

# RC Certified Inspections

**Comprehensive Structural & Mechanical Property Inspections**

Since 1996 - "One Call & We Do It All"

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Indoor Air Quality & Mold Inspection's

InterNACHI "InterNational Assoc. of Certified Home Inspector's"

## Property Inspection Report



**Property Address: 119th St.**

**Overland Park, KS.**

**Report Prepared for: Example Commercial Bldg Inspection**

**Inspection Date: 10/19/2021**

**Inspector: Rick Cauthon &/or Ricky Cauthon, Certified Inspectors**

**INTRODUCTION:**

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. You can call us, text us or email us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have throughout the entire closing process and after you are the owner.

The goal of this inspection and report is to put you in a better position to make an informed real estate decision. The Inspector agrees to inspect the property for the purpose of informing the Client's as to major deficiencies or defects visually observed which could significantly affect the value of the property. It will generally include a report on the following unless otherwise directed by the Client's or circumstances that prevent a visual inspection of the item. Not all improvements will be identified during this inspection. Unexpected repairs should be anticipated. This is not a guarantee or warranty of any kind.

Properties being inspected do not "Pass" or "Fail". The following report is based on an inspection of the visible portion of the structure and inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. \*\* We Highly Recommend that repairs be performed by Licensed and Certified Companies. Also receive and review all Detailed Work Orders.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

This inspection is performed in accordance with State guidelines and the SOP of InterNACHI. The guidelines are intended to provide the Client(s) with a better understanding of the property conditions at the time of the inspection. We will report defects based on non-invasive visual observation only that is apparent on the day of the inspection.

We appreciate having the opportunity to inspect your new property.

Best regards, Rick and Ricky Cauthon



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# Inspection Details

## What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

### 1. START

Start Time:

• 9AM

End Time:

• 3PM

### 2. Property Faces

Front Direction: Front of the Property is facing = EAST

### 3. Property Style

Home Type: Commercial Property-Detached, One Story on a Slab

### 4. Property Sq. Footage

Finished Sq. Feet: Square Footage (estimated) = 14,816 ft.<sup>2</sup>

### 5. Property Age

Age and Year Built: Age of Property (Years) = 26 • Year Built = 1995

### 6. Attendance

In Attendance: RC Certified Inspector's • Employees

### 7. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection.

# Inspection Details (continued)

## 8. Temperature

Temperature: 75°

Weather: Sunny Skies

## EXTERIOR-OUTSIDE

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

### 1. Driveway

Materials: Poured Concrete Curb At front sidewalk area. • Asphalt Driveway

Observations:

1.1. Referral for Brick, Concrete and Other Masonry Repairs: Garrett Wilson at GKW Restoration; 816-462-5868; garrett@gkwrestoration.com

1.2. Preferred Asphalt and Concrete, 816-723-7913, info@packc.biz

1.3. Repairs Referral: Mike Dusselier at 816-331-1334 or Paul Dusselier at 816-331-8760.

1.4. West exterior parking spaces have faded parking stripes.

1.5. Tripping Hazards noted in the Driveway surfaces. Along front curbing.

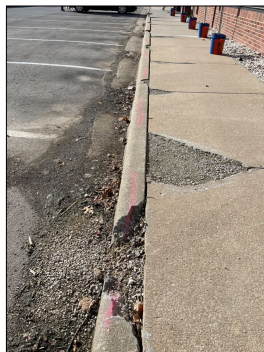
1.6. The front concrete curb along the sidewalk is broken up and deteriorated the entire length and needs to be replaced.

1.7. Water is sitting along the front of the building at the concrete curb area due to the parking lot sloping towards the curb.

1.8. Rear parking Drive area west side towards the south west corner has a large opening in the asphalt that needs to be filled in to help prolong life and prevent tripping hazards.



Poured Concrete Curb At front sidewalk area.



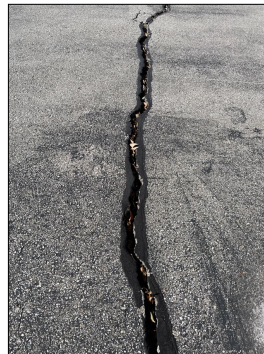
The front concrete curb along the sidewalk is broken up and deteriorated the entire length and needs to be replaced.



Water is sitting along the front of the building at the concrete curb area due to the parking lot sloping towards the curb.



# EXTERIOR-OUTSIDE (continued)



Rear parking Drive area west side towards the south west corner has a large opening in the asphalt that needs to be filled in to help prolong life and prevent tripping hazards.

## 2. Parking Spots, Signs, Striping

Observations:

2.1. Handicap parking spots (#): 2

2.2. It is recommended that the handicap parking lot striping to be re-striped. They are faded and should be corrected.

2.3. The Handicap signs are missing or damaged. Corrections required. Both signs need to be reset. They are very loose and ready to fall over.



It is recommended that the handicap parking lot striping to be re-striped. They are faded and should be corrected.



The Handicap signs are missing or damaged. Corrections required. Both signs need to be reset. They are very loose and ready to fall over.

## 3. Ramps

Observations:

3.1. The sidewalk handicap ramp area is completely deteriorated.

# EXTERIOR-OUTSIDE (continued)



The sidewalk handicap ramp area is completely deteriorated.



The sidewalk handicap ramp area is completely deteriorated.

## 4. Sidewalks/Steps

Materials: Poured concrete - Front Sidewalk and Steps

Observations:

4.1. Repairs Referral: Mike Dusselier at 816-331-1334 or Paul Dusselier at 816-331-8760.

4.2. Typical settlement cracks noted.

4.3. Referral for Brick, Concrete and Other Masonry Repairs: Garrett Wilson at GKW Restoration; 816-462-5868; garrett@gkwrestoration.com

4.4. Tripping hazard(s) noted: East side front of the building

4.5. Sidewalk has a lot of deterioration along the front building area.

4.6. Southside sidewalk at Pet exterior play area is a large opening and is a tripping hazard.



Tripping hazard(s) noted:



Sidewalk deterioration along the front sidewalk area.



Sidewalk deterioration along the front sidewalk area.



Southside sidewalk at Pet exterior play area is a large opening and is a tripping hazard.



# EXTERIOR-OUTSIDE (continued)

## 5. Soil Slope & Drainage

Observations:

5.1. Recommend contacting Atlantis Drainage Solutions at 816-960-1552

### 5.2. POOR DRAINAGE-CORRECT NOW

5.3. Soil slope and drainage within 5' of the foundation is Inadequate and needs to be corrected. The soil needs to be sloped and compacted at a 5 degree slope outward from the foundation. This is a 1" drop per foot out to 5', which is equal to a 5" drop at 5' out from the foundation. Keep the soil and ground covering at least 6" below any siding, trim, window openings or foundation vents (where applicable). Negative soil slope towards the foundation can cause foundation damage, basement slab heaving and cracking, water intrusion and mold. Negative soil slope with mulch holds more water against the foundation. This must be corrected and maintained! \*\*

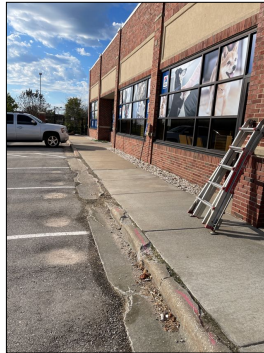
5.4. Along the front east side of the building between the brick foundation and sidewalk area is soil with no evidence of drainage. This is keeping water trapped between the sidewalk and the brick surfaces.

5.5. Soil and ground covering must be below the bottom brick surfaces so that water does not become trapped in the brick wall. This is an issue all along the building.

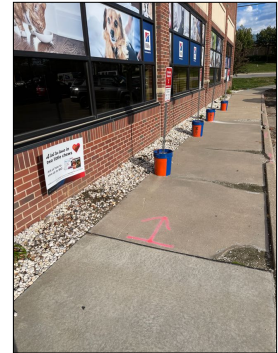
5.6. On the north side of the building where the soil and poor drainage is against the brick and higher than the bottom of the brick, the bottom rows of the brick shows evidence of mortar joint separation. Soil needs to be lowered in the brick mortar joints repaired.



Along the front east side of the building between the brick foundation and sidewalk area is soil with no evidence of drainage. This is keeping water trapped between the sidewalk and the brick surfaces.



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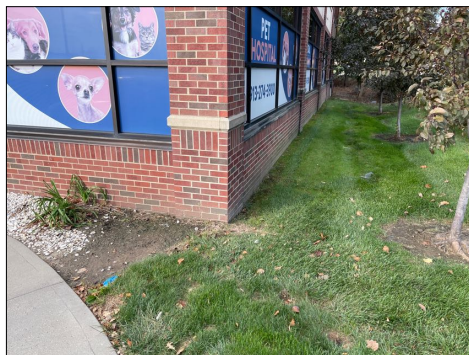


Soil and ground covering must be below the bottom brick surfaces so that water does not become trapped in the brick wall. This is an issue all along the building.

## EXTERIOR-OUTSIDE (continued)



Soil slope and drainage within 5' of the foundation is inadequate and needs to be corrected. The soil needs to be sloped and compacted at a 5 degree slope outward from the foundation. This is a 1" drop per foot out to 5', which is equal to a 5" drop at 5' out from the foundation. Keep the soil and ground covering at least 6" below any siding, trim, window openings or foundation vents (where applicable). Negative soil slope towards the foundation can cause foundation damage, basement slab heaving and cracking, water intrusion and mold. Negative soil slope with mulch holds more water against the foundation. This must be corrected and maintained! \*\*



Soil and ground covering must be below the bottom brick surfaces so that water does not become trapped in the brick wall. This is an issue all along the building.



On the north side of the building where the soil and poor drainage is against the brick and higher than the bottom of the brick, the bottom rows of the brick shows evidence of mortar joint separation. Soil needs to be lowered in the brick mortar joints repaired.

### 6. Vegetation Observations

#### Observations:

6.1. Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

6.2. Trees are within 6 feet of foundation. Monitor for potential root damage. Recommend removal. Referral: Bill Edington, D&B Tree Service at (913) 206-1533.



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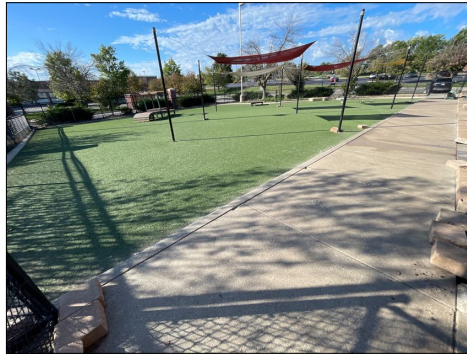
### 7. Patio Type

#### Observations:

7.1. Appears in satisfactory and functional condition with normal wear for its age. Appears to be structurally sound.

7.2. Poured concrete

## EXTERIOR-OUTSIDE (continued)



### 8. Main Gas Meter/Valve Condition

Materials: West side

Observations:

8.1. Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



### 9. Hose Bibs/Spigots

Observations:

9.1. They are working as intended today.

### 10. Lawn Sprinklers

Observations:

10.1. The sprinkler system control panel is located On the exterior northside north west corner.

10.2. Lawn sprinkler system backflow valve and water shut off valves should be inspected and tested yearly.

10.3. Property is equipped with an underground sprinkler system. Sprinkler systems are beyond the scope of a Home Inspection unless added as an additional fee. The inspector recommends client consult with homeowner for operation instructions and proper winterizing information. Recommend receiving any documents from a Company that may be maintaining the system. The exterior control was in the OFF position at the time do the inspection.



## EXTERIOR-OUTSIDE (continued)



The sprinkler system control panel is located On the exterior northside north west corner.

## EXTERIOR SURFACES

### 1. Siding

Materials: EXTERIOR FINISHED INSULATED SYSTEM (DRIVIT/SYNTHETIC STUCCO) at East side upper sections • Brick Veneer • Metal Lintels noted above storefront windows

Observations:

1.1. Referral for Brick, Concrete and Other Masonry Repairs: Garrett Wilson at GKW Restoration; 816-462-5868; garrett@gkwrestoration.com

1.2. Caulk where Trim meets Siding, Stucco, Brick, Etc.

1.3. There are several areas of the exterior brick where the mortar is deteriorated and needs to be cleaned up and tuck pointed.

1.4. Exterior store front windows and bottom sill trim areas have sealant that is missing or opened. Need to clean up these areas and reseal.

1.5. There are areas of the front drivit stucco material That has holes to the surfaces that needs to be repaired. Check all incorrect as needed.

1.6. There are areas on the front of building at the upper brick where it looks like there has been signs installed and there are holes in the surface of the brick and mortar that should be sealed or tuck pointed.

