



Jack Werner, Phd., Lic#70000255
3625 N. McKinley Ave. OKC, OK 73118-3250

This Building Inspection Has Been Prepared Exclusively For:

Company/individual	[REDACTED]
Tel #	[REDACTED] email here [REDACTED]
Inspection Address:	[REDACTED]



Inspection Date	[REDACTED]
Inspection Start Time	1:00
Inspection Finish Time	4:00PM
Temperature Today	48
Weather Conditions Recently	Cloudy/Snow or Ice
Weather Conditions Today	Rainy/Cold

Inspection Property is	Commercial	Approx Age	1973	Stories	1
Approx Sq Ft	54,033	Occupancy	Vacant	Building faces	West

Safety items and items marked for evaluation on our reports need to be addressed BEFORE CLOSING. These forms and report cannot be reproduced without permission of the Buyer or A to Z Inspections. © 2018 Hettinger Enterprises, LLC. All Rights Reserved. www.inspectorssoftware.com

Selling Representatives Info

Agent/individual	[REDACTED]
Company	[REDACTED]
Cell #	[REDACTED] email here [REDACTED]
Disclosures	[REDACTED]

Your Inspectors Were:

- | | |
|-----------------------------------------------|----------------------------------------------|
| Cord Werner • Lic #735 • [c] 405-600-5253 | Sherri Werner • Lic #1056 • [c] 405-326-7910 |
| Benjamin Yost • Lic #1999 • [c] 405-226-5766 | Connor Fields * Lic #2071 * [c] 405-240-2200 |
| Ben Bailey * Lic #2133 * [c] 405-566-9495 | Wade Svetgoff • Lic #2157 • [c] 405-696-0888 |
| Neal Hettinger • Lic #1263 • [c] 405-831-4485 | |

SAMPLE Not all pages, info, pictures have been included

Risk Assessment Matrix

CATEGORY	IMMEDIATE REPAIRS	REPAIR ASSESSMENT LEVEL	2-3 YEARS ESTIMATED REPAIRS	5 YEARS ESTIMATED REPAIRS
Structure	10,200	High	3,800	1,210
Exterior	103,150	High	181,650	69,968
Roof & Attic System	10,550	High	5,650	1,338
Appliances	11,500	Very High	4,700	1,385
Plumbing System	13,150	Medium	18,350	4,465
Electrical System	14,050	High	5,200	1,665
HVAC	13,125	Very High	5,350	1,580
Interior	82,050	High	29,250	19,335

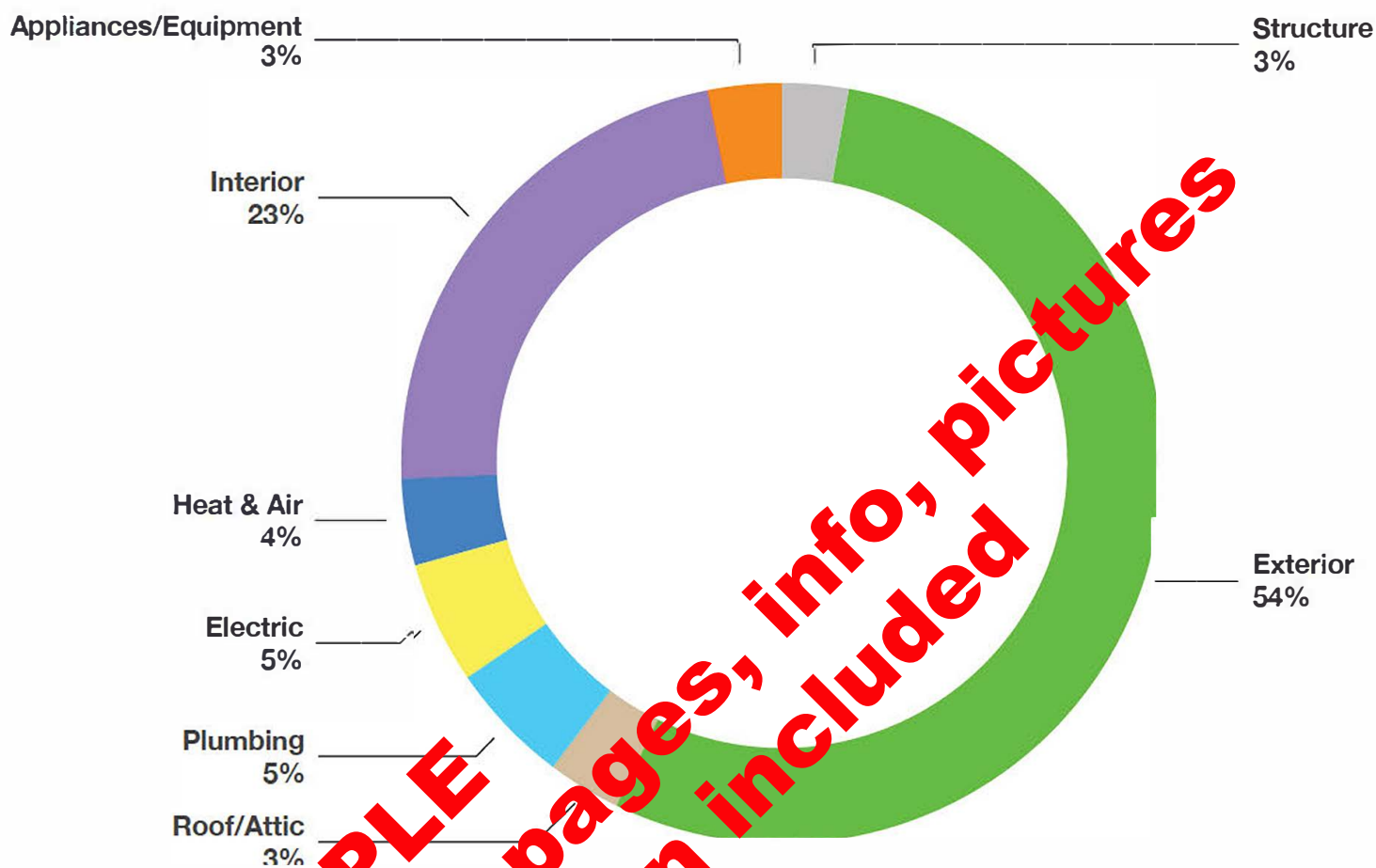
This statistical data is provided for informational purposes only and is not a statement of warranty. This assessment are on items discovered in the inspection and is based on repairs/ replacement as noted in the report. Other issues that may be discovered upon repair/service are outside the boundaries of this assessment.

