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Inspection reference: 905 Canterbury Rd
Westlake, OH 44145

**Office Building
Sample Report**

Confidential Inspection Report

**905 Canterbury Rd
Westlake OH 44145**

December 13, 2023



Prepared for:

[REDACTED]
**905 Canterbury Rd Unit 10
Westlake OH 44145**

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.





Inspection: 121323MV - Abdelrahman Abdelaziz Address: 905 Canterbury Rd

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Dear Abdelrahman,

In addition to our main summary items, these findings include the year and manufacturer of your major appliances (A/C, Furnace, Hot Water Tank) in the house. **Note - This is the date the unit was manufactured, NOT the installation date.**

In addition, we have also included the manufacturer of your minor appliances (if available - Stove/Oven, Refrigerator, Dishwasher and Built-In Microwave) Please note, the inspector did his/her best to locate manufacturer tags, however, these tags are not always visible and may not show the exact information. To learn about the complete detail of these appliances, be sure to read the full report.

Supporting photos can be found in the body of the full report.

Appliance Information Sheet

(Air Conditioner, Furnace, Hot Water Tank, Stove/Oven, Fridge, Dishwasher, Built-In Microwave)

You can use the CTRL "F" feature to jump to specific sections of report for easy navigation.

KITCHEN

Kitchen and Dining Room:

6.6 Dishwasher:

1. Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only.

6.7 Microwave, Fan & Light:

2. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.

6.8 Refrigerators:

3. The refrigerator is tested to verify that unit is cooling at time of inspection. Freon levels, icemaker operation and other specialty items are beyond the scope of this inspection.

AIR CONDITIONER

Air Conditioning - Unit #1:

8.1 Brand:

4. System is Ameristar . The unit is a 2015 and is 8 years old.

8.4 General Conditions:

5. As most manufacturers warn against operating air conditioning units when the outside temperature is below 65 degrees and heat pumps below 60 degrees in the last 24 hours, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit. The unit appears to be serviceable unless otherwise noted.

HEATING

Heating Plant - Unit #1:

9.1 Heating System Location:

6. **The inspector was unable to locate a central heating system within the unit. Access may have been blocked or unaccessible due to business property within the unit. Recommend consulting sellers to find out if there is a heating system located within the unit.**

WATER HEATER:

Water Heater #1:

11.1 Brand:

7. Water heater is manufactured by Bradford White. The unit is a 2019 and is 4 years old.



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11.6 Water Heater Condition:

8. The water heater was tested and appeared to function properly at time of inspection.

STANDARDS OF PRACTICE

Your inspector Mike Vakos is proud to conduct your inspection in accordance with the Standards of Practice of the following professional organizations.

OHIO HOME INSPECTOR LICENSE NUMBER

OHI.2019004224

OHIO RADON TESTER LICENSE NUMBER

RT1657

OHIO LEAD CLEARANCE TECHNICIAN LICENSE NUMBER

CT8809

*American Society of Home Inspectors (ASHI)
International Association of Certified Home Inspectors (InterNACHI)*

For your convenience, you will find their current Standards of Practice at:

ASHI Standards of Practice: <https://www.homeinspector.org/Resources/Standard-of-Practice>

ASHI Code of Ethics: <https://www.homeinspector.org/Resources/Code-Of-Ethics>

InterNACHI Standards of Practice: <https://www.nachi.org/sop.htm>

InterNACHI Standard of Practice for Commercial Properties: <http://www.nachi.org/comsop.htm>

Where association Standards of Practice differ, the **ASHI** Standards of Practice will prevail.

INSPECTOR CREDENTIALS





GENERAL INFORMATION

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses observation by the inspector, based upon the standards of practices of ASHI that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice of ASHI, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



Client & Site Information:

1.1 Inspection Date:

December 13, 2023 2:00 PM

1.2 Client:



1.3 Inspection Site:

905 Canterbury Rd
Westlake, OH 44145

1.4 Download Link to Inspection Photos:

For a more detailed viewing of photos and/or videos, please click the Google Photos link below. You can download, share or save them to your phone or hard drive.

<https://photos.app.goo.gl/xAgMb5gYf3ogrtZH9> (Link to Inspection Photos)

1.5 In Attendance:

Tenants

1.6 Occupancy:

This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

1.7 Property Information:

When you read the report, when it's noted as home or house, that is synonymous with building.

