



TRI-STATE SMART HOME SOLUTIONS LLC

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<https://smart-homesolutionsllc.com>



COMMERCIAL INSPECTION

1234 Main Street
Gallipolis, OH 45631

Buyer Name
07/15/2024 9:00AM



Inspector

Chris Farver

OHI.2019004096, WV-HI4464228, KY243707

888-970-1791

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Agent

Agent Name

555-555-5555

agent@spectora.com

1: INSPECTION DETAILS

Information

In Attendance

Client, Customer
Representatives, Building Owner

Occupancy

Vacant

Type of Building

Warehouse, Office Space

Weather Conditions

Clear, Dry, Recent Rain

Commercial Property Inspection

Property information:

Building Type

Single-Story Warehouse and Office Space

Address

295 Spring Valley Lane, Pomeroy Ohio 45769

Current Occupant

D and D Construction

Limitations

General

ROOM NOT INSPECTED - NO ACCESS



Rear Warehouse Space, Locked Room, Not Inspected



Rear Warehouse Space, Locked Room, Not Inspected

2: ROOF

Information

Inspection Method

Drone

Coverings: Material

Metal

Observations

2.1.1 Coverings

ROOF ITEMS

Roof observations:

- There are active roof leaks in both the warehouse roof and the loading dock area roof.
- The warehouse roof seams and fasteners need to be resealed and re-coated, they are leaking.
- The flashing around the main power entrance cables needs to be replaced on the main warehouse roof.
- The loading dock area roof has visible holes in the roof and the roof metal is damaged in several areas.
- The wood framing, eaves, and soffit areas of both roofs are rotted and deteriorated in some areas.



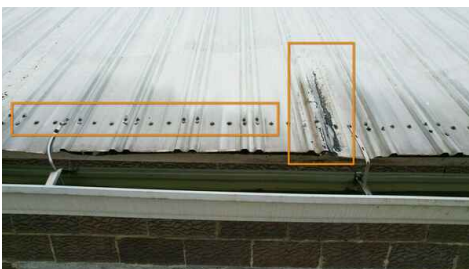
Warehouse Roof, Flashing Deterioration



Warehouse Roof, Metals Seams and Fasteners Need Sealed



Warehouse Roof, Metals Seams and Fasteners Need Sealed



Warehouse Roof, Metals Seams and Fasteners Need Sealed



Main Warehouse Roof, Interior Example of Rood Framing Wood Rot



Loading Dock Roof, Metal Damage/ Roof Leaks



Loading Dock Roof, Metal Damage/
Roof Leaks



Loading Dock Roof, Metal Damage/
Roof Leaks



Loading Dock Roof, Metal Damage/
Roof Leaks



Loading Dock Roof, Roof Framing,
Rotted Wood



Loading Dock Roof, Roof Framing,
Rotted Wood



Loading Dock Roof, Roof Framing,
Rotted Wood

2.2.1 Roof Framing

ROOF FRAMING OBSERVATIONS

Roof framing observations:

Main Warehouse

- In the warehouse, one of the roof trusses is rotted.
- This wood rot appears to be related to a historical roof leak.
- An additional support post has been added to stabilize the truss.
- This is a primary cause of the main warehouse roof being uneven.
- This roof truss appears to be stable.
- The post cannot be removed without repairing the truss.
- Ensure all roof leaks are repaired to prevent additional wood rot.

Rear Warehouse

- One of the trusses is sagging. This appears to be related to wood rot combined with improper construction.
- The wood appears dry and the wood rot appears to be historic.
- 4 framing members make up the bottom of the truss. Multiple joints in these framing members occur in the same location. These joints should be staggered in a manner that only a single joint should occur in a given location across the beam.
- Recommend further evaluation. The addition of a support post and/or repairs may be necessary for long-term stability.



Main Warehouse, Rotted Truss, Supported By Post



Main Warehouse, Rotted Truss, Supported By Post



Main Warehouse, Rotted Truss



Main Warehouse, Rotted Truss



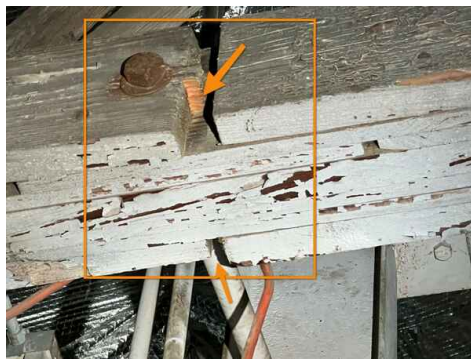
Main Warehouse, Rotted Truss



Rear Warehouse, Weekend Truss



Rear Warehouse, Weekend Truss



Rear Warehouse, Weekend Truss

3: EXTERIOR

Observations

3.1.1 Eaves, Soffits & Fascia **SOFFIT & FASCIA ITEMS**

Soffit and fascia observations:

- Nearly 100% of the fascia and soffit on the warehouse is rotted, damaged, or missing.
- There is carpenter bee damage in some areas.
- This is more than a cosmetic issue.
- This will allow water to penetrate the building, rot the main roof framing materials, and allow unwanted pests to enter the building.



Front of Warehouse



Front of Warehouse



Front of Warehouse



Front of Warehouse



Rear of Warehouse



Rear of Warehouse



Right Side of Warehouse



Right Side of Warehouse



Right Side of Warehouse



Right Side of Warehouse



Left Side of Warehouse



Left Side of Warehouse



Left Side of Warehouse, Carpenter Bee Damage - Example

3.2.1 Siding, Flashing & Trim

EXTERIOR TRIM ITEMS

Exterior trim and wood component observations:

- All of the wood trim around the exterior doors and windows is deteriorated.
- This is more than a cosmetic issue.
- This allows exterior water to enter around the windows and door openings.



Example of Exterior Wood Component Deterioration



Example of Exterior Wood Component Deterioration



Example of Exterior Wood Component Deterioration



Example of Exterior Wood Component Deterioration



Example of Exterior Wood Component Deterioration



Example of Exterior Wood Component Deterioration

3.3.1 Roof Drainage Systems

GUTTER AND DOWNSPOUT ITEMS

The following items were observed related to the gutters, downspouts, and drain piping:

- All gutters and downspout piping need attention.
- In some areas, gutters and downspouts are missing.
- The gutters are damaged, leaking, and improperly sloped.

Properly functioning gutters, downspouts, and underground drain piping carry water away from the foundation, reduce water intrusion into the crawlspace/basement, protect landscaping, and reduce the likelihood of foundation issues.