This assessment may not necessarily be correct, accurate, or reliable, for your particular circumstances. A to Z Inspections disclaims all warranties, either express or implied or otherwise, including, but not limited to, implied warranties or merchantability and fitness for a particular purpose. To the maximum permitted by applicable law, in no event will A to Z Inspections, its affiliates, subcontractors, directors, or officers, be liable for any special, incidental, indirect, consequential or punitive damages whatsoever arising from or in any way related to the use of or inability to use the assessment.

SAMPLE
Not all pages, info, pictures
have been included



Overview of Repairs/Defects per area



SAMPLE
Not all pages, info, pictures
have been included

1-13-2020



Commercial Inspections

(405) 412-7861

Our estimates are intentionally high: we are required to estimate with licensed contractors; estimate 1 item at a time since we do not know what items the buyer will want repaired or replaced; and we do not know who will be used or how much they will charge

Summary Evaluation/Repairs Needed Before Closing	
Note: We Do Not Test For Mold, Lead, Asbestos, Or Radon Unless Specifically Contracted	
Description	Estimate
1. STRUCTURE: See full report for further inspection information No structural repairs needed to main building. Need to repair/address what appears to be street creep on the S. Side of the building. Warehouse/building G needs repairs to concrete stem wall and some of the building framing. Need a metal building specialist to fully Eval and properly repair. See 1.0 Structure for more details & other items noted.	\$10200 to \$14000
2. EXTERIOR: See full report for further inspection information All of the parking areas have significant damage & need repair and the exterior metal panels/siding is damaged in numerous places. See 2.0 Exterior for more details & other items noted.	\$84050 to \$284800
3. ROOF/ATTIC: See full report for further inspection information Main building and warehouse need repairs including sealing them by a professional roofer. Need to check with warranty as who does repair— may be dictated by warranty. Gutters for main building and warehouse building G need professional evaluation and repair. Guard shack roof needs to be replaced. From main bldg/ metal roof needs repairs. See 3.0 Roof for more details & other items note.	\$10550 to \$16200
4. APPLIANCES/Safety Systems : See full report for further inspection information Multiple overhead doors need servicing and repair. Missing fire extinguishers, missing exit signs and non working emergency lighting. One fire suppression riser is deemed out of service. See 4.0 Appliances for more details and other items noted.	\$11500 to \$15500
5. PLUMBING: See full report for further inspection information There is only one set of bathrooms for the entire complex, none of the stalls are ADA compliant due to size of stalls. Additional bathrooms may need to be built based upon occupancy. There are leaks in sink drains a toilet that is leaking and inoperable. See 5.0 Plumbing for more details & other items note.	\$13150 to \$31500
6. ELECTRICAL: See full report for further inspection information Have a licensed electrician evaluate, repair, and/or replace damaged outlets that have been labeled throughout the building. 100+ fluorescent lights are in need of bulb replacement or possible light fixture replacement. Multiple tripped breakers and double tapped breakers need repair. Exterior lights have multiple broken globes and broken bulbs. Two parking lot lights need replacement. Multiple open junction boxes are located in the ceiling of suites A, B, D, & E. See 6.0 Electrical for more details & other items noted.	\$14050 to \$19250
7. HVAC: See full report for further inspection information There is a gas odor in Suite D underneath the hanging gas furnace closest to the South wall. There is no cooling capabilities currently installed in Suites D, E, F, and G and there is currently little to no heating working in these areas either. AHU and condenser unit #3 were intentionally shut down before arriving for inspection and were not tested. There are minor repairs needed on AHUs 1 and 2. Because of the age of the building and the dust from the vents it is recommended that all ducts be scoped and cleaned. The ceiling in the Air Handler room needs to be repaired. See 7.0 HVAC for more details & other items noted.	\$13125 to \$18475
8. INTERIOR: See full report for further inspection information Active water intrusion needs addressed immediately to prevent further damage to property. Holes in exterior allowing pest entry—need to be sealed. Flooring throughout building has a variety of issues and needs repair and replacement. Insulation is damaged and needs replaced. See 8.0 Interior for more details & other items noted.	\$82050 to \$111300
Total Repair And Evaluation Estimate	\$336,275 to \$511,025

SAMPLE PAGE - info. pictures have been included in all pages

Onsite **Additional professionals onsite or we recommend:**

<input type="checkbox"/> Darrell Garver: B&E Pest Conrol, 405-720-6791	<input type="checkbox"/> Raul Eparaza: 405-706-1572
<input type="checkbox"/> Will Blake: Vesta Foundations, 405-708-7370	<input type="checkbox"/> James Hodges: Big Red Overhead Door, 405-249-1707
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Safety items and items marked for evaluation on our reports need to be addressed BEFORE CLOSING. Recommended repairs are for your information and are not necessarily the responsibility of the seller.



**Commercial
Inspections**

(405) 412-7861

BUILDING LAYOUT



1.1 Visible conditions, items noted for evaluations/repairs need to be addressed BEFORE CLOSING

We do not verify permits or engineering. Buyer, IF there have been additions or alterations to original structure, verify permits with seller.

