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Inspection reference: Sample 40,000 SF Warehouse

Confidential Inspection Report

Any Street

Randolph, MA 02368

October 2, 2019



Prepared for: Client

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.



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GENERAL INFORMATION

Client & Site Information:

Inspection Date & Time:

Inspection Date: 12/6/2017

Start Time: 9:00 AM

End Time: 1:00 PM.

Client:

Client

Any Street

Randolph, MA 02368

Inspection Site:

Any Street

Randolph, MA 02368

Building Occupied?

Yes.

People Present:

Purchaser.

Inspectors Information

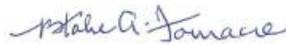
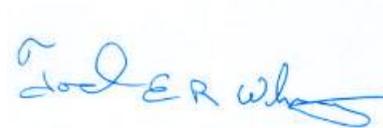
Inspector

Tod E. R. Whiting

John Kiley

Blake Fouracre.

Signature



Building Characteristics:

The Main Entry Faces

East.



Left View



Right View



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Rear View



Building Size (SF)

39996 SF.

Maps

Neighborhood



Flood Zone Map

Flood Zone: X
Map: 25021C0212E
Panel: 212
Date 7/17/2012.



Assessors



Zoning

The subject is located in the industrial zoning district.



Climatic Conditions:

Weather: Overcast, intermittent rain.
Soil Conditions: Damp/wet.
Outside Temperature (F): 40-45.

Utility Services:

Water Source: Public as noted on listing sheet.
Sewage Disposal: Public as noted on listing sheet.
Utilities Status: All utilities on.

About Rated Items

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

SER = "Serviceable" = Abbreviated as "SER" in the report. A component receiving this rating is functioning consistently with its original purpose at the time of inspection, however it may exhibit normal wear and tear. Lack of maintenance can create conditions that require costly repairs or even replacement of the component(s) or system(s) more frequently. Maintenance, acts of God, environmental conditions, etc., may impact the remaining economic life of the system or component.

NP = "Not Present" = Abbreviated as "NP" in the report. This rating indicates the component listed is not present and is not required to be present. If the component is required to be present and is not it would receive a rating of defective

LR = "Limited Repairs" = A component receiving this rating requires immediate limited repairs or maintenance. It is important to conduct these repairs as soon as possible in order to avoid continued deterioration of the component(s) or system(s). Even deferred maintenance items should be repaired as soon as possible. Items of this nature left unattended may result in costly repairs or replacement at some future date. In many cases the extent of the damage or deterioration is greater than can be observed during this non invasive visual inspection.

DEF = "Defective" = Abbreviated as "DEF" in the report. A component receiving this rating requires repair or replacement. This inspection and report recommends THE CLIENT have these areas reviewed and repaired by an appropriate specialty contractor



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familiar with the type of work which may be required to remediate, repair, or replace that system or component. In some cases it may be appropriate to have the defective system or component reviewed by an engineer or other expert. In many cases the extent of the damage or deterioration is greater than what can be observed during a noninvasive visual inspection. In many cases the extent of the damage or deterioration is greater than can be observed during this non invasive visual inspection. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

SAF = "Safety Concern" = A condition in a readily accessible, installed system or component, which is judged to be of significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or a change in the accepted residential construction standard.

Right and left as noted in the report are determined as if looking at the component from the front of the subject property, FOR THE PURPOSES OF THIS INSPECTION THE FRONT OF THE BUILDING IS THAT SIDE OVERLOOKING THE PARKING LOT.

Payment Information:

Total Fee: 0.00.

Paid By:

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 the personal opinions of the inspector, based upon his visual impressions of the conditions 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 the Massachusetts standard of practice, a copy of which is included in this report.

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.

In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs. 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.

PHYSICAL SITE DESCRIPTION

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. 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. 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.

Parking Lot:

<i>Rating</i>	Limited repair.
<i>Material:</i>	The parking lot is constructed of, asphalt.
<i>Observations</i>	The parking lot, has irregular surfaces, is cracked.
<i>Recommendation</i>	The inspector recommends, fill the cracks, seal the surface to extend the life expectancy of the driveway, Consult with a qualified professional to determine the full extent of repairs needed.



Walks

<i>Rating</i>	Limited repair.
<i>Material:</i>	The walks are constructed of: concrete.
<i>Observations</i>	The walk, is cracked, has voids.
<i>Recommendation</i>	The inspector recommends Repair this component. All repairs when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practice Consult with a qualified professional to determine the full extent of repairs needed.