Left Side of Warehouse, Gutter and Downspout Damaged



Left Side of Warehouse, Gutter and Downspout Damaged

Left Side of Warehouse, Gutter and Downspout Damaged



Left Side of Warehouse, Gutter and Downspout Damaged



Left Side of Warehouse, Gutter and Downspout Damaged



Right Side of Loading Dock Area, Gutter and Downspout Damaged



Right Side of Loading Dock Area, Gutter and Downspout Damaged

3.4.1 Vegetation, Grading, Drainage & Retaining Walls
NEGATIVE GRADING

Property grading observation:

- On the right side of the building, the property slopes toward the building.
- This area is very wet. This is contributing to high moisture and exterior wood rot.
- This negative grading can also lead to water intrusion into the building.
- This is also a likely contributing factor to the cracks in the building foundation and block structure identified in this report.
- Recommend clearing this area so it can dry out and consider installing drains to capture and divert the water away from the building.



Right Side of Building, Negative Grading, Wet



Right Side of Building, Negative Grading, Wet

3.4.2 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANGING ROOF

Trees are overhanging the building. Falling branches can cause damage to the roof and leaves can prevent proper drainage by clogging the gutters and downspouts. The trees can also shade the roof leading to moss buildup and future roof leaks. Recommend trimming back.



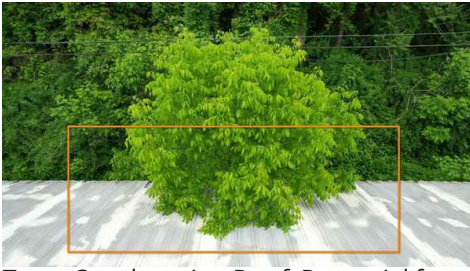
Trees Overhanging Roof, Potential for Damage and Gutters Being Clogged



Trees Overhanging Roof, Potential for Damage and Gutters Being Clogged



Trees Overhanging Roof, Potential for Damage and Gutters Being Clogged



Trees Overhanging Roof, Potential for Damage and Gutters Being Clogged

4: FOUNDATION, STRUCTURE

Observations

4.1.1 Foundation

FOUNDATION OBSERVATIONS

Foundation and structure observations:

- There are many block wall cracks in the main warehouse building.
- These all appear to be historic.
- There was no direct evidence of recent movement.
- At the rear of the warehouse, at the loading dock door, it appears that the wall was impacted and pushed inward. This also does not show any signs of recent movement.
- The negative grading and any repeated water source (gutters) around the foundation are contributing factors.



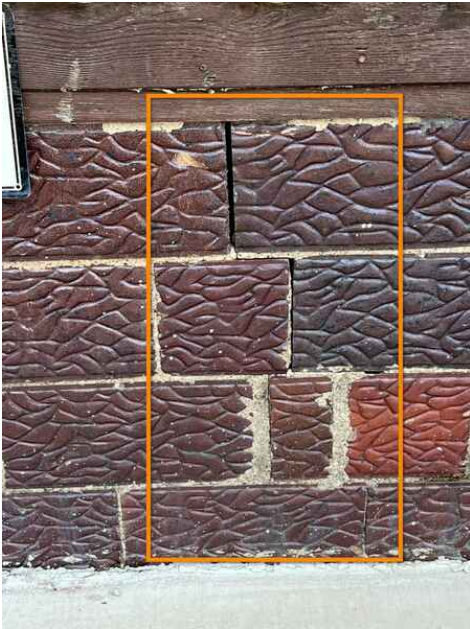
Wall Crack - Example



Wall Crack - Example



Wall Crack - Example



Wall Crack - Example



Wall Crack - Example



Wall Crack - Example



Wall Crack - Example



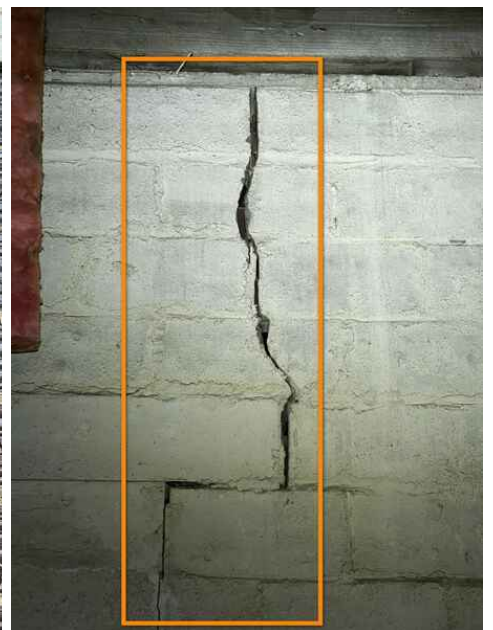
Wall Crack - Example



Wall Crack - Example



Wall Crack - Example



Wall Crack - Example



Wall Crack - Example



Wall Crack - Example

5: PLUMBING

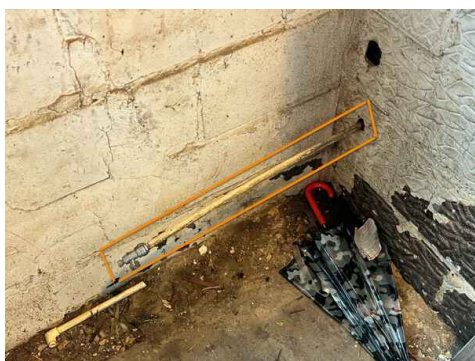
Observations

5.1.1 Water Supply, Distribution Systems & Fixtures

WATER SUPPLY LINES

Water supply line observations:

- The water supply lines are made from CPVC. CPVC is brittle and does not tolerate freezing temperatures.
- The water lines are improperly supported. This is very important with CPVC and can lead to water line cracks and leaks.
- Recommend upgrading the water lines to PEX pipe. PEX will not break when frozen, is flexible, and more suited to this application.



Bathroom, Water Supply Lines, Improperly Installed/ Supported



Bathroom, Water Supply Lines, Improperly Installed/ Supported



Bathroom, Water Supply Lines, Improperly Installed/ Supported



Bathroom, Water Supply Lines, Improperly Installed/ Supported



Bathroom, Water Supply Lines, Improperly Installed/ Supported



Bathroom, Water Supply Lines, Improperly Installed/ Supported

6: ELECTRICAL

Information

Electrical Panels: Electrical Panel Information

- There are an extensive amount of electrical panels in the warehouse and "party room".
- With poor labeling, it was difficult to map out the electrical system.
- Recommend engaging a qualified and licensed commercial electrician to design the power requirements specific to the intended future use of the space.
- Recommend removing all unused and unnecessary electrical components to reduce the likelihood of electrical fire and personnel safety issues.