Structural settlement	
Monitor	101 SETTLEMENT: <input checked="" type="checkbox"/> Minimal <input checked="" type="checkbox"/> Average <input type="checkbox"/> Severe <input checked="" type="checkbox"/> Outside <input checked="" type="checkbox"/> Inside
Acceptable	102 Typical settlement
	103 Recent structure repairs - ask seller for details
See Details	104 Slab settlement/heave
	105 Walls out of plumb/foundation bulged
	106 Expansion joints not present
	107 Weepholes not present
	108 Unsealed expansion joints
	109 Damaged joist(s)/beam(s)/cantilever rot
	110 Previous fire damage (check with seller)
	111 Extensive rot/decay
See Details	112 Foundation corner pops
Disclosure	113 Walls not fully visible - vegetation, snow, materials
See Details	114 Framing issues
Basement/Crawlspace:	
	115 Undersized beam(s)/span problem(s)
	116 Floor seepage/rot
	117 Wall seepage/peeling paint/cracks
	118 Efflorescence/softened brick - mortar
	119 Loose brick/defective pointing
	120 Off plum pier(s)/pilings
	121 No pier footing(s)/pad(s)
	122 Non-standard work/repair(s)
	123 Damaged/leaking ductwork (see Heat/Cool 7.0)
	124 Damaged/leaking plumbing (see Plumbing 5.0)
	125 Asbestos type material?
	126 Crawlspace area wet/saturated
	127 Loose/missing supports
	128 Surface spalling/deterioration
	129 Ventilation/de-humidifier recommended
	130 Inoperative sump pump
	131 No sump cover/discharge sheet
	132 Missing/inadequate vapor barrier
	133 Insulation missing/falling
	134 Restricted/inadequate ventilation
	135 Hearth forms not removed
	136 Rust/oxidized bolts/straps/connections
	137 Evidence of wood destroying insects present (refer to pest control company/report)
Disclosure	138 Secure pest & termite inspection before purchase
	139 Crawlspace door repairs
	140 Crawlspace vents damaged/do not open/missing screens
	141 Limited access to crawlspace due to ductwork/plumbing
	142
100	A complete structural engineer evaluation and report needed before closing

We render an opinion regarding the soundness of a property based on our experience and education. We are not structural engineers. If you have additional concerns, we urge you to secure a report from a structural engineer. (Ask if they are structural engineers, since there are many types of engineers.)

Settlement/cracks appear typical for age/area.

Secure a structural engineer report that includes all structural components of the building including, but not limited to foundation, walls, and roof components.

See left column for repair items

#	Description	Estimate
	The main building appears to have typical settlement for its age.	
104	On the S. Side of the main building there are signs of what is called street creep-concrete creep. This is caused from vehicles turning around and in doing so pushing the street/parking lot toward the building. This has caused the side walk on the N. Side of the building to buckle. This situation needs to be properly immediately repaired before it does effect the building. Have a professional evaluation and repair. (See Exterior 2.0 about repairing the concrete.)	5200 to 6500
112 114	Warehouse/building G: the concrete stem wall has sections broken out in spots around the building. This has exposed the rebar in the stem wall. These areas need to be properly repaired. Inside there is damaged metal framing to the N. Wall. The trust framing has some loose tie downs/anchor points that should be connected to the roof framing. You need a metal building specialist to evaluate all the metal framing and properly repair and replace the framing as needed.	5000 to 7500
FYI	Vesta foundations came out to look at the street creep. They have systems that may help mitigate the street creep.	
Total Structural Repair And Evaluation Estimate		\$10200 to \$14000

LEGEND

Monitor	Repair	Repair see Details column	Safety Issue
---------	--------	---------------------------	--------------

SAMPLE Not all pages, info, pictures have been included

1-13-2020

A to Z Inspections • (405) 412-7861

STRUCTURE PHOTOS



Street creep on the South side of the main building.



Close up view of the street creep on the South side of the building.



