



PRO SPEX HOME & COMMERCIAL INSPECTION SERVICES

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PRO SPEX COMMERCIAL INSPECTION REPORT COPY

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LAUREL MD 20707

Boo Bah Loo
JULY 10, 2018



Inspector

Glenford Blanc

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SUMMARY



RECOMMENDATION

- ⊖ 1.4.1 General Physical Condition - Paving, Curbing and Parking: Paving good
- ⊖ 1.5.1 General Physical Condition - Flatwork (sidewalks, plazas, patios): Cracked, and is failing
- ⊖ 1.5.2 General Physical Condition - Flatwork (sidewalks, plazas, patios): Shows signs of erosion and problem needs to be addressed
- ⊖ 2.2.1 Utilities - Electricity: Elec
- ⊖ 2.3.1 Utilities - Natural gas: Nat gas
- ⊖ 2.4.1 Utilities - Sanitary Sewer: Sanitary waste
- ⊖ 2.5.1 Utilities - Storm Sewer: Storm drain good
- ⊖ 3.4.1 Structural Frame and Building Envelope - Roofing: Leaking Roof/Flashing
- ⊖ 4.1.1 Mechanical and Electrical System - Plumbing water supply and Distribution and Fixtures: Sump Pump
- ⊖ 4.3.1 Mechanical and Electrical System - Heating Equipment: Deteriorated
- ⊖ 4.4.1 Mechanical and Electrical System - Air conditioning and Ventilation: Leaking at condensation line
- ⊖ 5.1.1 Fire Protection - Alarm Systems: Alarm Not Inspected
- ⊖ 6.1.1 Interior Elements (Tenants) - PHOTOS: Interior Photos
- ⊖ 6.2.1 Interior Elements (Tenants) - Ceiling, Walls, Floors: Water is entering behind covering and needs correcting

1: GENERAL PHYSICAL CONDITION

1.1	Topography
1.2	Storm Water Drainage
1.3	Access and Egress
1.4	Paving, Curbing and Parking
1.5	Flatwork (sidewalks, plazas, patios)
1.6	Landscaping and Appurtenances

Information

General Topography Sloping	Storm Water Drainage Underground Drains	Access and Egress Paved Driveway
Paving Curbing Parking Asphalt Parking Lot	Topography: Type Sloped in elevation	Topography: Type No known problems in drainage, No visible signs of poor drainage
Storm Water Drainage: Type There is currently no standing water in the basin	Access and Egress: Type Is a shared access and is the only means to access the property	Paving, Curbing and Parking: Type Parking lot, Asphalt surface
Flatwork (sidewalks, plazas, patios): Type Concrete floor	Flatwork (sidewalks, plazas, patios): Type Concrete walkway	Landscaping and Appurtenances: Type Brick retaining wall

Photos



Topography: Photos



Flatwork (sidewalks, plazas, patios): Photos



Observations

1.4.1 Paving, Curbing and Parking

PAVING GOOD

The * appears to be in satisfactory condition. With some minor exceptions of cracks in some surface areas typical of its age. Sealing the surface would extend its life.

Recommendation

Contact a qualified professional.



1.5.1 Flatwork (sidewalks, plazas, patios)

CRACKED, AND IS FAILING

Cracks have developed at the corners around the front columns.

Recommendation

Contact a qualified professional.



1.5.2 Flatwork (sidewalks, plazas, patios)

SHOWS SIGNS OF EROSION AND PROBLEM NEEDS TO BE ADDRESSED

Soil erosion towards the side emergency exit caused by excessive water discharging from the roof. This can result in icy conditions in winter.

Recommendation

Contact a qualified professional.



2: UTILITIES

2.1	Water
2.2	Electricity
2.3	Natural gas
2.4	Sanitary Sewer
2.5	Storm Sewer

Information

Water Source Public Utility	Electric source Power company	Gas supply Natural Gas
Sanitary Sewer Public sewer system	Storm Sewer Discharges at street	Utility Photos

Observations

2.2.1 Electricity

ELEC

The source for electricity is the public utility company.