Recommend evaluation, upgrade, and repair by a qualified and licensed commercial electrical contractor.

Observations

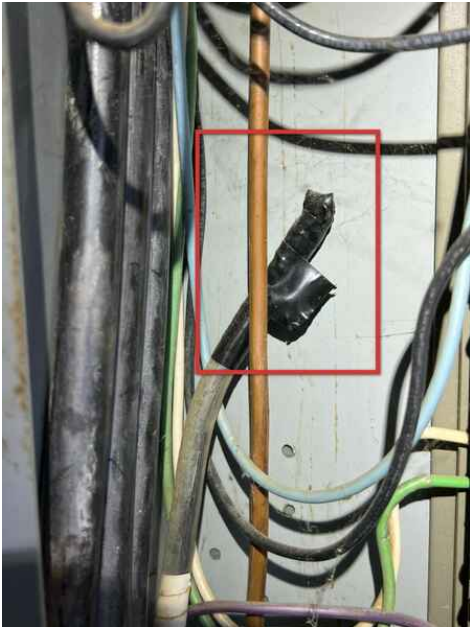
6.1.1 Electrical Panels

ELECTRICAL PANEL ITEMS

Electrical panel observations:

- There are stray, unused wires in several panels, recommend removal.
- Most panels are poorly labeled, this can be a safety hazard.
- There are openings in some panels that could allow unwanted pests to enter the panel and cause electrical safety hazards.
- There is a double-tapped 220V breaker in the "Party Room".
- There is an old fuse panel in the "Party Room", recommend replacement.
- There is aluminum or tin-coated wire in the fuse panel. Aluminum wire is prone to loosening, breaking, oxidizing, and other issues that increase the risk of an electrical fire. Recommend replacing.

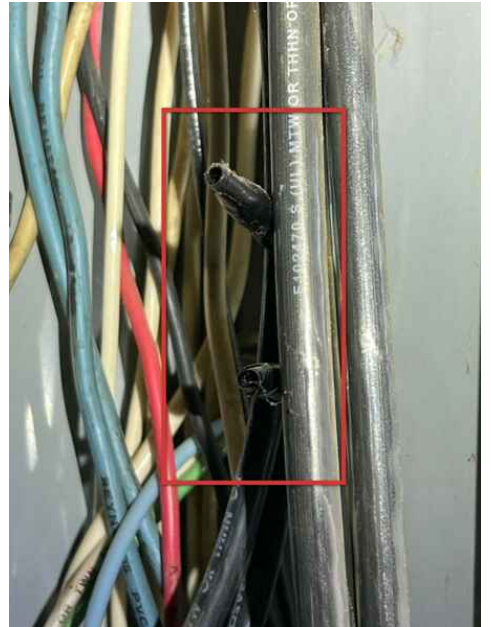




Stray Electrical Panel Wires - Example



Stray Electrical Panel Wires - Example



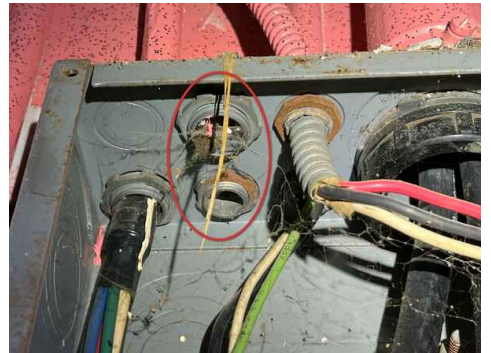
Stray Electrical Panel Wires - Example



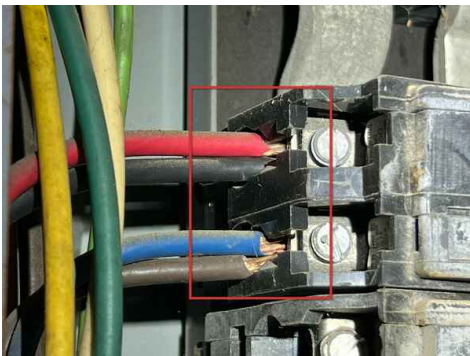
Poor Labeling - Example



Opening in Panel - Example



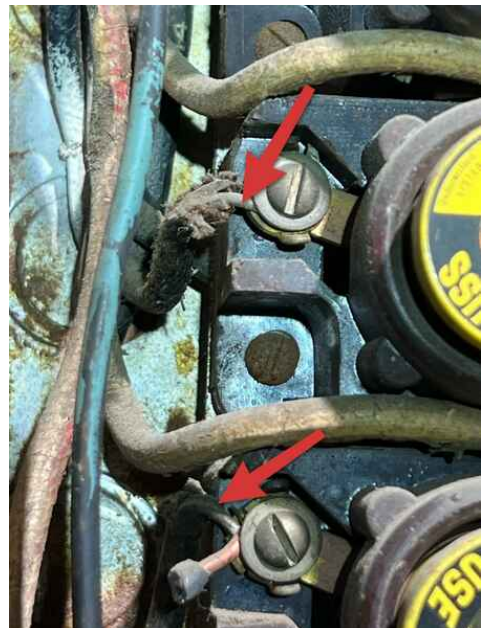
Opening in Panel - Example



Double Tapped Breaker



Fuse Panel, Recommend Replacement



Aluminum Wire, Recommend Replacement

6.2.1 Branch Wiring

ELECTRICAL WIRING ITEMS

Safety Hazard

Electrical branch wiring observations:

- There are many electrical junction boxes and receptacles missing covers.
- Some of the receptacles are improperly installed/ improperly secured.
- Some of the electrical wiring is outdated and does not contain a ground conductor.

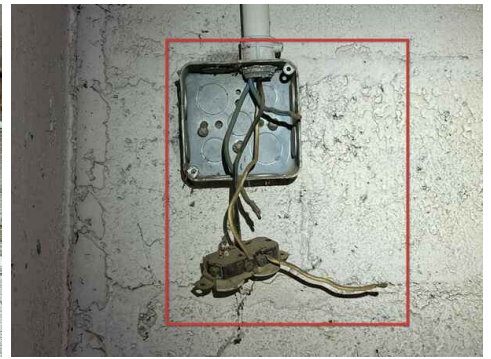
Recommend evaluation, upgrade, and repair by a qualified and licensed commercial electrical contractor.



