



DOOLEY INSPECTIONS LLC

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## COMMERCIAL BUILDING INSPECTION REPORT

125 2nd St  
Sealy, TX 77474

City Of Sealy

06/07/2023



Inspector

**Jonathan Dooley**

*Jonathan Dooley*

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Agent

**Dee Ann Lerma**  
Travis Abel Real Estate

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**Comment Key**

**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.

**Deficient (D)** = 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.

**UNDERSTANDING THIS REPORT**

For added clarity, the following colors and phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property:

**Minor Defects/Maintenance** - items that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, recommended upgrades to items, areas, or components.

**RECOMMENDATION:** Denotes a system or component needing repair, or adjustment in order to function properly.

**SAFETY HAZARD or SIGNIFICANT DEFECT:** Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations should be made prior to closing or purchasing the property.

These categorizations are based on my professional judgement and experience.

The recommendations made in each comment is more important than the categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as **Blue** to turn to **Orange**, and **Orange** items to **Red**.

**Comments in Italics** indicate a limitation to the inspection due to lack of access or visibility.

For the sake of this inspection the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in front, facing the front of the structure.

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# SUMMARY

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The Report Summary is a tool to assist our clients in preparing a repair request, if applicable. The summary follows the flow of the report and is not a suggested priority repair list. The inspector will not be able to specify the order of importance. You are strongly encouraged to read and understand the entire report prior to completing a repair request. If you are unclear about any information contained in this report, please call me for clarification.

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- ⊖ 2.1.1 I. STRUCTURAL SYSTEMS - A. Foundations: Sloping Floors-Pier and Beam
- ⊖ 2.2.1 I. STRUCTURAL SYSTEMS - B. Grading and Drainage: Poor Drainage in Alley
- ⚠ 2.3.1 I. STRUCTURAL SYSTEMS - C. Roof Covering Materials: Missing Shingles
- ⊖ 2.4.1 I. STRUCTURAL SYSTEMS - D. Roof Structures and Attics: Indication of a Roof Leak at a Penetration
- ⊖ 2.4.2 I. STRUCTURAL SYSTEMS - D. Roof Structures and Attics: Insulation Lacking
- ⊖ 2.5.1 I. STRUCTURAL SYSTEMS - E. Walls (Interior and Exterior): Dry Rot-Siding
- ⊖ 2.6.1 I. STRUCTURAL SYSTEMS - F. Ceilings and Floors: Floors Water Damage
- 🔧 2.7.1 I. STRUCTURAL SYSTEMS - G. Doors (Interior and Exterior): Door Out of Square
- ⊖ 2.9.1 I. STRUCTURAL SYSTEMS - L. Other: Delapidated Shed
- ⚠ 3.1.1 II. ELECTRICAL SYSTEMS - A. Service Entrance and Panels: Federal Pacific Panel
- ⊖ 3.2.1 II. ELECTRICAL SYSTEMS - B. Branch Circuits, Connected Devices and Fixtures: Missing CO Detector
- ⊖ 3.2.2 II. ELECTRICAL SYSTEMS - B. Branch Circuits, Connected Devices and Fixtures: Missing Smoke Detectors
- ⊖ 3.2.3 II. ELECTRICAL SYSTEMS - B. Branch Circuits, Connected Devices and Fixtures: Junction Box Cover Plates Missing
- ⊖ 5.1.1 IV. PLUMBING SYSTEMS - A. Plumbing Supply, Distribution System and Fixtures: Toilet Loose at Floor
- ⊖ 5.3.1 IV. PLUMBING SYSTEMS - C. Water Heating Equipment: Safety Pan Overflow Drain Disconnected
- ⊖ 5.3.2 IV. PLUMBING SYSTEMS - C. Water Heating Equipment: TPR Discharge Pipe Missing
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- ⊖ 7.2.1 Life Safety - Fire Alarm Systems: Missing Alarm System
- ⚠ 7.3.1 Life Safety - Portable Fire Extinguishers: Extinguishers Expired
- ⊖ 7.6.1 Life Safety - Emergency Lighting Systems: Missing Exterior Lights
- ⊖ 7.7.1 Life Safety - Exit Signs, Doors, Stairwells and Handrails: No Exit Sign at Rear Exit Door