1.7. Need to properly seal up with An exterior sealant at the east side hose bib.

1.8. There are a few vertical brick joints that the sealant is deteriorated. Need to clean out these areas and apply new sealant.



# EXTERIOR SURFACES (continued)



There are several areas of the exterior brick where the mortar is deteriorated and needs to be cleaned up and tuck pointed.



There are several areas of the exterior brick where the mortar is deteriorated and needs to be cleaned up and tuck pointed.



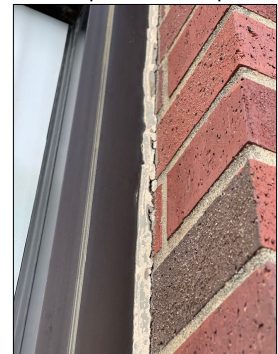
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Exterior store front windows and bottom sill trim areas have sealant that is missing or opened. Need to clean up these areas and reseal.



Caulk where Trim meets Siding, Stucco, Brick, Etc.



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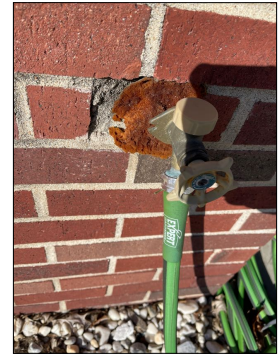
# EXTERIOR SURFACES (continued)



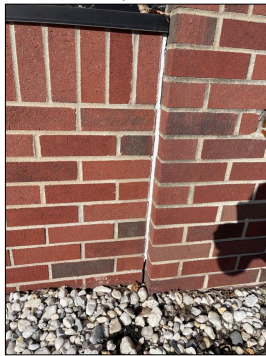
There are areas on the front of building at the upper brick where it looks like there has been signs installed and there are holes in the surface of the brick and mortar that should be sealed or tuck pointed.



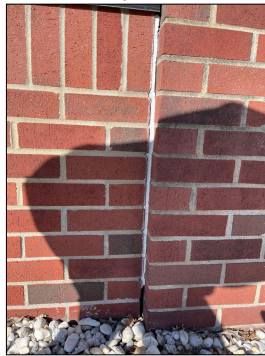
There are areas on the front of building at the upper brick where it looks like there has been signs installed and there are holes in the surface of the brick and mortar that should be sealed or tuck pointed.



Need to properly seal up with And exterior sealant at the east side hose bib.



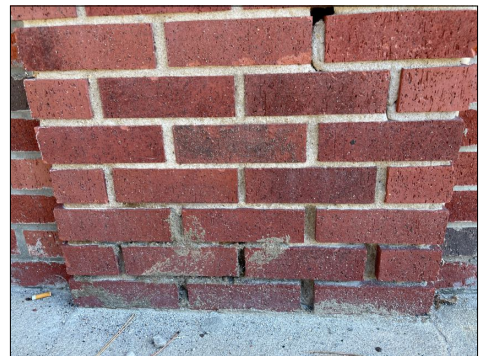
There are a few vertical brick joints that the sealant is deteriorated. Need to clean out these areas and apply new sealant.



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There are a few vertical brick joints that the sealant is deteriorated. Need to clean out these areas and apply new sealant.



There are several areas of the exterior brick where the mortar is deteriorated and needs to be cleaned up and tuck pointed.





# ROOF

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

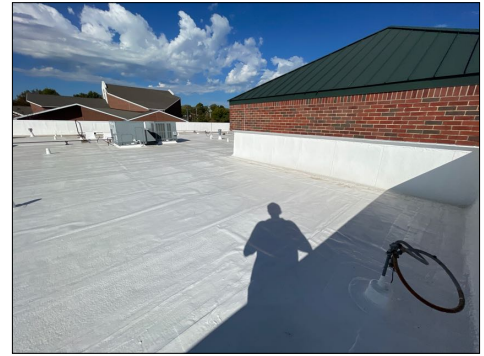
Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

## 1. ROOF Pictures



# ROOF (continued)



## 2. ROOF Material/Age

Materials: Estimated Age of the Roof (Years): 15+ on the Rolled Asphast Material • Inspected the roof by walking the surfaces.

Materials: Metal standing seam roofing noted. Over front center area. • Rolled Asphalt Roofing Material noted covering the main roof area. \* Old\* • The rolled asphalt material on the roof surface and the roof exterior walls has been painted over with a white sealant. \*\* Life is still Limited \*\*

### Observations:

2.1. Recommend that the Plumbing Vent Pipe Rubber Boot Seals be inspected every 5 years from installation. It is good to apply sealant around the top of the boot seals and install another rubber boot seal over the existing seal.

2.2. Due to issues with the roof that we discovered, we are recommending having the roof inspected and a bid obtained from a roofing company. Recommend Braden Roofing at 913-341-0200.

2.3. There are a lot of bubbles and wrinkles in this old rolled asphalt material. There are also several areas that it been patched.



## ROOF (continued)

2.4. Apparently this white sealant has been just applied within the last month. Need to find out what type of warranty is on this otherwise you may be looking at a new roof in five years.



There are a lot of bubbles and wrinkles in this old rolled asphalt material. There are also several areas that it been patched.



There are a lot of bubbles and wrinkles in this old rolled asphalt material. There are also several areas that it been patched.



Metal standing seam roofing noted. Over front center area.



### 3. Defects-Roof

Observations:

3.1. There are a lot of bubbles and wrinkles in this old rolled asphalt material. There are also several areas that it been patched. This white coating that has been applied appears to be a bandage. Life is still limited.

### 4. Gable, HIP, Mansard, Other

Materials: Low sloped roof: Front to Back

### 5. Layers of Material

Materials: 1- Layer noted on the Metal structure

### 6. Flashings

Materials: Metal Flashings Installed (Metal Wall Caps)

Observations:

6.1. The flashings appear to be in good condition during the inspection.

### 7. Plumbing Vent Pipe

Materials: **PVC** PIPING

# ROOF (continued)

## 8. Gutters

Observations:

8.1. West Roof has openings for drainage into downspouts.

## 9. Downspouts

Observations:

9.1. Metal Downspouts

9.2. Underground drain pipes are installed. They should always empty at least 10 feet out from the foundation. During the home inspection, we do not verify if the pipes are draining properly and or where they do daylight. Either check with the Seller or they should be tested.



# FOUNDATION

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

## 1. Foundation-Poured Concrete

Materials: **POURED CONCRETE FOUNDATION**, It is typical to find a few hairline vertical shrinkage cracks in the foundation walls.

## 2. Foundation Slab

Materials: **Poured Concrete Slab** • Typical concrete floor settlement cracks. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying 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.

Observations:

2.1. There is floor covering present, so the actual slab or sub-floor was not visible.

# BUILDING STRUCTURE

## 1. MAIN FRAMED RAFTER

Observations:

- 1.1. STEEL MAIN FRAMED RAFTERS
- 1.2. STEEL END COLUMN attached to the MAIN FRAMED RAFTERS
- 1.3. Steel Eave Steel Beams

## 2. PURLINS - STEEL

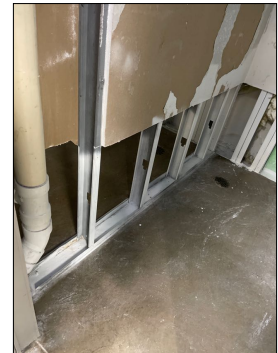
Observations:

- 2.1. Commercial Roof Support Wide Bay Trussed Purlins

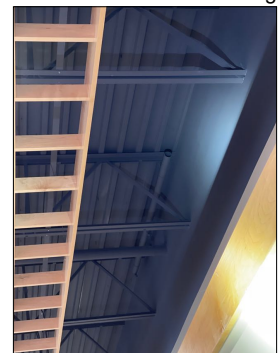
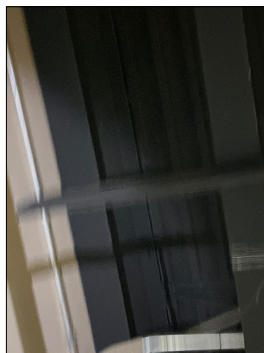
## 3. STEEL CONSTRUCTION

Observations:

- 3.1. STEEL FRAMED CONSTRUCTION
- 3.2. Metal wall studs and framing.

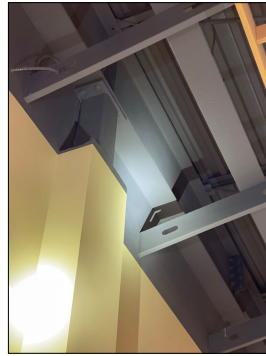


Metal wall studs and framing.



Commercial Roof Support Wide Bay Trussed Purlins

# BUILDING STRUCTURE (continued)



## DOORS - EXTERIOR

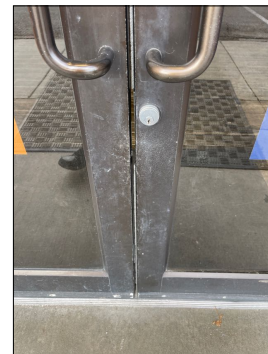
### 1. Front Entry Exterior Door

Materials: Commercial Grade Metal Double Doors with GLASS:

Observations:

1.1. Need to install new door casement weatherstrips due to damage and/or current ones don't seat at the threshold and/or not properly fitted at the upper corners. Large gaps noted between the two doors.

1.2. There is a Push Button on the south side of the interior of the double doors, so the doors open automatically. It was NOT working at the time of the inspections.



Need to install new door casement weatherstrips due to damage and/or current ones don't seat at the threshold and/or not properly fitted at the upper corners. Large gaps noted between the two doors.

### 2. Rear Exterior Door

Materials: Commercial Grade Metal Double Doors with GLASS: 3- Sets on the South side of the building.

Observations:

2.1. Need to install new door casement weatherstrips due to damage and/or current ones don't seat at the threshold and/or not properly fitted at the upper corners. Large gaps noted between the two doors.



## DOORS - EXTERIOR (continued)



Commercial Grade Metal Double Doors with GLASS: 3- Sets on the South side of the building.

## WINDOWS

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

### 1. Window Condition

Materials: COMMERCIAL STORE FRONT THERMAL PANE PICTURE WINDOWS

Observations:

**1.1. Window Pane Glass is Cracked/Broken at: Center exterior doors above it to the east top window.**



Window Pane Glass is Cracked/Broken at: Center exterior doors above it to the east top window.

## WALLS

### 1. Wall Condition

Materials: Drywall Walls noted. \* It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.



# CEILINGS

## 1. Ceiling Condition

Materials: There are Suspended Acoustical Tiles noted.

Observations:

- 1.1. A lot of the ceiling tiles have been removed due to water damage and mold growth.
- 1.2. There are still ceiling tiles that have water stains that need to be disposed.

# FLOORS

## 1. Floor Covering

Materials: concrete flooring with epoxy coating noted

# PLUMBING

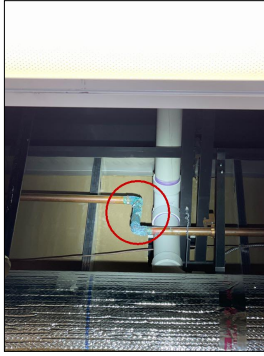
Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

## 1. Plumbing Defects

Observations:

- 1.1. A licensed plumber should evaluate, correct and/or repair any issues found with noted defects.
- 1.2. Evidence of leaking pipe in south boarding room east wall above the 3rd dog pin.
- 1.3. Grooming room east wall north end has a drain pipe that was not capped off properly.
- 1.4. The hot water shut off valve for the utility sink is leaking in the utility closet where the tankless water heater is located.
- 1.5. The 2 sets of washer shut off valves in the Grooming room need to be capped off in case they begin to leak.

## PLUMBING (continued)



Evidence of leaking pipe in south boarding room east wall above the 3rd dog pin



Grooming room east wall north end has a drain pipe that was not capped off properly.

### 2. Water Supply-Main

Materials: Main Water Supply Shut Off Valve Location: utility room in West Boarding Room

Materials: Copper water lines noted

Observations:

2.1. Appears to be in good working condition at the time of the inspection. We are not required to test the water pressure during a visual inspection.

2.2. Inspectors are not required or recommended to check water pressures during a visual inspection. The inspector will view flow at faucets and note if it is not adequate.

2.3. Shut off valve is very rusted. Recommend replacing

2.4. Main Water Backflow Valve Needs to be scheduled by 30th of October 2021.



Shut off valve is very rusted. Recommend replacing



### 3. Waste Disposal

Observations:

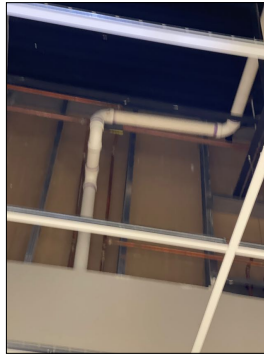
3.1. Fixtures are draining as intended today.

