access Location:

Stairway to the bedroom of the apartment.



Attic Accessibility:

Full access.

Method of Inspection:

Attic cavity was inspected by entering the area.

Roof Framing Type:

Steel trusses over the Newer portion and Butted boards over the original portion of the structure.

Roof Framing Condition:

Satisfactory - The roof framing appears to be in functional condition.

Roof Bracing:

The roof framing as installed seems adequate.

Roof Decking:

Over the Liquor storefront there is evidence of water leakage. Did not appear to be current leakage.

Ventilation Hi/Low:

None.

Insulation:

Location of Roof Insulation:

There does not appear to be insulation over the two story part of the structure. The Liquor store drop ceiling has fiberglass batt insulation installed.

STRUCTURAL:

Type of Construction:

CMU - Concrete Masonry Unit.

Siding Comments:

The structure appears to be in satisfactory condition, with only minor movement noted in the North wall at the drive-up window.

Trim Condition:

Attention Needed - The trim above and sides of the Restaurant front door show some separation between the CMU and the wood trim.

:

Condition of Painted Surfaces:

Satisfactory - The finish or exposed painted surfaces are satisfactory.

American Disabilities Act Accessibility Exterior to Entrance:

The entrance door and approach appears to be ADA accessible. to the restaurant. The entry to the Liquor store has a ramp that does not appear to be 1:12, but does have a handrail.

Windows Type:

Double Hung, Horizontal Sliding.

Structural Caulking:

Attention Needed - Areas such as where brick and wood siding meet, trim around window frames, or doors, piping and service penetrations. Also any cracks that allow moisture or wind entry should be caulked to prevent deterioration.

Exposed Wall Framing Location:

Area to the second floor stairs and divider wall between attic and pool room.

Framing members sizing.

The framing is 2" x 4" wood members. The visible portions of the walls are framed with 16 inch centers. Interior walls and the Areas where over head doors were removed on both the North and South walls.

Exposed Wall Framing Members Condition:

Satisfactory - The exposed wall framing members were in satisfactory condition.

Floor Framing Members Size.

Second floor joists are not visible.

Exposed Floor/Ceiling Framing Condition:

No evidence of deterioration or sagging noted.

Ceiling Covering Material:

Combination of sheetrock acoustical tile and plasticize panels.

Wall Covering Material:

Sheetrock and exposed CMU..

Fire Separation Between Units:

Action Necessary - There is no fire separation between the second floor Bedroom and Pool room from the open attic area. Fire rated separation required.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

Model/ Serial Number/ Size:

HEIL Brand - HEIL; Model # - N2A360GKB200; Serial # - E083425745; This unit was manufactured about 2008.

Type:

Refrigerator/Split System. Electric powered.

Unit/Condenser Location:

The condenser cabinet is located on the roof. Center unit.



Unit Tested:

No - The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

Insulation Wrap on the Suction Line:

Satisfactory.

Condenser Clear of Obstructions:

Satisfactory.

Condenser Cabinet Level:

Satisfactory.

Condensing Coil Condition:

Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect:

Action necessary - The whip has pulled loose from the service disconnect. This condition will allow water to enter the conduit. Repair needed.



Condensate Line:

Immediate Action - There either is no condensate drain line, or it is installed in such a manner that it will not adequately eliminate the collected condensate. Action is needed to prevent deterioration caused by moisture. Condensate pan and secondary pan is near full and the secondary drain is not functional. Services of a licensed HVAC Technician is needed to make repairs. Secondary pan located in attic under furnace.



Evidence of Maintenance:

No.

Comment:

There is an abandoned flue pipe installed through the roof line. This flue pipe is allowing air into the attic and for combustion. The flue pipe should be adjusted to prevent moisture intrusion.



Air Conditioning Unit No. 2:

Model/ Serial Number/ Size:

Older unit information plate fade to degree that it is unreadable.



Type:

Refrigerator/Split System. Electricity-powered.

Unit/Condenser Location:

The condenser cabinet is located on the roof. North unit.



Unit Tested:

No - The air-conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

Insulation Wrap on the Suction Line:

Satisfactory.

:

Condenser Clear of Obstructions:

Satisfactory.

Condenser Cabinet Level:

Satisfactory.

Condensing Coil Condition:

Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Line:

Immediate Action - There either is no condensate drain line, or it is installed in such a manner that it will not adequately eliminate the collected condensate. Action is needed to prevent deterioration caused by moisture. Condensate pan and secondary pan is near full and the secondary drain is not functional. Services of a licensed HVAC Technician is needed to make repairs. Secondary pan located in attic under furnace.

