

Home Evaluation Services

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Commercial Inspection

Prepared For:

Sample Report

Property Address:

MI

Inspected on Wed, Jan 13 2021 at 8:50 PM

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The report contained herein is CONFIDENTIAL, and is given solely for the use and benefit of the client, and is not intended to be for the benefit of or relied upon by any other buyer, lender, title insurance company, or other third party. The inspection is essentially a performance inspection and as such should not be construed as a code compliance inspection. Code compliance inspections are performed by city/ county building inspection departments.

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

Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or buildings are not included. This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.

The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. The Inspector is neither a guarantor nor insurer. Not all improvements will be identified during this inspection.

The inspection and related report do not address and are not intended to address code and/or regulation compliance, mould, mildew, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination and any other indoor or outdoor substances.

The client is urged to contact a competent specialist if information, identification or testing of the above is desired. The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the inspection contract.

Please refer to the inspection contract for a full explanation of the scope of the inspection.

General

Property Type:	Multi Family
Stories:	One
Approximate Age:	55 Years Appx
Furnished:	Yes
Occupied:	No
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service
People Present:	Client
Number Of Units:	20-25 Units

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level
Vegetation:	Not Growing Against Structure
Retaining Walls:	Not Present
Driveway:	Asphalt



Comment 1:

The asphalt parking lot has seen better days. There has been some repair work done to the parking lot at sometime. I suggest contacting a asphalt sealing contractor for recommendations.

(Site continued)



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4

(Site continued)



Figure 1-5



Figure 1-6

Walkways:

Concrete



Comment 2:

Some of the motels sidewalks have been replaced at some point .



Figure 2-1

(Site continued)



Comment 3:

The sidewalk in front of the motel has seem settlement cracks and settling at various locations. If possible, the cracks should be sealed to keep out moisture and to prevent further deterioration.



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4

(Site continued)



Figure 3-5

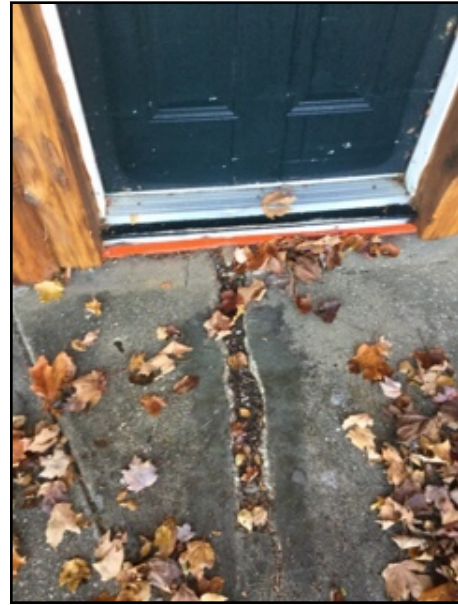


Figure 3-6

Steps/Stoops:	Concrete
Patios/Decks:	Not Present

Parking

Number Of Parking Spots:	Ample parking for the motel.
Number Of Marked Handicapped Spots:	Not Present

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building and safety of the tenants and general public.

Exterior Covering:	Lap Wood, 1/2 log
--------------------	-------------------

(Exterior continued)



Comment 4:

This end of the hotel is covered with t111 wood siding. It shouldn't be touching the block foundation since it will get damaged from water absorption. Also, the foundation block is open at the top exposing it to water. This is the same condition on both ends of the motel.



Figure 4-1



Comment 5:

The wood lap siding is in need of painting and it's touching the ground causing water damage to start on the siding. There is also some locations that need some repair because of slight water damage and from the siding pulling away from the building.

(Exterior continued)



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

(Exterior continued)



Figure 5-5



Figure 5-6



Figure 5-7



Figure 5-8

(Exterior continued)



Comment 6:
Additional siding examples.



Figure 6-1



Figure 6-2



Figure 6-3

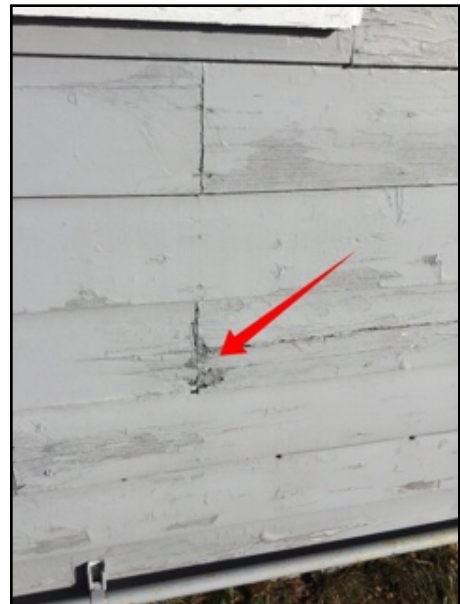


Figure 6-4

(Exterior continued)



Figure 6-5



Figure 6-6



Comment 7:

The wood t111 siding is touching the cement sidewalk. This could cause water damage over time.



Figure 7-1

Exterior Trim Material:

Wood

(Exterior continued)



Comment 8:

The wood trim is water damaged by the main living quarters back door.



Figure 8-1

Windows:

Wood, Vinyl



Comment 9:

The window trim on the motel could use repainting in the near future. There is some locations that have a little water damage.



Figure 9-1



Figure 9-2

(Exterior continued)



Figure 9-3



Figure 9-4



Figure 9-5

(Exterior continued)



Comment 10:

The window has lost it's seal causing a fog like appearance between the panes of glass. Replacement of the window or pane needs to be done to repair this situation.



Figure 10-1

Entry Doors:

Steel



Comment 11:

Cement splatter has stained the doors on the east end of the motel where the new sidewalk has been put in.

(Exterior continued)



Figure 11-1



Figure 11-2



Comment 12:

Room 17 is missing its kick plate beneath the door.



Figure 12-1

Balconies:	Not Present
Railings:	Not Present
Storm Protection:	Not Present

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. Quotes for any mentioned repairs should be sought by a professional roofing company.

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Gable
Roof Covering:	Architectural shingles



Comment 13:

The roof has some moss growth occurring in areas. This kind of growth can shorten shingle life and should be removed. There are products available to treat the moss and then it can be gently rinsed off the roof. This was on the back southwest corner of the roof.



Figure 13-1

(Roofing continued)



Comment 14:

The roof had some nail pops that should be repaired with a sealer.



Figure 14-1



Figure 14-2



Comment 15:

The roof over the main kitchen area has some damage from snow shoveling. We did not see any water intrusion at the time of the inspection.



Figure 15-1



Figure 15-2

(Roofing continued)



Figure 15-3



Comment 16:

The roof over the kitchen was shingled. Usually, this type of roof with a low pitch would be covered in roll roofing or rubber roofing. Keep monitoring this area for water intrusion.



Figure 16-1

(Roofing continued)



Comment 17:

The roof covering was found to be in good general condition, with no major damage or deterioration but there were some blemishes.



Figure 17-1



Figure 17-2



Figure 17-3



Figure 17-4

Approximate Roof Age:
Ventilation Present:

2006
Soffit, Gable Ends

(Roofing continued)



Comment 18:

There is no soffit ventilation for the roof over the main living quarters.



Figure 18-1

Vent Stacks:
Chimney :

Metal
Brick



Comment 19:

The chimney's brick has some Spauling that has occurred that's damaged the bricks. This occurs when water gets into cracks and then freezes causing the bricks to come apart. The cracks in the chimney and cap should be sealed to prevent moisture from seeping in.