### 4. Type of Piping

Observations:

4.1. PVC Piping

## PLUMBING (continued)



### 5. Waste Pipe Clean Outs

Observations:

5.1. North Orange Kennel room

### 6. Interior Water Lines

Materials: Copper Interior Water Lines

## West Water Heater

### 1. Water Heater

Materials: Average life expectancy is 12 to 14 years. Recommend Replacement if over 14 years old for Safety and Efficiency. • AGE (Years): 2 • NATURAL GAS

Materials: 40 Gallon Unit



### 2. Water Heater Flue

Materials: Metal Flue

## West Water Heater (continued)



### 3. Water Heater TPR Valve

Observations:

3.1. TPV Valve appears to be in good working condition at the time of the inspection.

### 4. Water Heater TPR Discharge

Observations:

4.1. The **TPR Valve** Discharge piping installed is not allowed and need to install a properly approved Discharge pipe that stops 6" above the floor surface.

### 5. Water Heater 1 Gas Valve/Sediment Drip Leg

Materials: Sediment Drip Leg is installed as intended. 3" minimum leg.

Materials: Gas valve is in the correct location and appears to be working as intended. The valve is not turned off or on during the inspection.

### 6. Thermal Expansion Tank

Observations:

6.1. A Thermal **Expansion Tank** is installed.

6.2. Tank currently has no support and needs some asap to prevent damage to the water line



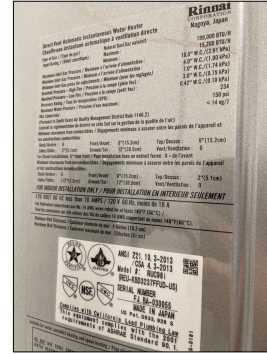


# North Tankless Water Heater

## 1. Water Heater

Materials: NATURAL GAS

Materials: Rinnai Tankless Water Heater



## 2. Water Heater Flue

Materials: PVC PIPING



## 3. Water Heater TPR Valve

Observations:

3.1. TPV Valve appears to be in good working condition at the time of the inspection.

## 4. Water Heater TPR Discharge

Observations:

4.1. Good, 6" above floor surface.

## 5. Water Heater 1 Gas Valve/Sediment Drip Leg

Materials: Sediment Drip Leg is installed as intended. 3" minimum leg.

Materials: Gas valve is in the correct location and appears to be working as intended. The valve is not turned off or on during the inspection.

# North Water Heater

## 1. Water Heater

Materials: Average life expectancy is 12 to 14 years. Recommend Replacement if over 14 years old for Safety and Efficiency. • AGE (Years): 26 • ELECTRIC

Materials: 30 Gallon Unit • State Water Heater

Observations:

1.1. Average life expectancy is 12 to 14 years. Recommend Replacement if over 14 years old for Safety and Efficiency.

1.2. Not in use



# South Family Bathroom

## 1. Half Bathroom

Observations:

1.1. Behind reception desk



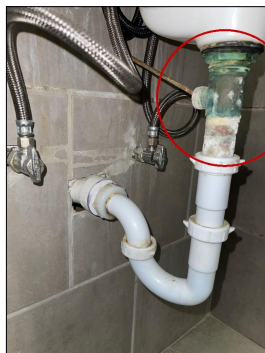
## 2. Sink

Materials: One sink

Observations:

2.1. Sink copper drain tailpiece has evidence of corrosion and needs to be replaced.

## South Family Bathroom (continued)



Sink copper drain tailpiece has evidence of corrosion and needs to be replaced.

### 3. Mirrors

Observations:

- 3.1. Mirror(s) is in good condition.

### 4. Toilets

Observations:

- 4.1. Toilet Operated when tested. Appeared functional, at time of inspection - except as noted.

4.2. Loose toilet(s) at the floor flange mounting. Need to remove the toilet(s) to check the flange condition, check the flange height to make sure that it is a 1/2" higher than the floor surface, check the sub-floor condition, make needed corrections and replace the wax seal. \*\* Do not just try tightening the floor flange bolts nuts! A licensed plumber should evaluate, correct and/or repair any issues found with noted defects.

### 5. Exhaust Fan

Observations:

- 5.1. The bath fan was operated and no issues were found at the time of the inspection.

5.2. Exhaust fan needs to be vacuumed out and cleaned.

### 6. Floor Covering

Materials: Tiled Flooring noted

### 7. Doors-Interior

Materials: Solid Wood Smooth Surface Doors

### 8. Electrical Safety-Defects

Observations:

- 8.1. Loose Receptacle at the Receptacle Box



# North Family Restroom

## 1. Half Bathroom

Observations:

### 1.1. Behind reception desk

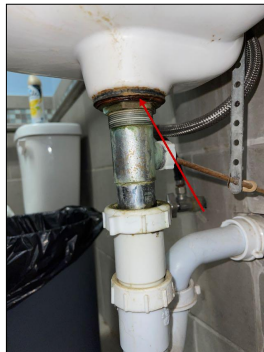


## 2. Sink

Materials: One sink

Observations:

### 2.1. Evidence of a leak at the sink flange



Evidence of a leak at the sink flange

## 3. Mirrors

Observations:

### 3.1. Mirror(s) is in good condition.

## 4. Toilets

Observations:

### 4.1. Toilet Operated when tested. Appeared functional, at time of inspection - except as noted.

4.2. Loose toilet(s) at the floor flange mounting. Need to remove the toilet(s) to check the flange condition, check the flange height to make sure that it is a 1/2" higher than the floor surface, check the sub-floor condition, make needed corrections and replace the wax seal. \*\* Do not just try tightening the floor flange bolts nuts! A licensed plumber should evaluate, correct and/or repair any issues found with noted defects.

## North Family Restroom (continued)

### 5. Exhaust Fan

Observations:

5.1. Exhaust fan is noisy. Further evaluation needed.

5.2. Exhaust fan needs to be vacuumed out and cleaned.

### 6. Floor Covering

Materials: Tiled Flooring noted

### 7. Doors-Interior

Materials: Solid Wood Smooth Surface Doors

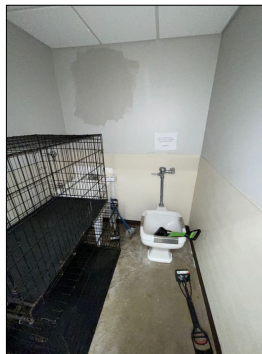
### 8. Electrical Safety-Defects

Observations:

8.1. Loose Receptacle at the Receptacle Box

## Boarding West 1/2 Bath

### 1. Half Bathroom



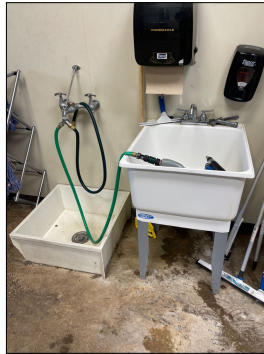
### 2. Sink

Materials: Sink Basin and Mop Sink

Observations:

2.1. The sink basin is leaking at the trap connection

## Boarding West 1/2 Bath (continued)



### 3. Toilets

Observations:

- 3.1. Toilet Operated when tested. Appeared functional, at time of inspection - except as noted.

## Boarding North 1/2 Bath

### 1. Sink

Materials: One sink

### 2. Toilets

Observations:

- 2.1. Toilet Operated when tested. Appeared functional, at time of inspection - except as noted.

## MOLD Growth

### 1. Mold Growth

Observations:

1.1. Recommend RC Real Estate Solutions (RC Certified Inspections) (913-764-7250) to perform a Moisture/Water Intrusion Investigation and Mold Inspection.

1.2. The Building must have the humidity kept well below 50% by installing a properly sized pint rated dehumidifiers. Attach a drain hose for continuous draining and drain it into floor drains. Set it at 30% and allow them to run all year round and it will only operate when it needs to. This will help prevent mold growth, make the **A/C** system more efficient by helping dry the air which will also improve indoor air quality. \*\*\* This would require about 7- 70-Pint rated units throughout the building. \* A HVAC Company could inspect for what would need to be required for HVAC Dehumidifier Systems.

1.3. Orange room west wall mold growth above wall cut out at the higher wall cut out areas.

1.4. The Center Kennel has had water damage and mold growth on the walls drywall. The bottom 4' of drywall has been cut out and already laminate is currently being installed. We found mold growth on the wall drywall above the laminate areas at a few locations. It appears that there is mold



# MOLD Growth (continued)

growth higher than the lower 4' that was removed. This means the drywall must be cut out higher until 12" of drywall beyond the affected areas have been achieved.



Orange wall mold growth found Above wall cut out where the electric panel is located and the kennel to the north of it.



Orange room west wall mold growth above wall cut out at the higher wall cut out areas.



Orange room west wall mold growth above wall cut out at the higher wall cut out areas.



Orange room west wall mold growth above wall cut out at the higher wall cut out areas.



Orange room west wall mold growth above wall cut out at the higher wall cut out areas.



Orange room west wall mold growth above wall cut out at the higher wall cut out areas.



# MOLD REMEDIATION

## 1. MOLD REMEDIATION

Observations:

- 1.1. Mold affected drywall must be cut out at least 12" beyond the mold affected surfaces. Never try to use bleach to clean the surfaces.
- 1.2. Install a 2000 CFM HEPA Negative Air Scrubber to clean and filter the air in the work areas during the mold remediation process.

# MOLD REMEDIATION (continued)

1.3. Mold remediation and clean-up is required based on the visible issues observed and were noted above. It is crucial for the mold remediation activities to be performed in organized phases to ensure reduction of mold spore levels and to prevent cross contamination of other areas. If not handled properly, the initial problem could develop into a larger, costlier project.

The following steps may not be in the order of when they are performed. The purpose of the mold remediation is to remove all affected materials and clean. During our mold remediation, we could find more molds that are not visible. We must remove all mold affected drywall at least 12" beyond the affected area. Wood surfaces will either need to be properly cleaned or removed as needed. \*\*\* If we do find more molds that are not part of our initial mold remediation, we will contact you to discuss this before continuing beyond our scope of work.

## ELECTRICAL SYSTEM

### 1. Electrical Safety-Defects

#### Observations:

- 1.1. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted. Referrals: Teague Electric at 913-529-4600 or Tann Electric at 913-236-7337.
- 1.2. The Exterior Receptacle Cover is Damaged at: Front entrance,
- 1.3. The receptacle at the front entry was dead at the time of the inspection. There may be a **GFCI** receptacle on the interior.
- 1.4. On the exterior Northside north west corner there is an electrical conduit next to the building surface and the conduit has separated leaving the cable exposed.
- 1.5. There is open electrical on the roof along the east side south of center. These are not properly capped off either in a junction box or they need to be disconnected from the electrical system.
- 1.6. There are three unused old HVAC electrical systems at the center west side area. The lines appear to be dead. Recommend verification and disconnect and clean up of these systems.
- 1.7. Exterior Westside receptacle was dead at the time the inspection it is located next to the sprinkler room door.
- 1.8. Exterior west side at the center of the building is an electrical receptacle that is dead plus it does not have an exterior cover installed.
- 1.9. There is an electrical box on the west side exterior at the center of the building that should be locked for safety.
- 1.10. In the west electric panel room where the main water shut off valve is located, just to the north side is an electrical race and the cover is loose leaving the interior wiring exposed and Unsafe. There are also several missing knockout plugs.
- 1.11. All of the wall receptacle outlets in the kennels should have exterior waterproof covers on it since the floors in the areas get sprayed down with water. They should also be GCI protected.

# ELECTRICAL SYSTEM (continued)



The Exterior Receptacle Cover is Damaged at: Front entrance,



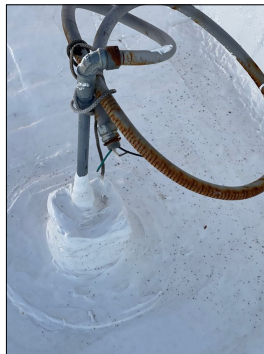
The receptacle at the front entry was dead at the time of the inspection. There may be a GFCI receptacle on the interior.



On the exterior Northside north west corner there is an electrical conduit next to the building surface and the conduit has separated leaving the cable exposed.



There is open electrical on the roof along the east side south of center. These are not properly capped off either in a junction box or they need to be disconnected from the electrical system.



There is open electrical on the roof along the east side south of center. These are not properly capped off either in a junction box or they need to be disconnected from the electrical system.



There are three unused old HVAC electrical systems at the center west side area. The lines appear to be dead. Recommend verification and disconnect and clean up of these systems.



Exterior west side at the center of the building is an electrical receptacle that is dead plus it does not have an exterior cover installed.