Foundation corner pop with exposed rebar on warehouse



Dem Sed N. Wall framing of warehouse



Rebar exposed on warehouse stem wall



Loose truss anchor for roof framing



Another loose truss framing



More damaged framing on the N. Wall



Damaged framing by S. Overhead door of warehouse



Loose truss anchor for roof framing

SAMPLE
Not all pages, info, pictures
have been included

See left column for repair items		
#	Description	Estimate
202 229 240	There is significant damage to the concrete and asphalt on the property. There is cracking throughout all the parking lots & truck access areas. The South parking lot outside of the fence needs to be re-stripped. There is significant street creep on the South side; the sidewalk needs to be replaced and a custom expansion joint needs to be added to prevent it from happening in the future. See 1.0 Structure about possible expansion joint/repair to mitigate street creep. The Southwest steps (by the retail entrance) have cracked & pieces have fallen off. There are places where the concrete has/is fallen off. Also, due to the concrete & asphalt damage there are several trip hazards on all sides of the building. There have also been pieces of metal that were cut off too high & have caused a trip hazard. Last, there is a place on the East wall of Building F where a piece of concrete fell off allowing animals to get inside the building.	100000 to 160000
229	Re-stripe the parking lot south & outside of fence	
241	Missing 3 parking curbs in the South parking lot.	500 to 800
234	The fence is damaged in numerous places due to vegetation & lack of maintenance. Sections of fence need to be replaced on the North, South, & East sides of the building. This includes where the fence has completely fallen over on the East side and the improper/temporary repairs on the North & South sides.	9000 to 15000
200 205	There are numerous dents on the North side, multiple punctures throughout the exterior walls on the South & North sides of the main building, siding pulling away from the building on the North, South, & East side of the main building & all 4 side of building G and the main building by the North central dock door. There are also numerous rust spots on the West wall. There are numerous large dents from trucks & other equipment on the North, South, sides of the building & Building G. Have a metal siding specialist come out to evaluate all metal siding and repair/replace as needed.	50000 to 75000
205 220	Roof overhang/canopy: South wall by the Southwest corner, South wall by the docks, parts of building G, and a few spots on the North side of the building need to be repainted. There is also rust in some of the places that need to be painted.	10000 to 15000
215	The doors on the North part of the West wall are covered by a wood structure that needs to be removed.	500 to 1500
232	Handicap signs on north side are faded & need to be replaced	250 to 500
226 229	Drainage - Dirt & debris on Northeast corner (by the train tracks) needs to be removed to allow water to flow to the drainage ditch.	1000 to 2000
231	In the Northeast corner, there is significant vegetation growing on the side of the building that needs to be removed before it causes damage to the building. The North side has 2 trees whose roots are breaking the concrete; the vegetation along the fence & railroad tracks on the East & South sides needs to be removed.	3500 to 3800
224 227 233	Stairs - there are wood steps on the north side that appear to be temporary and are not properly secured, temporary concrete steps that are irregular in height, and permanent concrete steps which are broken & missing handrails. Some of the handrails have been removed, and others don't exist. Remove the temporary stairs and replace with permanent stairs and add handrails for all the exterior steps.	1300 to 2500
242	There are missing loading dock door bumpers on nearly all but 2 dock doors that need to be replaced. Additionally, the wood acting as a bumper on the South side of the main building is damaged & should be replaced.	2500 to 3500
217 218	All the joints on the West side need to be resealed.	2000 to 3000
205	Building G has significant damage including dented & punctured walls, holes in the walls and indications of animal infestation. The building needs to be sealed to prevent wind & water from getting inside. There are also indications of animal infestation in the main building indicating the metal panels are not properly secured. Cost included above.	
	The louvers on the East portion of the North wall are damaged, see the HVAC (7.0) page for details.	
205	There are missing bolts on the West side of the North wall that need to be replaced. It is likely there are missing bolts in other sections of the wall.	100 to 200
239	Contact the city to have the fire hydrant cap replaced on the North fire hydrant. The city should pay for this.	
205	The guard shack in the South parking lot has significant damage and should be replaced or rebuilt. The walls have rot damage, the roof is in poor shape, the windows are cracked, and the doors are screwed shut in addition to other problems.	1000 to 2000
FYI	The North & South parking lots are not secure because of the damaged fence, vegetation growing on the fence, & items stacked up on the neighbors side of the North parking lot fence. Repair/replace the fence as needed to secure the parking lots.	
FYI	The gutters do move water away from the building, but there is not enough slope to move the water off the property. Also, the dirt level on the street side of the parking lot is too high and doesn't allow water to drain from the parking lot to the drainage ditch parallel to the street.	
Total Exterior Repair And Evaluation Estimate		\$181650 to \$284800

1-13-2020

A to Z Inspections • (405) 412-7861

EXTERIOR PHOTOS



Example of a trip hazard, rebar was not cut flush with the ground.



Example of damaged concrete.



Example of damaged stairs.



Example of puncture in exterior wall.



Example of damaged exterior wall that needs paint.



Example of dented exterior siding



West side by dock door - metal siding not attached & allowing



Example of damaged concrete in parking lot



Example of concrete corner pop



Example of improper landscaping



Example of fence that fell over.



Example of missing parking curbs.



Example of damaged parking lot.



Example of damaged concrete.



Example of vegetation on the building.

SAMPLE
Not All pages, info, pictures
have been included

3.1 Visible conditions, items noted for evaluations/repairs need to be addressed BEFORE CLOSING

<input checked="" type="checkbox"/>	5 Year Replacement Probability-Main Roof:	Low
<input checked="" type="checkbox"/>	Leak Probability:	High
External roof conditions notes:		
	301	Defective/improper flashing(s)
	302	Rusty flashing(s) - seal-paint/replace
See Details	303	Rusting Screws
	304	Valley flashing not extended at base
Present	305	Some flashing not visible
Present	306	Staining/debris (maintain removal)
Monitor	307	Limb contact with roof/very close to roof
Present	308	Ponding/alligatoring/blistering
See Details	309	Open seams - seal/paint - coat roof
See Details	310	Premature/aging roof material
	311	2 or more layer roof
	312	Nail pops in shingles
See Details	313	Surface damaged
	314	Loose/cracked: <input type="checkbox"/> slate(s) <input type="checkbox"/> tile(s) <input type="checkbox"/> shingle(s)
Present	315	Uneven roof surface/sag
	316	Sheathing: <input type="checkbox"/> leakage <input type="checkbox"/> rotted <input type="checkbox"/> stains
See Details	317	Roof repairs need
	318	Low slope - pending water traps
	319	Vent collar(s)/cap(s): <input type="checkbox"/> aged <input type="checkbox"/> inverted <input type="checkbox"/> damaged
	320	Chimney cap/brickwork <input type="checkbox"/> missing <input type="checkbox"/> damaged
See Details	321	Flue/ rain cap: <input checked="" type="checkbox"/> Seal Flashing <input type="checkbox"/> missing <input type="checkbox"/> damaged
	322	Chimney trim/siding <input type="checkbox"/> wood rot <input type="checkbox"/> loose <input type="checkbox"/> damaged
Present	323	Recent repairs (confirm w/seller). Get all info about repairs.
	324	Improper or non-standard work
Disclosure	325	Budget roofing system maintenance
See Details	326	Gutter repair(s) needed
Interior conditions noted in attic:		
Disclosure	327	Limited attic access: <input type="checkbox"/> blocked by work <input type="checkbox"/> low slope roof
	328	Roof supports: <input type="checkbox"/> damaged <input type="checkbox"/> missing <input type="checkbox"/> no shift backs
	329	Roof structure: <input type="checkbox"/> sagging <input type="checkbox"/> damaged <input type="checkbox"/> cracked
Acceptable	330	Attic insulation: <input type="checkbox"/> missing <input type="checkbox"/> gaps <input type="checkbox"/> compressed
	331	Moisture stains noted (check w/seller)
	332	Ventilation appears limited/increase
	333	Vent screening: <input type="checkbox"/> damaged <input type="checkbox"/> clogged
	334	Asbestos type material [prevent full inspection]
	335	Vent(s)/exhaust fan(s) vent into attic
	336	No firewall/incomplete/damaged
	337	Soffit vent baffles full/part: <input type="checkbox"/> damaged <input type="checkbox"/> missing
	338	Attic access ladder: <input type="checkbox"/> not cut at proper angle <input type="checkbox"/> loose/damaged
	339	Power vent not running/improper wiring
	340	Attic access weatherstripping/insulation
	341	Belongings prevent full inspection
	342	
See Details	300	Professional roofing evaluation and repair advised