Evidence of Maintenance:

No.

Heating Unit # 1:

Heating System Location:

Attic South unit for Restaurant.



Heating System Type:

A forced-air furnace is installed as the primary source of heat. A very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.

Fuel Source:

The fuel source is natural gas.

Model/Serial Number/Size:

Brand - HEIL; Model # - HMP0100J12BC1; Serial # - A083059113; This unit was manufactured about 2009 .

Flue Type:

The flue pipe is plastic from the furnace to the exterior.

Flue Condition:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.

Unit Tested:

Yes.

Furnace Cabinet Condition:

Satisfactory.

Heat Exchanger Inspected:

No, The heat exchanger is a high efficiency 90% sealed combustion chamber; as such, there is very limited visibility. Most furnaces have only a small diameter inspection glass of 2 inches in diameter or less which makes the inspection limited.

Draft Hoods/Draw:

Satisfactory - The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.

:

Secondary Air Adequacy:

Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed.

Blower Condition:

Satisfactory - The blower assembly appears to be performing as expected.

Filter Condition:

Immediate Action - Replacement is recommended. The filter is not functioning as intended. The filter is in a condition that may cause damage to the heat exchanger due to restricted airflow across the heat exchanger. Soaked with grease.



Ducts Condition:

Immediate Action - There is a condition existing that requires immediate repair so the ducts can properly deliver required airflow. The flex duct leading to the apartment bedroom is torn loose. Removal and closure needed.

Does each habitable room have a heat source?

Yes.

Thermostat Location:

Behind the counter North wall.

Thermostat Condition:

Satisfactory - The thermostat worked properly when tested.

Heating Unit # 2:

Heating System Location:

Attic area North unit.



Heating System Type:

A forced-air furnace is installed as the primary source of heat. The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out of the flue.

Fuel Source:

The fuel source is natural gas.

Model/Serial Number/Size:

Brand - Rheem; Model # - FBF075B12A2; This unit was manufactured about 1990.

Flue Type:

The flue pipe is metal.

:

Flue Condition:

Immediate Action - The furnace/boiler flue as installed needs immediate action. An unsafe condition exists. Possible health hazard. Possible blockage in the flue.



Unit Tested:

No - The heating unit was not tested the thermostat did not respond using the thermostat controls.



Furnace Cabinet Condition:

Action Necessary - The exterior of the furnace cabinet cover will not stay in place. Services of a licensed HVAC Technician is needed.

Heat Exchanger Inspected:

No. End shot burners block access to the heat exchanger.



Secondary Air Adequacy:

Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed.

Blower Condition:

Satisfactory - The blower assembly appears to be performing as expected.

Filter Condition:

Immediate Action - Replacement is recommended; the filter is not functioning as intended. The filter is in a condition that may cause damage to the heat exchanger due to restricted airflow across the heat exchanger.

Ducts Condition:

Satisfactory - The ductwork appears to be properly installed and supported.

Duct Insulation in Unheated Spaces:

Ducts in attic space where furnace located does not appear to be an issue The flex ducts are insulated.

Does each habitable room have a heat source?

Yes.

Adequate Returns or Undercut Doors:

Yes.

:

Thermostat Location:

South wall.

Thermostat Condition:

The thermostat did not respond using the controls.

Heating Unit # 3:

Heating System Location:

The apartment does not have its own heat source. There is one duct from the restaurant furnace that goes to the "Bedroom" on the second floor. It is disconnected in the furnace room.



ELECTRIC/PLUMBING 123

Plumbing:

Water Source:

City / Municipal.

Sewage Disposal Type:

This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system. For further evaluation, this Inspection Company may perform additional testing under separate contract and direction. Public Sewer System.

Main Water Line Cutoff Location:

Main water line cutoff not located.

Interior Supply Piping:

The interior water supply piping is 3/4" in diameter.

Supply Piping Material:

The main service line to the structure is copper.

Interior Supply Piping Material:

The predominant interior service lines are copper.

Waste Line Materials

The predominant visible waste line material is plastic.

Waste Piping Condition:

Immediate Action - Some portion of the visible plumbing waste lines need repair or replacement. There is an open joint or missing plug in the waste line that needs immediate replacement. Noted at the top of the Staircase to the second floor of the apartment.

Vent Piping Material

The vent material as it passes through the roof line is plastic. PVC.

Vent Piping Condition:

Satisfactory - The visible plumbing vent piping appears functional.

