

SUMMARY

1234 Main Street Fort Collins CO
80525
Buyer Name
04/11/2023 9:00AM

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2.1.1 COVERINGS

LOOSE SCREWS

The roof covering is in acceptable condition overall. Several screws need to be secured at the drip edge flashing at the North, West and South side of the warehouse.

Recommendation

Contact a qualified professional.



2.4.1 DRAINAGE SYSTEMS

DOWNSPOUT EXTENSIONS

Recommend that downspout extensions be installed to divert the runoff away from the structure.

Recommendation

Contact a qualified professional.



2.4.2 DRAINAGE SYSTEMS

NO DRAIN FLOOR AT THE TRAILER RAMPS AT THE WEST SIDE.

There are no visible floor drains installed at the trailer ramp near the foundation wall. This could allow for settlement on the driveway when excessive water accumulation and freeze/thaw damage.

Recommend that a qualified service provider determine if floor drains are present or need to be installed.

Recommendation

Contact a qualified professional.



3.1.1 SIDING, FLASHING AND TRIM

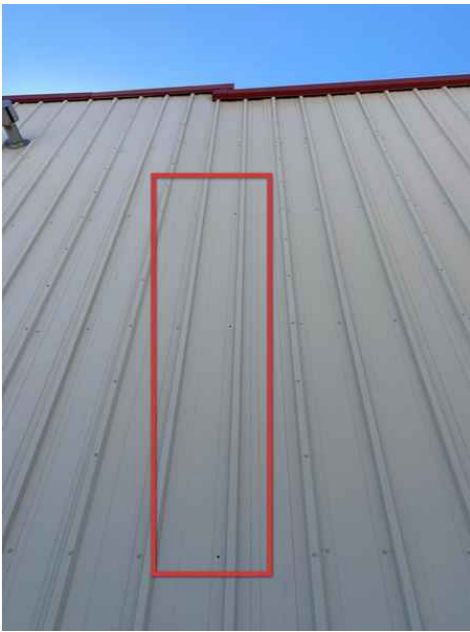
MINOR DAMAGES

Several screws are missing at a few panels on the east side of the warehouse.

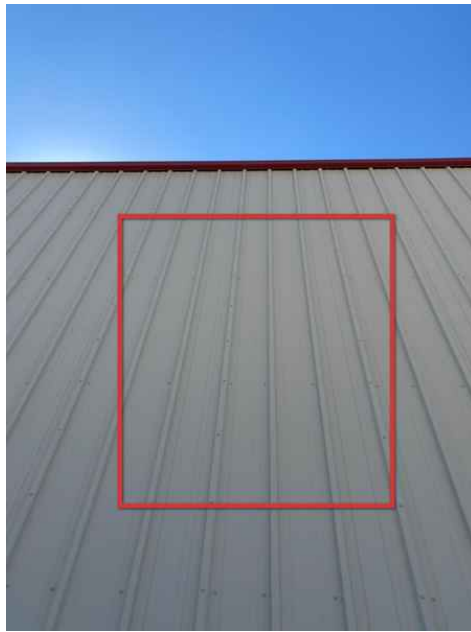
Impact damage is noted at a few of the panels on the east and north side of the warehouse.

Recommendation

Contact a qualified professional.



East



East



North side



East side

3.7.1 EXTERIOR LIGHTING
DAMAGE LIGHT FIXTURES

There are 3 exterior light fixtures that the housing is cracked and/or the light bulbs need to be replaced.

Recommendation
Contact a qualified professional.