LEGEND

Monitor	Repair	Repair see Details column	Safety Issue
---------	--------	---------------------------	--------------

See left column for repair items		
#	Description	Estimate
	Main building & warehouse have TPO roofs. The front entry canopy is metal. The guard shack is fiberglass asphalt.	
	Main building: there is a few damaged spots to roof over Suite A. One on the parapet wall and one on the S. Slope. See photos. The drain system that separates Suite A and B. It needs to be cleaned out grates installed over every drain point. Need to reseal around some of the flue and vent penetrations in spots around the roof. Need to reseal in spots around the perimeter of the building especially in spots	
309	around front parapet wall. At E. End (canopy over rail tracks	
310	there is tree damage to the roof. It has punctured the roof in	
313	one spot and has damaged the tape at the outer edge. There	
317	is one pitch pan at the E. End of the building that needs to be	
321	topped off so the material is mounded and water can run off.	
300	There is a loud speaker or siren that is loose and rubbing on the roof. This needs to be properly repaired and secured or removed. The overall all condition of the roof is very good and appears to be well installed. It just needs a professional roofer to Eval and make these repairs. You should find out about warranty first as it may dictate who can do the repairs.	2000 to 3000
	The warehouse/building G needs some sealing/caulking repairs at spots around the perimeter. On the E. Slope there is a light cut in the material between skylights 2 & 3 starting at the N. End. On the W. Slope there is a puncture in the roof between skylights 2 & 3 starting from the N. End. Have professional roofer go over the entire roof and properly repair and seal as needed. You should also find out about the warranty first on this roof as well.	800 to 1200
309	Guttering: guttering around buildings has several damaged	
310	and some missing down spouts. Multiple sections of	
313	guttering are holding water. There are damaged sections that	
317	are causing the guttering to leak. The ware house/building G	
300	has a down spout that just runs into the building at the SW Corner area (it just drains into the building and has several missing down spouts. You need a gutter specialist to Clean the entire gutter system then fully evaluate and repair, replace, and install as needed.	5000 to 7500
	Front canopy: need to seal the roof wall joint flashing. Front	
303	drip edge is damaged in spots and screws are starting to	
309	rust. The lichee section has some loose screws, and need to	
310	make sure all holes from past sign mounting are properly	
313	sealed off. Have professional roofer fully Eval and properly	
317	repair and seal as needed.	2500 to 4000
300		
300	Guard shed needs roof replaced.	250 to 500
	You need to check with your insurance company and secure written confirmation that they have made a physical inspection and will insure this roof(s) for one year.	
FYI		
	This roof is supposed to have a warranty. You need written confirmation that this warranty will transfer to you.	
FYI		
Total Roof Repair And Evaluation Estimate		\$10550 to \$16200

SAMPLE
Not all pages, info, pictures have been included

1.0 STRUCTURE

1.2 FOUNDATION TYPE:

Slab Type PIER/BEAM = Crawlspace
 Slab Entire Concrete
 BASED ON VISIBLE AND ACCESSIBLE FOUNDATION

1.3 ABOVE GROUND

(Excludes roof & detached buildings)
 Outer walls: Masonry Frame Weep holes
 Inside walls: Frame Steel/Wood
 Weep holes
 Masonry =

1.4 Crawlspace

None present

Access locate
 Crawlspace: Entered Limited Access
 Minimum size of entry

1.5 Basement

None present

Stains/Mildew indicate past leakage Odor
 Dry at time of inspection Rugs Carpeted
 Exterior Entry Exterior door Living Area
 Stairs: Headroom Rail(s) Bannister(s)
 Walls and Ceilings:
 Wall Sealers and/or Joint Fillers Shelves
 Floor Drain(s):
 Areaway Drain(s):
 Exposed Beams:
 Exposed Floor Joists:
 Floor: Painted Painted
 Open cracks: Possible water intrusion Cold Pours
 Windows Wells
 Owners belongings Heat/Cool
 Raised Appliances Not inspected

2.0 EXTERIOR

2.2 SURFACE MATERIALS

Veneer: Stone panel Stucco Concrete/Stone E.I.F.S.
 Siding: Asphalt Shakes Metal Wood Vinyl
 Lap/Panel Plywood Composite wood/fiber
 Parts not visible due to: Weather/Snow Trees/Shrubs/Debris Height

2.3 OUTBUILDINGS / GARAGE

Warehouse Single Double Triple Integral Detached*
 Door Sliding Tilt-up Roll-up Insulated
 # 10 Metal Wood Fiberglass
 Carport: Outbuildings: As is: Other No Garage Present

* DETACHED BUILDINGS ARE EXCLUDED UNLESS SPECIFICALLY CONTRACTED.

2.4 FEATURES

Windows: See interior 8.0 Not inspected for lead paint

Porch/Entry: Roof Canopy Only Railing(s)
 Doors: Metal & Glass Metal Hydrant in yard
 Balcony: Railing(s) Faux shutters
 Steps: Concrete Wood Driveway: Concrete Asphalt
 Deck: Paths Asphalt Concrete
 Retaining Walls: Fences: Wire Metal
 Yard Walls Yard Walls Metal
 Exterior Stairs: Wood Concrete Railing(s)
 Storm Cellar Latches
 You should register your storm shelter with the local authorities.
 Surface water drains noted (not tested/underground) Alterations/additions to original construction

SEISMIC ACTIVITY

BUYER NOTE: We are seeing significant settlement occur after our inspection. We suggest that you walk the entire building AND take photos of all four sides of your building for insurance purposes. ALSO JUST BEFORE Closing, walk the building and look for new settlement.