Recommendation

Contact a qualified professional.

2.3.1 Natural gas

NAT GAS

The fuel source is natural gas and is supplied by the public utility company.

Recommendation

Contact a qualified professional.

2.4.1 Sanitary Sewer

SANITARY WASTE

Sanitary waste discharges into the municipal sewer at the street.

Recommendation

Contact a qualified professional.

2.5.1 Storm Sewer

STORM DRAIN GOOD

The storm drain is located at the entrance with no apparent problems.

Recommendation

Contact a qualified professional.

3: STRUCTURAL FRAME AND BUILDING ENVELOPE

3.1	Foundation
3.2	Building Frame
3.3	Facades or Curtain Wall (The principal face of the building)
3.4	Roofing

Information

Foundation

Slab

Method used to observe

Crawlspace Cellars or Basement

No Cawlspace

Building Type

Masonry Block

Roof-Type

Hip

Method used to observe attic

Walked

Attic info

Pull Down stairs

Attic Insulation

Fiberglass

Ventilation

Gable vents, Ridge vents,
Thermostatically controlled fan

Exterior Entry Doors

Wood, Steel

Siding Material

Masonry

Roof Covering

Asphalt/Fiberglass

Viewed roof covering from

Walked roof

Foundation: Type

Slab on Grade

Building Frame: Type

Concrete Block

Facades or Curtain Wall (The principal face of the building): Type

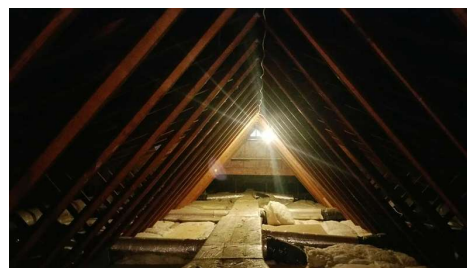
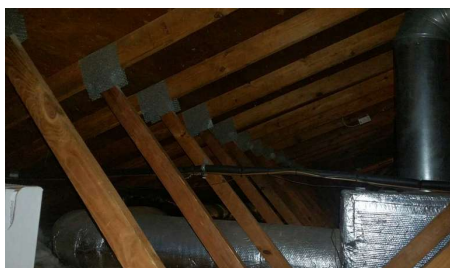
Vinyl siding, Brick siding

Roofing: Type

Composite Shingles

Roof Structure

Engineered wood trusses, 2 X 12 Rafters



Roofing: Roof Photos



Observations

3.4.1 Roofing

LEAKING ROOF/FLASHING

There is a leak over the storage closet that hold the interior sump pump to the right of the emergency exit door. There were no visible signs of damage to the roof. Suspect the leak is related to the left gable vent flashing.

Recommendation

Contact a qualified professional.





4: MECHANICAL AND ELECTRICAL SYSTEM

4.1	Plumbing water supply and Distribution and Fixtures
4.2	Domestic hot water production
4.3	Heating Equipment
4.4	Air conditioning and Ventilation
4.5	Electric Service and Meter
4.6	Electric Distribution

Information

Plumbing Water Supply (into building)

Copper



Plumbing Water Distribution (inside building)

Copper

Plumbing Waste

PVC

Water Heater Power Source

Electric

Water Heater Capacity

30 Gallon (small)

Water Heater Manufacturer

RHEEM



Water Heater Location

Utility Room

Heat Type

Forced Air

Number of Heat Systems (excluding wood)

One

Energy Source for Heat

Gas

Heat System Brand

WEIL MCLEAN

Ductwork

Insulated

Cooling Equipment Energy Source

Electricity

Central Air Manufacturer

TRANE

Number of AC Only Units

Three

Electrical Service Conductors

Below ground

Panel capacity

200 AMP

Panel Type

Circuit breakers

Electric Panel Manufacturer

SQUARE D

Plumbing water supply and Distribution and Fixtures: Supply and Distribution Type