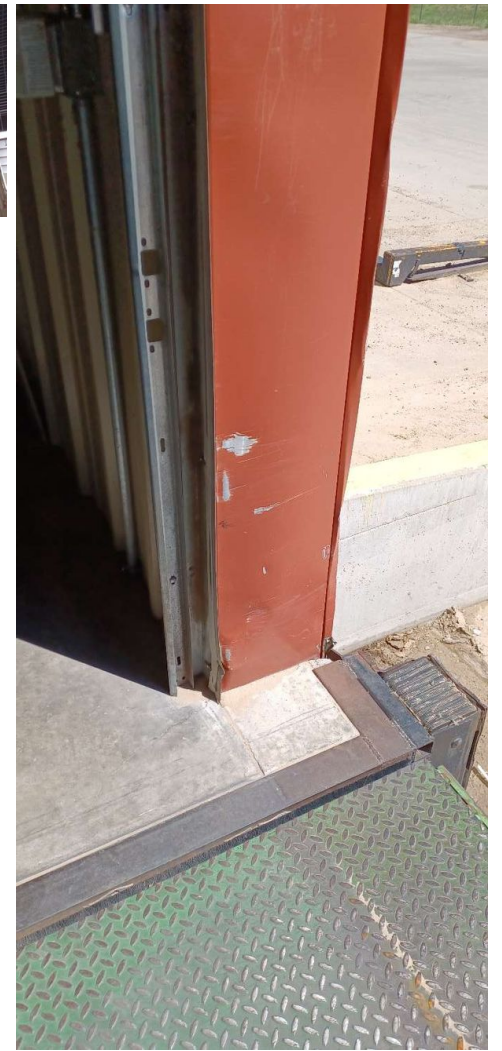


4.1.1 GARAGE DOOR (S) IMPACT DAMAGE-COSMETIC

Impact damage is noted at the garage door panels and surrounding areas and is consistent with warehouse with forklift operation. The damage does not appear to effect the doors function.

Recommendation
Contact a qualified professional.







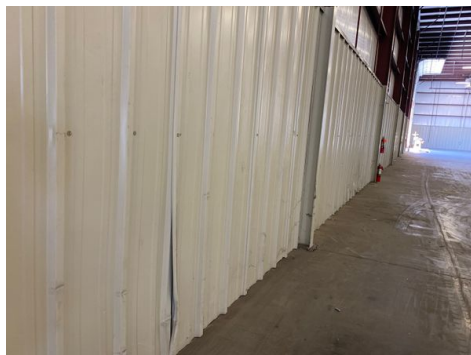


4.2.1 INTERIOR PANELS

IMPACT DAMAGE

Impact damage is noted at a few metal panels at the west side of the warehouse.

Recommendation
Contact a qualified professional.



5.1.1 CEILINGS

OFFICE CEILING WATER DAMAGE

In the northeast office, the ceiling panels show signs of previous water leak.

The source of the leak is above the sheetrock of the utility space above the ceiling panels and could not be accessed. The leak could be from the roof and may have been previously addressed.

A rubber coating is noted at the roof covering above the office.

Recommendation

Contact a qualified professional.



5.2.1 WALLS

WALL CRACKS

Cracks were seen where the window casing meets the wall in the west bedroom, guest bath, and main bedroom. Recommend these areas be sealed and touch-up painted if needed.

Recommendation

Contact a qualified professional.



West office

West office

5.7.1 BATHROOMS

WOMENS RESTROOM

The toilets in the women's restroom were clogged and not functional at the time of inspection.

It is recommended that a qualified contractor evaluate and determine the best options for repair.

Recommendation

Contact a qualified professional.



5.7.2 BATHROOMS
MENS RESTROOM

The tank lid for the toilet is missing at the time of inspection.

This should be replaced as needed.

Recommendation

Contact a qualified professional.



5.9.1 ADDITIONAL DISCOVERIES

SPACE HEATERS

The space heaters at the west offices were not functional at the time of the inspection.

Recommendation
Contact a qualified professional.



6.2.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

PANEL L

Panel L: Loose neutrals, orange THHN used as neutral.

Recommend licensed electrician service panel and change orange THHN for gray

Recommendation

Contact a qualified professional.

6.2.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

PANEL EP

Panel EP: Loose wires on main breaker

Recommend licensed electrician service panel.

Recommendation

Contact a qualified professional.

6.2.3 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

DETACHED BUILDING

Panel #1 and #2: No panel label. Could not discern where the panel is fed from.

See electrician's report for pictures.

Recommendation

Contact a qualified professional.

6.4.1 CONNECTED DEVICES AND FIXTURES

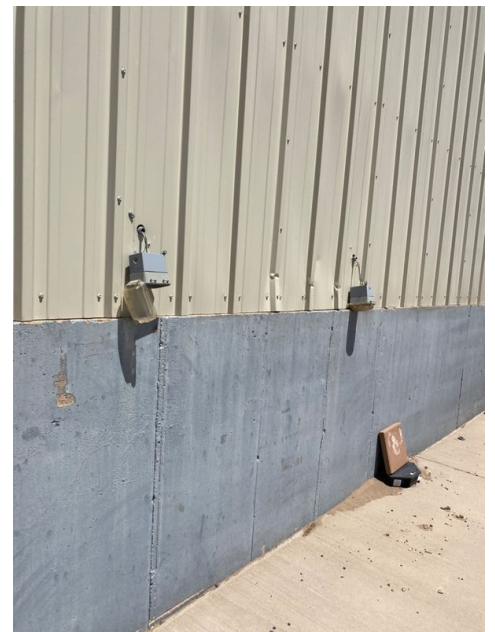
DETACHED BUT WITH CURRENT

Two of the exterior outlets at the north side are loose or detached from the wall.

