

Sample Commercial Inspection Report

Property Address:
Arch



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Table of Contents

[CoverPage](#)

[TableofContents](#)

[IntroPage](#)

[1STRUCTURALCOMPONENTS](#)

[2EXTERIOR](#)

[3ROOFING](#)

[4PLUMBINGSYSTEM](#)

[5ELECTRICALSYSTEMS](#)

[6HEATING](#)

[7CENTRALAIRCONDITIONING](#)

[8INTERIORS](#)

[9INSULATIONANDVENTILATION](#)

[GeneralSummary](#)

[InspectionAgreement](#)

| | | |
|------------------|---|----------------------------------|
| Date: | Time: 01:30 PM | Report ID: |
| Property: | Customer: CONFIDENTIAL | Real Estate Professional: |

**Comment Key or
Definitions**

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

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

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

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

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

Home Faces:
East

Client Is Present:
No

Radon Test:
No

Water Test:
No

Weather:
Cloudy

Temperature:
Over 65

Percipitation in last 3 days:
Yes

1. STRUCTURAL COMPONENTS

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

Styles & Materials

FOUNDATION:

POURED CONCRETE

FLOOR STRUCTURE:

SLAB

WALL STRUCTURE:

METAL STUDS

COLUMNS OR PIERS:

CONCRETE PIERS

ROOF STRUCTURE:

STEEL TRUSS

ROOF-TYPE:

SHED
FLAT

Inspection Items

1.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected, In good condition

1.1 WALLS (Structural)

Comments: Inspected, In good condition

1.2 COLUMNS OR PIERS

Comments: Inspected

1.3 FLOORS (Structural)

Comments: Inspected, In good condition

1.4 CEILINGS (structural)

Comments: Inspected, In good condition

1.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected, In good condition

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

2. EXTERIOR

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

Styles & Materials

SIDING MATERIAL:

MASONRY
METAL

EXTERIOR ENTRY DOORS:

STEEL

GARAGE DOOR MATERIAL:

INSULATED
METAL

DRIVEWAY:

ASPHALT

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected, Repair or Replace

The exterior control joints need to be caulked to prevent water from entering the block walls.(Picture 1)

The siding at the back of the building is dented from the trucks being to close to the building.(Picture 2)

The blocks at the north side is braking away from the steel anchors in the block and the steel expanding.(Picture 3)
(Picture 4)

There is a large BEE'S nest behind the siding at the north east corner near the employees entry.(Picture 5)



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5

2.1 DOORS (Exterior)

Comments: Inspected, Repair or Replace

All of the exterior metal doors and frames on the north and south side of the building are rusting away. The doors on the south side are rusted thru. (Picture 1)(Picture 2)(Picture 3)(Picture 4)(Picture 5)(Picture 6) (Picture 8)

Two of the door closer on the south side doors are pulled loose. (Picture 7)(Picture 9)



2.1 Picture 1



2.1 Picture 2



2.1 Picture 3



2.1 Picture 4



2.1 Picture 5



2.1 Picture 6



2.1 Picture 7



2.1 Picture 8



2.1 Picture 9

2.2 WINDOWS

Comments: Inspected, In good condition

2.3 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected, Repair or Replace

Overhead door #1 is the only door that has a working auto safety reversing bottom switch.(Picture 1)



2.3 Picture 1

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Comments: Inspected, In good condition

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected, Repair or Replace

The driveways and parking lots are not being maintained.

The edge of the driveways at the road have large holes in the gravel shoulders.(Picture 1)

There is a 12" hole in the asphalt in the driveway at the customer parking area.(Picture 2)

There is several seams that have not been sealed , allowing water to enter the subbase causing the asphalt on each side of the joint to breakup..(Picture 3) south side(Picture 4) north side(Picture 5)

The asphalt around the south side catch basin is settling away from the drain.(Picture 6)



2.5 Picture 1



2.5 Picture 2



2.5 Picture 3



2.5 Picture 4



2.5 Picture 5



2.5 Picture 6

2.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected, In good condition

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

3. ROOFING

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

Styles & Materials

ROOF COVERING:

METAL
RUBBER MEMBRANE

VIEWED ROOF COVERING FROM:

WALKED ROOF

Inspection Items

3.0 ROOF COVERINGS

Comments: Inspected, In good condition

The roof coverings are in very good condition.(Picture 1)(Picture 2)



3.0 Picture 1



3.0 Picture 2

3.1 FLASHINGS

Comments: Inspected, In good condition

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, In good condition

3.3 ROOFING DRAINAGE SYSTEMS

Comments: Inspected, In good condition

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

4. PLUMBING SYSTEM

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

Styles & Materials

WATER SOURCE:

PUBLIC

PLUMBING SUPPLY:

COPPER

PLUMBING DISTRIBUTION:

COPPER

PLUMBING WASTE:

CAST IRON (OLD)

WATER HEATER POWER SOURCE:

GAS (QUICK RECOVERY)

Inspection Items

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected, In good condition

4.1 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected, In good condition

4.2 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected, In good condition

The Fire suppression system is being tested as required by the State of Michigan.(Picture 1)



4.2 Picture 1

4.3 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, In good condition

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected, In good condition

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

5. ELECTRICAL SYSTEMS

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

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:

BELOW GROUND
ALUMINUM
COPPER
220 VOLTS

PANEL CAPACITY:

(2) 200 AMP SERVICE PANEL
600 AMP

PANEL TYPE:

CIRCUIT BREAKERS

ELEC. PANEL MANUFACTURER:

SQUARE D

BRANCH WIRE 15 and 20 AMP:

COPPER

WIRING METHODS:

CONDUIT

Inspection Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected, In good condition

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected, In good condition

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, Repair or Replace

The parking lot light pole base cover on the south side is rusted and both poles are rusted and need to be painted. (Picture 1)

The EXIT and emergency lights in the customer area and the mens bathroom and over the employees entry door are not working. (Picture 2)(Picture 3)(Picture 4)

Two of the emergency lights in the shipping area are not working. (Picture 5)



5.3 Picture 1



5.3 Picture 2



5.3 Picture 3



5.3 Picture 4



5.3 Picture 5

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected, Repair or Replace

The plug on the west wall in the MBSA Resource Center is loose in the wall.

The plug cover is missing in employees brake room.(Picture 1)



5.4 Picture 1

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected, In good condition

5.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected, In good condition

Main panel box is located at hall and tuck bay..

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

6. HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner

maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

HEAT TYPE:
FORCED AIR

ENERGY SOURCE:
NATURAL GAS

Inspection Items

6.0 HEATING EQUIPMENT

Comments: Inspected, In good condition
No carbon monoxide was detected at the time of this inspection.

6.1 NORMAL OPERATING CONTROLS

Comments: Inspected, In good condition

6.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

6.3 CHIMNEYS, FLUES AND VENTS

Comments: Inspected, In good condition

6.4 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected, In good condition

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

7. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

COOLING EQUIPMENT TYPE:
AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRICITY

NUMBER OF A/C UNITS:
TWO

Inspection Items

7.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected, In good condition

7.1 NORMAL OPERATING CONTROLS

Comments: Inspected, In good condition

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected, In good condition

7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected, In good condition

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

8. INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The

home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

CEILING MATERIALS:
SUSPENDED CEILING PANELS

WALL MATERIAL:
SHEETROCK

FLOOR COVERING(S):
CARPET
VINYL

WINDOW TYPES:
THERMAL/INSULATED

CABINETS:
WOOD

COUNTERTOP:
LAMINATE

Inspection Items

8.0 CEILINGS

Comments: Inspected, In good condition

8.1 WALLS

Comments: Inspected, Repair or Replace

The urinal screen in the mens bathroom is pulling out of the wall.(Picture 1)



8.1 Picture 1

8.2 FLOORS

Comments: Inspected, In good condition

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected, Repair or Replace

The top two steps on the truck loading conveyor are bent.(Picture 1)



8.3 Picture 1

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected, In good condition

8.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

The top screw in the closer arm (Picture 1) in the mens bathroom is missing causing the arm to hit the top of the door every time the door is open.

Both of the women's toilet room doors are in the need of repair. (Picture 2) (Picture 3)

The utility room door top hinge pocket is pulling loose. (Picture 4)



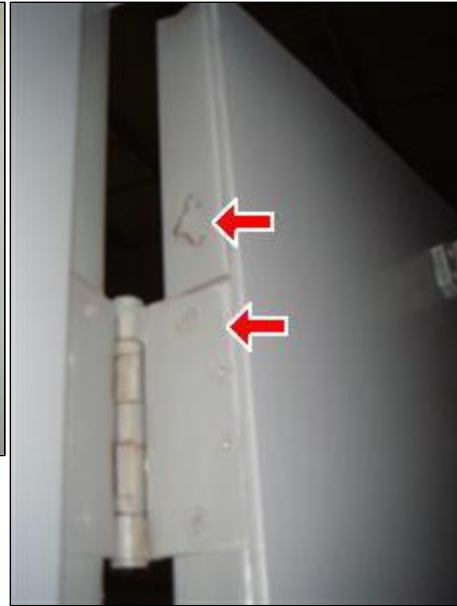
8.5 Picture 1



8.5 Picture 2



8.5 Picture 3



8.5 Picture 4

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, In good condition

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

9. INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

EXHAUST FAN TYPES:

FAN ONLY

Inspection Items

9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Comments: Inspected, In good condition

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected, In good condition

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected, In good condition

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Arch Inspections

**PO Box 608
Hawthorne, NJ 07507**

**201.298.3722
hello@archinspections.com**

Customer

Sample Commercial Inspection

Address

New Jersey

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

2. EXTERIOR

2. EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

The exterior control joints need to be caulked to prevent water from entering the block walls.(Picture 1)

The siding at the back of the building is dented from the trucks being too close to the building.(Picture 2)

The blocks at the north side are breaking away from the steel anchors in the block and the steel is expanding.(Picture 3)
(Picture 4)

There is a large BEE'S nest behind the siding at the north east corner near the employees entry.(Picture 5)

2.1 DOORS (Exterior)

Inspected, Repair or Replace

All of the exterior metal doors and frames on the north and south side of the building are rusting away. The doors on the south side are rusted through.(Picture 1)(Picture 2)(Picture 3)(Picture 4)(Picture 5)(Picture 6) (Picture 8)

Two of the door closers on the south side doors are pulled loose.(Picture 7)(Picture 9)

2.3 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Inspected, Repair or Replace

Overhead door #1 is the only door that has a working auto safety reversing bottom switch.(Picture 1)

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

The driveways and parking lots are not being maintained.

The edge of the driveways at the road have large holes in the gravel shoulders.(Picture 1)

There is a 12" hole in the asphalt in the driveway at the customer parking area.(Picture 2)

There are several seams that have not been sealed, allowing water to enter the subbase causing the asphalt on each side of the joint to break up..(Picture 3) south side(Picture 4) north side(Picture 5)

The asphalt around the south side catch basin is settling away from the drain.(Picture 6)

5. ELECTRICAL SYSTEMS

5. ELECTRICAL SYSTEMS

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

The parking lot light pole base cover on the south side is rusted and both poles are rusted and need to be painted. (Picture 1)

The EXIT and emergency lights in the customer area and the mens bathroom and over the employees entry door are not working.(Picture 2)(Picture 3)(Picture 4)

Two of the emergency lights in the shipping area are not working.(Picture 5)

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected, Repair or Replace

The plug on the west wall in the MBSA Resource Center is loose in the wall.

The plug cover is missing in employees brake room.(Picture 1)

8. INTERIORS

8.1 WALLS

Inspected, Repair or Replace

The urinal screen in the mens bathroom is pulling out of the wall.(Picture 1)

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected, Repair or Replace

The top two steps on the truck loading conveyor are bent.(Picture 1)

8.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

The top screw in the closer arm(Picture 1) in the mens bathroom is missing causing the arm to hit the top of the door every time the door is open.

Both of the women's toilet room doors are in the need of repair.(Picture 2)(Picture 3)

The utility room door top hinge pocket is pulling loose.(Picture 4)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since

this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Arch Inspections

Inspection Agreement

(PLEASE READ
CAREFULLY)

Arch Inspections agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY below. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT. The report will only include the following:

-
- Structural condition and basement
- Electrical, plumbing, water heater, heating and cooling
- Quality, condition and life expectancy of major systems
- Kitchen and appliances
- General interior, including ceilings, walls, windows, insulation and ventilation
- General exterior, including roof, gutter, chimney, drainage, grading

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing only at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items, and systems will not be dismantled.

Maintenance and other items may be discussed, but they are not a part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards, including but not limited to radon gas, lead paint, asbestos, mold, mildew, urea formaldehyde, toxic or flammable chemicals, and water and airborne hazards. Also excluded are inspections of and reports on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment, and the presence or absence of rodents, termites and other insects.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood and agreed that Arch Inspections is not an insurer and that the inspection and reports are not to be intended or construed as a guarantee or warranty of the adequacy, performance, or condition of any structure, item, or system at the property address. The CLIENT hereby releases and exempts Arch Inspections and its employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage, or personal injury of any nature.

In the event that Arch Inspections and/or its employees are found liable due to breach of contract, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of Arch Inspections and employees shall be limited to a sum equal to the amount of the fee paid by the CLIENT to Arch Inspections for the inspection and report.

CLIENT and Arch Inspections agree that should a court of competent jurisdiction determine and declare that any portion of this Agreements is void, voidable or unenforceable, the remaining provision and portion shall remain in full force and effect.

Acceptance and understanding of this agreement are hereby acknowledged:

Company Representative Date

Client

Date