3.0 ROOF/ATTIC

3.2 CONSTRUCTION STYLE

APPROX. AGE see warranty +/-
 Inspected from: Ground Eaves
 Roof with binoculars
 Type: Gable Low Slope/Flat
 Slope: Average
 Truss: Dormer(s) Cornice
 Sky lights # 26 Curbed Fiberglass panels
 Roof complexity: Complex
 Parts not walked/seen: Debris

3.3 MATERIALS / COMPONENTS

Sheathing: Metal
 Shingles: Fiberglass
 Metal roof: Steel
 Tile roof:
 Roll roof: TPO
 Built-up roof:
 Flashings: TPO Galvanized
 Tar patching at vents/shingles/flashings

3.4 Attic (no access to attic corners, eaves, vaulted roof areas, etc)

Visible insulation: Fiberglass Cellulose Rockwool Batt/blown Other
 Ventilation: Soffit Ridge Gable Roof Vent None
 Turbine # 0 Powered vents # 0
 Due to outside temperature and/or height, power vent control could not be tested
 Firewalls: Masonry Gypsum Combination
 Restricted access to parts of attic

3.5 Chimney(s) in use 0 Total # Of Chimneys 0 service/clean Annually

Type: Cricket: None
 Visible flue liner: Rain cap: Flashing

3.6 GUTTERS/SPOUTS

System: Full Piped roof drain galvanized Steel Aluminum Copper
 PVC/plastic Screens Interior Roof Drains
 Splashblock Spout extant. Scuppers
 Advise full gutter install Debris in gutter system (clean/maintain)
 Add spout extensions / slope dirt away from building

SAMPLE Not all pages, info, pictures have been included

6.1 Visible conditions, items noted for evaluations/repairs need to be addressed BEFORE CLOSING

Service	
	601 Inadequate wire/ground clearance
	602 Improper drip loops: <input type="checkbox"/> missing <input type="checkbox"/> non-professional work
	603 Damaged entry cable insulation
See Details	604 Obstructed main cable/limb contact
	605 Loose meter/panel
	606 System ground weak/disconnected
Service Panel(s)	
	607 Panel not bonded or inadequate bonding
	608 Missing panel blanks/knock-out covers
Repair	609 Panel screws: <input type="checkbox"/> missing <input checked="" type="checkbox"/> improper type
	610 Wrong size breaker or fuse <input type="checkbox"/> breaker(s) do not match electric panel
See Details	611 No expansion room in main panel- budget panel upgrade
	612 Legend <input type="checkbox"/> missing <input type="checkbox"/> incorrect <input type="checkbox"/> unreadable
	613 Debris in panel
	614 Improper access to electric panel
	615 Over heated, burned wire connection
See Details	616 Live exposed wire(s)/connections
	617 Wiring in panel box: <input type="checkbox"/> incorrect size wiring <input type="checkbox"/> improper
See Details	618 Double tap: sticker(s) indicates which breaker(s)
	619 Aluminum general lighting circuits(s)
	620 ARC Fault breaker(s) <input type="checkbox"/> missing <input type="checkbox"/> damaged
	621 Main service panel is a type that has been known to fail: <input type="checkbox"/> Federal Pacific <input type="checkbox"/> Zinsco <input type="checkbox"/> Bulldog <input type="checkbox"/> Sylvania
	622 Panel cover not removed <input type="checkbox"/> obstructed <input type="checkbox"/> sealed
See Details	623 Tripped breaker/ blown fuse
Installation	
See Details	624 Open junction boxes/missing cover(s)
	625 Wire splices not in junction box
	626 Overloaded junction box(es)
	627 Loose unsupported wires
See Details	628 Missing conduit/unprotected wires
Outlets & Fixtures: if need repair see stickers for repairs. Evaluate [L] = loose	
Safety Issue	629 Smoke Detectors: <input type="checkbox"/> missing <input checked="" type="checkbox"/> failed <input type="checkbox"/> damaged
Safety Issue	630 CO monitor(s): <input type="checkbox"/> missing <input checked="" type="checkbox"/> not found <input type="checkbox"/> damaged
	631 Ceiling fans: <input type="checkbox"/> damaged <input type="checkbox"/> out of balance <input type="checkbox"/> not tested
	632 Standby Backup Generator needs repair/service
	633 Limited outlets: <input type="checkbox"/> room(s) <input type="checkbox"/> bathroom(s) <input type="checkbox"/> kitchen
	634 GFCI not tested since building is occupied
See Details	635 GFCI receptacles: <input type="checkbox"/> limited <input checked="" type="checkbox"/> missing <input type="checkbox"/> damaged
	636 0 scorched outlet(s)/switch(s) 0 outlet(s) no power [NP] 0 outlet(s) reverse polarity [RP] 0 outlet(s) open ground [OG]
See Details	637 Missing/inoperative bulbs
	638 Can lights covered with insulation in attic
See Details	639 Outlets/Receptacles 16 loose[L] 20 damaged[D] 23 missing cover[M]
See Details	640 Light fixtures: 1 loose[L] 1 damaged[D] 0 missing globes[M]
	641 Switch/dimmer: 0 broken[B] 0 overheated[O] 0 missing screws[S]
Other Items	
	642 Improper/non-standard/temporary/recent repairs
	643 Corrugated Stainless Steel Tubing (CSST) is present
See Details	644 Missing access panel for exterior light poles.
See Details	600 Licensed electrical work/evaluation needed before closing

LEGEND

Monitor	Repair	Repair see Details column	Safety Issue
---------	--------	---------------------------	--------------

If the building is over 25 years old, you need to have the entire electrical system completely evaluated by a licensed electrician BEFORE CLOSING.