An alarm system is present. Alarm systems are not within the scope of this inspection, client is advised to consult with sellers or alarm company for operating instructions.

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1.8 Style of House:

This is a commercial structure.

1.9 Weather Conditions:

Partly Cloudy

1.10 Outside Temperature (F):

30-40

1.11 Soil Conditions:

Dry

EXTERIOR

EXTERIOR

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties which would be apparent to the average person. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

This inspection is not intended to address or include any geological conditions or site stability information. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Exterior:

2.1 Exterior Door Material:

Metal

2.2 Exterior Door Condition:

The outside entry door(s) is serviceable.

Suggest windows, doors, and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



2.3 General Window Condition:

NOTE: SEE INDIVIDUAL ROOMS WITHIN REPORT FOR MORE DETAILS AND PHOTOS

The windows and associated hardware in this room are all serviceable.

Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



2.4 Exterior Siding Materials:

Siding materials consist of brick. The inspector is unable to view the condition of the house behind the siding. It is important to keep siding well caulked, sealed/painted to prevent moisture penetration.

2.5 Siding Condition:

The siding is in serviceable condition.

Suggest keeping wood/vinyl/aluminum siding, sealed/painted to prevent moisture penetration. Failure to keep wood siding sealed can cause deterioration and extensive moisture damage to the sheathing and walls. This damage is not always visible or accessible to the inspector at the time of inspection.



2.6 Location of Electric Meter:

Electric meter is located at the rear.

2.7 Type & Condition of Electric Meter:

The underground service appears adequate.





ROOF

We generally attempt to evaluate various roof types with binoculars, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers for additional information or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roofing:

3.1 Inspection Method:

The inspector used a Drone.

3.2 Roof Covering Materials:

Elastomeric Roofing. Elastomeric roofing material is generally a flexible, rubber-like material that is laid over the entire roof.

3.3 Condition of Roof Covering Material:

Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.





3.4 Roof Comments:

As part of regular maintenance, it's important to reseal any loose shingles, caulk around flashings and nail heads to prevent any water intrusion.

Building is a business condominium. Typically, exterior and common area items are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws to determine the scope of responsibility regarding these items prior to closing.



GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

4.1 Garage Type:

The garage is attached.



4.2 Number of Overhead Doors:

There is a single overhead door.

4.3 Overhead Door:

Serviceable. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.



4.4 Door Hardware:

Serviceable.

4.5 Door Openers:

The overhead door opener appears to function appropriately.



4.6 Safety Reverse Switch on the Automatic Opener:

This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.



4.7 Man Door Material:

Metal

4.8 Man Door Condition:

Serviceable.

Suggest windows, doors, and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



4.9 Switches/Fixtures/Outlets:

A representative sampling of switches and outlets were tested. As a whole, switches and outlets throughout the garage are in serviceable condition.





BATHROOMS

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Bathroom #1:

5.1 Location:

1st Floor, Men's Room



5.2 Entry Door:

The entry door to this room is serviceable.

5.3 Floor:

The floors are in serviceable condition.



5.4 Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

5.5 Ceiling:

Drop Ceiling



5.6 Bath Ventilation:
Serviceable



5.7 Sink/Faucet/Drain:
Serviceable



5.8 Toilet:
Serviceable



5.9 Cabinets/Counters:

Serviceable



5.10 Ground Fault Protected Outlets:

GFCI outlets are provided for safety.



5.11 Switches/Outlets/Fixtures:

A representative sampling of switches and outlets were tested. As a whole, outlets throughout the room are in serviceable condition.



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Bathroom #2:

5.12 Location:

1st Floor, Women's Room



5.13 Entry Door:

The entry door to this room is serviceable.

5.14 Floor:

The floors are in serviceable condition.



5.15 Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

5.16 Ceiling:

Drop Ceiling



5.17 Bath Ventilation:
Serviceable



5.18 Sink/Faucet/Drain:
Serviceable



5.19 Toilet:
Serviceable



5.20 Cabinets/Counters:

Serviceable



5.21 Ground Fault Protected Outlets:

GFCI outlets are provided for safety.



5.22 Switches/Outlets/Fixtures:

A representative sampling of switches and outlets were tested. As a whole, outlets throughout the room are in serviceable condition.

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Bathroom #3:

5.23 Location:

1st Floor, Unisex Bathroom



5.24 Entry Door:

The entry door to this room is serviceable.

5.25 Floor:

The floors are in serviceable condition.