Electrical Box Missing Cover - Example



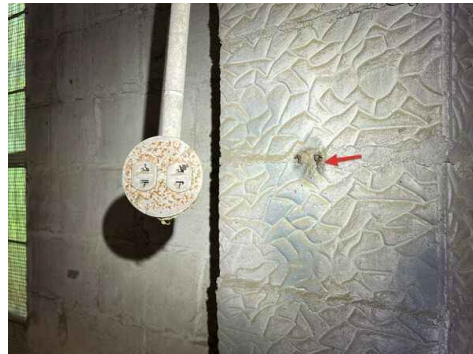
Electrical Box Missing Cover - Example



Exposed Electrical Wires



Receptacle Missing Cover - Example



Receptacle Improperly Installed, Not Secure to Wall



Electrical Junction Box Open, Potential for Water or Pest Intrusion

6.3.1 Lighting

LIGHTING ITEMS

Lighting observations:

- Many lights are controlled by a breaker in an electrical panel. Electrical panel breakers are not designed to be turned on and off regularly. This can cause premature breaker failure and impact the breaker's ability to fail correctly in an electrical safety situation.
- Recommend all lighting be controlled by proper light system switches and controls.
- There are several damaged and missing light bulbs.
- The lighting can be upgraded to reduce potential electrical hazards, improve the overall illumination of the spaces and reduce operating costs.



Front Door Panel, Most Lights Controlled by Breakers



Example of Damaged Light Bulb

6.4.1 GFCI Protection



GFCI PROTECTION MISSING

GFCI protection observations:

- 95% of the receptacles in the entire building are not GFCI protected.
- One of the installed GFCI receptacles failed when tested, it did not trip.
- GFCI protection is recommended for all receptacles that can be reached when standing outdoors on dirt, grass, etc., and when standing on concrete and unfinished floor surfaces.
- In addition, all interior receptacles within 5 1/2 feet of a water source such as a bathroom, breakroom area, wet workstations, etc should be GFCI protected.



GFCI Fails When Tested



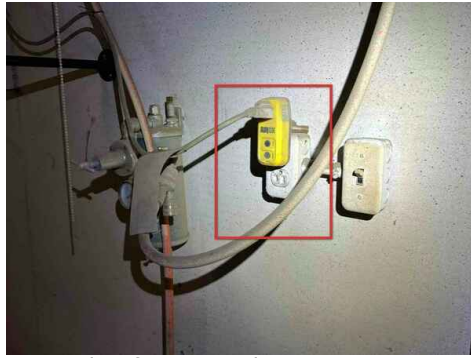
Example of Receptacles Not GFCI Protected (20-30+)



Example of Receptacles Not GFCI Protected (20-30+)



Example of Receptacles Not GFCI Protected (20-30+)



Example of Receptacles Not GFCI Protected (20-30+)



Example of Receptacles Not GFCI Protected (20-30+)

7: INTERIOR

Observations

7.1.1 Active Water Intrusion

EXTERIOR WATER ENTERING BUILDING

Party Room, Rear of Building

- There was water standing in the "Party Room" during the inspection.
- This water is coming from the exterior.
- The wall between the "Party Room" and the adjacent rear warehouse space is wet, damaged, and showing signs of wood rot, water entering under the rear garage door is occurring during rain events.
- There is also a potential with the missing fascia above this area and the damaged gutters, and downspouts on the left side of the building are also contributing factors.

Active Roof Leaks

- As previously stated, there are active roof leaks. At the time of the inspection, the main warehouse floor was wet in 8+ locations.

Below Slab Water Intrusion - Bathroom Area

- Through the hole in the bathroom floor, wet soil is visible. This is along the left side wall of the building. The gutters are likely the contributing factor.

Storage Room - Along Left Side Wall

- As previously stated, in the storage room adjacent to the bathroom the floor and outside wall are bet. This is along the left side wall of the building. The gutters are likely the contributing factor.



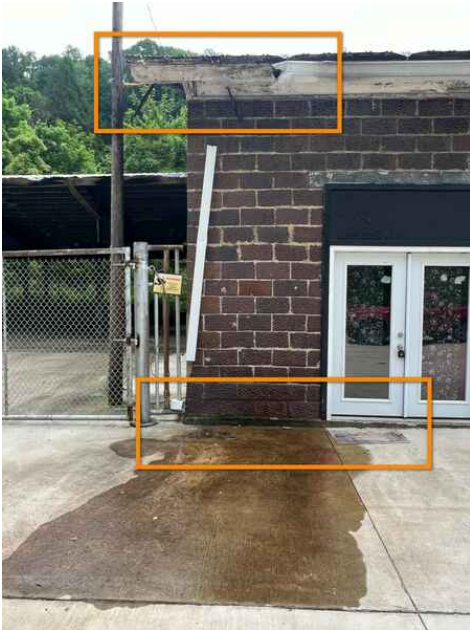
Party Room - Standing Water



Potential Source of Party Room Standing Water



Potential Source of Party Room Standing Water



Potential Source of Party Room Standing Water



Example of Active Roof Leak Water Intrusion



Example of Active Roof Leak Water Intrusion



Example of Active Roof Leak Water Intrusion



Example of Active Roof Leak Water Intrusion



Example of Active Roof Leak Water Intrusion



Inside Main Warehouse Storage Closet, Wall Wet, Likely Due to Active Roof Leak



Storage Room, Wall and Floor Wet, Dirt Coming in From Outside



Below Bathroom Floor, Wet Soil

7.2.1 Exterior Doors

EXTERIOR DOOR ITEMS

Exterior door observations:

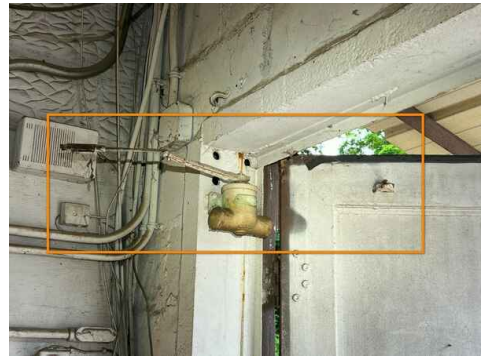
Recommend upgrading all exterior door security. Most of the doors will not adequately prevent unwanted intruders from entering the building.