Site Grading:

<i>Rating</i>	Limited repair.
<i>Site:</i>	The site is mostly level.
<i>Observations</i>	The site has irregular surfaces and is wet.
<i>Recommendation</i>	The inspector recommends Repair this component. All repairs when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practice Consult with a qualified professional to determine the full extent of repairs needed.



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Site Drainage

Rating

Observations

Acceptable.

A swale is present on the left and at the rear.



Grading at Foundation

Rating

Observations

Recommendation

Defective.

The following conditions were observed at the time of the inspection negative drainage toward building.

Prior to closing of escrow the client should

Repair this component. All repairs when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practice

Consult with a qualified professional to determine the full extent of repairs needed.



Retaining Walls:

Rating

Not Present.

Fence

Rating

Material:

Observations

Recommendation

Defective.

The fence is constructed of: chain link.

The fence is leaning, The fence is damaged, The fence panels improperly secured.

The inspector recommends

Repair this component. All repairs when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practice

Consult with a qualified professional to determine the full extent of repairs needed.



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Landscaping:

Rating

Acceptable.

General Comments

*FURTHER
RECOMMENDED*

REVIEW CONDITIONS WHICH NEED TO BE ADDRESSED HAVE BEEN OBSERVED IN THIS SYSTEM. METRO BOSTON PROPERTY INSPECTIONS INC. STRONGLY RECOMMENDS ALL DEFECTS IN THIS SECTION BE REVIEWED BY AN APPROPRIATELY LICENSED PROFESSIONAL TO DETERMINE THE FULL EXTENT OF REPAIR OR REPLACEMENT NECESSARY.

The client should consult with local code enforcement officials to determine if proper permits were secured for the work performed within the property.
The client should consider a 21E Environmental Assessment.



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Skylights:

Rating

Defective.

Observations

The roof hatch is broken at the hinge.

Recommendation

The inspector recommends repair or replacement of the roof hatch



Plumbing vents

Rating

Acceptable.

Exposed Roof Drainage:

Rating

Defective.

Location

Gutters and down spouts are only partially installed, the gutters and downspouts are located at the rear.

Type

The gutters and downspouts are constructed of: metal.

Observations

The following conditions were observed at the time of the inspection:
The gutters and/or downspouts are improperly secured. The gutters and downspouts are missing components
The gutters appear to be leaking.

Recommendation

Prior to closing of escrow the client should:
Repair this component, properly secure all gutters and downspouts to prevent collapse of the system and to allow roof water to properly drain away from the dwelling, The CLIENT should consult with a qualified contractor to determine the full extent of repairs need, hidden or concealed damage may be present.



Accessibility

Accessibility

The components in this section were not fully accessible due to: roof height/pitch.

General Comments

*FURTHER
RECOMMENDED*

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EXTERIOR - FOUNDATION

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.

Exterior Wall Cladding:

<i>Rating</i>	Limited repair.
<i>Materials:</i>	The exterior siding is constructed of: corrugated metal and masonry blocks.
<i>Observations</i>	The following conditions were observed at the time of the inspection: Dents/damage noted at the metal walls at the right side and the rear Water penetration noted at the rear left corner and at the front by the overhead doors.
<i>Recommendation</i>	Consult with appropriate contractor to determine the full extent of repairs necessary.



Steps and Landings

Rating Acceptable.

Loading Dock

<i>Rating</i>	Limited repair.
<i>Observations</i>	The bumpers are damaged.
<i>Recommendation</i>	Replacement of the damaged bumpers.



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Trim

Rating

Acceptable.

Windows

Rating

Acceptable.

Exterior Doors

Rating

Acceptable.

Foundation:

Rating

Limited repair.

Type and Materials:

The structure is supported by, a permanent foundation, The foundation is constructed of: Poured in place slab concrete, 8 inches or more thick.

Observations

The following conditions were observed at the foundation at the time of the inspection: cracks are noted, the cracks are vertical, Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year.

Recommendation

Prior to closing of escrow the client should: seal all cracks to prevent water penetration into basement or crawl space.



Exterior Outlets:

Rating

Acceptable.

Exterior Lighting:

Rating

Defective, Safety Hazard.

Observations:

The following conditions were observed at the time of the inspection
Some exterior lights were improperly secured
Some of the exterior doors, steps and landings were missing lights



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Recommendation

The inspector recommends repair or replace as needed.