5.26 Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

5.27 Ceiling:

Drop Ceiling



5.28 Bath Ventilation:

Serviceable



5.29 Sink/Faucet/Drain:

Serviceable



5.30 Toilet:

Serviceable



5.31 Cabinets/Counters:

Serviceable



5.32 Ground Fault Protected Outlets:

GFCI outlets are provided for safety.



5.33 Switches/Outlets/Fixtures:

A representative sampling of switches and outlets were tested. As a whole, outlets throughout the room are in serviceable condition.



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KITCHEN

General Appliance Inspection/Testing Note

The appliances are all turned on and run, to ensure that they operate. The testing done is general in nature, and not exhaustive. We do not verify appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, ice-maker production, and other specialized features of the appliances. Note that if the occupant has dishes in the dishwasher or clothes in the washer or dryer, we do not operate them and will note the limitation in our ability to completely inspect and test these units. No warranty, guarantee, or certification is given as to future failures.

Kitchen and Dining Room:

6.1 Entry Door:

1st floor



6.2 Floor:

The floors are in serviceable condition.



6.3 Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

6.4 Ceiling:

Drop ceiling



6.5 Sink/Faucets/Supply/Drain:

Serviceable



6.6 Dishwasher:

Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only.



6.7 Microwave, Fan & Light:

Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.



6.8 Refrigerators:

The refrigerator is tested to verify that unit is cooling at time of inspection. Freon levels, icemaker operation and other specialty items are beyond the scope of this inspection.



6.9 Ground Fault Protected Outlets:

GFCI outlets are provided for safety.



6.10 Switches/Outlets/Fixtures:

A representative sampling of switches and outlets were tested. As a whole, outlets throughout the room are in serviceable condition.





OTHER LIVING SPACES

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or needed prior to close.

Front Entry & Main Hallway:

7.1 Entry Doors:

The outside entry door(s) is serviceable.

Suggest windows, doors, and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



Office:

7.2 Entry Door:

1st floor, Front Office



7.3 Floor:

The floors are in serviceable condition.



7.4 Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

7.5 Ceiling:

Drop ceiling



7.6 Switches/Fixtures/Outlets:

A representative sampling of switches and outlets were tested. As a whole, switches and outlets throughout the room are in serviceable condition.



Office:

7.7 Entry Door:

1st floor, General Office



7.8 Closet Door:

The closet door to this room is functional.



7.9 Floor:

The floors are in serviceable condition.



7.10 Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

7.11 Ceiling:

Drop ceiling



7.12 Switches/Fixtures/Outlets:

A representative sampling of switches and outlets were tested. As a whole, switches and outlets throughout the room are in serviceable condition.



Office:

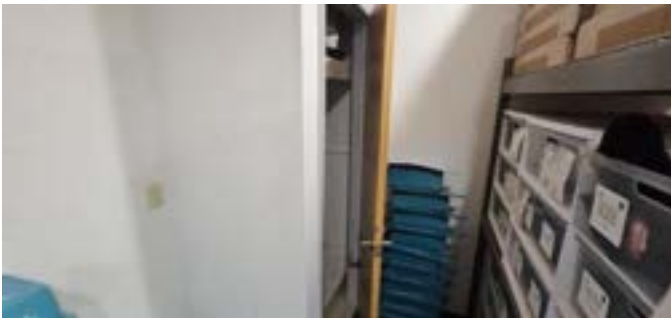
7.13 Entry Door:

1st floor, Storage Office



7.14 Closet Door:

The closet door to this room is functional.



7.15 Floor:

The floors are in serviceable condition.



7.16 Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

7.17 Ceiling:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.



7.18 Switches/Fixtures/Outlets:

A representative sampling of switches and outlets were tested. As a whole, switches and outlets throughout the room are in serviceable condition.



Office:

7.19 Entry Door:

1st floor, Conference Room



7.20 Closet Door:

The closet door to this room is functional.



7.21 Floor:

The floors are in serviceable condition.



7.22 Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

7.23 Ceiling:

Drop ceiling



7.24 Switches/Fixtures/Outlets:

A representative sampling of switches and outlets were tested. As a whole, switches and outlets throughout the room are in serviceable condition.



Office:

7.25 Entry Door:

1st floor, General Office



7.26 Floor:

The floors are in serviceable condition.



7.27 Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

7.28 Ceiling:

Drop ceiling



7.29 Windows Type:

Metal frame windows are usually subject to frost and condensation and require regular maintenance for proper operation.