(Roofing continued)



Figure 19-1



Figure 19-2



Comment 20:

The chimney's brick has some Spauling that has occurred that's damaged the bricks. This occurs when water gets into cracks and then freezes causing the bricks to come apart. The cracks in the chimney and cap should be sealed to prevent moisture from seeping in.



Figure 20-1



Figure 20-2

(Roofing continued)



Figure 20-3



Figure 20-4

Sky Lights:

Not Present

Flashings:

Metal



Comment 21:

These areas on the roof are water damaged and should be metal flashed.



Figure 21-1



Figure 21-2

(Roofing continued)



Figure 21-3



Figure 21-4



Comment 22:

This area could use some recaulking in the future.



Figure 22-1



Figure 22-2

Soffit and Fascia:

Wood

(Roofing continued)



Comment 23:

The wood soffit and fascia is in need of paint and repair.



Figure 23-1



Figure 23-2



Figure 23-3



Figure 23-4

(Roofing continued)



Figure 23-5



Figure 23-6



Comment 24:
This roof vent has lost its screen.



Figure 24-1

Gutters & Downspouts:

Metal

(Roofing continued)



Comment 25:

Gutter joints are leaking and rotting the fascia board at various locations.



Figure 25-1



Figure 25-2



Figure 25-3

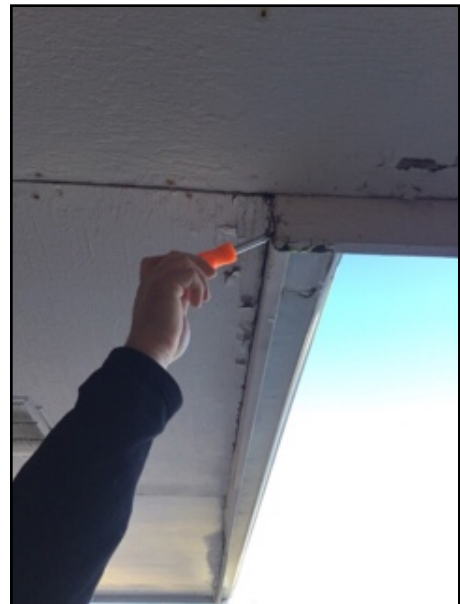


Figure 25-4

(Roofing continued)



Figure 25-5



Comment 26:

The gutters around the motel are in need of cleaning.



Figure 26-1

(Roofing continued)



Comment 27:
Roof views.



Figure 27-1



Figure 27-2



Figure 27-3



Figure 27-4

(Roofing continued)



Figure 27-5

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of this inspection. For structural defects beyond this scope, a structural engineer may be consulted.

Foundation Types:

Crawl Space



Comment 28:

The sill plate is damaged from water intrusion at the east end/front of the building where an old drain pipe is located. This pipe is rusted through and no longer in use. Both ends of the building have a pipe like this with similar problems except the west ends sill plate is not damaged as bad the red arrows show the area where the sill plate is damaged.

(Structure continued)



Figure 28-1



Figure 28-2



Figure 28-3

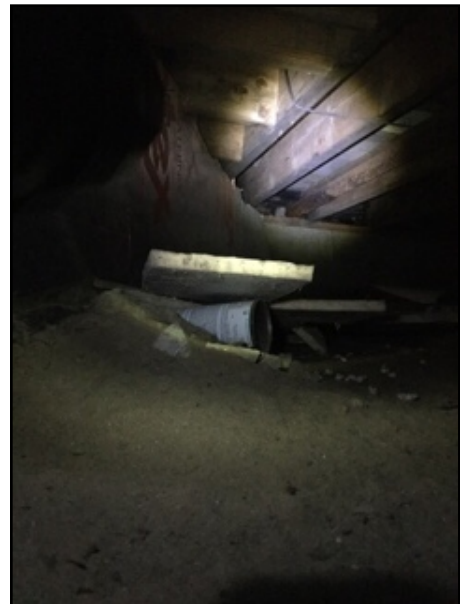


Figure 28-4

(Structure continued)



Figure 28-5



Figure 28-6



Figure 28-7



Figure 28-8

Foundation Material:	Concrete Block
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Not Present
Floor Structure:	Wood Frame
Subflooring:	Plywood, Solid Wood Plank
Wall Structure:	Full Masonry

(Structure continued)



Comment 29:

This crawl space screen framing has severe water damage.



Figure 29-1



Comment 30:

This cavity bending the building contains mechanical pipes. There is blown cellulose throughout the cavity. Freezing is the concern with this setup but we cant tell if there is any problems until a winter is experienced in the motel.



Figure 30-1



Figure 30-2

(Structure continued)



Comment 31:
Laundry room crawlspace area, .



Figure 31-1



Figure 31-2



Figure 31-3



Figure 31-4

(Structure continued)



Figure 31-5



Comment 32:

East end crawl space area was in good dry condition at the time of inspection.



Figure 32-1



Figure 32-2

(Structure continued)

Attic

Roof Framing Type:

Joist and Rafters

Roof Deck Material:

Solid Wood Plank

Vent Risers:

Metal, PVC

Insulation:

Blown In Cellulose



Comment 33:

No visible issues found in the attic areas, venting and insulation was present. The blown cellulose insulation could be added too.



Figure 33-1



Figure 33-2



Comment 34:

It appears the attic area may have a sprinkler system in place. The condition of this system was not tested.

(Attic continued)



Figure 34-1



Comment 35:
Attic views.



Figure 35-1



Figure 35-2

(Attic continued)



Figure 35-3



Comment 36:

Attic hatch in main office could be insulated to help keep heat and avoid condensation formation in the attic area.



Figure 36-1

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for safety and operation. Random accessible outlets are tested for proper wiring and installation. GFCI outlets are tested and reset. The continuity of ground wires cannot not be verified in finished areas.

Type of Service:

Overhead



Comment 37:

Tree branches are growing into the service line.



Figure 37-1

Main Disconnect Location:	Service Panel
Service Panel Location:	Maids room
Service Panel Manufacturer:	Square D
Service Line Material:	Aluminum
Service Voltage:	240 volts
Service Amperage:	100 amps
Service Panel Ground:	Unknown Not Visible
Branch Circuit Wiring:	Non-Metallic Shielded Copper

(Electrical continued)



Comment 38:

The residence has non grounded outlets. These types of outlets will work but will not protect three pronged appliances like computers or televisions.



Comment 39:

There were wires in the attic that are terminated but not in a sealed junction box. An electrician could review and make repairs.



Figure 39-1

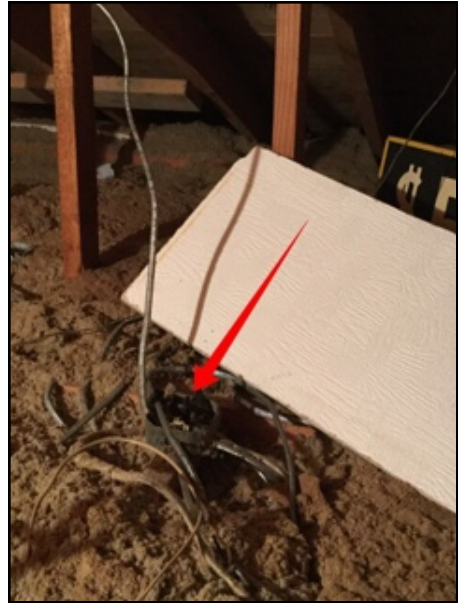


Figure 39-2



Figure 39-3



Figure 39-4

(Electrical continued)

Overcurrent Protection: Breakers



Comment 40:

These breakers are not in use.