General Comments

*FURTHER
RECOMMENDED*

REVIEW CONDITIONS WHICH NEED TO BE ADDRESSED HAVE BEEN OBSERVED IN THIS SYSTEM. METRO BOSTON PROPERTY INSPECTIONS INC. STRONGLY RECOMMENDS ALL DEFECTS IN THIS SECTION BE REVIEWED BY AN APPROPRIATELY LICENSED PROFESSIONAL TO DETERMINE THE FULL EXTENT OF REPAIR OR REPLACEMENT NECESSARY



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BASEMENT - CRAWLSPACE - STRUCTURE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. The inspector does not enter any area with headroom under 48 inches.

TYPE

Below Grade Area

There is no below grade area, the subject is a slab on grade.

Foundation:

Rating

Defective.

Material:

The foundation is constructed of, poured concrete.

Observations

The following conditions were observed at the time of the inspection
Movement is noted in the rear right corner of the foundation
Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of moisture in the concrete walls evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow, then further attention and evaluation would be recommended.
Water penetration/efflorescence noted.

Recommendation

The client should review the foundation with a structural engineer to determine if this is an ongoing condition.



Basement Floor

Rating

Defective.

Material

The floor is constructed of, Concrete.

Observations

The following conditions were observed at the time of the inspection
Cracks were noted in the slab floor. Unless otherwise noted, the cracks appear to be from movement.

Recommendation

The client should review the foundation with a structural engineer to determine if this is an ongoing condition.



Warehouse Walls

Rating

Limited repair.

Material

Metal, masonry block and sheetrock.

Observations

The following conditions were observed at the time of the inspection
Minor cracks and damage noted at the masonry walls in the back left corner.

Recommendation

Prior to closing of escrow the client should



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Repair this component. prior to closing the CLIENT should consult with qualified professional to determine the full extent of repairs.



Columns, Posts, Piers

Rating

Acceptable.

Material

The columns, posts & piers are constructed of Steel.

Beams and Girders

Rating

Acceptable.

Material

The beams/girders are constructed of Steel.

Framing:

Rating

Acceptable. Not accessible.

Material

The bar joists are constructed of steel.

Insulation

Rating

Acceptable, Not accessible.

Material

The insulation consists of fiberglass pillows.

Basement Outlets:

Rating

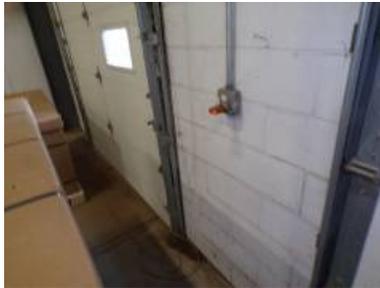
Defective, Safety Hazard.

Observations:

GFCI protection is not present at the exterior overhead doors.

Recommendation

The inspector recommends The inspector recommends install GFCI protected outlets, Have a licensed electrician make further evaluation and corrections as needed.



Basement Lighting:

Rating

Defective.

Observations:

The following conditions were observed at the time of the inspection

Some basement lights failed to operate

Some of the basement doors, steps and landings were missing lights

Recommendation

The inspector recommends repair or replace as needed, Have a licensed electrician make further evaluation and corrections as needed.



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Moisture Control

Rating

Observations

Recommendation

Limited repair.

Water penetration noted at rear left and rear right corners.

prior to closing the CLIENT should consult with qualified professional to determine the full extent of repairs.



Accessibility

Accessibility

The components in this section were not fully accessible due to, stored items and equipment.

General Comments

*FURTHER
RECOMMENDED*

REVIEW CONDITIONS WHICH NEED TO BE ADDRESSED HAVE BEEN OBSERVED IN THIS SYSTEM. METRO BOSTON PROPERTY INSPECTIONS INC. STRONGLY RECOMMENDS ALL DEFECTS IN THIS SECTION BE REVIEWED BY AN APPROPRIATELY LICENSED PROFESSIONAL TO DETERMINE THE FULL EXTENT OF REPAIR OR REPLACEMENT NECESSARY.



ELECTRICAL SYSTEM

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 before the close of escrow, 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. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Operation of time clock motors is not verified. 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 and AFCI 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.

Amps/Volts/Overcurrent Devices

<i>Rating</i>	Phase: Three phase Amps: 800 Volts: 409/277.
<i>Observations</i>	There service appears adequate to the current use.