# 1: INSPECTION DETAILS

## Information

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### Type of Building

Commercial

### Weather

Clear

### Temperature

80-90 degrees

### Rain in Last 2 Days

Yes

### Soil Surface

Damp

### Occupancy

Occupied, Furnished

### People Present

No other parties were present at the time of inspection

## Limitations

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General

### **OCCUPIED/FURNISHED**

*Buildings that are occupied or furnished typically present limitations to the inspection process. Furniture, belongings, appliances and floor or wall coverings can potentially cover up problems that may otherwise have been detected if it were vacant.*

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General

### **OVERVIEW**

We inspected the readily accessible, visually observable, installed systems and components of the structure. This inspection is neither technically exhaustive or quantitative. All items that are designated for repair or further evaluation should be investigated by qualified tradespeople within the clients contingency period to determine a total cost of said repairs and to learn of any additional problems that may be present. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of inspection only, and expire at the completion of the inspection. The limit of liability of Dooley Inspections LLC and its employees does not extend beyond the day the inspection was performed.

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General

### **GENERAL LIMITATIONS**

*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 mold, lead or pests such as wood destroying insects; or Cosmetic items, underground items, or items not permanently installed.*

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## 2: I. STRUCTURAL SYSTEMS

		I	NI	NP	D
2.1	A. Foundations	X			X
2.2	B. Grading and Drainage	X			X
2.3	C. Roof Covering Materials	X			X
2.4	D. Roof Structures and Attics	X			X
2.5	E. Walls (Interior and Exterior)	X			X
2.6	F. Ceilings and Floors	X			X
2.7	G. Doors (Interior and Exterior)	X			X
2.8	H. Windows	X			
2.9	L. Other	X			X

I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

### Information

**A. Foundations: Type of Foundation**

Pier & Beam, Concrete Blocks

**C. Roof Covering Materials: Types of Roof Coverings**

Asphalt Composition 3-Tab Shingles

**C. Roof Covering Materials: Viewed From**

Walked

**C. Roof Covering Materials: Roof Type**

Hip

**D. Roof Structures and Attics: Means of Access to Attic**

Accessible, Hatch Access

**D. Roof Structures and Attics: Type of Attic Ventilation**

Soffit to Wind Turbines

**D. Roof Structures and Attics: Approximate Depth of Insulation**

0-3 Inches

**D. Roof Structures and Attics: Type of Insulation**

Fiberglass Batts

**D. Roof Structures and Attics: Roof Structure Type**

Stick-built, 2 X 6 Rafters

**E. Walls (Interior and Exterior): Siding Material**

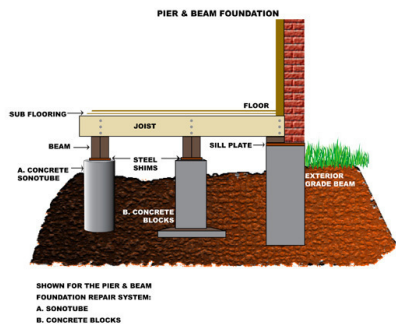
T-11 Smart Board

**H. Windows: Windows**

Vinyl, Double Pane, Single Pane, Aluminum

**A. Foundations: Pier and Beam Description**

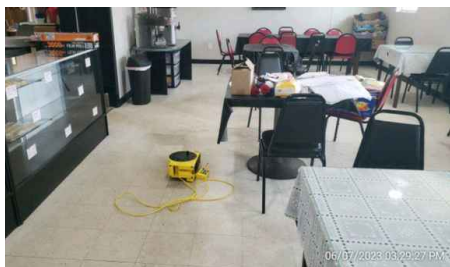
Pier and Beam construction became popular in Central Texas prior to World War II when concrete companies were unable to deliver large loads of wet concrete to make a slab. During that time, most piers under homes were cedar tree trunks. Pier and Beam construction is popular among builders for many reasons. First, the home is elevated, allowing for easy access to plumbing. Second, the home is somewhat isolated from typical ground movement. Third, the raised look provides curb appeal for the homeowner. However, one disadvantage to the Pier and Beam foundation is the concern for rain water getting under the house and causing possible damage to the piers and wood beams. Over time, both the piers and the support beams can deteriorate (especially ones made of wood), sink, or tilt. When this happens, the typical solution is to repair or relevel the piers and often reinforce the support beams to support the home properly.