There is current at both outlets when tested. The outlets need to be secured.

Recommendation

Contact a qualified professional.



7.3.1 EXHAUST SYSTEMS

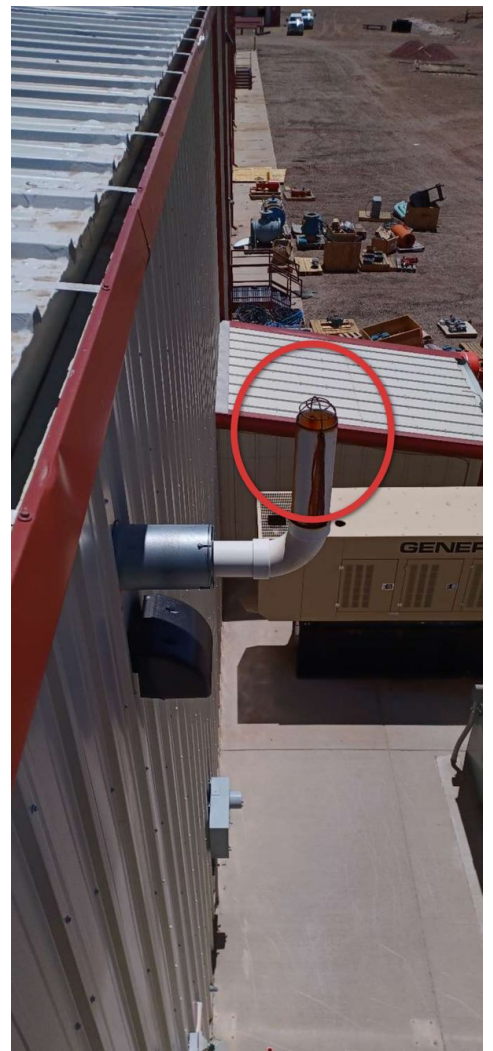
SPACE HEATER EXHAUST

The exhaust for the warehouse heater at the northwest exterior of the building is turned up and is catching rain/snow which will damage the heater unit.

It is recommended that a hooded cap be installed or the pipe be cut to exit straight out.

Recommendation

Contact a qualified professional.



8.7.1 WATER HEATER

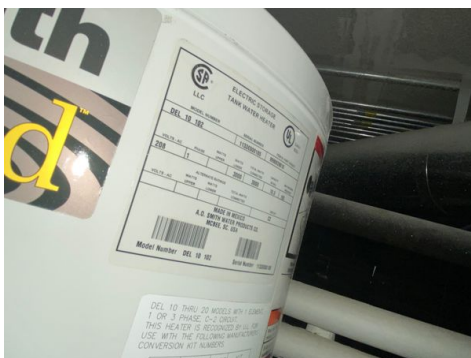
The 10 gallon electric water heater was functional at the time of the inspection.

The expansion tank has a saturated bladder and needs to be replaced.

Keep in mind that age of the water heater (11 yrs old), A replacement should be budgeted for.

Recommendation

Contact a qualified professional.



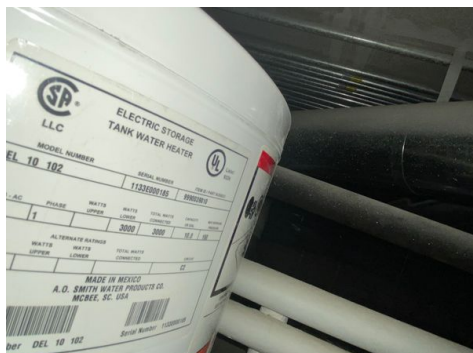
8.7.2 WATER HEATER RECOMMENDED SERVICING

The 2009 Kenmore 40 gallon water heater is functional at the time of inspection.

However, given the age of the water heater (12 yrs), it is recommended that a qualified plumber evaluate and service the unit. Replacement may be necessary in the near future.

Recommendation

Contact a qualified professional.