Service Entrance Cable:

<i>Rating</i>	Acceptable, Not accessible.
<i>Location:</i>	The service entrance cable comes in from the street, under ground, and is located at the left.
<i>Material:</i>	The service entrance cable is.

Grounding

Is Electrical System Attached to Both the City and Building Side of the plumbing the Water Piping and/or a Ground Rod? The electrical system is NOT attached to both the city and building side of the plumbing

Is The Water Piping Bonded to the Electrical Service Wlthin the First Five Feet of its Entry Into The Building NO.

Recommendation Prior to closing of escrow the client should Repair this component. All repairs when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practice the client should consult with a qualified professional to determine the full extent of repairs necessary, attach ground to both the city and dwelling side of the water supply piping.

Main Service Panels:

Rating Acceptable.

Distribution Panels:

Rating Acceptable.

Over Current Devices

Rating Acceptable, Not accessible.
Type The over current devices are, Circuit breakers.



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Branch Wiring

Rating

Acceptable.

Type

The visible branch wiring consists of, Copper, Flexible conduit, Rigid conduit.

Wiring to Central Heating

Rating

Acceptable.

Wiring to Central Cooling

Rating

Acceptable.

Switches:

Rating

Acceptable.

Lighting:

Rating

Defective.

Observations

The following conditions were observed at the time of the inspection:
Lights are not operational in some areas, possibly due to bad bulbs.

Recommendation

Repair this component. All repairs when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practice



Electrical Outlets:

Rating

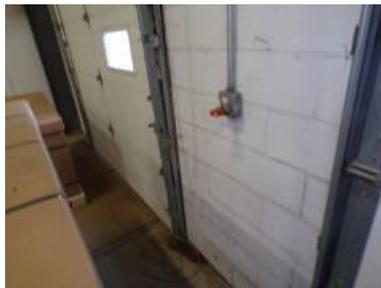
Limited repair.

Observations

The following conditions were observed at the time of the inspection:
GFCI protection is not present at the overhead doors.

Recommendation

Prior to closing of escrow the client should
Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at outlets by the overhead doors.



Accessibility

Accessibility

The components ins this section were not fully accessible due to, stored items and equipment.

General Comments

ELECTRICIAN RECOMMENDED

CONDITIONS WHICH NEED TO BE ADDRESSED HAVE BEEN OBSERVED IN THIS SYSTEM. METRO BOSTON PROPERTY INSPECTIONS INC. STRONGLY RECOMMENDS ALL DEFECTS IN THIS SECTION BE REVIEWED BY AN APPROPRIATELY LICENSED PROFESSIONAL TO DETERMINE THE FULL EXTENT



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OF REPAIR OR REPLACEMENT NECESSARY



PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

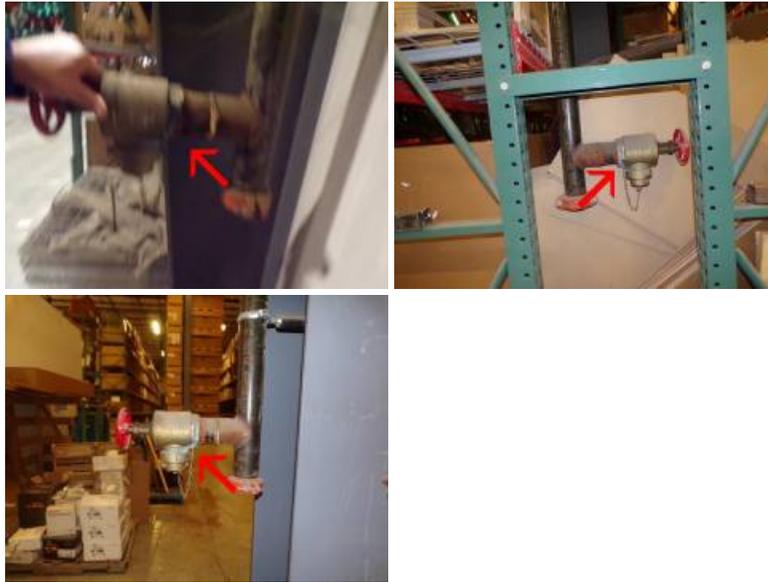
Main Line:

<i>Rating</i>	Limited repair.
<i>Type</i>	public system as noted in the subject listing.
<i>Material:</i>	copper.
<i>Functional Flow</i>	The functional flow appears adequate.
<i>Observations</i>	the electrical system is not attached to both the city and dwelling side of the water meter, The main water supply pipes are not bonded to the electrical system within 5 feet of its entry into the basement. Corrosion is noted, the pressure gauge is damaged.