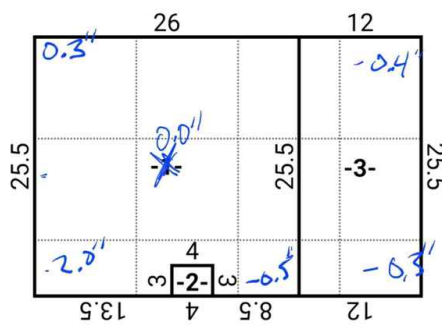
**A. Foundations: Foundation Measurements**

Floor elevation measurements were taken with a Zip Level. The measurements are reported below in a diagram below (X=Reference Point) . It should be noted that foundations may reveal some unevenness due to workmanship (as built). Therefore, measurements do not necessarily represent the actual degree of deflection from differential movement of the foundation. Although deviations/slopes in the foundation can assist the inspector in evaluating the foundation performance as to the direction and degree of possible movement, these deviations/slopes are not, by themselves, a measurement of foundation movement.

*This is not an engineering report, but is rather an opinion based on observation of conditions known, using the knowledge and experience of the inspector. Determining the cause, remedy or likelihood that settling will continue or get worse lies beyond the scope of this general inspection. The future performance of foundation is difficult to predict and other foundation experts or structural engineers may form a different opinion when evaluating this foundation. It is advisable to consult with a structural engineer or foundation specialist before purchasing the home, regarding both its current condition, and the best measures to prevent further movement.*



Zip Level Reference Point



**E. Walls (Interior and Exterior): Potential or Hidden Damages**

*If deteriorated caulk/mortar joints, broken tiles, or evidence of previous or current leaks are notated within report, it should be assumed that moisture penetration has occurred and hidden damages may exist.*

**Limitations**

A. Foundations

**CRAWLSPACE ACCESS NOT FOUND**

*I was unable to inspect the majority of the crawlspace underneath the home because a suitable access was not found. The inspector recommends that the crawlspace be fully inspected after safe access is provided. Inspection of the crawlspace typically includes visual examination of the following: grading, ventilation, foundational integrity, floor, framing, plumbing, electrical, insulation, evidence of pest.*

A. Foundations

**DISCLAIMERS**

*The Inspector is not a structural engineer. Differential movements are likely to occur due to the expansive nature of the soils in this area. As there are no absolute criteria to judge a foundation performance, another inspector or foundation expert may form a different opinion. Should you have future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed foundation specialist for further evaluation. This inspection does not include detection of fault lines, poor soil conditions, underground springs, or water leaks. An appropriate engineer should be consulted for these more in depth services.*

**Comments:**

2.1.1 A. Foundations

 Recommendations

**SLOPING FLOORS-PIER AND BEAM**

There were signs of typical vertical movement around the building, evident mainly by out of square doors and low spots in flooring. Using a Zip Level, I measured several 0.5" low spots and a gradual drop toward the right side. This movement is likely due to poor grading/drainage around certain sides. I recommend further evaluation by foundation repair specialist and a proposal to relevel the piers. *Determining the cause, remedy or likelihood that settling will continue or get worse lies beyond the scope of this general inspection.*

Recommendation

Contact a foundation contractor.



Dip in Flooring



Front



2.2.1 B. Grading and Drainage

Recommendations

**POOR DRAINAGE IN ALLEY**

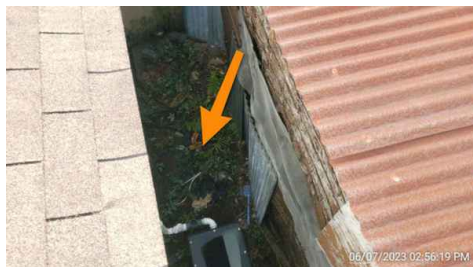
Erosion was observed next to the foundation where water ponding occurs at rear between buildings. Anytime water can gather near the foundation, it can potentially compromise the integrity of the structure. I recommend grading improvements (adding gravel) so the land slopes way from the house and possibly installing a gutter system in these locations to avoid future problems. The ground should slope away from house 6 inches over the first 10 feet.

Recommendation

Contact a qualified landscaping contractor



Rear



Rear

2.3.1 C. Roof Covering Materials

Significant Defects or Safety Hazards

**MISSING SHINGLES**

The roof had 6 torn or missing shingles due to severe weather. I recommend the sealing/repairing of any damaged shingles to avoid future problems.

Recommendation

Contact a qualified roofing professional.



Front



Front



Rear



Rear

2.4.1 D. Roof Structures and Attics

 Recommendations

**INDICATION OF A ROOF LEAK AT A PENETRATION**

Moisture stains were observed on the decking around a vent pipe that penetrated the roof. I recommend this roof penetration be evaluated and repaired to prevent future leaks and avoid damage to the structure. See roofing section for more information on this plumbing vent.