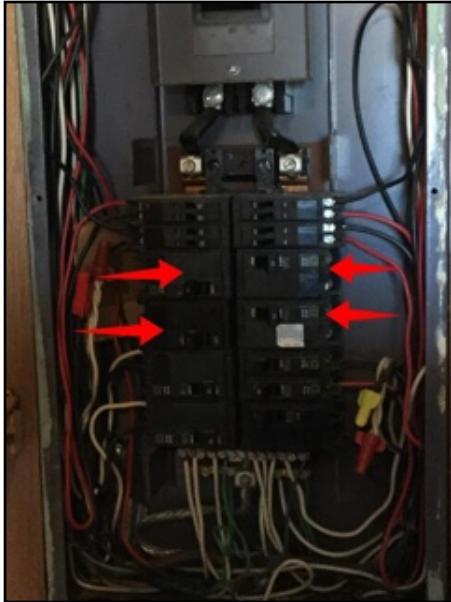


Figure 40-1



Comment 41:

The branch circuits are double tapped at a breaker. This is done when no room is available in an electrical panel to add a line so a breaker is double tapped to avoid having a sub panel or new panel installed to accommodate additional breakers. An electrician could review and make recommendations.

(Electrical continued)



Figure 41-1



Comment 42:

The branch circuits are double tapped at a breaker. This is done when no room is available in an electrical panel to add a line so a breaker is double tapped to avoid having a sub panel or new panel installed to accommodate additional breakers. An electrician could review and make recommendations. Laundry room area breaker

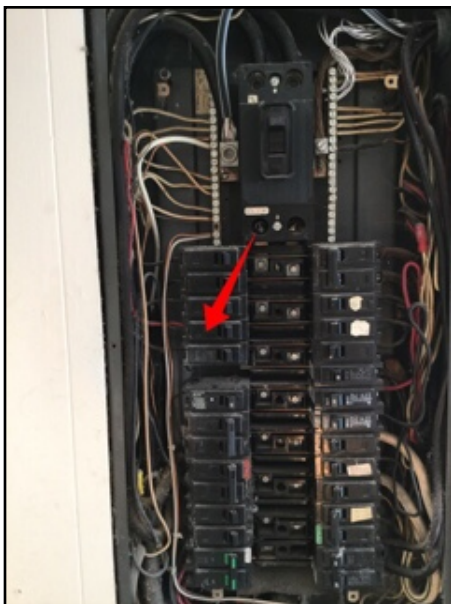


Figure 42-1

(Electrical continued)

GFCI/AFCI Breakers:	Not Present
Smoke Detectors:	Not Inspected



Comment 43:
The maids quarters electrical panels.



Figure 43-1



Comment 44:
I suggest to new home owners that dates be checked on smoke detectors, and new units be purchased to place in your home if needed, Smoke detectors only have an expected life of 10 years. Placing new ones in your home helps ensure your families safety along with a new carbon monoxide sensor.

(Electrical continued)



Comment 45:

Main house electrical panel was in good condition except for some double tapped breakers. I'm not sure why the motel has so many non-grounded outlets in the motel and an electrician could review and make recommendations.



Figure 45-1



Figure 45-2

(Electrical continued)



Comment 46:
Laundry breaker panel .



Figure 46-1

HVAC

Heating systems are tested for proper function using normal operating controls. A visual inspection of the readily accessible components of the HVAC systems is performed to include installation, safety and operating concerns on the day of the inspection. The HVAC industry generally recommends replacement of rooftop heating/cooling systems every 10 - 15 years. The reasoning for that recommendation is that as these units age, the sheet metal pans under the condensing coils, the frame and the exterior panels can corrode due to the constant moisture from weather and condensate. This corrosion can lead to leaks under the units that will allow moisture to drop onto the ceilings below the units.

HVAC System Type: Package Unit, Wall Unit

(HVAC continued)

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of this inspection. A licensed HVAC contractor should be consulted if in question.

Type of Equipment:	Boiler
Manufacturer:	Weil McLain
Heating Fuel:	Gas
Approximate Age:	2007
Filter Type:	Not Present
Type of Distribution:	Pipes



Comment 47:

I always recommend an HVAC technician come and perform a clean and tune on all furnace units and boilers, This will allow for a complete inspection of heat exchanger and other internal components of the heater I am not able to inspect. Sometimes there are rebates from your gas company for this service which almost covers the cost of the inspection. This function should be performed regularly on your homes heating system. The unit was operating as designed at the time of the inspection and appears to be in good general condition.



Figure 47-1

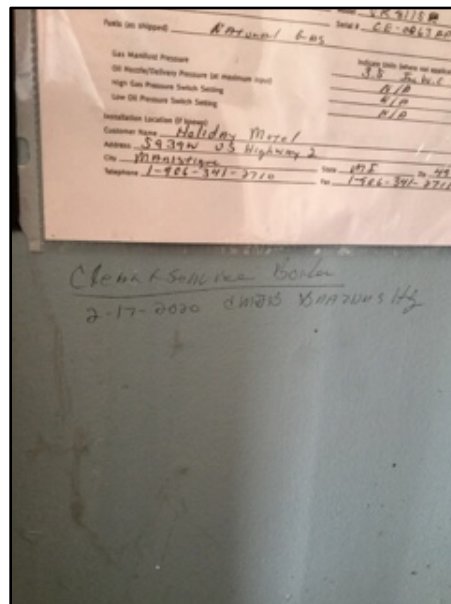


Figure 47-2

(Heating continued)



Figure 47-3

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Installation defects, physical damage, active leaks and apparent mould are considered during the inspection process. Defective items discovered during the inspection are noted below. Future conditions cannot be commented on or speculated. Private water and waste systems are beyond the scope of this inspection.

Water Service:

Supply Pipe Material:

Location of Main Water Shutoff:

Sewer System:

Waste Pipe Material:

Well System

Copper

At pressure tank

Septic System

Cast Iron, Galvanized Steel

(Plumbing continued)



Comment 48:

These two pipes are drains from the front of the building. There is water damage on the North side of the building where this pipe come through the sill plate.



Figure 48-1



Figure 48-2



Figure 48-3



Figure 48-4

Sump Pump:
Location of Fuel Shutoff:

Not Present
At Meter

(Plumbing continued)



Comment 49:

This water valve is leaking behind the wall.



Figure 49-1

Water Heater

Manufacturer:	Weil McLain
Fuel:	Natural Gas
Temp & Pressure Relief Valve:	Present With Blow Off Leg
Fuel Disconnect:	In Same Room
Seismic Straps Installed:	Not Present



Comment 50:

1998 water heater sits in an unheated room on th rear of the building. Very inefficient for heating water.