Fire Suppression System

<i>Rating</i>	Limited repair.
<i>Material:</i>	copper, black pipe.
<i>Observations</i>	Corrosion is noted, repair or replace as needed. A qualified plumber is recommended for further evaluation and to estimate repairs.



Supply Lines/Valves/Fittings:

Rating

Acceptable.

Waste/Drain/Vent Pipes:

Rating

Acceptable.

Water Heater: Unit 1

Capacity:

There are 4 demand water heaters, 1 at each bathroom sink and 1 10 gallon water heater for the custodial slop sink.

Observations

The water heater at the office men's bathroom failed to operate, Repair or replace as needed.

A qualified plumber is recommended for further evaluation and to estimate repairs.

Exterior Plumbing:

Rating

Acceptable.

Bar Sink:

Rating

Acceptable.

Bathroom Sinks

Rating

Acceptable.

Toilets

Rating

Acceptable.

Bathroom Ventilation

Rating

Acceptable.

General Comments

*FURTHER
RECOMMENDED*

REVIEW CONDITIONS WHICH NEED TO BE ADDRESSED HAVE BEEN OBSERVED IN THIS SYSTEM. METRO BOSTON PROPERTY INSPECTIONS INC. STRONGLY RECOMMENDS ALL DEFECTS IN THIS SECTION BE REVIEWED BY AN APPROPRIATELY LICENSED PROFESSIONAL TO DETERMINE THE FULL EXTENT OF REPAIR OR REPLACEMENT NECESSARY



HEATING VENTILATION AIR CONDITIONING

The inspector can only open readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit.

This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating System: Unit 1

Rating Acceptable, Not accessible.

General Operation & Cabinet: Warehouse

Rating Defective.

Observations The following conditions were observed at the time of the inspection:
The warehouse unit was undergoing service at the time of the inspection. The client indicates this unit has not been functioning properly.

Recommendation The inspector recommends, Repair this component.

Exposed Flue Pipe: System 1

Rating Acceptable.

Combustion Air

Rating Acceptable.

Ducts

Rating Acceptable.

Plenum/Ducts / Air Supply: Insulated sheet metal, Flexible Round insulated plastic.

Air Filters: Disposable type. Follow the manufacturers directions for replacement.

Blower

Rating Acceptable.

Heat source: System 1

Rating Limited repair.

Observations The warehouse may not have sufficient heating for the space.

Recommendation The inspector recommends
prior to closing the CLIENT should consult with qualified professional to determine the full extent of repairs.

Fuel System:

Rating Acceptable.

Type: natural gas.



Inspection: Sample 40,000 SF Warehouse **Address:** Any Street

Normal Operating Controls:

Rating

Acceptable.



INTERIOR ROOMS

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. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. 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. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from 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 necessary before the close of escrow.

Egress

Rating The rooms on this level have adequate egress.

Doors

Rating Limited repair.

Observations The following conditions were observed at the time of the inspection:
Doors rub/stick/won't latch.

Recommendation The inspector recommends
Repair this component. All repairs when implemented by the buyer, seller, and/or homeowner shall comply with applicable requirements of the governing codes and sound construction practice



Windows

Rating Acceptable.

Walls

Rating Acceptable.

Ceilings

Rating Acceptable.

Floors

Rating Acceptable.

Stairs

Rating Acceptable.

General Comments

FURTHER RECOMMENDED **REVIEW** CONDITIONS WHICH NEED TO BE ADDRESSED HAVE BEEN OBSERVED IN THIS SYSTEM. METRO BOSTON PROPERTY INSPECTIONS INC. STRONGLY RECOMMENDS ALL DEFECTS IN THIS SECTION BE REVIEWED BY AN APPROPRIATELY LICENSED PROFESSIONAL TO DETERMINE THE FULL EXTENT OF REPAIR OR REPLACEMENT NECESSARY.



Inspection: Sample 40,000 SF Warehouse **Address:** Any Street

Material:

Doors

The doors are, wood.

Walls

The walls are constructed of, Sheetrock/drywall.

Ceilings

The ceilings in this room are constructed of, suspended acoustic tiles.

Floors

The floor covering material is vinyl composition tile.