Front Door, Not Secure



Front Door, Not Secure



Front Door, Closure Disconnected



Door to "Party Room", Does Not Operating or Secure Correctly

7.3.1 Interior Doors

INTERIOR DOOR ITEMS

Interior door observations:

The door to the office area is not secure. The door frame is damaged and provides little protection if there is a desire to secure this area.



Office Door, Frame Damaged

7.4.1 Windows

WINDOW ITEMS

Windows observations:

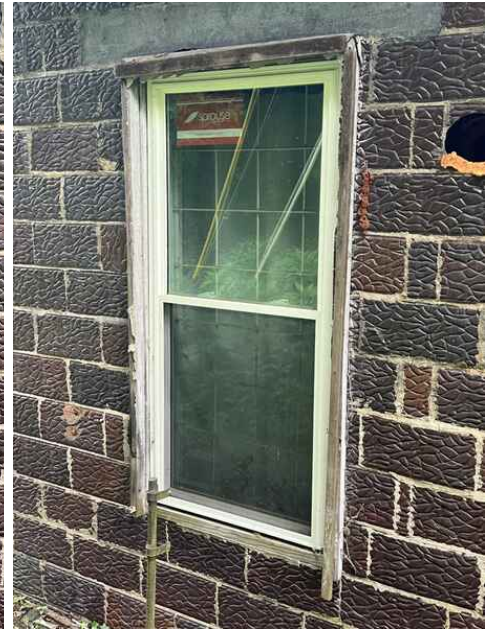
- Most of the windows in the building are many decades old.
- All of the windows are blocked out, covered, or otherwise block exterior light from entering the building.
- Several of the windows are cracked.
- The windows were not tested due to inaccessibility and to prevent potential damage.
- Consider upgrading the windows for not only natural light but to also improve insulation and weather tightness of the building.



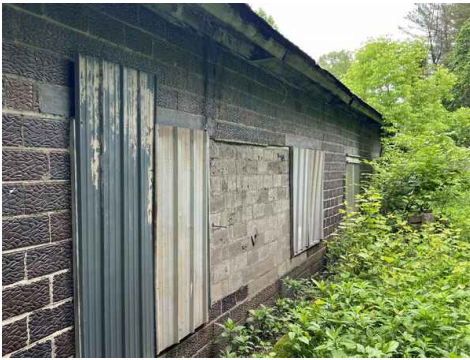
Example Window



Example Window



Example Window



Example Window



Example Window



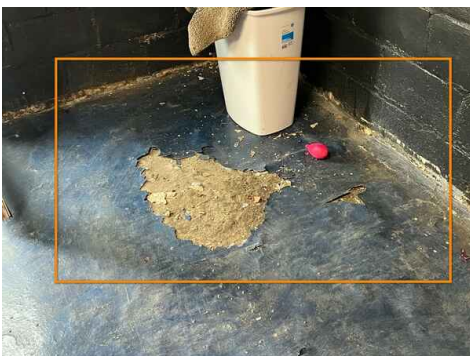
Example Window

7.5.1 Flooring

FLOORING ITEMS

Flooring observations:

- In the "party room", the floor finish is deteriorated and presents a trip/ fall hazard. This appears to be due to the water intrusion into the room identified in this report.
- In the bathroom, the floor is rotted and has been cut out.
- In the storage room next to the bathroom, there is active water intrusion. The floor was wet and there is a potential for additional damage not visible due to the contents stored in this room.



Party Room - Example of Flooring Deterioration



Bathroom, Example of Floor Rot/ Deterioration



Storage Room, Evidence of Active Water Intrusion - Wet

7.6.1 Walls

WALL ITEMS

Interior wall observations:

- All observed wall damage and deterioration appear to be cosmetic.
- In most cases, the damage appears to have been caused by past workers.
- In the rear warehouse space, near the garage door to the loading dock, the wall damage is related to water intrusion from the exterior coming under the garage door.



Example of Cosmetic Wall Damage



Example of Cosmetic Wall Damage



Wall Damage, Rear Warehouse Space, Water Intrusion

7.7.1 Ceilings

CEILING ITEMS

Interior ceiling observations:

- As previously stated in this report, there are active roof leaks.
- These leaks are contributing to the ceiling insulation becoming wet, becoming heavy, and falling down or coming loose.
- Recommend resolving the roof leaks and restoring the insulation.
- During this process, an in-depth investigation should be completed to evaluate and potential damage hidden by the insulation.



Example of Insulation Failure



Example of Insulation Failure



Example of Insulation Failure



Example of Insulation Failure



Example of Insulation Failure



Example of Insulation Failure



Example of Insulation Failure



Example of Insulation Failure



Example of Insulation Failure

8: GARAGE DOORS

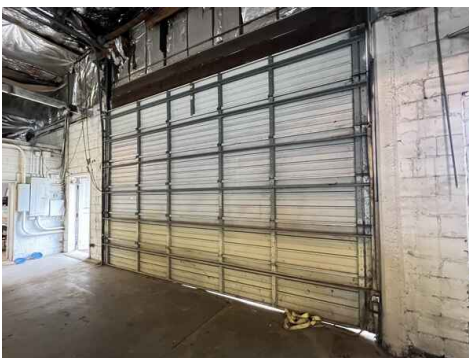
Observations

8.1.1 Garage Door

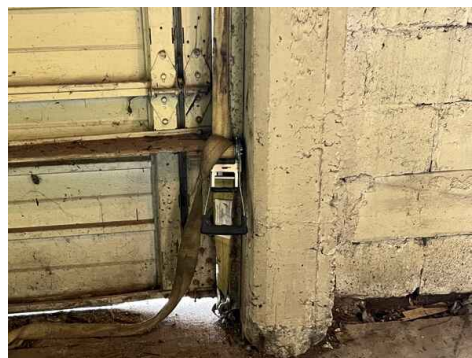
GARAGE DOOR ITEMS

Garage door observations:

- The front garage door was secured. It was not tested.
- All tested garage doors need, at minimum, adjustment and lubrication.
- The left side garage door is severely weathered, including the wood trim and all door seals.



Front Garage Door, Secured, Not Tested



Front Garage Door, Secured, Not Tested



Left Garage Door Deteriorated



Left Garage Door Deteriorated



Left Garage Door Deteriorated



All Door Need Adjustment and Lubrication - Example



8.2.1 Garage Door Opener

GARAGE DOOR OPENER ITEMS

Garage door opener observations:

- None of the garage doors have an active, operating automatic opener.
- There are two doors with garage door openers, however, they are no longer connected to the doors.
- When tested, the rear garage door opener did appear to operate.
- The front garage door opener was not tested due to the door being secured to prevent damage.