There is an electrical box on the west side exterior at the center of the building that should be locked for safety.



In the west electric panel room where the main water shut off valve is located, just to the north side is an electrical race and the cover is loose leaving the interior wiring exposed and Unsafe. There are also missing knockout plugs that needs to have plugs installed.



All of the wall receptacle outlets in the kennels should have exterior waterproof covers on it since the floors in the areas get sprayed down with water.



# ELECTRICAL SYSTEM (continued)

## 2. 120 Volt Branch Wiring

Observations:

2.1. Checked Polarity at Receptacles, GFCI Receptacles, **AFCI** Breakers, Presence of Smoke Detectors, Switches, Fixtures, Outlets and Grounds (Where Applicable)

2.2. A low voltage alarm systems, low voltage intercom systems, low voltage exterior lighting, phone and cable circuits are not evaluated during our inspection. As per our Inspection Agreement, these systems are beyond the scope of this report and were not inspected.

## 3. Main Service

Materials: Main electrical service is underground through conduit and then connected to the electric meter.

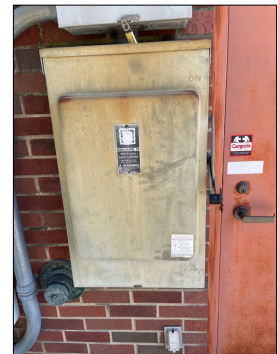
Observations:

3.1. Four electric meters on the west side NW corner: 4- Electric Meters, Only 3- Exterior Main Disconnects noted and the South 200amp Disconnect is OFF.

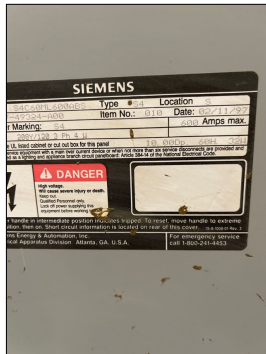
3.2. Grounding noted at the main waterline where it enters the slab.



4- Electric Meters, Only 3- Exterior Main Disconnects noted and the South 200amp Disconnect is OFF.



# ELECTRICAL SYSTEM (continued)



1-125 amp disconnect, 2-200 amp disconnects and the top 200 amp is a spare.

2-125 amp disconnect



# ELECTRICAL SYSTEM (continued)



## PANEL 1-XRay Rm

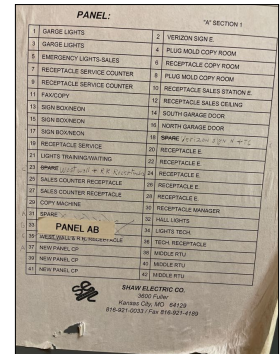
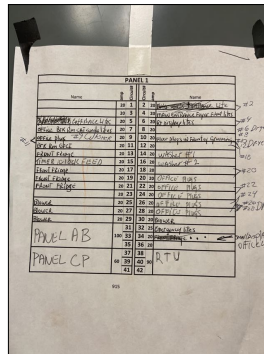
### 1. Panel-Main

Location: 25 AMP 120 Volt Breakers: 1 • 20 AMP 120 Volt Breakers: 33 • 30 Amp 240 Volt Breakers: 3 • 60 Amp 240 Volt 3PH Breakers: 1 • 90 Amp 240 Volt 3 PH Breakers: • 100 Amp 240 Volt 3 PH Breakers:1 shows to be for panel AB which also appears to be PANEL 2

Location: 3- PHASE SYSTEM

Observations:

#### 1.1. Square-D Electric Panel



### 2. Main Disconnect Amps

Observations:

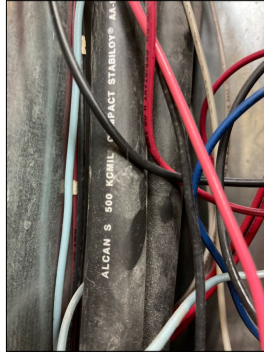
#### 2.1. 600 AMPS Exterior Disconnect (Not Labeled)

### 3. Service Cables-Panel

Observations:

#### 3.1. Copper 500 KCMIL, 600 amps

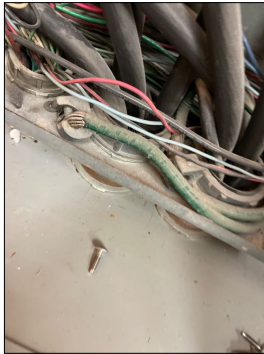
## PANEL 1-XRay Rm (continued)



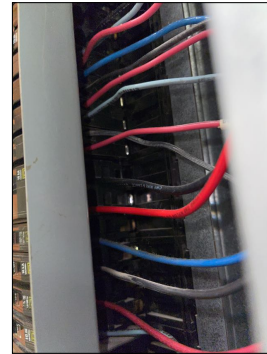
### 4. Main Water Ground

Observations:

4.1. Grounded back to the exterior electrical system.



Grounded back to the exterior electrical system.



### 5. Wiring Type

Materials: Copper 120 Volt Branch Wiring is Visible

## Sub Panel 2-Xray Rm

### 1. Sub-Panel

Location: 20 AMP 120 Volt Breakers: 28 • 30 AMP 120 Volt Breakers: 1 • 70 Amp 240 Volt 3 PH Breakers:

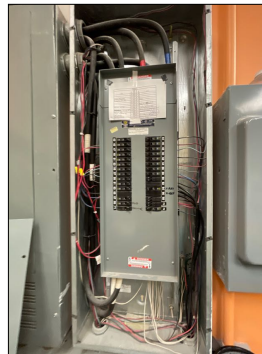
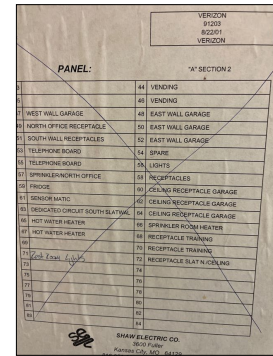
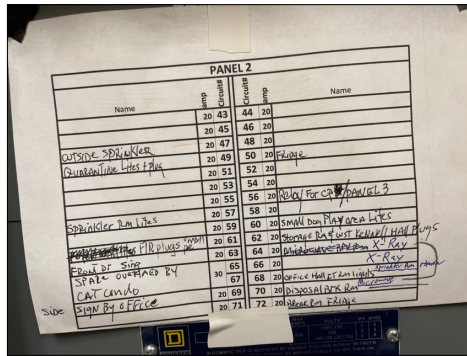
Location: 3- PHASE SYSTEM

Observations:

1.1. Square-D Electric Panel



# Sub Panel 2-Xray Rm (continued)



## 2. Main Disconnect Amps

Observations:

- 2.1. 100 amp located on Panel 1

## 3. Service Cables-Panel

Observations:

- 3.1. Antioxidant is Present at the Main Buss Lug Connections.
- 3.2. XHHW - 2 Aluminum
- 3.3. # 2 Aluminum 100 Amp Cable

## 4. Main Water Ground

Observations:

- 4.1. Grounded back to the main electrical system.

## 5. Wiring Type

Materials: Copper 120 Volt Branch Wiring is Visible

## Sub-Panel 3

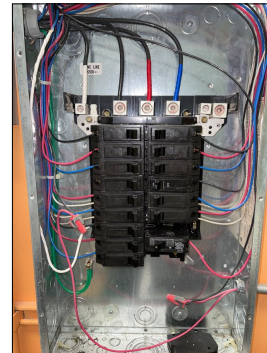
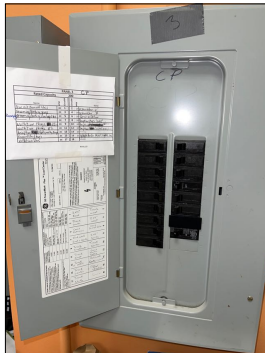
### 1. Sub-Panel

Location: 20 AMP 120 Volt Breakers: 16

Location: 3- PHASE SYSTEM

Observations:

#### 1.1. General Electric Panel



### 2. Main Disconnect Amps

Observations:

2.1. Located in the main electric panel

2.2. 60 amp

### 3. Service Cables-Panel

Observations:

3.1. #6 Copper Cable 60amp

### 4. Main Water Ground

Observations:

4.1. Sub-panel is grounded back to the main electric panel.

### 5. Wiring Type

Materials: Copper 120 Volt Branch Wiring is Visible

## Sub-Panel 4

### 1. Sub-Panel

Location: 20 AMP 120 Volt Breakers: 14 • 30 Amp 240 Volt Breakers: 1 • 60 Amp 240 Volt Breakers: 1

Location: 3- PHASE SYSTEM

Observations:

## Sub-Panel 4 (continued)

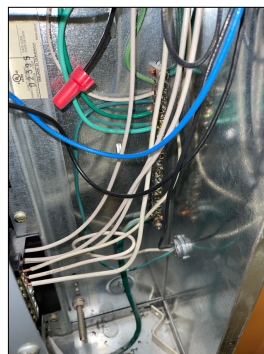
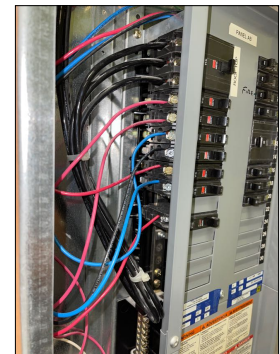
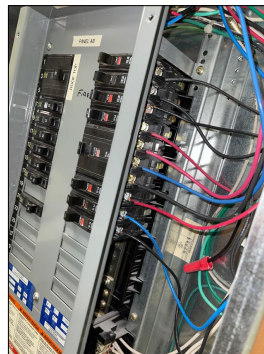
### 1.1. Square-D Electric Panel

1.2. The Sub Panel does not have two separated Grounding Neutral Bars. Grounds should be on one and the Neutrals on the other and the bars should not be connected. If grounds and neutrals are connected together at a sub panel, they won't have separate paths back to the service equipment. This means you'll have current on the grounding conductor, which can be bad news for anyone working on the circuit.

Up until the 2008 version of the National Electric Code, there were two ways to wire a sub panel. The first was with a four-wire feed; two hots, a neutral, and a ground. Grounds and neutrals were isolated to provide separate paths back to the panel. Another way to wire a sub panel was with a three-wire feed; two hots and a neutral, with grounds and neutrals connected together at the sub panel. In this case, the grounds and neutrals have to be connected together. There were several rules for this method, however. This was only allowed at detached buildings, and the detached building had to have its own grounding electrode system. Additionally, there couldn't be any continuous metallic paths bonded to the grounding system in each building.

Starting with the 2008 National Electric Code, the only acceptable way to wire a sub panel is with a four-wire feed. Two hots, one ground, and one neutral wire. The grounds and neutrals must be isolated.

When the Grounds and Neutrals are not separated, we have to recommend a Licensed Electrician to Evaluate the System.



## 2. Main Disconnect Amps

Observations:

2.1. Located in the main electric panel: 90 amps

## Sub-Panel 4 (continued)

### 3. Service Cables-Panel

Observations:

3.1. # 4 Copper 100 Amp Cable

### 4. Main Water Ground

Observations:

4.1. Sub-panel is grounded back to the main electric panel.

### 5. Wiring Type

Materials: Copper non-metallic sheathed cable noted.

## North Boarding West Sub-Panel

### 1. Sub-Panel

Location: 20 AMP 120 Volt Breakers: 9 • 30 AMP 120 Volt Breakers: 1 • 20 Amp 240 Volt Breakers: 1

Observations:

1.1. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted. Referrals: Teague Electric at 913-529-4600 or Tann Electric at 913-236-7337.

1.2. Missing Knockout(s) Plugs need to be installed to keep mice out of panel box and to avoid potential electrocution hazard and to contain any possible sparks or fire from exiting into the wall cavities: top of panel

1.3. The wall drywall sits out further than the electric panel edges, so the panel cover will not sit flush onto the panel surfaces. This can be a fire hazard. Drywall should be trimmed back slightly to achieve a proper fit.

1.4. Dirt or rust buildup inside panel box on connections. This can cause resistance and overheating. Have evaluated by a licensed electrician.

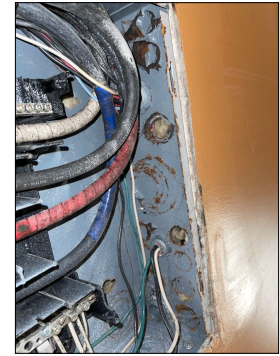
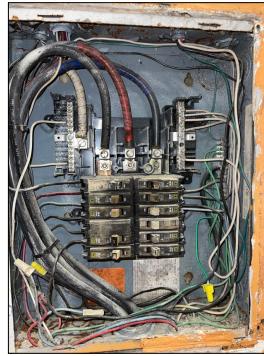
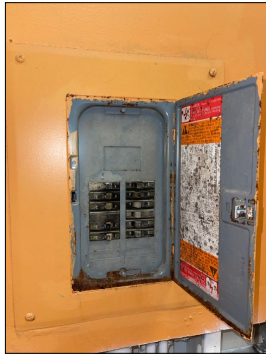
1.5. Evidence of water intrusion inside the electric panel. Have evaluated by a licensed electrician.