Recommendation

Contact a qualified roofing professional.



Rear

2.4.2 D. Roof Structures and Attics

 Recommendations

**INSULATION LACKING**

Less than 3" of old compressed insulation observed in most areas of attic. The amount of insulation in the attic did not meet generally-accepted modern standards. To help reduce energy consumption and heating/cooling costs and help improve comfort levels, I recommend additional insulation be added.

Recommendation

Contact a qualified insulation contractor.



Attic

2.5.1 E. Walls (Interior and Exterior)

 Recommendations

**DRY ROT-SIDING**

Exterior siding exhibited soft deteriorated wood near window unit. I recommend replacing rotted wood to deter insects and removing the source of moisture.

Recommendation

Contact a qualified carpenter.



Left Side

2.6.1 F. Ceilings and Floors

 Recommendations

**FLOORS WATER DAMAGE**

Dry rotted wood was observed to the sub-flooring at Kitchen. There appeared to be an ongoing pipe/fixture leak. I recommend further evaluation with a contractor to determine options and costs for repairs to the water damaged area.

Recommendation

Contact a qualified carpenter.



Kitchen

2.7.1 G. Doors (Interior and Exterior)

**DOOR OUT OF SQUARE**

A bathroom door rubbed at jamb and didn't latch properly. This condition is typically caused by soil/foundation movement. Carpentry adjustments are needed.

Recommendation

Contact a qualified carpenter.



2.9.1 L. Other

**DELAPIDATED SHED**

Substantial water damage noted in siding and roof sheathing in detached shed. There was wet rotted wood and minimal framing. I recommend extensive repairs or demolition.

Recommendation

Contact your builder.



Rear Detached Shed



Rear Detached Shed



Rear

## 3: II. ELECTRICAL SYSTEMS

		I	NI	NP	D
3.1	A. Service Entrance and Panels	X			X
3.2	B. Branch Circuits, Connected Devices and Fixtures	X			X

I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

### Information

**A. Service Entrance and Panels:**  
**Electrical Service Entrance**  
 Overhead, Copper

**A. Service Entrance and Panels:**  
**Main Panel Location**  
 Interior Foyer

**A. Service Entrance and Panels:**  
**Main Panel Amperage**  
 200 amps

**B. Branch Circuits, Connected Devices and Fixtures: Type of Branch Wiring**  
 Copper

**A. Service Entrance and Panels: Older Electrical Systems**

*Electrical components and standards have changed drastically in the past 40 years and continue to change. Commercial electrical systems are required to be updated to meet newly enacted electrical codes or standards. Because of the potential for hidden defects and the specialized knowledge needed, full inspection of electrical systems requires Master electrician-level experience. Full inspection of electrical systems lies beyond the scope of the General Inspection.*

### Comments:

3.1.1 A. Service Entrance and Panels

**⚠ Significant Defects or Safety Hazards**

**FEDERAL PACIFIC PANEL**

The main panel was a Federal Pacific Stab-lok model. Federal Pacific Stab-lok panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. I recommend replacement of this panel by a licensed electrical contractor. [Click here for more information.](#)



Near front door

Recommendation

Contact a qualified electrical contractor.

3.2.1 B. Branch Circuits, Connected Devices and Fixtures



**MISSING CO DETECTOR**

The Inspector recommends installing a carbon monoxide detector in the hallway near gas appliances according to manufacture instructions. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if appliances are not functioning properly.

Recommendation

Contact a qualified electrical contractor.

3.2.2 B. Branch Circuits, Connected Devices and Fixtures

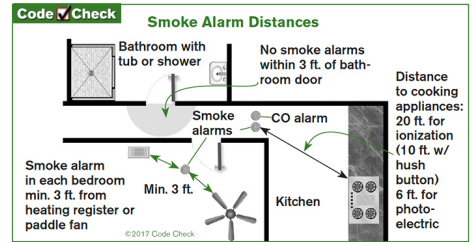


**MISSING SMOKE DETECTORS**

To meet current fire and building code, functioning smoke detectors are needed inside all rooms. They should be hard-wired together. This is a life safety issue.

Recommendation

Contact a qualified electrical contractor.



3.2.3 B. Branch Circuits, Connected Devices and Fixtures



**JUNCTION BOX COVER PLATES MISSING**

Some of the junction boxes were missing cover plates in attic. Approved cover plates should be installed to prevent direct contact with energized electrical components.