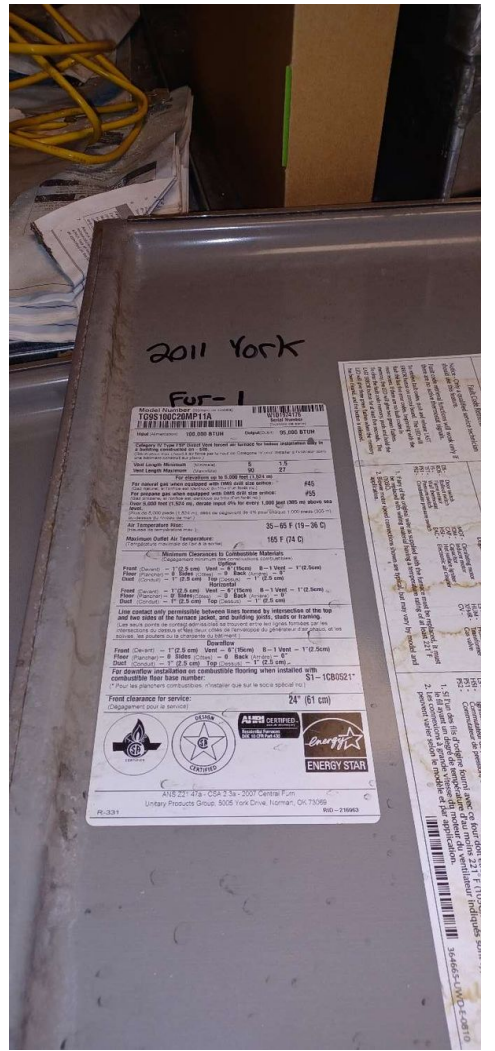
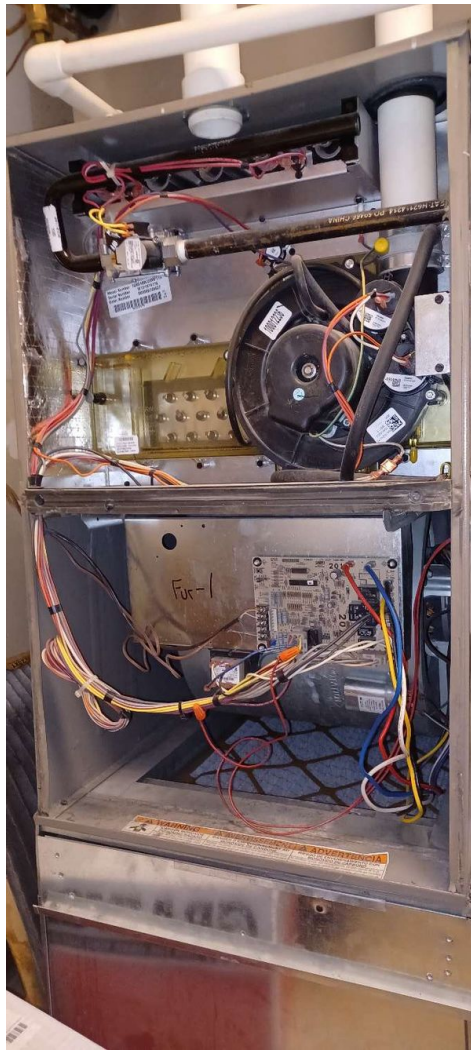
9.1.1 HEATING EQUIPMENT RECOMMEND SERVICING

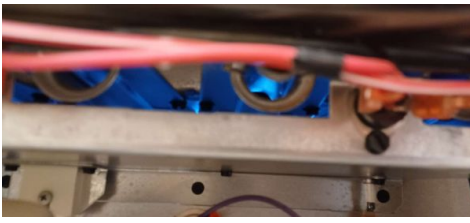
The gas furnaces were functional at the time of inspection.

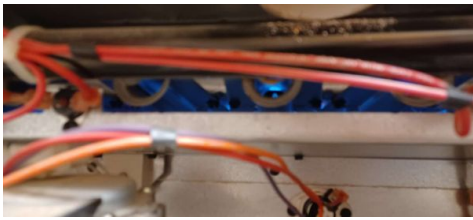
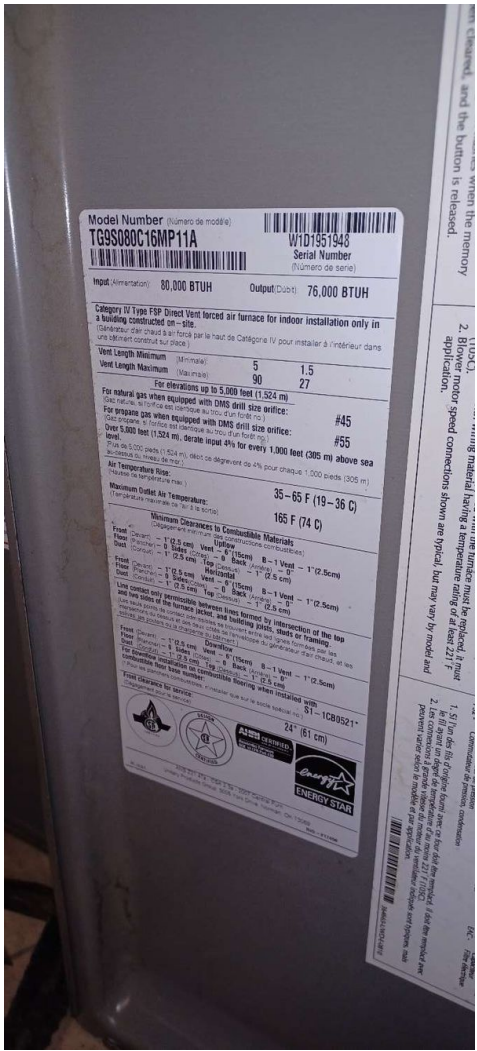
However, given the age of the furnaces (11 yrs), it is recommended that a qualified HVAC technician service the units.