1.6. The exterior side of the panel cover is covered in rust

1.7. Loose circuit wires at the right side breakers



## North Boarding West Sub-Panel (continued)



Missing Knockout(s) Plugs need to be installed to keep mice out of panel box and to avoid potential electrocution hazard and to contain any possible sparks or fire from exiting into the wall cavities:  
top of panel



### 2. Main Disconnect Amps

Observations:

2.1. There was not a 150 amp Disconnect found. There was only an Exterior 200 amp disconnect that was turned off. Evaluation and correction needed.

2.2. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted. Referrals: Teague Electric at 913-529-4600 or Tann Electric at 913-236-7337.

### 3. Service Cables-Panel

Observations:

3.1. 2/0 Aluminum 150amp Cable

3.2. Antioxidant MISSING at the Main Buss Lug Connections.

### 4. Main Water Ground

Observations:

4.1. Grounded to main system

### 5. Wiring Type

Materials: Copper 120 Volt Branch Wiring is Visible

# PANEL 6-West Rm

## 1. Panel-Main

Location: 20 AMP 120 Volt Breakers: 15 • 25 AMP Breakers: 1 • 20 Amp 240 Volt Breakers: 1 • 30 Amp 240 Volt Breakers: 2 • 35 Amp 240 Volt 3 PH Breakers: 2 • 40 Amp 240 Volt Breakers: 1 • 50 Amp 240 Volt Breakers: 1 for HVAC • A/C 35 Amp Breaker: 2

Location: 3- PHASE SYSTEM

Observations:

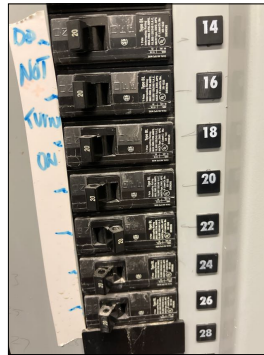
1.1. The electric panel on the right side has 7- 20 amp breakers and there is a note do not turn on. All the breakers except for number 22 are turned on. Just needs to be evaluated and updated.

1.2. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted. Referrals: Teague Electric at 913-529-4600 or Tann Electric at 913-236-7337.



| PANEL 6 |    |      |       |
|---------|----|------|-------|
| Name    | #  | Amps | Notes |
| HVAC    | 1  | 20   |       |
| RTU     | 2  | 20   |       |
| RTU     | 3  | 4    |       |
| RTU     | 5  | 6    |       |
| RTU     | 7  | 8    |       |
| RTU     | 8  | 10   |       |
| RTU     | 9  | 10   |       |
| RTU     | 11 | 12   |       |
| RTU     | 13 | 14   |       |
| RTU     | 15 | 16   |       |
| RTU     | 17 | 18   |       |
| RTU     | 19 | 20   |       |
| RTU     | 21 | 22   |       |
| RTU     | 23 | 24   |       |
| RTU     | 25 | 26   |       |
| RTU     | 27 | 28   |       |
| RTU     | 29 | 30   |       |
| RTU     | 31 | 32   |       |
| RTU     | 33 | 34   |       |
| RTU     | 35 | 36   |       |
| RTU     | 37 | 38   |       |
| RTU     | 39 | 40   |       |
| RTU     | 41 | 42   |       |

| CIRCUIT DIRECTORY |    |
|-------------------|----|
| 1                 | 2  |
| 3                 | 4  |
| 5                 | 6  |
| 7                 | 8  |
| 9                 | 10 |
| 11                | 12 |
| 13                | 14 |
| 15                | 16 |
| 17                | 18 |
| 19                | 20 |
| 21                | 22 |
| 23                | 24 |
| 25                | 26 |
| 27                | 28 |
| 29                | 30 |
| 31                | 32 |
| 33                | 34 |
| 35                | 36 |
| 37                | 38 |
| 39                | 40 |
| 41                | 42 |



The electric panel on the right side has 7- 20 amp breakers and there is a note do not turn on. All the breakers except for number 22 are turned on. Just needs to be evaluated and updated.

## 2. Main Disconnect Amps

Observations:

2.1. This panel has #2/0 Copper 265 Amp Cable @ 75 degrees. There are only 2- 600amp and a 1- 200amp disconnect boxes on the exterior. This needs to be evaluated. Recommend installing a disconnect in this panel.

2.2. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted. Referrals:

# PANEL 6-West Rm (continued)

Teague Electric at 913-529-4600 or Tann Electric at 913-236-7337.

## 3. Service Cables-Panel

Observations:

3.1. #2/0 Copper 265 Amp Cable @ 75 degrees inside the panel

## 4. Main Water Ground

Observations:

4.1. Grounded back to the main exterior electrical system.

## 5. Wiring Type

Materials: Copper 120 Volt Branch Wiring is Visible

# PANEL 7 - West Rm

## 1. Panel-Main

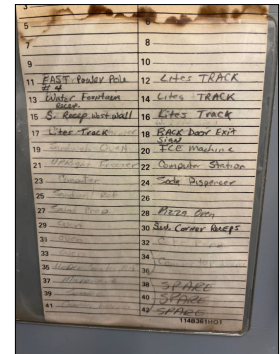
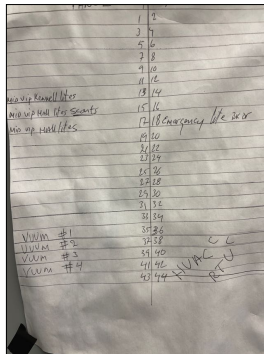
Location: 20 AMP 120 Volt Breakers: 26 • 30 AMP 120 Volt Breakers: 1 • 20 Amp 240 Volt Breakers: 1 • 30 Amp 240 Volt 3PH Breakers:

Location: 3- PHASE SYSTEM

Observations:

1.1. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted. Referrals: Teague Electric at 913-529-4600 or Tann Electric at 913-236-7337.

1.2. There are 12 breakers there in the off position. Recommend an answer to why and or have an evaluation performed by license electrician.



## PANEL 7 - West Rm (continued)



### 2. Main Disconnect Amps

Observations:

2.1. This panel has #2/0 Copper 265 Amp Cable @ 75 degrees. There are only 2- 600amp and a 1- 200amp disconnect boxes on the exterior. This needs to be evaluated. Recommend installing a disconnect in this panel.

2.2. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted. Referrals: Teague Electric at 913-529-4600 or Tann Electric at 913-236-7337.

### 3. Service Cables-Panel

Observations:

3.1. #2/0 Copper 265 Amp Cable @ 75 degrees inside the panel

### 4. Main Water Ground

Observations:

4.1. Grounded back to the main electrical system exterior.

### 5. Wiring Type

Materials: Copper 120 Volt Branch Wiring is Visible

## PANEL 8-West South Rm

### 1. Panel-Main

Location: 20 AMP 120 Volt Breakers: 31 • 20 Amp 240 Volt Breakers: 1 • 40 Amp 240 Volt 3 PH Breakers: 1

Location: 3- PHASE SYSTEM

Observations:

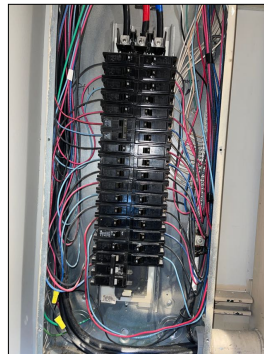
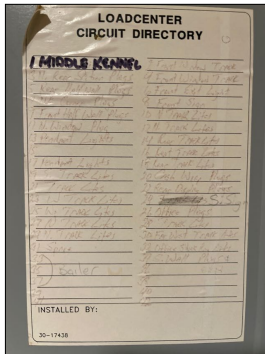
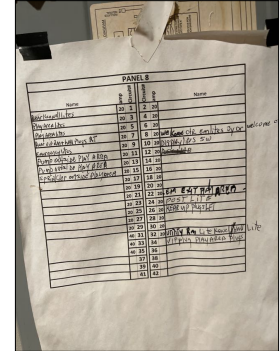
1.1. Challenger panel

1.2. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted. Referrals: Teague Electric at 913-529-4600 or Tann Electric at 913-236-7337.



## PANEL 8-West South Rm (continued)

1.3. Sharp-pointed metal screws are holding the panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws need to be replaced with approved, flat-tipped screws.



Sharp-pointed metal screws are holding the panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws need to be replaced with approved, flat-tipped screws.

### 2. Main Disconnect Amps

Observations:

2.1. This panel has #2/0 Copper 265 Amp Cable @ 75 degrees. There are only 2- 600amp and a 1- 200amp disconnect boxes on the exterior. This needs to be evaluated. Recommend installing a disconnect in this panel.

2.2. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted. Referrals: Teague Electric at 913-529-4600 or Tann Electric at 913-236-7337.

### 3. Service Cables-Panel

Observations:

3.1. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted. Referrals: Teague Electric at 913-529-4600 or Tann Electric at 913-236-7337.

3.2. This panel has #2/0 Copper 265 Amp Cable @ 75 degrees. There are only 2- 600amp and a 1- 200amp disconnect boxes on the exterior. This needs to be evaluated. Recommend installing a disconnect in this panel.

## PANEL 8-West South Rm (continued)

### 4. Main Water Ground

Observations:

4.1. Grounded back to the main electrical system.

### 5. Wiring Type

Materials: Copper 120 Volt Branch Wiring is Visible

## HVAC PKG SYSTEM

### 1. Thermostats

Materials: Programmable thermostat



Thermostat for the south Interior dog room



### 2. Supply Ducts

Observations:

2.1. The HVAC air supply system appears to be functional at the time of the inspection.

2.2. Recommend that the HVAC ducts be professionally cleaned. NADCA highly recommends that they be cleaned every 6 to 8 years.

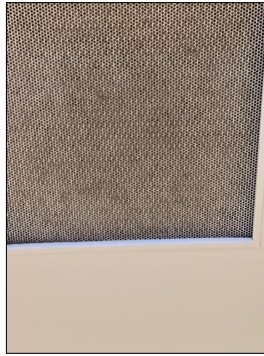


### 3. Registers/Vents

Observations:

3.1. The return air vents are very dirty

# HVAC PKG SYSTEM (continued)



The return air vents are very dirty

## SYSTEM AIR South Unit

### 1. Location-Pictures Heat

Observations:

#### 1.1. South Air Handler



### 2. Furnace/Heater

Materials: Model # ERV4600RT • Serial # 184-3543-1245C – 001 • System Air - Air Handler

Observations:

2.1. Town and Country Heating and Air Conditioning at 913-649-8696

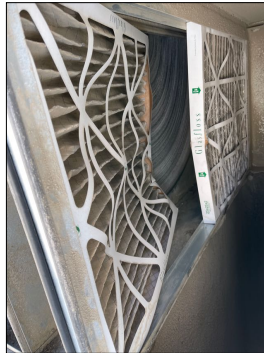
2.2. The circular rotating fins are badly damaged because of air filters being loose and laying up against the surfaces on both sides. Complete evaluation required.

# SYSTEM AIR South Unit (continued)

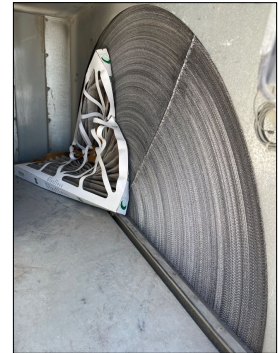
## 2.3. There is debris in the rotating fan blades.



The circular rotating fins are badly damaged because of air filters being loose and laying up against the surfaces on both sides. Complete evaluation required.



The circular rotating fins are badly damaged because of air filters being loose and laying up against the surfaces on both sides. Complete evaluation required.



The circular rotating fins are badly damaged because of air filters being loose and laying up against the surfaces on both sides. Complete evaluation required.



There is debris in the rotating fan blades.

## 3. Air Filter

Materials: FOUR- Air filter size is a 2" x 25" x 25". Air filter needs to be replaced Every 3 Months and recommend using a quality pleated air filter.

Observations:

3.1. Air filter needs to be replaced now.

3.2. There may need to be a horizontal bracket installed so the air filters aren't being sucked into the rotating wheel.

3.3. There are three prefilters on the exterior and two of them are missing and the one present is very dirty.



There are three prefilters on the exterior and two of them are missing and the one present is very dirty.