Water Pressure:

Undetermined there was no exterior hose bibb to connect a pressure gauge.

Functional Supply:

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

Location of Waste Line Cleanouts:

Outside the South wall at the side entry door to the Restaurant kitchen.



Objectionable Odors Noted:

No.

Downstream Power Source

Service Voltage:

The incoming electrical service to this panel is 120/240 volts. For Restaurant.

Downstream Power Panel and Circuitry

Downstream Power Distribution Panel Location:

Southeast corner of the Kitchen.

Downstream Power Panel Size:

125 amp - The ampacity of the downstream power panel appears to be within normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

Feeder Cable to Panel:

Copper.

Feeder Condition:

Satisfactory - The feeder cable to the downstream panel appears to be correctly installed.

Is Panel Accessible:

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing risk of electrical shock.

Downstream Panel Type:

Breakers - The downstream panel is equipped with a breaker type panel. This is the desirable type because when a breaker trips off it can easily be reset. Caution, if a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker / Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the downstream power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Panel Cover Removed:

Yes.

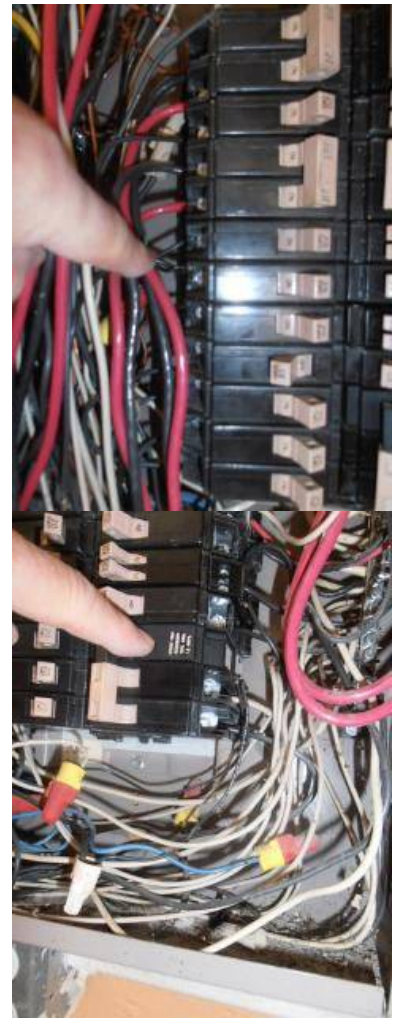


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Condition of Wiring in Panel:

Action Necessary - Electrical circuitry wiring in the downstream power panel shows some condition that calls for immediate action of a qualified licensed electrician. There are two wires to a breaker or fuse. These need to be separated, each having its own breaker or fuse. Sixth breaker up on the left side.

Action Necessary - Electrical circuitry wiring in the downstream power panel shows some condition that calls for immediate action of a qualified licensed electrician. There is a pair of undersized wires noted breaker third up on right side.



Downstream Panel Grounding:

Satisfactory - The downstream panel service grounding is correctly routed back to the main service panel.

Feeder and Circuit Wiring Type:

Copper - Structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. Copper multi-strand feeders installed to deliver power to a downstream panel or power hungry appliances.

Circuit Wiring Condition:

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners and insulation.

Ground Fault Protected Outlets:

At all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt Outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and unfinished basement. Ground fault protection is provided by use of interrupt resets at the outlets rather than the main panel.

Receptacle Grounding:

Satisfactory - After a random check of a representative number of the 3 prong outlets all tested outlets were correctly grounded and polarized. This does not imply that all are considered correctly wired.

Downstream Service Panel Bonding Verified:

Satisfactory - The downstream service panel does appear to be bonded to the main service panel.

:

Wire Protection/ Routing:

Satisfactory - Visible wiring appears to be installed in an acceptable manner.

Exterior- Outlets/ Switches:

Action Necessary - There is at least one outlet on the exterior that is not functional and is missing the required weather protection. Services of a licensed electrician is needed.



Downstream Power Source

Service Voltage:

The incoming electrical service to this panel is 120/240 volts. Liquor store panel.

Downstream Power Panel and Circuitry

Downstream Power Distribution Panel Location:

Closet on the South wall of the Showroom.

Downstream Power Panel Size:

100 amp - The ampacity of the downstream power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

Feeder Cable to Panel:

Copper.

Feeder Condition:

Satisfactory - The feeder cable to the downstream panel appears to be correctly installed.

Is Panel Accessible:

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing risk of electrical shock.