Cold supply line, Copper Supply, Copper Distribution

Plumbing water supply and Distribution and Fixtures: Waste Type

PVC

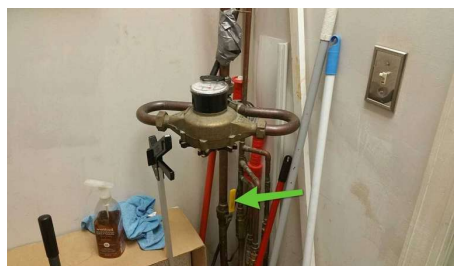
Domestic hot water production:
Water Heater Type
Electric Water Heater, 30 Gallons

Electric Distribution: Type
Right side (facing front)

Electric Distribution: Type
Main panel, 400 Amp

Photos

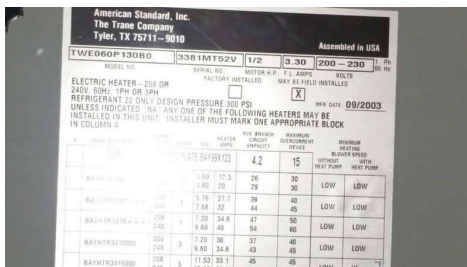
The subject property has 3 air handlers, 3 compressors and one boiler. The 3 compressors are cooling only, dated 1992 and 1993. These systems are old and could fail at any time. The three air handlers are newer (2003). Heating is provided by a central boiler that feeds hot water to 3 external coils that sit on the supply line at the air handlers.



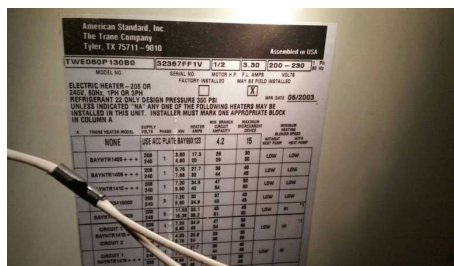
WATER MAIN



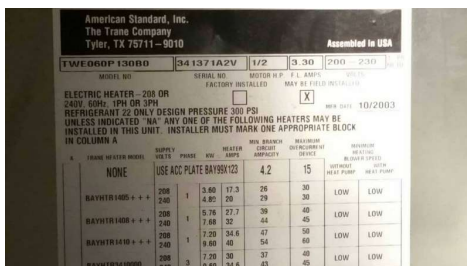
WATER HEATER DATA PLATE



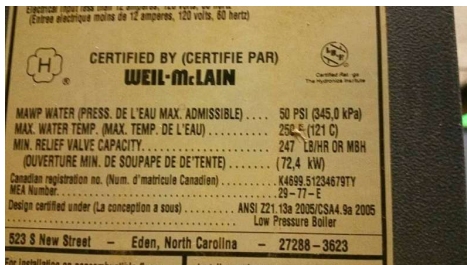
AIR HANDLER DATAPLATE



AIR HANDLER DATAPLATE



AIR HANDLER DATAPLATE



BOILER DATA PLATE



BOILER



Domestic hot water production: Photos



Heating Equipment: Type
Gas-fired boiler



Air conditioning and Ventilation: Type
Air handler, Compressor



Electric Service and Meter: Electrical Photos



Electric Distribution: Electrical Photos



Observations

4.1.1 Plumbing water supply and Distribution and Fixtures

SUMP PUMP

There is a sump pump in the exterior stairwell. At the time of inspection, the pump was fully submerged, does not appear to be working.

Recommendation

Contact a qualified professional.



4.3.1 Heating Equipment

DETERIORATED

Is deteriorated

Recommendation

Contact a qualified professional.