1996 is the age of the water heater in the maids room

note: normal anticipated service life is about 10-15 years

(Water Heater continued)



Figure 50-1



Figure 50-2



Comment 51:

The home water heater is actually a water maker connected to the homes boiler system. The water maker is uses the homes boiler to heat the potable water for the home. The unit is on its own zone and will call for heat when the water temp drops below a certain level. The boiler then heats and pumps water through a coil inside the water maker that in turn heats the homes potable water. We like these types of system because the boiler always is working a little and not sitting idle for months on end during the summer. 2017

(Water Heater continued)



Figure 51-1

Bathrooms

Bathroom #1

Location:	Rm 1
Bath Tub:	Recessed
Shower:	In Tub
Sink(s):	Single Vanity
Toilet:	Standard Tank
Bidet:	Not Present
Shower Walls:	Tile

(Bathroom #1 continued)



Comment 52:

Some sealing needs to be done where tile meets tub.

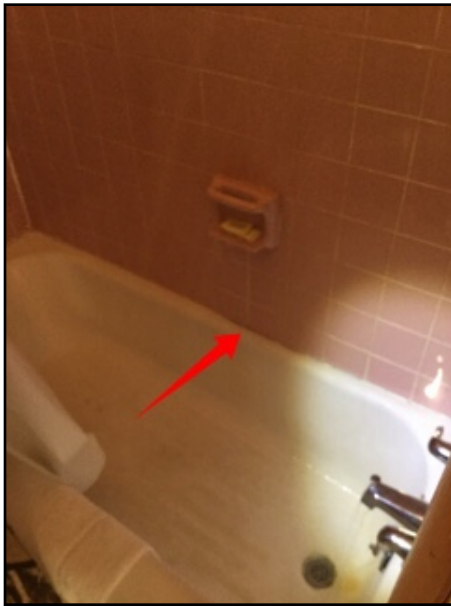


Figure 52-1

Tub Surround:

Floor:

Ventilation Type:

Tile

Vinyl

Window



Comment 53:

A bathroom venting fan is recommend in a shower equipped bathroom. This is missing in this bathroom. The window will work but the a ceiling or wall fan is recommended.

(Bathroom #1 continued)



Figure 53-1

GFCI Protection:

Not Present



Comment 54:

A GFCI outlet should be installed within 6' of a water source.

Tub Surround:

Tile

Floor:

Vinyl

Bathroom #2

Location:

Room #2

Bath Tub:

Recessed

Shower:

In Tub

Sink(s):

Single Vanity

Toilet:

Standard Tank

Bidet:

Not Present

Shower Walls:

Tile

Tub Surround:

Tile

Floor:

Vinyl

Ventilation Type:

Window

(Bathroom #2 continued)



Comment 55:

A bathroom venting fan is recommend in a shower equipped bathroom. This is missing in this bathroom. The window will work but the a ceiling or wall fan is recommended.



Figure 55-1

GFCI Protection:

Not Present



Comment 56:

A GFCI outlet should be installed within 6' of a water source.

Tub Surround:

Tile

(Bathroom #2 continued)



Comment 57:

Bathroom electrical heater worked as designed.

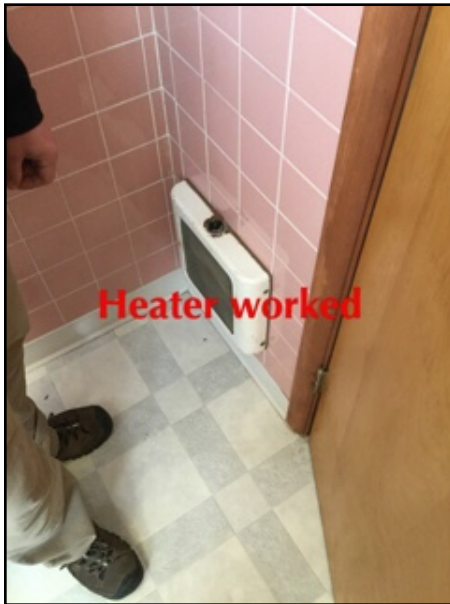


Figure 57-1

Bathroom #3

Location:

Room #3

Bath Tub:

Recessed

(Bathroom #3 continued)



Comment 58:
Missing faucet handle.

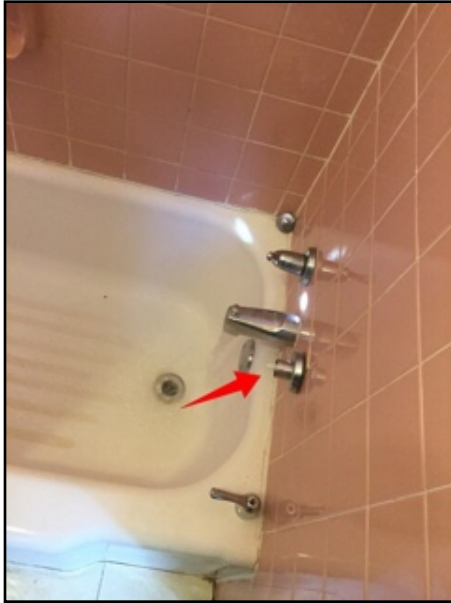


Figure 58-1

Shower:	In Tub
Sink(s):	Single Vanity
Toilet:	Standard Tank
Bidet:	Not Present
Shower Walls:	Tile
Tub Surround:	Tile
Floor:	Vinyl
Ventilation Type:	Window



Comment 59:
A bathroom venting fan is recommend in a shower equipped bathroom. This is missing in this bathroom. The window will work but the a ceiling or wall fan is recommended.

(Bathroom #3 continued)



Figure 59-1

GFCI Protection:

Not Present



Comment 60:

A GFCI outlet should be installed within 6' of a water source.

(Bathroom #3 continued)



Comment 61:

The bathroom electric heater worked at the time of inspection.



Figure 61-1

Bathrooms

Bathroom #1

Location:	Rm 20
Bath Tub:	Recessed
Shower:	In Tub
Sink(s):	Single Vanity
Toilet:	Standard Tank
Bidet:	Not Present
Shower Walls:	Tile
Tub Surround:	Tile
Floor:	Vinyl
Ventilation Type:	Window

(Bathroom #1 continued)



Comment 62:

A bathroom venting fan is recommend in a shower equipped bathroom. This is missing in this bathroom. The window will work but the a ceiling or wall fan is recommended.



Figure 62-1

GFCI Protection:

Tub Surround:

Floor:

Location:

Bath Tub:

Shower:

Sink(s):

Toilet:

Bidet:

Shower Walls:

Tub Surround:

Floor:

Outlets

Tile

Vinyl

Rm #17

Recessed

In Tub

Single Vanity

Standard Tank

Not Present

Tile

Tile

Vinyl

(Bathroom #1 continued)



Comment 63:

The vinyl floor is pulling up along the walls of the bathroom.



Figure 63-1



Figure 63-2

Ventilation Type:

Window



Comment 64:

A bathroom venting fan is recommend in a shower equipped bathroom. This is missing in this bathroom. The window will work but the a ceiling or wall fan is recommended.

(Bathroom #1 continued)



Figure 64-1

GFCI Protection:

Not Present



Comment 65:

A GFCI outlet should be installed within 6' of a water source.

Tub Surround:

Tile

Floor:

Vinyl

Location:

Rm#7

Bath Tub:

Recessed

Shower:

In Tub

(Bathroom #1 continued)



Comment 66:
The faucet head was leaking.



Figure 66-1

Sink(s):	Single Vanity
Toilet:	Standard Tank
Bidet:	Not Present
Shower Walls:	Tile
Tub Surround:	Tile
Floor:	Vinyl
Ventilation Type:	Window



Comment 67:
A bathroom venting fan is recommend in a shower equipped bathroom. This is missing in this bathroom. The window will work but the a ceiling or wall fan is recommended.