Front Garage Door Control - Example



Rear Garage Door Opener, Not Connected, Operated When Tested



Front Garage Door Opener, Not Connected to Door, Not Tested

9: LIFE SAFETY

Observations

9.1.1 Fire Alarm Systems

FIRE ALARM SYSTEMS

No fire alarm systems are present.



9.2.1 Portable Fire Extinguishers

PORTABLE FIRE EXTINGUISHERS

No portable fire extinguishers are present.



9.3.1 Emergency Lighting Systems

EMERGENCY LIGHTING SYSTEMS

No emergency exit lighting systems are present.



9.4.1 Exit Signs, Doors, Stairwells and Handrails

EMERGENCY EXIT GUIDANCE

Emergency exit signs and guidance need to be audited and improved. Some signs are present but are inadequate.



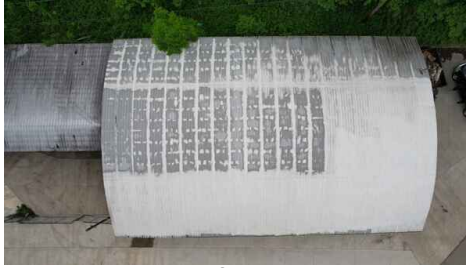
10: REFERENCE PICTURES

Information

Roof



Roof, Drone



Roof, Drone



Roof, Drone



Roof, Drone



Roof, Drone



Roof, Drone



Roof, Drone

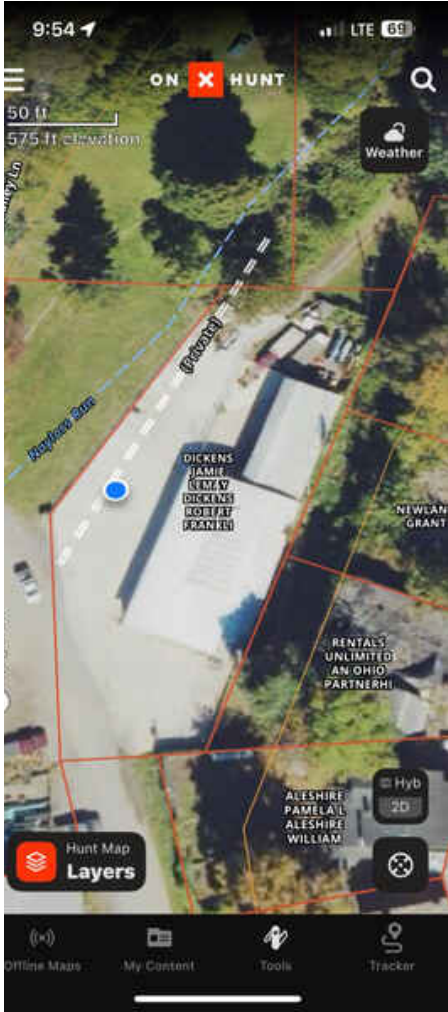


Roof, Drone



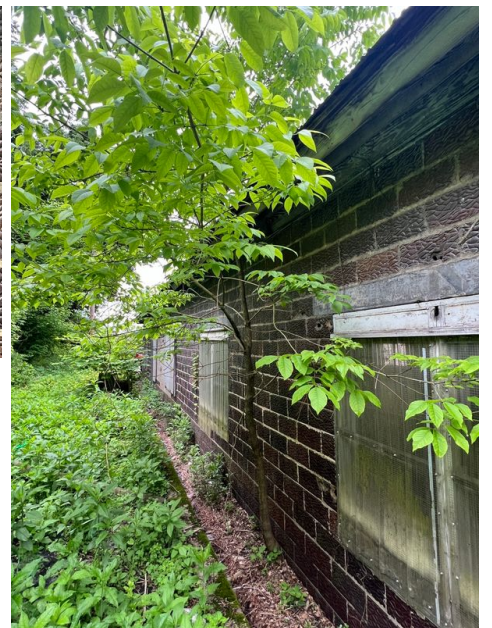
Roof, Drone

Exterior



Approximate Property Lines









Plumbing



Bathroom



Bathroom



Bathroom



Bathroom

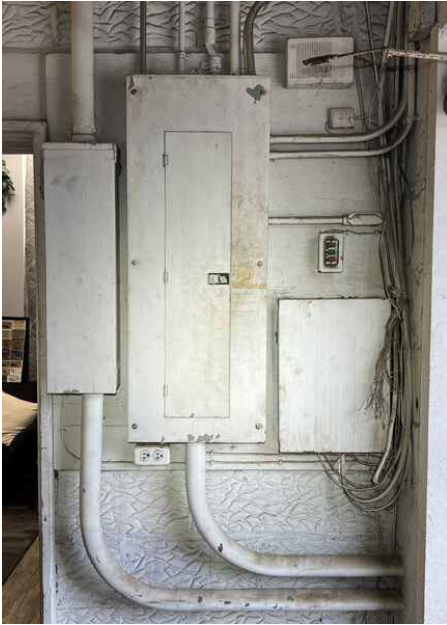


Bathroom



Storage Room

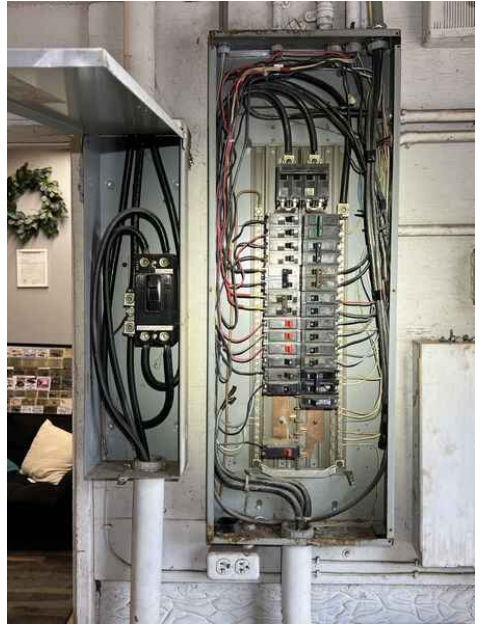
Electrical



Main Warehouse Panel



Main Warehouse Panel



Main Warehouse Panel



Main Warehouse Panel



Main Warehouse Telephone Junction Panel



Main Warehouse Panel