4.4.1 Air conditioning and Ventilation

LEAKING AT CONDENSATION LINE

Is leaking at condensation line

Recommendation

Contact a qualified professional.



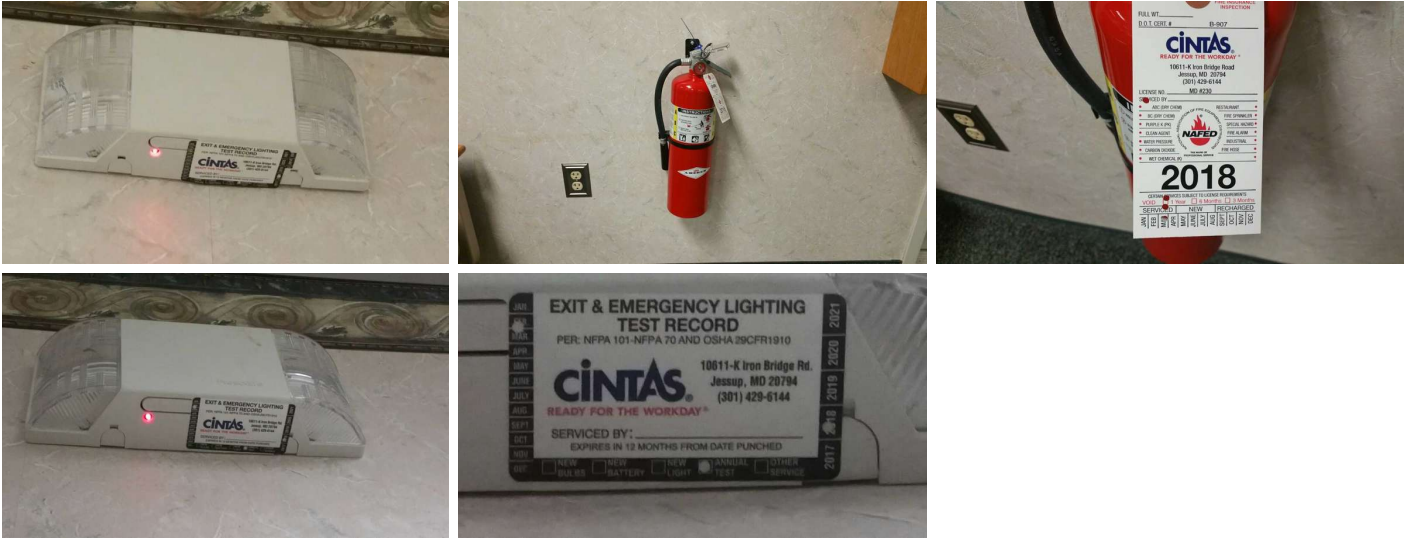
5: FIRE PROTECTION

5.1	Alarm Systems
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Information

Sprinkler system None	Fire Hydrant No not on property	Fire Alarm system Yes but did not test for operation
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Photos



Observations

5.1.1 Alarm Systems

ALARM NOT INSPECTED

The fire alarm system appears to be operable, however it was not inspected. Specialized alarm system should be inspected by a qualified contractor.

Recommendation

Contact a qualified professional.

6: INTERIOR ELEMENTS (TENANTS)

6.1	PHOTOS
6.2	Ceiling, Walls, Floors

Information

Ceiling Materials Ceiling Tile	Wall Material Drywall	Floor Covering(s) Carpet, Tile
Interior Doors Wood	Ceiling, Walls, Floors: Wall Type Drywall	Ceiling, Walls, Floors: Ceiling Type Tile
Ceiling, Walls, Floors: Floor Type Tile, Carpet		

Interior Photos



Mens Room



MENS ROOM



FOYER



CONFERENCE ROOM



EMERGENCY EXIT PATH



UNISEX ROOM



LOBBY DESK



LOBBY DESK



LADIES ROOM



LADIES ROOM



LADIES ROOM



LADIES ROOM



Observations

6.1.1 PHOTOS

INTERIOR PHOTOS

Recommendation

Contact a qualified professional.