# SYSTEM AIR South Unit (continued)

## 4. Supply Ducts

Observations:

4.1. Recommend that the HVAC ducts be professionally cleaned. NADCA highly recommends that they be cleaned every 6 to 8 years.

# SYSTEMAIR North Unit

## 1. Location-Pictures Heat

Observations:

### 1.1. North Air Handler



## 2. Furnace/Heater

Materials: Model # ERV4600RT • Serial # 179-7141-1125B-002 • SYSTEM AIR Air Handler System

Observations:

2.1. Working as intended at the inspection.

2.2. Rotating wheel with fins has some damage on the west side. Doesn't appear to be an issue at this time but could restrict some airflow.



Rotating wheel with fins has some damage on the west side. Doesn't appear to be an issue at this time but could restrict some airflow.

# SYSTEMAIR North Unit (continued)

## 3. Air Filter

Materials: FOUR- Air filter size is a 2" x 25" x 25". Air filter needs to be replaced Every 3 Months and recommend using a quality pleated air filter.

Observations:

3.1. Air filter needs to be replaced now.

3.2. One of the prefilters are missing.



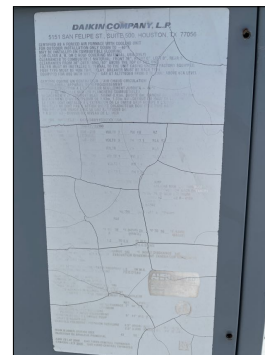
One of the prefilters are missing.

# Daikin NE Unit

## 1. Location-Pictures Heat

Observations:

1.1. NE Corner on Roof



# Daikin NE Unit (continued)

## 2. Furnace/Heater

Materials: Model # DCG0481153 DXXXAA • Serial # 150-127-3280 • DAIKIN

Materials: Average life expectancy is 17 to 20 years. • AGE (Years Old): 6 • BTU Gas Input: Approximately 92,000 BTU output • Gas (Natural) Furnace • A/C Size: 4 Ton

Observations:

2.1. Heating system was working as intended at the inspection.

2.2. Town and Country Heating and Air Conditioning at 913-649-8696

2.3. The air conditioning condensation drain needs to be extended to the west roof drain.



The air conditioning condensation drain needs to be extended to the west roof drain.

## 3. Thermostats

Materials: Programmable thermostat

## 4. Air Filter

Materials: FOUR- Air filter size is a 2" x 14" x 20". Air filter needs to be replaced Every 3 Months and recommend using a quality pleated air filter.

Observations:

4.1. Air filter needs to be replaced now.



## 5. Flue/Venting

Materials: Metal flue venting

## Daikin NE Unit (continued)



### 6. Gas Valve & Line

Observations:

6.1. Gas Valve Present

6.2. Rigid Gas Supply Piping



### 7. Sediment Drip Leg 3" Min.

Observations:

7.1. Sediment Drip Leg Present

### 8. Supply Ducts

Observations:

8.1. The HVAC air supply system appears to be functional at the time of the inspection.

8.2. Recommend that the HVAC ducts be professionally cleaned. NADCA highly recommends that they be cleaned every 6 to 8 years.

## Daikin North Unit

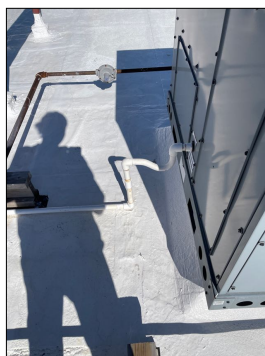
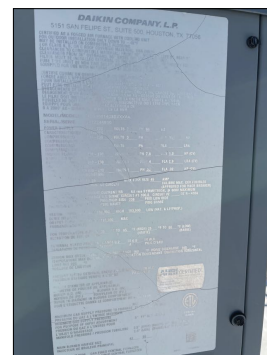
### 1. Location-Pictures Heat

Observations:

1.1. North Unit



## Daikin North Unit (continued)



### 2. Furnace/Heater

Materials: Model # DCG0601403 DXXXAA • Serial # 141-224-4910 • DAIKIN

Materials: Average life expectancy is 17 to 20 years. • AGE (Years Old): 7 • BTU Gas Input: 138,000 BTU • Gas (Natural) Furnace • A/C Size: 5 Ton

Observations:

2.1. Heating system was working as intended at the inspection.

### 3. Thermostats

Materials: Programmable thermostat

### 4. Air Filter

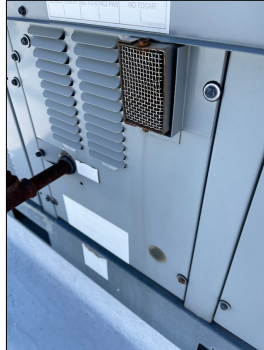
Materials: FOUR - Air filter size is a 2" x 14" x 20". Air filter needs to be replaced Every 3 Months and recommend using a quality pleated air filter.



## Daikin North Unit (continued)

### 5. Flue/Venting

Materials: Metal flue venting



### 6. Gas Valve & Line

Observations:

6.1. Gas Valve Present

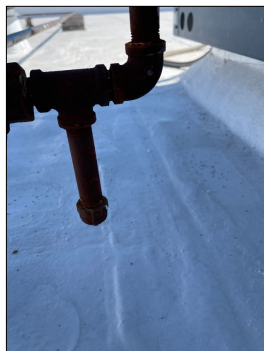
6.2. Rigid Gas Supply Piping



### 7. Sediment Drip Leg 3" Min.

Observations:

7.1. Sediment Drip Leg Present



## Daikin North Unit (continued)

### 8. Supply Ducts

#### Observations:

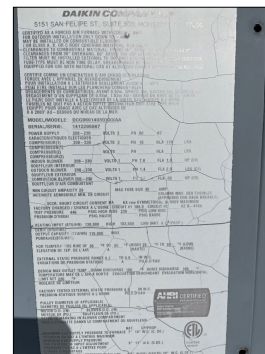
- 8.1. The HVAC air supply system appears to be functional at the time of the inspection.
- 8.2. Recommend that the HVAC ducts be professionally cleaned. NADCA highly recommends that they be cleaned every 6 to 8 years.

## Daikin North-South Unit

### 1. Location-Pictures Heat

#### Observations:

#### 1.1. North Pair South Unit



### 2. Furnace/Heater

Materials: Model # DCG0601403 DXXXAA • Serial # 141-228-6867 • DAIKIN • Maximum fuse disconnect is 45 A

Materials: Average life expectancy is 17 to 20 years. • AGE (Years Old): 7 • BTU Gas Input: 138,000 • Gas (Natural) Furnace • A/C Size: 5 Ton

#### Observations:

- 2.1. Heating system was working as intended at the inspection.



## Daikin North-South Unit (continued)

### 3. Thermostats

Materials: Programmable thermostat

### 4. Air Filter

Materials: FOUR - Air filter size is a 2" x 14" x 20". Air filter needs to be replaced Every 3 Months and recommend using a quality pleated air filter.

Observations:

4.1. Air filter needs to be replaced now.



### 5. Flue/Venting

Materials: Metal flue venting



### 6. Gas Valve & Line

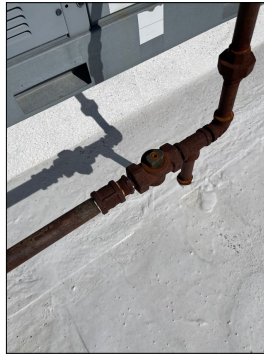
Observations:

6.1. Gas Valve Present

6.2. Rigid Gas Supply Piping



## Daikin North-South Unit (continued)



### 7. Sediment Drip Leg 3" Min.

Observations:

#### 7.1. Sediment Drip Leg Present



### 8. Supply Ducts

Observations:

8.1. The HVAC air supply system appears to be functional at the time of the inspection.

8.2. Recommend that the HVAC ducts be professionally cleaned. NADCA highly recommends that they be cleaned every 6 to 8 years.

## YORK Center Unit

### 1. Location-Pictures Heat





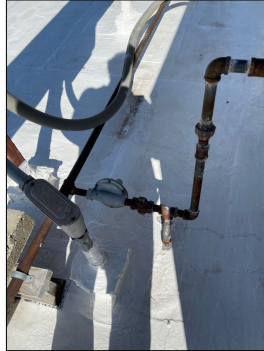
## YORK Center Unit (continued)

### 5. Gas Valve & Line

Observations:

5.1. Gas Valve Present

5.2. Rigid Gas Supply Piping



### 6. Sediment Drip Leg 3" Min.

Observations:

6.1. Sediment Drip Leg Present



### 7. Supply Ducts

Observations:

7.1. The HVAC air supply system appears to be functional at the time of the inspection.

7.2. Recommend that the HVAC ducts be professionally cleaned. NADCA highly recommends that they be cleaned every 6 to 8 years.

# Daikin Center-North Unit

## 1. Location-Pictures Heat



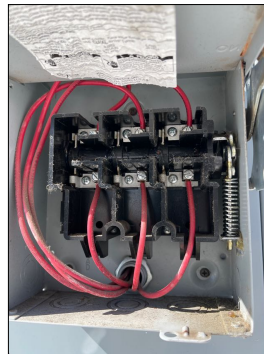
## 2. Furnace/Heater

Materials: Model # DCG0721403VXXXAA • Serial # 140-804-3130 • DAIKIN • Manufacturers maximum 45 amp fuse and there is a 30 amp fuse disconnect present, so this is good.

Materials: Average life expectancy is 17 to 20 years. • AGE (Years Old): 7 • BTU Gas Input: 138,000 • Gas (Natural) Furnace • A/C System Size: 6 TON Unit

Observations:

2.1. Heating system was working as intended at the inspection.



## 3. Thermostats

Materials: Programmable thermostat

## 4. Air Filter

Materials: FOUR- Air filters size is a 2" x 16" x 20". Air filter needs to be replaced Every 3 Months and recommend using a quality pleated air filter.

Observations:

4.1. Air filter needs to be replaced now.



## Daikin Center-North Unit (continued)



### 5. Flue/Venting

Materials: Metal flue venting



### 6. Gas Valve & Line

Observations:

6.1. Gas Valve Present

6.2. Rigid Gas Supply Piping



### 7. Sediment Drip Leg 3" Min.

Observations:

7.1. Sediment Drip Leg Present

## Daikin Center-North Unit (continued)



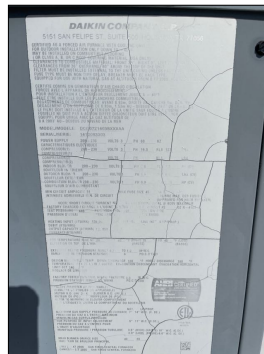
### 8. Supply Ducts

Observations:

- 8.1. The HVAC air supply system appears to be functional at the time of the inspection.
- 8.2. Recommend that the HVAC ducts be professionally cleaned. NADCA highly recommends that they be cleaned every 6 to 8 years.

## Daikin Center-South Unit

### 1. Location-Pictures Heat



### 2. Furnace/Heater

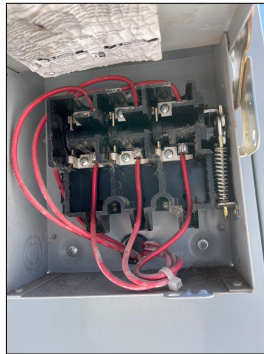
Materials: Model # DCG0721403VXXXAA • Serial # 141-209-3303 • DAIKIN

Materials: Average life expectancy is 17 to 20 years. • AGE (Years Old): 7 • BTU Gas Input: 138,000 • Gas (Natural) Furnace • A/C System Size: 6 TON UNIT

# Daikin Center-South Unit (continued)

## Observations:

- 2.1. Heating system was working as intended at the inspection.
- 2.2. Manufacturers maximum fuse is 45 A and this has a 30 amp disconnect so it is good.



## 3. Thermostats

Materials: Programmable thermostat

## 4. Air Filter

Materials: FOUR- Air filter size is a 2" x 16" x 20". Air filter needs to be replaced Every 3 Months and recommend using a quality pleated air filter.

## Observations:

- 4.1. Air filter needs to be replaced now.



## 5. Flue/Venting

Materials: Metal flue venting



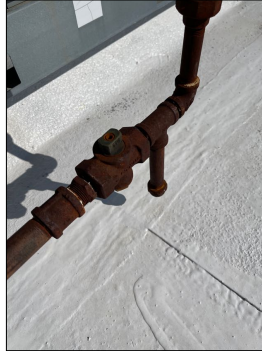
## Daikin Center-South Unit (continued)

### 6. Gas Valve & Line

Observations:

6.1. Gas Valve Present

6.2. Rigid Gas Supply Piping



Gas Valve Present

### 7. Sediment Drip Leg 3" Min.

Observations:

7.1. Sediment Drip Leg Present



### 8. Supply Ducts

Observations:

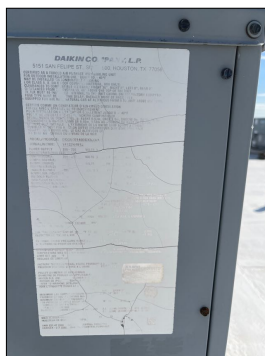
8.1. The HVAC air supply system appears to be functional at the time of the inspection.