See left column for repair items		
#	Description	Estimate
600	Due to items listed we recommend hiring a licensed electrician to evaluate and repair all electrical issues.	
644	Missing access panel for exterior light poles, one by South Gate, one inside south side fence.	100 to 150
640	Exterior lights, south side - water from gutter dripping on one light, one light not secured & has exposed wires, & one light has a broken cover. One exterior light pole has been broken off near the base and is missing. Another exterior light pole is leaning and needs repair. There are 8 damaged fluorescent lights on the the N side of the exterior that need replaced. 5 exterior lights (2 W side, 3 N side) have damaged or missing globes. Halide lights under suite D & F covered docks are on a timer and were not tested during the inspection. Multiple bulbs were broken and need replacement on these lights.	8500 to 10000
609	Electrical panel in suite G has improper panel screws. Replace.	100 to 150
611	There is one double tapped breaker and one triple tapped breaker in the accusale panel located in suite C. There is not enough room in the panel to accommodate these extra circuits and this panel may need to be upgraded to a larger panel.	350 to 2500
618	There is exposed wiring located in suite F, B, D, G, and on the exterior of suite G. These wires should be evaluated by a licensed electrician and properly terminated into a junction box. See electrical photos for more details.	500 to 700
613	Panel F & C have 1 tripped breaker each. Have a licensed electrician evaluate and repair.	150 to 200
624	There are at least 4 open junction boxes in the ceiling of suite A and 3 open junction boxes in the air handler room. Have a licensed electrician evaluate and replace all missing junction box covers.	250 to 350
628	Above suite F on the roof there is a damaged electrical box and wiring located outside of conduit. Have an electrician evaluate and repair. Conduit on the E exterior of suite A is sagging and has multiple gaps. Repair and add additional bracing as needed.	600 to 700
629	Smoke detectors are aged and limited. Have a fire safety expert install as needed. Where gas is being used such as for heating, carbon monoxide detectors should be installed.	
635	All exterior outlets should to be GFCI protected. Have a licensed electrician install GFCI outlets as needed.	400 to 600
637	In total, there are 110 fluorescent lights that are not functioning. These lights either have missing/damaged bulbs or are not functioning due to other issues. Have a licensed electrician evaluate and repair as needed. OGE has a lighting program that can be helpful with rebates	1500 to 2000
639	Outlets: 23 missing covers, 20 broken, 16 loose, 30 with no power, 3 painted shut. Exterior outlets on the W exterior wall have 1 missing cover, 1 outlet is loose, and 1 has the hot/neutral wires reversed. Outlets are labeled and need to be replaced and repaired by a licensed electrician as needed.	1600 to 1900
604	The 8 exterior lights around the perimeter of the S lot have trees growing in and around supply wires. Have a professional landscaping company cut back tree limbs to provide adequate clearance. See 2.0 Exterior for estimate.	
FYI	The Cutler Hammer shut off box on the S wall of suite F has been disconnected and should be removed.	150 to 200
Total Electrical Repair And Evaluation Estimate		\$14050 to \$19250

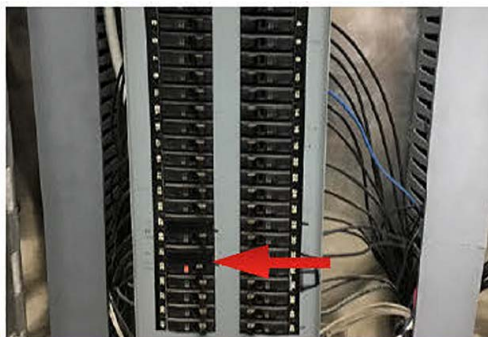
1-13-2020

A to Z Inspections • (405) 412-7861

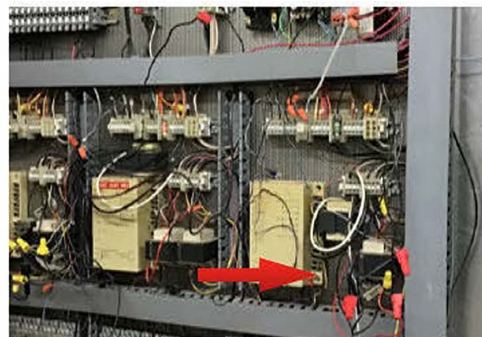
ELECTRICAL PHOTOS



Tripped breaker in panel F



Tripped breaker in panel C



Multiple loose hot wires in thermostat control panel



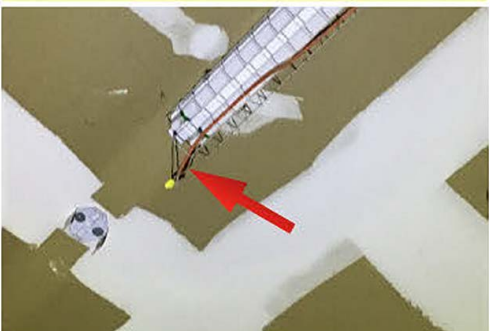
MDP 2 1000 amp service



MDP 1 600 amp service



Lock out needed on fire suppression breaker



Fluorescent light in suite F powered by extension cord



Loose wires and missing cover in suite F



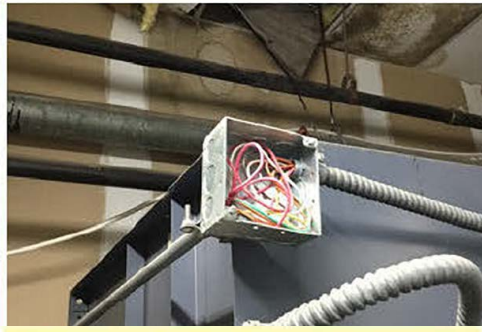
Loose wires in suite F



Shutoff box not being used outside of suite F



Loose wiring in Suite G



Example of open junction boxes in AHU mechanical room



Missing access panel on exterior light pole.