(Bathroom #1 continued)



Figure 67-1

GFCI Protection:

Not Present



Comment 68:

A GFCI outlet should be installed within 6' of a water source.



Comment 69:

This is a heater not a ventilation fan. The heater was not working at the time of inspection.

(Bathroom #1 continued)



Figure 69-1



Comment 70:
Electrical heater did not operate .



Figure 70-1

(Bathrooms continued)

Bathroom #2

Location:	Rm#21
Bath Tub:	Recessed
Shower:	In Tub
Sink(s):	Single Vanity



Comment 71:
The drain stop is missing from the sink.



Figure 71-1

Toilet:	Standard Tank
Bidet:	Not Present
Shower Walls:	Tile
Tub Surround:	Tile
Floor:	Tile
Ventilation Type:	Not Present
GFCI Protection:	Outlets
Tub Surround:	Tile
Location:	Rm #18
Bath Tub:	Recessed
Shower:	In Tub
Sink(s):	Single Vanity

(Bathroom #2 continued)

Toilet:	Standard Tank
Bidet:	Not Present
Shower Walls:	Tile
Tub Surround:	Tile
Floor:	Vinyl
Ventilation Type:	Ventilator, Window
GFCI Protection:	Outlets
Tub Surround:	Tile
Location:	Rm #8
Bath Tub:	Recessed



Comment 72:

The caulk around the tub could use some repair.



Figure 72-1

Shower:	In Tub
Sink(s):	Single Vanity
Toilet:	Standard Tank
Bidet:	Not Present
Shower Walls:	Tile
Tub Surround:	Tile
Floor:	Tile

(Bathroom #2 continued)



Comment 73:

The grout in the floor was missing at several locations.



Figure 73-1

Ventilation Type:

Window



Comment 74:

A bathroom venting fan is recommend in a shower equipped bathroom. This is missing in this bathroom. The window will work but the a ceiling or wall fan is recommended.

(Bathroom #2 continued)



Figure 74-1



Comment 75:
Ceiling heater not working .



Figure 75-1

(Bathrooms continued)

Bathroom #3

Location:	Rm 19
Bath Tub:	Recessed
Shower:	In Tub
Sink(s):	Single Vanity
Toilet:	Standard Tank
Bidet:	Not Present
Shower Walls:	Tile
Tub Surround:	Tile
Floor:	Vinyl
Ventilation Type:	Window
GFCI Protection:	Outlets
Location:	Rm #9
Bath Tub:	Recessed



Comment 76:
The drain stop is missing from the tub.



Figure 76-1

Shower:	In Tub
Sink(s):	Single Vanity
Toilet:	Standard Tank

(Bathroom #3 continued)

Bidet:	Not Present
Shower Walls:	Tile
Tub Surround:	Tile
Floor:	Tile
Ventilation Type:	Ventilator, Window



Comment 77:

This ceiling appliance did not work at the time of inspection.



Figure 77-1

GFCI Protection:	Not Present
------------------	-------------



Comment 78:

A GFCI outlet should be installed within 6' of a water source.

(Bathroom #3 continued)



Comment 79:

This ceiling heater did work.



Figure 79-1

Bathrooms #2

Bathroom #1

Location:	Rm #14
Bath Tub:	Recessed
Shower:	In Tub
Sink(s):	Single Vanity
Toilet:	Standard Tank
Bidet:	Not Present
Shower Walls:	Tile
Tub Surround:	Not Present
Floor:	Vinyl
Ventilation Type:	Not Present
GFCI Protection:	Not Present

(Bathroom #1 continued)



Comment 80:

A GFCI outlet should be installed within 6' of a water source.

Tub Surround:

Tile

Floor:

Vinyl



Comment 81:

This electric heating unit did not work at the time of inspection.



Figure 81-1

Bathroom #2

Location:	Rm 15
Bath Tub:	Recessed
Shower:	In Tub
Sink(s):	Single Vanity
Toilet:	Standard Tank
Bidet:	Not Present
Shower Walls:	Tile
Tub Surround:	Tile
Floor:	Vinyl
Ventilation Type:	Window

(Bathroom #2 continued)



Comment 82:

A bathroom venting fan is recommend in a shower equipped bathroom. This is missing in this bathroom. The window will work but the a ceiling or wall fan is recommended.



Figure 82-1

GFCI Protection:

Not Present



Comment 83:

A GFCI outlet should he installed within 6' of a water source.

Tub Surround:

Tile

Bathroom #3

Location:	Rm #16
Bath Tub:	Recessed
Shower:	In Tub
Sink(s):	Single Vanity
Toilet:	Standard Tank
Bidet:	Not Present
Shower Walls:	View
Tub Surround:	Vinyl

(Bathroom #3 continued)

Floor:

Vinyl

Ventilation Type:

Window



Comment 84:

A bathroom venting fan is recommend in a shower equipped bathroom. This is missing in this bathroom. The window will work but the a ceiling or wall fan is recommended.



Figure 84-1

GFCI Protection:

Not Present



Comment 85:

A GFCI outlet should he installed within 6' of a water source.

Bathrooms 2

(Bathrooms 2 continued)

Bathroom #1

Location:

Rm #4

Bath Tub:

Recessed



Comment 86:

The hot water handle did not work at the time of inspection.



Figure 86-1

Shower:

In Tub

Sink(s):

Single Vanity

Toilet:

Standard Tank

Bidet:

Not Present

Shower Walls:

Tile

(Bathroom #1 continued)



Comment 87:
Grout needs touch up.



Figure 87-1

Tub Surround:

Floor:

Ventilation Type:

Tile

Vinyl

Window



Comment 88:
A bathroom venting fan is recommend in a shower equipped bathroom. This is missing in this bathroom. The window will work but the a ceiling or wall fan is recommended.

(Bathroom #1 continued)



Figure 88-1

GFCI Protection:

Not Present



Comment 89:

A GFCI outlet should be installed within 6' of a water source.

(Bathroom #1 continued)



Comment 90:
Room 4 bath.



Figure 90-1

Bathroom #2

Location:

Rm #5

Bath Tub:

Recessed

Shower:

In Tub

Sink(s):

Single Vanity

(Bathroom #2 continued)



Comment 91:

The drain stop is missing from the sink and the sink drains slowly.



Figure 91-1

Toilet:

Bidet:

Shower Walls:

Standard Tank

Not Present

Tile

(Bathroom #2 continued)



Comment 92:

Some repair work was done to the shower wall.



Figure 92-1

Tub Surround:

Floor:

Ventilation Type:

Tile

Vinyl

Window



Comment 93:

A bathroom venting fan is recommend in a shower equipped bathroom. This is missing in this bathroom. The window will work but the a ceiling or wall fan is recommended.

(Bathroom #2 continued)



Figure 93-1



Comment 94:

This bathroom heater did not work.



Figure 94-1

(Bathrooms 2 continued)

Bathroom #3

Location:

Rm #6

Bath Tub:

Recessed

Shower:

In Tub

Sink(s):

Single Vanity



Comment 95:

The drain stop is missing from the sink.



Figure 95-1

Toilet:

Standard Tank

Bidet:

Not Present

Shower Walls:

Tile

(Bathroom #3 continued)



Comment 96:

There is some tile work that's been done in the shower.