Main Warehouse Panel



Main Warehouse Panel



Main Warehouse Panel



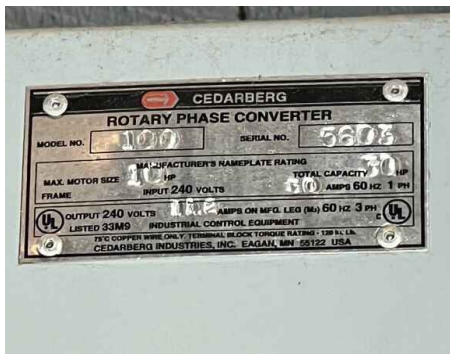
Main Warehouse Panel



Additional Junction Boxes Missing Covers



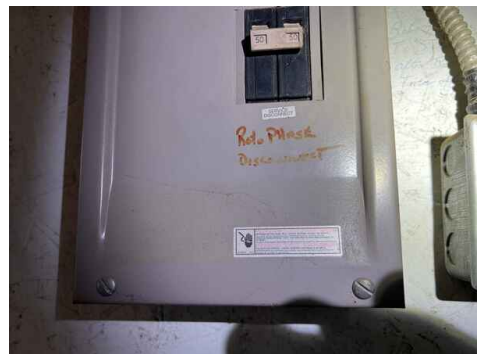
Main Warehouse Panel



Main Warehouse Inverter



Main Warehouse Panels



Main Warehouse Panels



Main Warehouse Panels



Main Warehouse Panels



Main Warehouse Panels



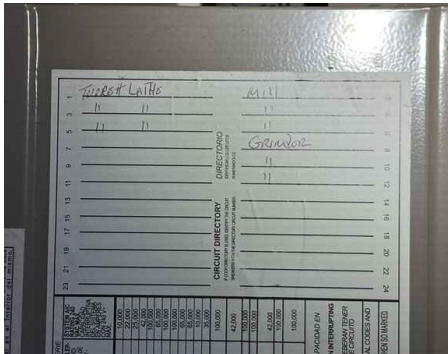
Main Warehouse Panels



Main Warehouse Panels



Main Warehouse Panels



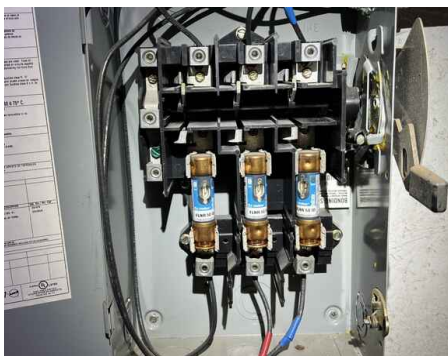
Main Warehouse Panels



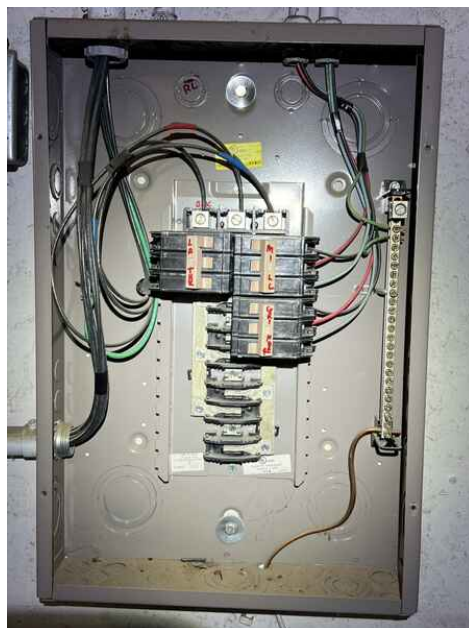
Main Warehouse Panels



Main Warehouse Panels



Main Warehouse Panels



Main Warehouse Panels



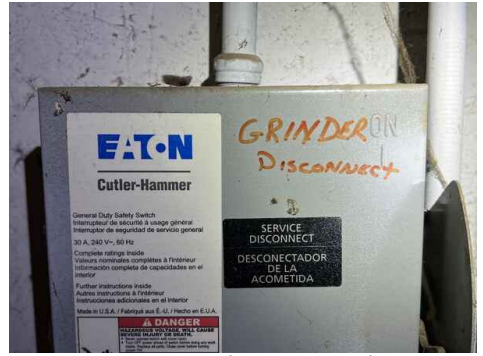
Main Warehouse Panels



Main Warehouse Panels



Main Warehouse Panels



Main Warehouse Panels



Main Warehouse Panels



Main Warehouse Panels



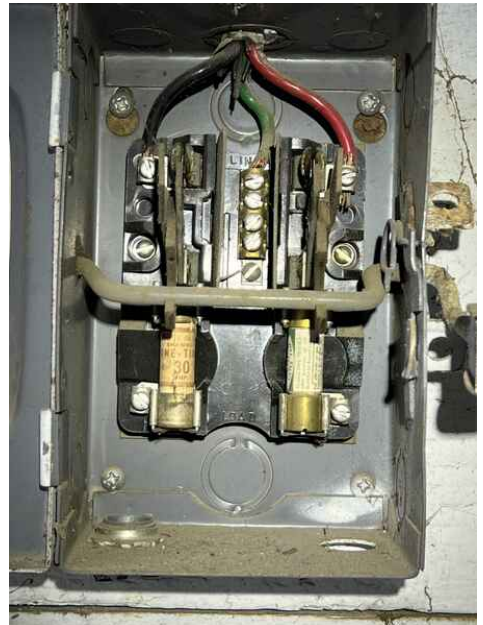
Main Warehouse Panels



Main Warehouse Panels



Main Warehouse Panels



Main Warehouse Panels



Main Warehouse Panels



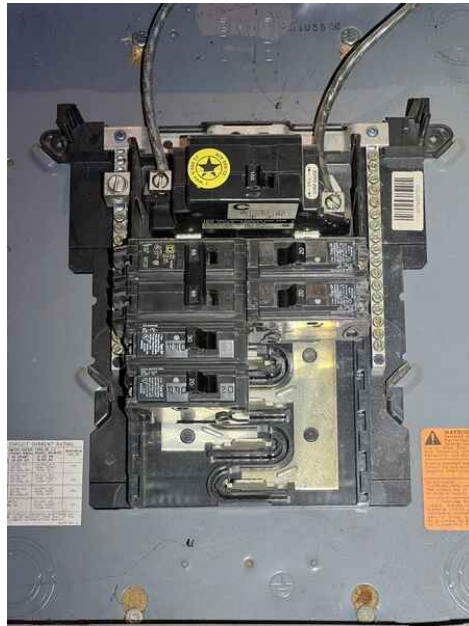
Rear Warehouse Space Electrical Panels



Rear Warehouse Space Electrical Panels



Rear Warehouse Space Electrical Panels



Rear Warehouse Space Electrical Panels



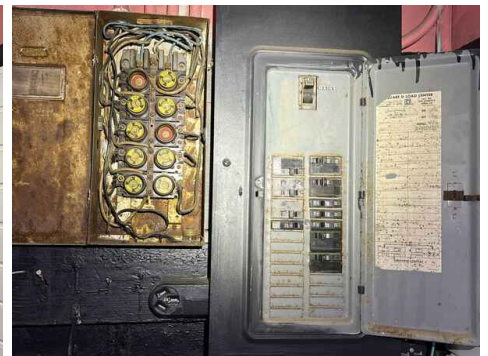
Rear Warehouse Space Lighting Example