7.30 Windows:

The windows and associated hardware in this room are all serviceable.

Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



7.31 Switches/Fixtures/Outlets:

A representative sampling of switches and outlets were tested. As a whole, switches and outlets throughout the room are in serviceable condition.





AIR CONDITIONER

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. We are testing temperature difference only. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. **DISMANTLING AND INSPECTION OF INTERNAL COMPONENTS OF THE AIR CONDITIONING SYSTEM IS NOT WITHIN THE SCOPE OF THIS INSPECTION.** Definition: HVAC - Heating, Ventilation, Air Conditioning.

Air Conditioning - Unit #1:

8.1 Brand:

System is Ameristar . The unit is a 2015 and is 8 years old.



8.2 Location:

Rear of building

8.3 AC Design:

Electric split system with disconnect was observed.



8.4 General Conditions:

As most manufacturers warn against operating air conditioning units when the outside temperature is below 65 degrees and heat pumps below 60 degrees in the last 24 hours, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit. The unit appears to be serviceable unless otherwise noted.

We recommend having your HVAC equipment serviced and cleaned every year to ensure

proper operation and extend the lifespan of the unit to maximize usage.

You can expect your average AC to last between 15 to 20 years, but a good preventive AC maintenance routine can keep your air conditioner working 20-25 years. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Main AC Maintenance Items:

- Changing filter regularly (every 1-3 months)
- Getting AC tune-ups/servicing seasonally
- Removing debris from and cleaning the casing of the outside unit
- Checking on and replacing refrigerant insulation as necessary

How many of these items you perform and how regularly you perform them makes an impact on the lifespan of your air conditioner. Do you do no maintenance what so ever? Expect your ACs lifespan to be on the low end, 15-18 years. If you do 2-3 of these items regularly, then your ACs lifespan will be on the higher end of the range between 18 to 20 years. What if you're diligent about doing all 4 of these maintenance items regularly? Your AC could last as long as 20 to 25 years!



8.5 Temperature Differential:

Due to the outside temperature being below 65 degrees, the inspector was unable to verify proper temperature differential. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit. The unit appears to be serviceable unless otherwise noted. If concerned about this, recommend review by a licensed HVAC contractor to pressure test the AC unit.

8.6 Thermostat:

Serviceable.

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HEATING

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. If a humidifying system is present on the furnace. As per the Inspection Agreement, humidifiers are beyond the scope of this inspection, because of the way a humidifier operates. Suggest client verify operation with sellers. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT.** Definition: HVAC - Heating, Ventilation, Air Conditioning.



Heating Plant - Unit #1:

9.1 Heating System Location:

The inspector was unable to locate a central heating system within the unit. Access may have been blocked or unaccessible due to business property within the unit. Recommend consulting sellers to find out if there is a heating system located within the unit.



ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed prior to close, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician.

Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Arc-Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc-Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" or an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a qualified electrician to enhance safety. Upgrades should be performed by a qualified electrician for review or replacement as needed.

Main/Sub Electrical Panels:

10.1 Main Panel #1:

Location, Office

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified electrician for analysis of the existing problem.

Futures provided for possible expansion.

Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.





WATER HEATER:

REPORT LIMITATIONS

Be advised that hot water heaters have a short 8-12 year lifespan depending on brand, budget for eventual age replacement. Set water temperature control no higher than 125 F degrees max at the faucets and 115 F degrees max at the shower heads to prevent scalding. Flushing your hot water heater is easy to overlook. But regularly flushing out your hot water heater is an important task. Getting rid of the gunk and mineral deposits that accumulate will help your hot water heater run more efficiently as well as prolong its life, saving you money in the long run. Depending on your model, aim to flush your hot water heater every one to three years.

Water Heater #1:

11.1 Brand:

Water heater is manufactured by Bradford White. The unit is a 2019 and is 4 years old.



11.2 Location:

The water heater is located in the closet.

11.3 Tank Capacity:

This home has a 19 gallon water heater.

11.4 Supply Lines:

Copper



11.5 Temperature & Pressure Relief Valve:

Serviceable



11.6 Water Heater Condition:

The water heater was tested and appeared to function properly at time of inspection.

Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

As part of your regular water heater maintenance schedule, flushing and draining your water heater at least once per year boosts the quality of water in your home. It could also save you money long-term, as you can prolong the life of your tank with maintenance.