8.2. Recommend that the HVAC ducts be professionally cleaned. NADCA highly recommends that they be cleaned every 6 to 8 years.



# Daikin West Unit

## 1. Location-Pictures Heat



## 2. Furnace/Heater

Materials: Model # DCG0601403 DXXXAA • Serial # 141-224-4912 • DAIKIN

Materials: Average life expectancy is 17 to 20 years. • AGE (Years Old): 7 • BTU Gas Input: 130,000 • Gas (Natural) Furnace • Air conditioning system is a 5 ton unit

Observations:

- 2.1. Heating system was working as intended at the inspection.
- 2.2. Manufacturers maximum fuse is 45 A and there are 40 amp fuses present.
- 2.3. Air conditioning condensation drain needs to be extended to the west side roof drain.



Air conditioning condensation drain needs to be extended to the west side roof drain.

# Daikin West Unit (continued)

## 3. Thermostats

Materials: Programmable thermostat

## 4. Air Filter

Materials: Air filter size is a 2" x 14" x 20". Air filter needs to be replaced Every 3 Months and recommend using a quality pleated air filter. Amazon Prime has Quality Pleated MERV 12 or 13 Filters for \$45 or less for a box of 6 compared to about \$19 each locally.

Observations:

4.1. Air filter needs to be replaced now.



## 5. Flue/Venting

Materials: Metal flue venting



Flue

## 6. Gas Valve & Line

Observations:

6.1. Gas Valve Present

6.2. Rigid Gas Supply Piping

## Daikin West Unit (continued)

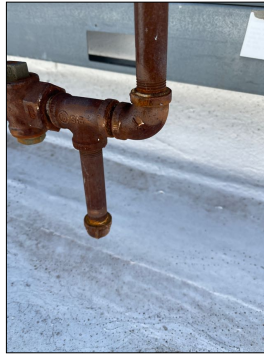


Gas Valve Present

### 7. Sediment Drip Leg 3" Min.

Observations:

#### 7.1. Sediment Drip Leg Present



Sediment Drip Leg Present

### 8. Supply Ducts

Observations:

8.1. The HVAC air supply system appears to be functional at the time of the inspection.

8.2. Recommend that the HVAC ducts be professionally cleaned. NADCA highly recommends that they be cleaned every 6 to 8 years.

## Daikin 2nd from South

### 1. Location-Pictures Heat



## Daikin 2nd from South (continued)

### 2. Furnace/Heater

Materials: Model # DCG0601403 DXXXAA • Serial # 141-228-6866 • DAIKIN

Materials: Average life expectancy is 17 to 20 years. • AGE (Years Old):7 • BTU Gas Input: 130,000 • Gas (Natural) Furnace • Air-conditioning system is a 5 ton unit • Manufactures maximum fuse size is 45 Amps. 40 amp fuses are present so this is good.

Observations:

2.1. Air conditioning condensation drain line needs to be extended to the west roof drain.



Air conditioning condensation drain line needs to be extended to the west roof drain.



### 3. Air Filter

Materials: Air filter size is a 2" x 14" x 20". Air filter needs to be replaced Every 3 Months and recommend using a quality pleated air filter. Amazon Prime has Quality Pleated MERV 12 or 13 Filters for \$45 or less for a box of 6 compared to about \$19 each locally.

Observations:

3.1. Air filter needs to be replaced now.



### 4. Flue/Venting

Materials: Metal flue venting



## Daikin 2nd from South (continued)



Flue

### 5. Gas Valve & Line

Observations:

5.1. Gas Valve Present

5.2. Rigid Gas Supply Piping



Gas Valve Present

### 6. Sediment Drip Leg 3" Min.

Observations:

6.1. Sediment Drip Leg Present



Sediment Drip Leg Present

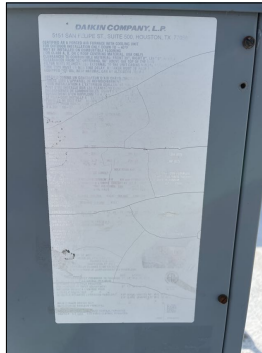
### 7. Supply Ducts

Observations:

7.1. The HVAC air supply system appears to be functional at the time of the inspection.

7.2. Recommend that the HVAC ducts be professionally cleaned. NADCA highly recommends that

they be cleaned every 6 to 8 years.



## 2. Furnace/Heater

Materials: Model # DCG0601403 DXXXAA • Serial # 1412 • DAIKIN

Materials: Average life expectancy is 17 to 20 years. • AGE (Years Old): 7 • BTU Gas Input: 138,000 • Gas (Natural) Furnace • 5 ton air-conditioning system

Observations:

**2.1. The air conditioning condenser drain line needs to be extended to the west side roof drain.**



The air conditioning condenser drain line needs to be extended to the west side roof drain.

## 3. Thermostats

Materials: Programmable thermostat

## Daikin Far South Unit (continued)

### 4. Air Filter

Materials: FOUR Air filter size is a 2" x 14" x 20". Air filter needs to be replaced Every 3 Months and recommend using a quality pleated air filter. Amazon Prime has Quality Pleated MERV 12 or 13 Filters for \$45 or less for a box of 6 compared to about \$19 each locally.

Observations:

4.1. Air filters Are marked that they were replaced October 16, 2021 but they sure look like they've been in there a lot longer and is recommended to be replaced now.



### 5. Flue/Venting

Materials: Metal flue venting



Flue

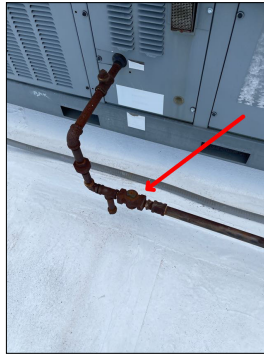
### 6. Gas Valve & Line

Observations:

6.1. Gas Valve Present

6.2. Rigid Gas Supply Piping

## Daikin Far South Unit (continued)



Gas Valve Present

### 7. Sediment Drip Leg 3" Min.

Observations:

#### 7.1. Sediment Drip Leg Present



Sediment Drip Leg Present

### 8. Supply Ducts

Observations:

8.1. The HVAC air supply system appears to be functional at the time of the inspection.

8.2. Recommend that the HVAC ducts be professionally cleaned. NADCA highly recommends that they be cleaned every 6 to 8 years.

### 9. Electrical Safety-Defects

Observations:

9.1. There is an exterior receptacle on the exterior of the unit disconnect box but it is disconnected on the interior of the box.

9.2. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted. Referrals: Teague Electric at 913-529-4600 or Tann Electric at 913-236-7337.

9.3. Manufactures listed maximum fuse is 45 A but the main disconnect has 90 amp fuses.



## Daikin Far South Unit (continued)



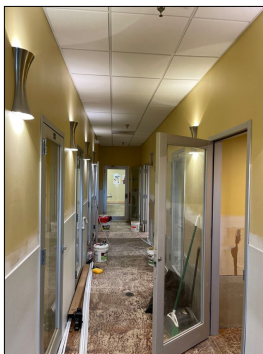
There is an exterior receptacle on the exterior of the unit disconnect box but Manufactures listed maximum fuse is 45 A but the main disconnect has 90 amp fuses. Circuit is 30 Amps

## Center Boarding Room

### 1. Room Location

Observations:

#### 1.1. Center of building

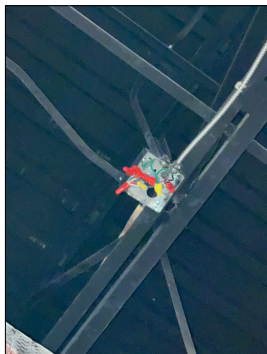


### 2. Electrical Safety-Defects

Observations:

#### 2.1. Missing Light Switch Covers (construction currently going on)

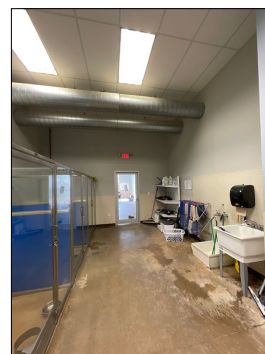
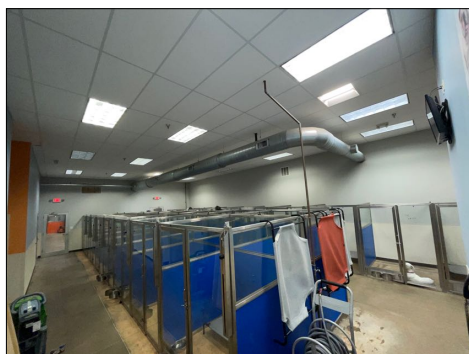
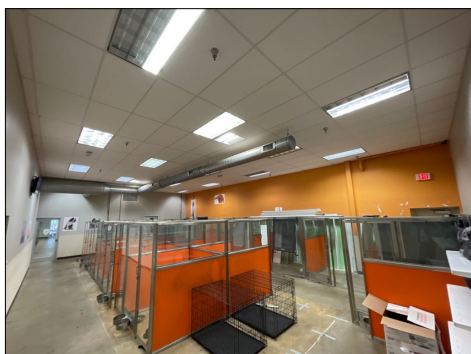
#### 2.2. Junction Boxes missing either Cable Connectors, Cover or Knock-Out Plugs at: east side above 3rd room from south, above west side sw corner room



Junction Boxes missing either Cable Connectors, Cover or Knock-Out Plugs at: east side above 3rd room from south



Junction Boxes missing either Cable Connectors, Cover or Knock-Out Plugs at: above west side sw corner room



## 2. Electrical Safety-Defects

### Observations:

2.1. Hanging junction box: West boarding 2nd room from south NW corner

2.2. Loose Receptacle at the Receptacle Box at: west boarding center south wall east receptacle

2.3. Missing or Damaged Receptacle Covers at: west boarding east wall 2nd dog pin from north

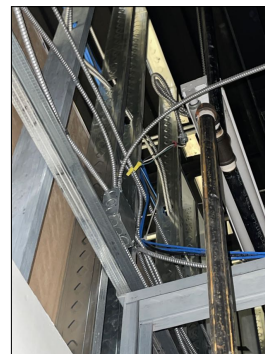
2.4. There are spliced electrical circuit wiring that must be in proper junction boxes with cable connectors and cover at: ceiling above south boarding 3rd room from west boarding room



Hanging junction box: West boarding 2nd room from south NW corner



Missing or Damaged Receptacle Covers at: west boarding east wall 2nd dog pin from north



There are spliced electrical circuit wiring that must be in proper junction boxes with cable connectors and cover at: ceiling above south boarding 3rd room from west boarding room

## Boarding Rooms (continued)

### 3. Wall Condition

Materials: Drywall Walls noted. \* It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

Observations:

3.1. There is evidence of moisture intrusion noted. We are recommending water intrusion investigation. Water intrusion could develop mold growth on the surfaces. RC Certified Inspections can provide this investigation. Located at: west boarding west wall south end, could be due to older roof; South boarding along west white wall at floor



There is evidence of moisture intrusion noted. We are recommending water intrusion investigation. Water intrusion could develop mold growth on the surfaces. RC Certified Inspections can provide this investigation. Located at: west boarding west wall south end, could be due to older roof

### 4. Ceiling Condition

Observations:

4.1. Evidence of Water Stains noted at: west boarding room above exterior door

4.2. Recommend RC Certified Inspections to perform a Moisture/Water Intrusion Investigation and Mold Inspection.

4.3. Evidence of Mold-Like substance and further evaluation is recommended. Located at: west boarding above exterior door



### 5. Doors-Exterior Rear

Materials: Metal Single Door

Observations:

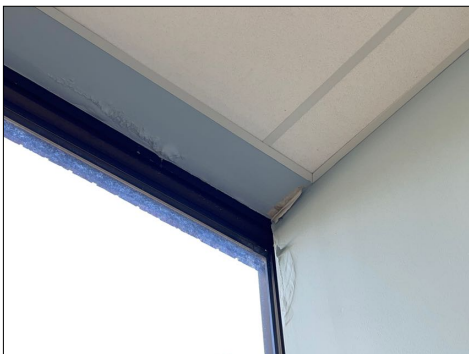
5.1. Need to install new door casement weatherstrips due to damage and/or current ones don't seat at the threshold and/or not properly fitted at the upper corners. At: West boarding room