Figure 96-1

Tub Surround:

Floor:

Ventilation Type:

Tile

Vinyl

Window



Comment 97:

A bathroom venting fan is recommend in a shower equipped bathroom. This is missing in this bathroom. The window will work but the a ceiling or wall fan is recommended.

(Bathroom #3 continued)



Figure 97-1

GFCI Protection:

Not Present



Comment 98:

A GFCI outlet should be installed within 6' of a water source.

(Bathroom #3 continued)



Comment 99:

The electric heater did not work .



Figure 99-1

Bathrooms #3

Bathroom #1

Location:	Rm#10
Bath Tub:	Recessed
Shower:	In Tub
Sink(s):	Single Vanity
Toilet:	Standard Tank
Bidet:	Not Present
Shower Walls:	Tile
Tub Surround:	Tile
Floor:	Tile

(Bathroom #1 continued)



Comment 100:

The tile floor had some damage at the time of inspection.



Figure 100-1

Ventilation Type:

Window

(Bathroom #1 continued)



Comment 101:

This heater was not working at the time of inspection.



Figure 101-1

GFCI Protection:

Not Present



Comment 102:

A GFCI outlet should be installed within 6' of a water source.

Bathroom #2

Location:	Rm #12
Bath Tub:	Recessed
Shower:	In Tub
Sink(s):	Single Vanity
Toilet:	Standard Tank
Bidet:	Not Present
Shower Walls:	Tile
Tub Surround:	Tile
Floor:	Vinyl
Ventilation Type:	Window

(Bathroom #2 continued)



Comment 103:

A bathroom venting fan is recommend in a shower equipped bathroom. This is missing in this bathroom. The window will work but the a ceiling or wall fan is recommended.



Figure 103-1

Bathroom #3

Location:

Rm #12

Bath Tub:

Recessed

(Bathroom #3 continued)



Comment 104:
This bathtub faucet does not work.



Figure 104-1

Shower:
Sink(s):

In Tub
Single Vanity

(Bathroom #3 continued)



Comment 105:
This sink drains slow.



Figure 105-1

Toilet:
Bidet:
Shower Walls:

Standard Tank
Not Present
Tile

(Bathroom #3 continued)



Comment 106:

This seam along the tub can should be sealed.



Figure 106-1

Tub Surround:

Vinyl

Floor:

Vinyl

Ventilation Type:

Not Present



Comment 107:

A bathroom venting fan is recommend in a shower equipped bathroom. This is missing in this bathroom. The window will work but the a ceiling or wall fan is recommended.

(Bathroom #3 continued)

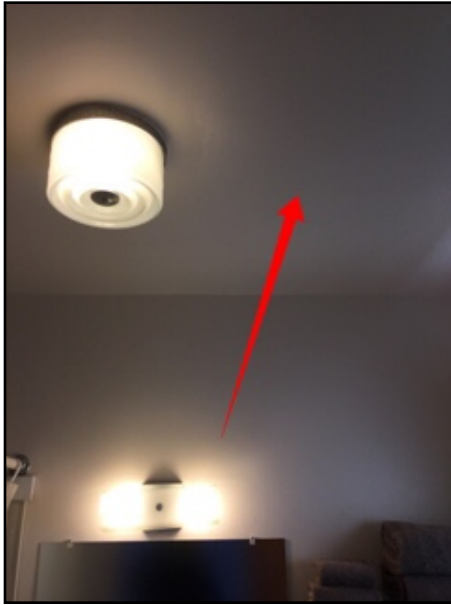


Figure 107-1

GFCI Protection:

Not Present



Comment 108:

A GFCI outlet should be installed within 6' of a water source.

Kitchens

Cabinets:

Wood

Countertops:

Laminated

Sink:

Double

(Kitchens continued)



Comment 109:
Kitchen area.



Figure 109-1

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range:	Maytag
Range Hood:	Nautilus
Refrigerator:	Whirlpool
Dishwasher:	Frigidaire
Microwave:	Not Present
Disposal:	Barracuda
Trash Compactor:	Not Present

Laundry

Built In Cabinets:	Not Present
Laundry Sink:	Not Present
Dryer Venting:	To Exterior

(Laundry continued)



Comment 110:

Duct tape is used on the dryer vent, this should be aluminum foil type tape. Duct tape will dry out and come apart over time.



Figure 110-1

GFCI Protection:	Not Present
Laundry Hook Ups:	Yes
Washer:	Whirlpool



Comment 111:

Full cycle test not done with an inspection, operating quality of these units will need to be determined by using,.

Dryer:	Maytag
--------	--------



Comment 112:

Full cycle test not done with an inspection, operating quality of these units will need to be determined by using,.

(Laundry continued)



Comment 113:
Laundry room view.



Figure 113-1



Figure 113-2

Interiors

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are tested during the inspection. Major physical damage, water staining, apparent mould and other major cost deficiencies found on the day of the inspection are also noted.

Floors:	Carpet, Vinyl
Walls:	Painted Drywall
Window Types:	Double Hung, Sliders
Window Materials:	Vinyl
Entry Door Types:	Hinged
Entry Door Materials:	Steel
Interior Door Materials:	Wood
Fireplace:	Manufactured, Wood Burning

(Interiors continued)



Comment 114:

Wood stove chimneys need to be regularly cleaned due to creosote buildup, cleaning is always recommended before 1st. use,



Figure 114-1



Figure 114-2

Emergency Shut Offs

Gas:	Not Present
Water:	Not Present
Electrical:	Not Present

Fire Protection

Smoke Detectors:	9 Volt Removable
Fire Hose:	Not Present
Fire Extinguishers:	Not Present
Fire Doors:	Not Present
Sprinkler System:	Maybe attic
Pull Station:	Not Present
Emergency Lighting:	Not Present

Accessibility

Wheelchair accessibility is assessed during the inspection.

Walkways:	Wheelchair Accessible
Entrance/Exit:	Not Accessible
Egress Between Floors:	Not Accessible

Security

Type Of Building Security:	Secured Entrance
----------------------------	------------------

Rooms



Comment 115:
Room #1.

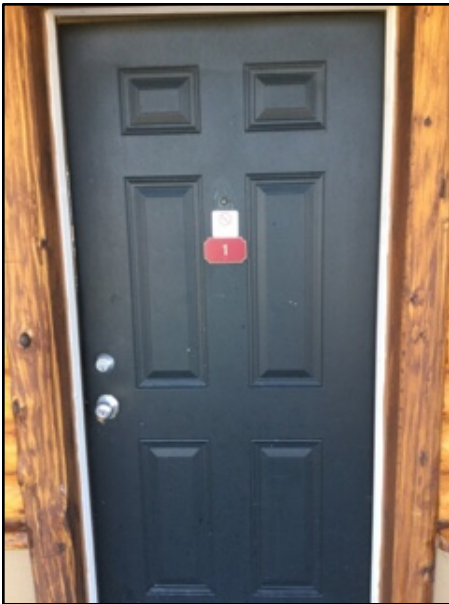


Figure 115-1

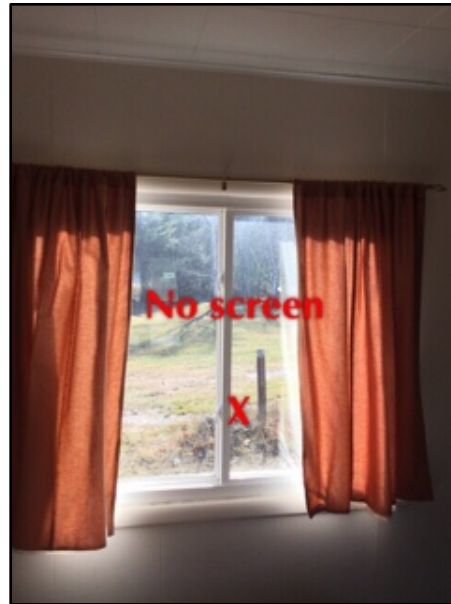


Figure 115-2

(Rooms continued)



Figure 115-3



Figure 115-4



Figure 115-5



Figure 115-6

(Rooms continued)



Figure 115-7



Comment 116:
Room #2.