Downstream Panel Type:

Breakers - The downstream panel is equipped with a breaker type panel. This is the desirable type because when a breaker trips off it can easily be reset. Caution, if a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker / Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the downstream power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

:

Panel Cover Removed:

Yes.



Condition of Wiring in Panel:

Satisfactory - Electrical circuitry wiring in panel appears neatly arranged with no unallowable splices.

Downstream Panel Grounding:

Satisfactory - The downstream panel service grounding is correctly routed back to the main service panel.

Feeder and Circuit Wiring Type:

Copper - Structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. Copper multi-strand feeders installed to deliver power to a downstream panel or power hungry appliances.

Circuit Wiring Condition:

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners and insulation.

Ground Fault Protected Outlets:

At all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt Outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and unfinished basement.

Receptacle Conditioning:

There are two outlets on the South wall that are not functional.

Downstream Service Panel Bonding Verified:

Satisfactory - The downstream service panel does appear to be bonded to the main service panel.

Wire Protection/ Routing:

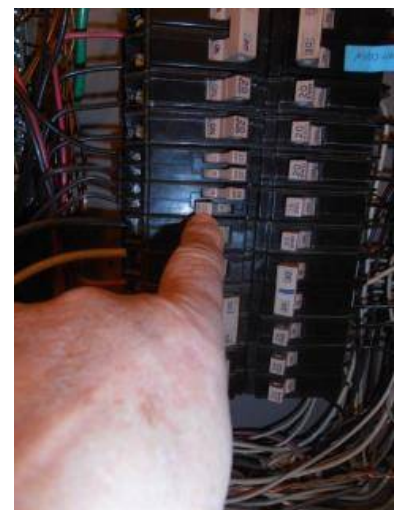
Satisfactory - Visible wiring appears to be installed in an acceptable manner.

Exterior Outlets/ Switches:

Action Necessary - The outlet on the North side of the structure is not functional. Repair needed.

Comments:

Action Necessary - Breakers in slots 6 & 7 have breakers that are shorted out. Services of a licensed electrician are needed to determine cause of the shorts and make repairs.



KITCHEN

Kitchen

Location:

Main level rear of restaurant.

Outside Entry Door:

The outside entrance door to the kitchen is satisfactory.

Windows:

Satisfactory - The windows and associated hardware in this kitchen are satisfactory.

Walls:

The wall covering material is: Painted concrete masonry units and Sheetrock.

Ceiling:

The ceiling covering material is: Acoustical panels and plasticize panels.

**Floor Covering Materials:**

Glazed Tiles

Floor: Condition

Satisfactory - The flooring in the kitchen is satisfactory.

Pantry Closet:

Satisfactory - The pantry is functional and has shelving installed. Appears to be used as sleeping quarters.



:

Lighting:

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

Electrical Outlets:

Satisfactory - The outlets tested in the kitchen are correctly wired and grounded.

Light Switch:

Satisfactory - The light switch is satisfactory.

Counter Tops:

Stainless steel counter tops.

Heat Source:

Satisfactory - There is a heat source for this room.

Air Conditioning System:

Not tested outdoor temperature too cold.

None of the listed equipment was tested that was disconnected or turned off. Ownership was not determined as a part of the inspection.

Equipment Listing:

Ownership no insp

Ownership of the equipment needs to be determined,

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.

Sink and Drain Lines:

Stainless Steel counter with molded in sinks. Satisfactory - The sink and drainage lines appear to be satisfactory. Triple sink Sanitize, Wash, Rinse.



Range Hood:

Satisfactory - The commercial range exhaust hood and exhaust fan appeared to work correctly. The exhaust hood is directly vented to the exterior of the structure.



Range Hood Fire Extinguisher System:

The system was not tested. The local municipality requires periodic testing by a professional service.



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Range/ Oven Fuel Source:

Gas - There is a gas line installed for a range/oven.



Range/ Oven:

Free Standing - There is a removable range/oven installed. It appeared to function correctly at inspection. The timers and temperature settings were not tested and are not a part of this inspection. All the range top burners were tested and functional. The oven also was functional. There is no comment as to the temperature or settings.

Refrigerator:

Type Unit present. Walk in type unit is installed. Temperature in the refrigerator at time of inspection:36 degrees.



Freezer:

Satisfactory - There is a freezer present. The freezer portion of the inspection determines that the unit freezes water or food stuffs. This refrigerator appears to pass this minimum inspection.



Cold Food Table

Satisfactory - The cold food serving table is present and functional.



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Soda Dispenser

Satisfactory - All the heads delivered product.