Rear Warehouse Space Lighting Example



"Party Room" Electrical Panels



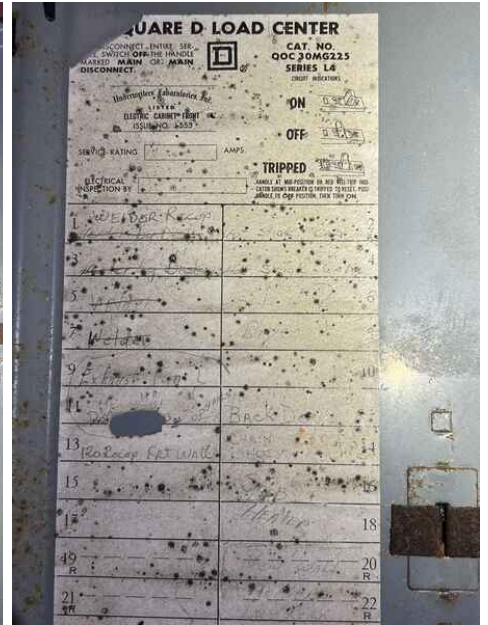
"Party Room" Electrical Panels



"Party Room" Electrical Panels



"Party Room" Electrical Panels



"Party Room" Electrical Panels



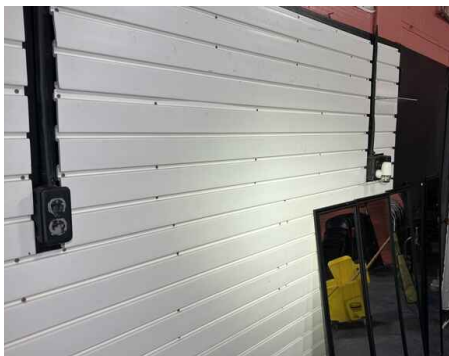
"Party Room" Electrical Panels



"Party Room" Electrical Panels



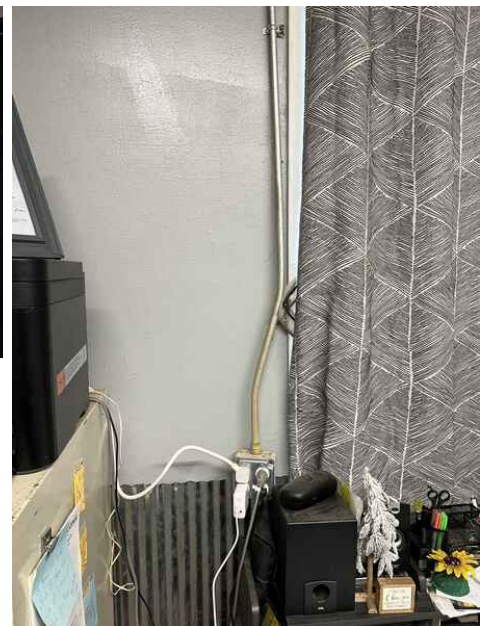
"Party Room" Electrical Panels



"Party Room"



"Party Room"



Office



Office

Interior



Main Warehouse Space



Main Warehouse Space



Main Warehouse Space



Main Warehouse Space



Main Warehouse Space



Main Warehouse Space



Main Warehouse Space



Main Warehouse Space



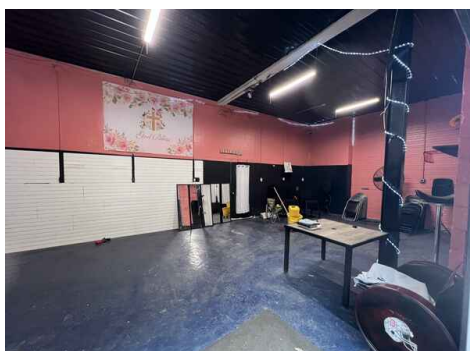
Rear Warehouse Space



Rear Warehouse Space



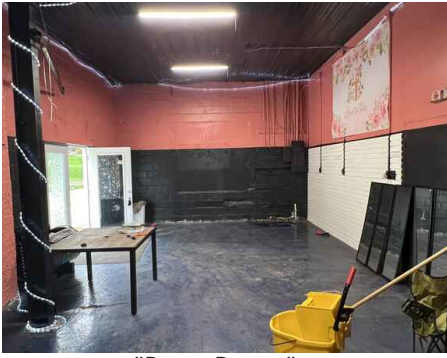
Rear Warehouse Space (locked room, no access)



"Party Room"



"Party Room"



"Party Room"

Roof Structure



Interior Roof Structure



Interior Roof Structure



Interior Roof Structure



Interior Roof Structure



Interior Roof Structure



Interior Roof Structure



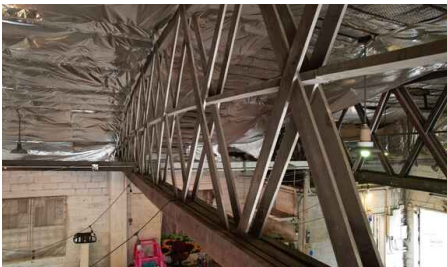
Interior Roof Structure



Interior Roof Structure



Interior Roof Structure



Interior Roof Structure



Interior Roof Structure



Interior Roof Structure



Interior Roof Structure



Interior Roof Structure



Interior Roof Structure



Interior Roof Structure