Figure 116-1



Figure 116-2

(Rooms continued)

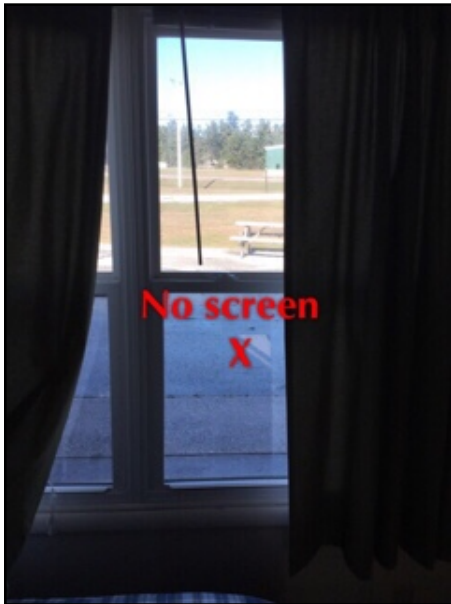


Figure 116-3

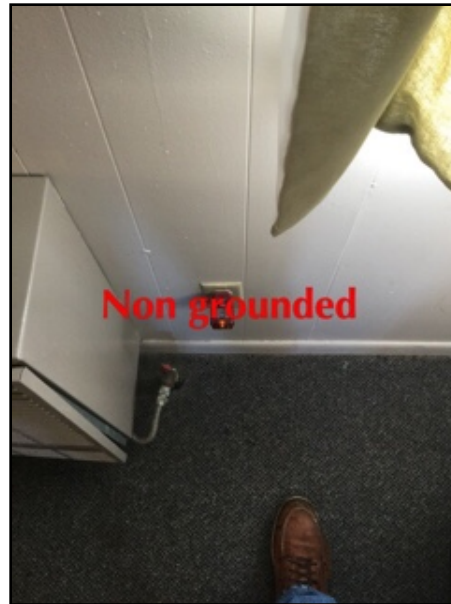


Figure 116-4



Figure 116-5



Figure 116-6

(Rooms continued)



Comment 117:
Room #3

The red x signifies the window is missing a screen.



Figure 117-1



Figure 117-2



Figure 117-3



Figure 117-4

(Rooms continued)



Figure 117-5



Comment 118:
Room #4.



Figure 118-1



Figure 118-2

(Rooms continued)



Figure 118-3



Figure 118-4

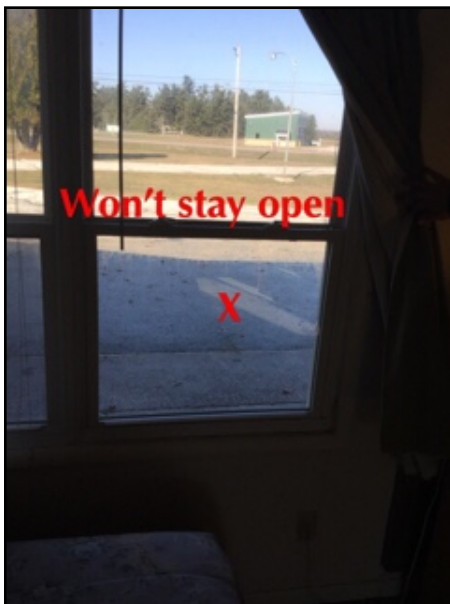


Figure 118-5

(Rooms continued)



Comment 119:
Room 5.



Figure 119-1



Figure 119-2



Figure 119-3



Figure 119-4

(Rooms continued)



Comment 120:
Room #6.

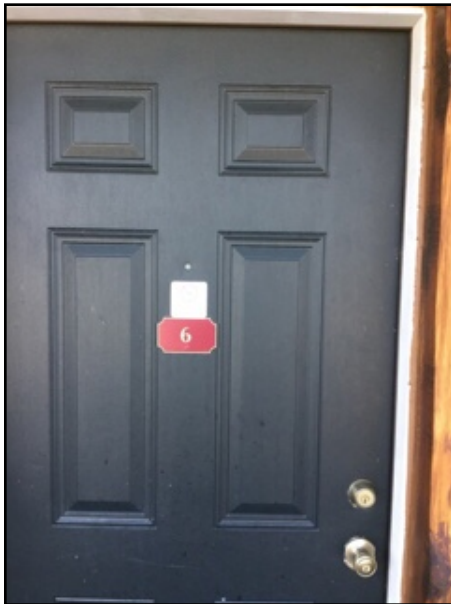


Figure 120-1



Figure 120-2



Figure 120-3



Figure 120-4

(Rooms continued)



Comment 121:
Rm #7.



Figure 121-1



Figure 121-2



Comment 122:
Rm #8.



Figure 122-1



Figure 122-2

(Rooms continued)



Figure 122-3



Figure 122-4



Comment 123:
Room #9.



Figure 123-1



Figure 123-2

(Rooms continued)



Figure 123-3



Comment 124:
Rm #10.



Figure 124-1



Figure 124-2

(Rooms continued)



Figure 124-3



Figure 124-4



Figure 124-5



Figure 124-6

(Rooms continued)



Comment 125:
Rm #11.



Figure 125-1



Figure 125-2



Figure 125-3



Figure 125-4

(Rooms continued)



Figure 125-5



Comment 126:
Rm #12.



Figure 126-1



Figure 126-2

(Rooms continued)



Figure 126-3



Figure 126-4



Figure 126-5

(Rooms continued)



Comment 127:
Room #14.



Figure 127-1



Figure 127-2



Figure 127-3

(Rooms continued)



Comment 128:
Room #15.



Figure 128-1



Figure 128-2



Figure 128-3

(Rooms continued)



Comment 129:
Room #16.



Figure 129-1



Figure 129-2



Figure 129-3

(Rooms continued)



Comment 130:
Rm #17.



Figure 130-1



Figure 130-2



Figure 130-3

(Rooms continued)



Comment 131:
Room #18.



Figure 131-1



Figure 131-2



Comment 132:
Rm #19.



Figure 132-1



Figure 132-2

(Rooms continued)



Figure 132-3



Figure 132-4



Figure 132-5

(Rooms continued)



Comment 133:
Rm #20.



Figure 133-1



Figure 133-2



Comment 134:
Rm# #21.



Figure 134-1



Figure 134-2

(Rooms continued)



Figure 134-3

Garage

(Garage continued)



Comment 135:
Garage views.



Figure 135-1



Figure 135-2



Figure 135-3



Figure 135-4

(Garage continued)



Figure 135-5



Figure 135-6



Figure 135-7



Figure 135-8

(Garage continued)



Figure 135-9



Comment 136:

The springs for the overhead garage door do not have a safety cable running through them. This cable would prevent damage or injury should the springs ever break.