Recommendation

Contact a qualified professional.







1. If the fan or blower motor is not running, check the fan capacitor and the blower motor. When the fan capacitor is replaced, the blower motor should run. If the fan capacitor is not replaced, the blower motor will not run.

2. Blower motor speed connections shown are typical, but may vary by model and application.

9.6.1 COOLING AND AIR HANDLER EQUIPMENT
NOT FUNCTIONAL

The 2011 York A/C Unit 1 was not functional at the time of inspection. The condenser did not engage and was locked up when tested.

It is recommended that a qualified HVAC technician evaluate and determine the cause and make any needed repairs.

The shut-off switch for the furnace was turned off as a precaution.

Recommendation
 Contact a qualified professional.



9.10.1 GAS AND ELECTRIC HEATERS FOR WAREHOUSE AND SHOP **NOT FUNCTIONAL**

The gas line to heater No 3 is not installed. The gas heater cannot be tested for function.

Recommendation
Contact a qualified professional.



10.1.1 FOUNDATION **FOUNDATION CRACKS - MINOR**

Minor cracking was noted at the exterior of the foundation. These should be sealed to minimize freeze/thaw damage.

Recommendation
Contact a qualified structural engineer.



11.7.1 Smoke Detectors

SMOKE DETECTORS

It is recommended that detectors more than 10 yrs old be replaced and that detectors be installed to meet existing standards.

The U.S. Fire Administration recommends the following:

1. Test detectors monthly
2. Replace batteries annually
3. Replace detectors every 10 years

Recommendation
Contact a qualified professional.



11.8.1 Carbon Monoxide Detectors

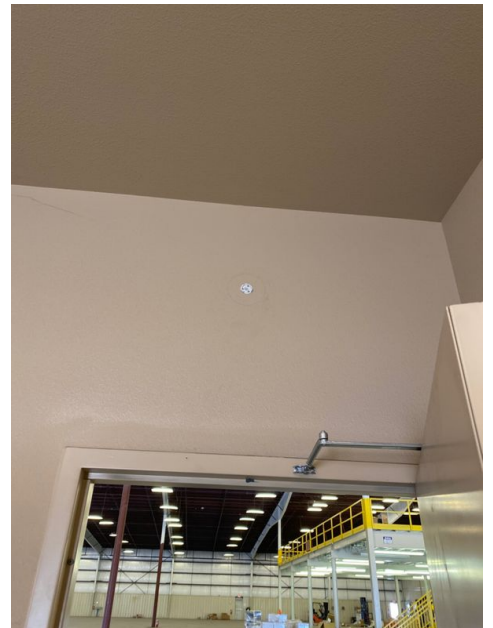
NO CO DETECTOR

There are no carbon monoxide detector found in the office spaces.

It is recommended that detectors be installed according to the manufacturer's instructions.

Recommendation

Contact a qualified professional.



South office

11.9.1 Portable Fire Extinguishers

INSPECTION DUE SOON

Keep in mind that the Fire Extinguishers inspection is due next month.

Recommendation

Contact a qualified professional.

11.11.1 Fire Sprinkler System INSPECTION

Keep in mind that the Fire Sprinkler system was inspected on 07/2021.

The Annual inspection should be scheduled next month.

Recommendation

Contact a qualified professional.



11.12.1 Exit Signs, Doors, Stairwells and Handrails

NO LIGHTS

There are several (at least 4 units) where the emergency lighting systems did not work when tested.

Recommendation

Contact a qualified professional.



east



East



NE corner



NW