Light pole that is broken off at the base.



Exterior light with broken cover.

7.0 Heat/Air Cond

A to Z Inspections • (405) 412-7861

All heat/air systems should be cleaned every 2 years.

If your heat/air system is over 10 years old, have it serviced and evaluated by a professional heat/air contractor.

See left column for repair items

#	Description	Estimate
704	The suction line insulation for all 3 exterior A/C units has large gaps that need to be covered and sealed correctly.	100 to 150
705	Outdoor A/C Unit #1 has some debris inside the coil cabinet that should be cleaned out.	100 to 125
700 707	The suction lines for all 3 units have p-traps incorporated into their designs. P-traps in suction lines were mainly created in older units that used a different type of refrigerant. Check with a qualified heat and air contractor for proper use of suction line p-traps. Estimate is for evaluation only.	75 to 150
709	AC condenser #2 has a missing screw in the disconnect box.	100 to 125
731	The Air Handler Room ceiling is missing several pieces of grid and tiles. Repair.	1000 to 2000
719	The furnace flues for units 2 and 3 are in contact with ceiling tiles and/or insulation. They need a minimum of 1" clearance 360° around and all the way through roof. Repair.	100 to 150
700 702 713 717 724	AHU #3 and the exterior AC condenser unit were shut down prior to inspection and the disconnect for the fan for the AHU was zip tied in the OFF position. The furnace, however, was firing up but because there was no air flow, it was short cycling. Since a wall was added to divide the warehouse, the current heating may not be sufficient. This entire system needs to be evaluated by a qualified heat and air contractor and repaired as needed. In addition to this the condensate drain is not properly secured. Estimate is for evaluation only.	100 to 200
720	The fan belts on the AHUs are aged, brittle, and cracking. They all need to be replaced.	225 to 300
725 727	There were some minor rips observed in the flex duct vapor barrier around the building. There is also heavy dust buildup on several of the supply registers. Because of this coupled with the age of the building, it is recommended that the entire duct system be evaluated and cleaned by a professional.	3000 to 5000
715 728	There are conditioned air leaks in AHUs 1, 2, and likely 3 mainly around the point of entry of the liquid lines but also in a few other places in the AHUs. The return ducts have also been damaged on AHUs 1 and 2 due to people walking on top of the ducts and crushing them. Repair.	300 to 500
700 733 737 740	The hanging gas furnaces in Suite D (2) and Suite E (1) were not functional at the time of the inspection. All had thermostat that were partially disassembled. The thermostat for the furnace closest to the South wall in Suite D was reassembled but the furnace still did not operate. This furnace also had some damage to its louvers. There was also a gas odor directly underneath this heater, strong at times and weak at others. All furnaces are aged and the heater exchanger are whitish color. Have a qualified heat and air contractor evaluate and repair/replace. Estimate is for replacement of single furnace.	4400 to 5000
734	There are inlay electric wall heaters in the fire riser room in Suite G and in the gate security shack. In the Suite G fire riser room the furnace did not turn on. There was no power in the gate security shack, so this heater could not be tested. Have a qualified heat and air contractor evaluate and repair/replace. A functional heater is especially needed inside the fire riser room. Estimate is for replacement of one heater.	300 to 700
700 735	There are electric wall base heaters in the following locations: Suite D fire riser room, Suite D storage area over doors, Back Dock East office, and Back Dock West office. The Back Dock West office is the only one with all parts remaining. All others are missing parts and/or have burn marks on the insides. The heater in the Back Dock East office was not tested due to missing pieces and objects in contact with heater. Have a qualified heat and air contractor evaluate and repair/replace heaters. A functional heater is especially needed inside the fire riser room. Estimate is for replacement of all wall base heaters.	1100 to 1400
700 736	The hanging electric heaters in Suites F and G (2 in each) were not functional during time of inspection. Have a qualified heat and air contractor evaluate and repair/replace heaters. Estimate is for replacement of all hanging electric heaters.	1500 to 1750
732	The wall unit in the office of Suite G is only for cooling and has some damage to the coils. Only the fan was tested on this unit due to outside temperature being <60°. Repair coils and have cooling tested when outside air temp is >60°. Estimate is for evaluation only.	100 to 125
741	There are exhaust fans in Suites E and F. In Suite E the fan motor hummed when turned on and did not operate and the belt appeared loose and aged. In Suite F the fan and motor have been removed and there are vines going on the outside of the louvers preventing them from opening. Repair/replace fan parts as needed. Estimate is for evaluation only.	125 to 150
700	Due to outside temperature being under 60°, the HVAC cooling capabilities were not tested. Units 1 and 2 were turned on for a brief moment to ensure they started and the fans turned on. Unit 3 was shut off at the Unit and was not turned on for inspection. Have units evaluated by a professional HVAC. Estimate is for evaluation only and not repairs that may be found with the evaluation.	450 to 650
FYI	There are no cooling capabilities whatsoever in Suites D, E, F, and G(excluding office wall unit) at this time.	
Total Heat/Cool Repair And Evaluation Estimate		\$13125 to \$18475

1-13-2020

A to Z Inspections • (405) 412-7861

INTERIOR PHOTOS



Suite G exterior door not weather tight.



Door to warehouse in suite G delaminated.



Laminate floor missing and damaged in suite G.



Vinyl floor tiles missing in bathroom in suite G.



Damaged wall around suite b overhead door.



Example of inspection restrictions in suite G.



Flooding and mildew like substance in suite G



Door off its hinges in Suite G.



Boarded up, broken window in exterior door of suite F.



Example of mildew like substance in suite G.



Example of drywall damage in Suite G.



Mildew like substance SW of main entry doors



Mildew like substance SW room of entry door



Example of damaged door, SW of entry doors



Door removed

SAMPLE
Not all pages, info, pictures
have been included