Recommendation

Contact a qualified electrical contractor.



Attic



Attic

# 4: III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

		I	NI	NP	D
4.1	A. Heating Equipment		X		
4.2	B. Cooling Equipment	X			

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## Information

**A. Heating Equipment: Type of Systems**

Mini Split System

**A. Heating Equipment: Energy Sources**

Electric

**B. Cooling Equipment: Type of Systems**

Window Units, Mini Split System

**B. Cooling Equipment: AC Specs**

**Compressor/Condenser:**

Brand: Ductless Aire

Capacity: 3 ton,

Mfr. Date: 2016



Left Side

**A. Heating Equipment: Scope**

Inspection of the HVAC equipment is by operation of system only. Checking for a refrigerant leak is not included in this inspection due to the specialized equipment needed. Full evaluation of the gas heat exchanger requires dismantling of the furnace and is beyond the scope of this inspection. We recommend the heating and cooling systems be completely serviced seasonally.

**B. Cooling Equipment: Performing as Intended**

At the time of inspection, the mini split system and window units functioned and sounded as intended. The ambient air test was performed using an infrared thermometer on registers to determine the temperature differentials between supply and return.

**Average Temperature Differential When Operating in Cool Mode:**

Intake: 70F

Register: 55F

Difference: 15F



Front

## B. Cooling Equipment: Seasonal Maintenance

AC Service Checklist: Air handler and outside condenser should be cleaned and serviced yearly for peak performance and prior to closing including; 1. cleaning/replacing filters 2. flushing out condensate lines, 3. checking pressure on refrigerant line and 4. examining and cleaning the evaporator coils on both the condenser and air handler. This is a very limited visual inspection that cannot accurately determine the life expectancy or future performance. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

## Limitations

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### A. Heating Equipment

#### **HEAT PUMP NOT OPERATED**

*The heat pump was not operated in heat mode because the outside temperature was above 70 degrees and operating a heat pump in temperatures above 70 degrees can damage the unit. I only operated the unit in emergency heat mode during the inspection.*

*Note: Per TREC Standards of Practice, the inspector is not required to operate the heat pump, in heat pump mode, when the outdoor temperature is above 70 degrees.*

# 5: IV. PLUMBING SYSTEMS

		I	NI	NP	D
5.1	A. Plumbing Supply, Distribution System and Fixtures	X			X
5.2	B. Drains, Wastes and Vents	X			
5.3	C. Water Heating Equipment	X			X
5.4	E. Other	X			

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## Information

**A. Plumbing Supply, Distribution System and Fixtures: Water Supply**  
Public

**A. Plumbing Supply, Distribution System and Fixtures: Location of Water Meter**  
Front

**A. Plumbing Supply, Distribution System and Fixtures: Location of water supply valve**  
At meter

**A. Plumbing Supply, Distribution System and Fixtures: Plumbing Water Supply**  
Galvanized (old)

**A. Plumbing Supply, Distribution System and Fixtures: Plumbing Water Distribution**  
Galvanized, PVC, PEX

**A. Plumbing Supply, Distribution System and Fixtures: Static water pressure reading**  
60 psi

*The static water pressure should be between 40 and 80 PSI.*



Attic

**B. Drains, Wastes and Vents: Main Clean-Out Location**  
Right Side

**B. Drains, Wastes and Vents: Plumbing Waste Pipe**  
PVC, Cast Iron

**C. Water Heating Equipment: Energy Sources**  
Gas

**C. Water Heating Equipment: Capacity**  
40 Gallon

**C. Water Heating Equipment: Water Heater Date of Manufacture**  
2020



**B. Drains, Wastes and Vents: Functional Drainage Test**

*NOTE: I performed a functional flow test by running all of the plumbing fixtures in the house for approximately 15-20 minutes and then flushing the toilets. No indications of system wide drainage problems were observed during this limited test. More invasive testing (such as a sewer line scope from a licensed plumber) would be required to determine full drain line integrity.*



## B. Drains, Wastes and Vents: Old Main Drain Line

The buried main lateral was consistent with the age of the building and appeared to be made of cast iron or clay or concrete. The main drain appeared to be performing as intended at the time of inspection. However, older pipes will deteriorate and leak over time, especially when they are buried. Life expectancy is typically 60-90 years. I suggest that you retain a plumber for an exhaustive survey. A hydrostatic test or camera scope can determine if a broken pipe or root intrusion exists. Budgeting for future repairs and/or replacement is advised.