Figure 136-1

Report Summary

Driveway

1) The asphalt parking lot has seen better days. There has been some repair work done to the parking lot at sometime. I suggest contacting a asphalt sealing contractor for recommendations.

Walkways

2) The sidewalk in front of the motel has seem settlement cracks and settling at various locations. If possible, the cracks should be sealed to keep out moisture and to prevent further deterioration.

Exterior Covering

3) This end of the hotel is covered with t111 wood siding. It shouldn't be touching the block foundation since it will get damaged from water absorption. Also, the foundation block is open at the top exposing it to water. This is the same condition on both ends of the motel.

4) The wood lap siding is in need of painting and it's touching the ground causing water damage to start on the siding. There is also some locations that need some repair because of slight water damage and from the siding pulling away from the building.

5) Additional siding examples.

6) The wood t111 siding is touching the cement sidewalk. This could cause water damage over time.

Exterior Trim Material

7) The wood trim is water damaged by the main living quarters back door.

Windows

8) The window trim on the motel could use repainting in the near future. There is some locations that have a little water damage.

9) The window has lost it's seal causing a fog like appearance between the panes of glass. Replacement of the window or pane needs to be done to repair this situation.

(Report Summary continued)

Entry Doors

10) Cement splatter has stained the doors on the east end of the motel where the new sidewalk has been put in.

11) Room 17 is missing its kick plate beneath the door.

Roof Covering

12) The roof has some moss growth occurring in areas. This kind of growth can shorten shingle life and should be removed. There are products available to treat the moss and then it can be gently rinsed off the roof. This was on the back southwest corner of the roof.

13) The roof had some nail pops that should be repaired with a sealer.

14) The roof over the main kitchen area has some damage from snow shoveling. We did not see any water intrusion at the time of the inspection.

Ventilation Present

15) There is no soffit ventilation for the roof over the main living quarters.

Chimney

16) The chimney's brick has some Spauling that has occurred that's damaged the bricks. This occurs when water gets into cracks and then freezes causing the bricks to come apart. The cracks in the chimney and cap should be sealed to prevent moisture from seeping in.

17) The chimney's brick has some Spauling that has occurred that's damaged the bricks. This occurs when water gets into cracks and then freezes causing the bricks to come apart. The cracks in the chimney and cap should be sealed to prevent moisture from seeping in.

Flashings

18) These areas on the roof are water damaged and should be metal flashed.

(Report Summary continued)

Soffit and Fascia

19) The wood soffit and fascia is in need of paint and repair.

20) This roof vent has lost its screen.

Gutters & Downspouts

21) Gutter joints are leaking and rotting the fascia board at various locations.

22) The gutters around the motel are in need of cleaning.

Foundation Types

23) The sill plate is damaged from water intrusion at the east end/front of the building where an old drain pipe is located. This pipe is rusted through and no longer in use. Both ends of the building have a pipe like this with similar problems except the west end's sill plate is not damaged as bad the red arrows show the area where the sill plate is damaged.

Structure

24) This crawl space screen framing has severe water damage.

25) This cavity behind the building contains mechanical pipes. There is blown cellulose throughout the cavity. Freezing is the concern with this setup but we can't tell if there are any problems until a winter is experienced in the motel.

26) East end crawl space area was in good dry condition at the time of inspection.

Type of Service

27) Tree branches are growing into the service line.

Branch Circuit Wiring

28) The residence has non-grounded outlets. These types of outlets will work but will not protect three-pronged appliances like computers or televisions.

29) There were wires in the attic that are terminated but not in a sealed junction box. An electrician could review and make repairs.

(Report Summary continued)

Overcurrent Protection

30) The branch circuits are double tapped at a breaker. This is done when no room is available in an electrical panel to add a line so a breaker is double tapped to avoid having a sub panel or new panel installed to accommodate additional breakers. An electrician could review and make recommendations.

31) The branch circuits are double tapped at a breaker. This is done when no room is available in an electrical panel to add a line so a breaker is double tapped to avoid having a sub panel or new panel installed to accommodate additional breakers. An electrician could review and make recommendations. Laundry room area breaker

Electrical

32) The maids quarters electrical panels.

Plumbing

33) This water valve is leaking behind the wall.

Shower Walls

34) Some sealing needs to be done where tile meets tub.

GFCI Protection

35) A GFCI outlet should be installed within 6' of a water source.

GFCI Protection

36) A GFCI outlet should be installed within 6' of a water source.

Bathrooms: Bathroom #2

37) Bathroom electrical heater worked as designed.

Bath Tub

38) Missing faucet handle.

GFCI Protection

39) A GFCI outlet should be installed within 6' of a water source.

(Report Summary continued)

Bathrooms: Bathroom #3

40) The bathroom electric heater worked at the time of inspection.

Floor

41) The vinyl floor is pulling up along the walls of the bathroom.

GFCI Protection

42) A GFCI outlet should be installed within 6' of a water source.

Shower

43) The faucet head was leaking.

GFCI Protection

44) A GFCI outlet should be installed within 6' of a water source.

Bathrooms : Bathroom #1

45) This is a heater not a ventilation fan. The heater was not working at the time of inspection.

46) Electrical heater did not operate .

Sink(s)

47) The drain stop is missing from the sink.

Bath Tub

48) The caulk around the tub could use some repair.

Floor

49) The grout in the floor was missing at several locations.

Bathrooms : Bathroom #2

50) Ceiling heater not working .

Bath Tub

51) The drain stop is missing from the tub.

(Report Summary continued)

Ventilation Type

52) This ceiling appliance did not work at the time of inspection.

GFCI Protection

53) A GFCI outlet should be installed within 6' of a water source.

GFCI Protection

54) A GFCI outlet should be installed within 6' of a water source.

Bathrooms #2: Bathroom #1

55) This electric heating unit did not work at the time of inspection.

GFCI Protection

56) A GFCI outlet should be installed within 6' of a water source.

GFCI Protection

57) A GFCI outlet should be installed within 6' of a water source.

Bath Tub

58) The hot water handle did not work at the time of inspection.

Shower Walls

59) Grout needs touch up.

GFCI Protection

60) A GFCI outlet should be installed within 6' of a water source.

Bathrooms 2: Bathroom #1

61) Room 4 bath.

Sink(s)

62) The drain stop is missing from the sink and the sink drains slowly.

Shower Walls

63) Some repair work was done to the shower wall.

(Report Summary continued)

Bathrooms 2: Bathroom #2

64) This bathroom heater did not work.

Sink(s)

65) The drain stop is missing from the sink.

GFCI Protection

66) A GFCI outlet should be installed within 6' of a water source.

Bathrooms 2: Bathroom #3

67) The electric heater did not work .

Floor

68) The tile floor had some damage at the time of inspection.

Ventilation Type

69) This heater was not working at the time of inspection.

GFCI Protection

70) A GFCI outlet should be installed within 6' of a water source.

Bath Tub

71) This bathtub faucet does not work.

Sink(s)

72) This sink drains slow.

Shower Walls

73) This seam along the tub can should be sealed.

GFCI Protection

74) A GFCI outlet should be installed within 6' of a water source.

Dryer Venting

75) Duct tape is used on the dryer vent, this should be aluminum foil type tape. Duct tape will dry out and come apart over time.

(Report Summary continued)

Garage

76) Garage views.

77) The springs for the overhead garage door do not have a safety cable running through them. This cable would prevent damage or injury should the springs ever break.