Foyer



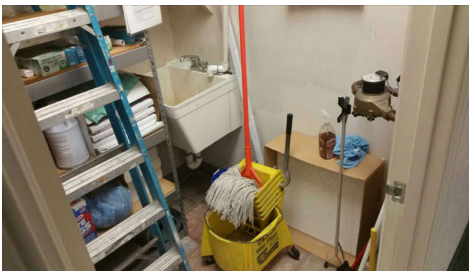
Unisex Bathroom



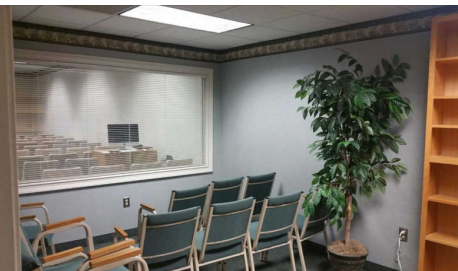
Ladies Room



Ladies Room



Janitorial Closet



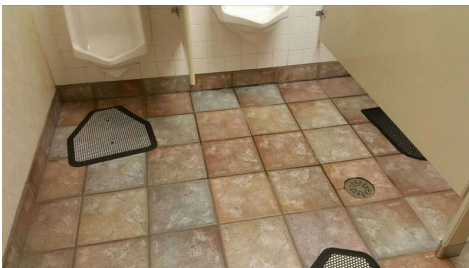
6.2.1 Ceiling, Walls, Floors

WATER IS ENTERING BEHIND COVERING AND NEEDS CORRECTING

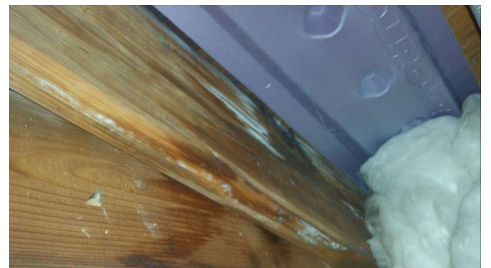
Water is entering behind covering and needs correcting

Recommendation

Contact a qualified professional.



MENS ROOM



7: ENTRANCES / EXITS

7.1	Is the main accessible entrance doorway at least 32 inches wide?
7.2	If the main entrance is inaccessible are there alternate accessible entrances?
7.3	Can the alternate accessible entrance be used independently?
7.4	Is the door hardware easy to operate (lever/push type hardware no twisting required, and not higher than 48" above the floor)?
7.5	Are main entry doors other than revolving doors available?
7.6	If there are two main doors in series, is the minimum space between the doors 48" plus the width of any door swinging into that space?

Information

Emergency Exit



8: PATHS OF TRAVEL

8.1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36" wide)?
8.2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?
8.3	Is at least one wheelchair accessible public phone available?
8.4	Are wheelchair accessible facilities (toilet rooms, exits, etc.) identified with signage?
8.5	Is there a path of travel that does not require the use of stairs?

9: TOILET ROOMS

9.1	Are common area public toilet rooms located on an accessible route?
9.2	Are door handles either push/pull or lever types?
9.3	Are there audible and visual fire alarm devices in the toilet rooms?
9.4	Are corridor access doors wheelchair accessible (at least 32" wide)?
9.5	Are public toilet rooms large enough to accommodate a wheelchair turnaround (60" diameter)?
9.6	In Unisex toilet rooms are there safety alarms with pull cords?
9.7	Are toilet stall doors wheelchair accessible at least 32" wide?
9.8	Are grab bars provided in toilet stalls?
9.9	Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?
9.10	Are sink handles operable with one hand without grasping, pinching or twisting?
9.11	Are exposed pipes under sinks sufficiently insulated against contact?

STANDARDS OF PRACTICE