Right Side Clean-Out

## B. Drains, Wastes and Vents: Sewer Line Scope Recommended

Because this is an older building, it would be wise to have the sewer lines scoped for functional drainage and integrity of the drain line. Diagnosis of sewer line failure is beyond the scope of a property inspection and should be referred to a licensed plumber if desired or warranted.

## C. Water Heating Equipment: Water Temperature at the Kitchen Sink

105 degrees

The hot water temperature at the kitchen sink should typically be more than 95 and less than 125F for safety reasons. If it is not, see further comments below.

## E. Other: Not Pressure Tested

*Gas piping was not exhaustively tested for for leaks and a pressure test was not performed at the time of inspection due to lack of specialized equipment needed.*

## Limitations

B. Drains, Wastes and Vents

### **DRAIN, WASTE & VENT PIPES - NOT VISIBLE**

*Most drain, waste and vent pipes are buried and a sewer scope camera was not used at the time of inspection.*

## Comments:

5.1.1 A. Plumbing Supply, Distribution System and Fixtures

### **TOILET LOOSE AT FLOOR**

The toilet was loose at the floor and rocked when light pressure applied to bowl. It be reset and sealed by a qualified plumbing contractor to prevent the escape of sewer gases.

Recommendation

Contact a qualified plumbing contractor.



5.3.1 C. Water Heating Equipment

**SAFETY PAN OVERFLOW DRAIN DISCONNECTED**

Recommendations

The over flow drain was disconnected. The water heater drain pan should be plumbed to exterior to divert any moisture away from the home. The drain line should be minimum 3/4" in diameter. Correction is recommended.



Recommendation

Contact a qualified plumbing contractor.

5.3.2 C. Water Heating Equipment

**TPR DISCHARGE PIPE MISSING**

Recommendations

The temperature & pressure relief (TP&R) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. I recommend that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor.



Kitchen

Recommendation

Contact a qualified plumbing contractor.

## 6: V. APPLIANCES

		I	NI	NP	D
6.1	C. Range Hood and Exhaust System	X			
6.2	D. Ranges, Cooktops and Ovens		X		
6.3	F. Mechanical Exhaust Vents and bathroom Heaters			X	
6.4	I. Other		X		

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### Information

<p><b>D. Ranges, Cooktops and Ovens:</b>  <b>Energy Source</b>                  Electricity</p>	<p><b>D. Ranges, Cooktops and Ovens:</b>  <b>Type</b>                  Cooktop, Oven</p>
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### Limitations

I. Other

#### ICE MAKERS NOT INSPECTED

*The ice maker was drained and unplugged. It appeared it hadn't been used in awhile. I recommend asking seller about their functionality and having unit cleaned and tested before the end of your option period.*

### Comments:

6.1.1 C. Range Hood and Exhaust System

🔧
Maintenance Items

#### GREASY HOOD

The range hood was very dirty with built up grease. I recommend deep cleaning.

Recommendation

Contact a qualified cleaning service.



# 7: LIFE SAFETY

		I	NI	NP	D
7.1	No Smoking Signs	X			X
7.2	Fire Alarm Systems	X			X
7.3	Portable Fire Extinguishers	X			X
7.4	Commercial Cooking Appliances	X			
7.5	Sprinkler System		X		
7.6	Emergency Lighting Systems	X			X
7.7	Exit Signs, Doors, Stairwells and Handrails	X			X

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## Comments:

### 7.2.1 Fire Alarm Systems

#### **MISSING ALARM SYSTEM**



I recommend adding a fire alarm and sprinkler system to meet current fire code.

Recommendation

Contact a qualified fire suppression contractor.

### 7.3.1 Portable Fire Extinguishers



#### **EXTINGUISHERS EXPIRED**

Portable fire extinguishers were observed to be in need of inspection or recharging.



Recommendation

Contact a qualified fire suppression contractor.

### 7.6.1 Emergency Lighting Systems

#### **MISSING EXTERIOR LIGHTS**



The exterior should be luminated around all sides of building.

Recommendation

Contact a qualified electrical contractor.

### 7.7.1 Exit Signs, Doors, Stairwells and Handrails



#### **NO EXIT SIGN AT REAR EXIT DOOR**

There were no illuminated Exit signs present at the exterior doors. I recommend adding these to meet city fire code.



Recommendation

Contact a qualified professional.