# Operation Room

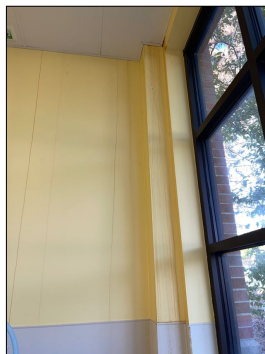
## 1. Wall Condition

Observations:

- 1.1. Evidence of water intrusion: above north wall east side windows
- 1.2. There's brown water staining going down the wall in the north west corner of the Surgery room
- 1.3. Evidence of a Mold-Like substance present. Mold Testing or Mold Remediation may be required. RC Certified Inspections can provide these services. Also see the MOLD Growth Section in the report. This was found at: X-ray room SW corner west wall



Evidence of water intrusion: above north wall east side windows



There's brown water staining going down the wall in the north west corner of the Surgery room



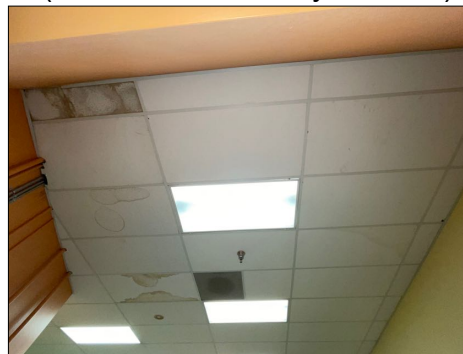
## 2. Ceiling Condition

Observations:

- 2.1. Evidence of Water Stains noted at: above the east door (could be caused by old roof)



Evidence of Water Stains noted at: above the east door (could be caused by old roof)



Evidence of Water Stains noted at: multiple stained tiles in X-Ray Room (could be caused by old roof)

## 3. Doors-Exterior Rear

Materials: Metal Double Doors

Materials: The door bottom sweep and or seal is missing and not sealing at the threshold.

Observations:



## Operation Room (continued)

- 3.1. There is Water Damage at the Door Casement.
- 3.2. There is Water Damage at the Door surface.
- 3.3. The door without a sweep is allowing water into the building causing the casement and door itself to rust



There is Water Damage at the Door Casement and door itself

## East Main Room

### 1. Room Location



### 2. Window Condition

Observations:

2.1. The Window Thermal Pane Integrity shows evidence of failure. The window panes have fogging and condensation between them. They can build enough condensation between the panes to rust through and cause water intrusion into the wall cavity. Recommend further evaluation for needed replacement. At least 14 windows discovered

### 3. Wall Condition

Observations:

3.1. Evidence of a Mold-Like substance present. Mold Testing or Mold Remediation may be required. RC Certified Inspections can provide these services. Also see the MOLD Growth Section in the report. This was found at: along south wall - presumably due to cleaning with water hoses.

3.2. Damaged wall due to water intrusion: North side above the east wall south and north set of windows

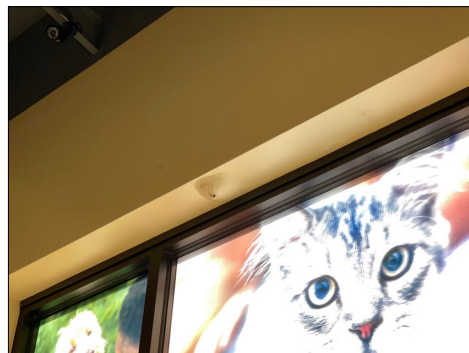
# East Main Room (continued)



Evidence of a Mold-Like substance present. Mold Testing or Mold Remediation may be required. RC Certified Inspections can provide these services. Also see the MOLD Growth Section in the report. This was found at: along south wall - presumably due to dog pee



Damaged wall due to water intrusion: North side above the east wall south set of windows



Damaged wall due to water intrusion: North side above the east wall north set of windows

## 4. Doors-Exterior Rear

Materials: Metal Single Door with Glass

Observations:

4.1. The east side south exterior door does not have a bottom sweep and is allowing water to come into the building

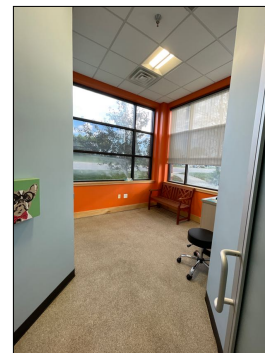
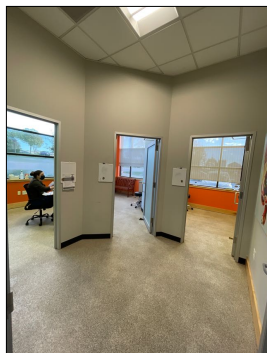
# NE Exam Rooms

## 1. Room Location

Observations:

1.1. NE CORNER

1.2. SE CORNER



# NE Exam Rooms (continued)



## 2. Smoke Detector

Observations:

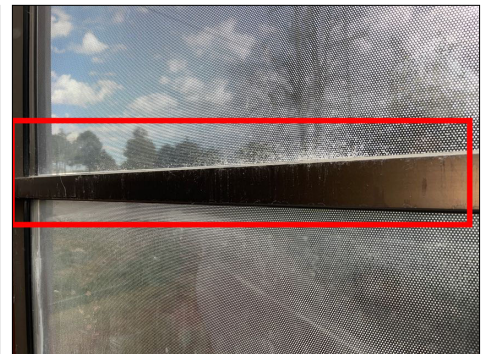
2.1. Missing Smoke Detector

## 3. Window Condition

Observations:

3.1. NE Exam room windows have a lot of staining down the horizontal frames. This appears to be caused by condensation on the windows but could be an indication of water intrusion although no evidence of this was found

3.2. The Window Thermal Pane Integrity shows evidence of failure. The window panes have fogging and condensation between them. They can build enough condensation between the panes to rust through and cause water intrusion into the wall cavity. Recommend further evaluation for needed replacement. Approximately 9 defective windows in the 3 exam rooms



The Window Thermal Pane Integrity shows evidence of failure. The window panes have fogging and condensation between them. They can build enough condensation between the panes to rust through and cause water intrusion into the wall cavity. Recommend further evaluation for needed replacement.

Approximately 9 defective windows in the 3 exam rooms

The Window Thermal Pane Integrity shows evidence of failure. The window panes have fogging and condensation between them. They can build enough condensation between the panes to rust through and cause water intrusion into the wall cavity. Recommend further evaluation for needed replacement.

Approximately 9 defective windows in the 3 exam rooms

NE Exam room windows have a lot of staining down the horizontal frames. This appears to be caused by condensation on the windows but could be an indication of water intrusion although no evidence of this was found

## 4. Wall Condition

Observations:

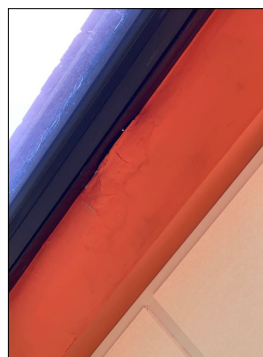
4.1. There is evidence of moisture intrusion noted. We are recommending water intrusion investigation. Water intrusion could develop mold growth on the surfaces. RC Certified Inspections can provide this investigation. Located at: East Exam room above windows, north exam room above windows



# NE Exam Rooms (continued)



There is evidence of moisture intrusion noted. We are recommending water intrusion investigation. Water intrusion could develop mold growth on the surfaces. RC Certified Inspections can provide this investigation. Located at: East Exam room above windows



There is evidence of moisture intrusion noted. We are recommending water intrusion investigation. Water intrusion could develop mold growth on the surfaces. RC Certified Inspections can provide this investigation. Located at: north exam room above windows

## 5. Ceiling Condition

Observations:

5.1. Evidence of Mold-Like substance and further evaluation is recommended. Located: Surrounding west hall supply vent



Evidence of Mold-Like substance and further evaluation is recommended. Located: Surrounding west hall supply vent

## 6. Doors-Interior

Materials: Metal Doors with Glass

# Grooming Room

## 1. Kitchen Picture





## Grooming Room (continued)

### 2. Cabinetry

Materials: Wood

### 3. Counter Top

Materials: Laminate countertops

### 4. Sink-MAIN

Materials: Single Stainless Steel

Observations:

4.1. Recommend cleaning out drain

### 5. Electrical Safety-Defects

Observations:

5.1. Loose Receptacle at the Receptacle Box at: south room north wall east corner and west side

## ROOM

### 1. Electrical Safety-Defects

Observations:

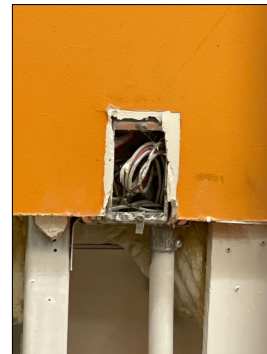
1.1. Junction box not sitting flush with second box at: north boarding sw corner west wall

1.2. Loose Receptacle at the Receptacle Box at: north boarding south wall

1.3. Junction Boxes missing either Cable Connectors, Cover or Knock-Out Plugs at: north boarding west wall south end



Junction box not sitting flush with second box at: north boarding sw corner west wall



Junction Boxes missing either Cable Connectors, Cover or Knock-Out Plugs at: north boarding west wall south end

### 2. Wall Condition

Observations:

2.1. Evidence of a Mold-Like substance present. Mold Testing or Mold Remediation may be required. RC Certified Inspections can provide these services. Also see the MOLD Growth Section in the report. This was found at: found in north boarding room west white walls along floor

# ROOM (continued)

2.2. The west side walls have been cut out due to water intrusion and mold

2.3. west wall in the north boarding room has water staining at the floor along the white painted walls



west wall in the north boarding room has water staining at the floor along the white painted walls



Evidence of a Mold-Like substance present. Mold Testing or Mold Remediation may be required. RC Certified Inspections can provide these services. Also see the MOLD Growth Section in the report. This was found at: found in north boarding room west white walls along floor

## 3. Floor Covering

Observations:

3.1. Void under the center west wall in the north boarding room and under electric panel



Void under the center west wall in the north boarding room



Void under the center west wall in the north boarding room



Void under the center west wall in the north boarding room



Void under the west wall in the north boarding room under electric panel

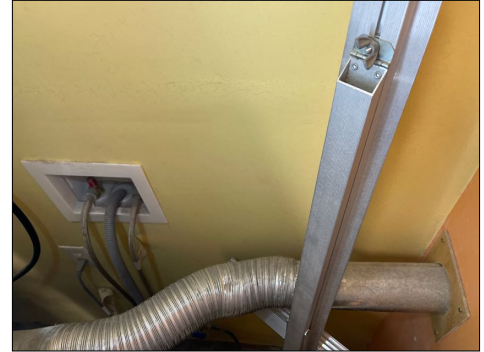
## 4. Doors-Exterior Rear

Materials: Metal Single Door

Materials: The north door bottom sweep and or seal is missing and not sealing at the threshold.

Observations:

#### 4.1. There is Water Damage at the Door Casement.



#### 2. Dryer Supply

Materials: Electric 240 V, 4- prong receptacle

#### 3. Dryer Vent

Observations:

- 3.1. The dryer vent system should be cleaned every 6 to 12 months.
- 3.2. Dryer is vented to the exterior.

**3.3. Dryer vent system needs to be cleaned now!**

#### 4. Floor Covering

Materials: Epoxy covered concrete flooring noted

## KITCHEN

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

#### 1. Kitchen Picture



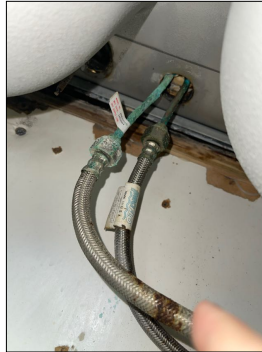
## KITCHEN (continued)

### 2. Sink-MAIN

Materials: Stainless steel sink

Observations:

#### 2.1. Evidence of sink fixture leaking down into the lower cabinet



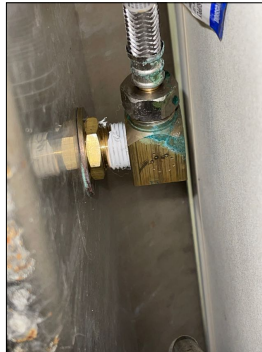
Evidence of sink fixture leaking down into the lower cabinet

### 3. Sink-Secondary

Materials: Stainless steel sink

Observations:

#### 3.1. Evidence of a leak at the coke water connection



Evidence of a leak at the coke water connection

### 4. Wall Condition

Observations:

#### 4.1. Evidence of a Mold-Like substance present. Mold Testing or Mold Remediation may be required. RC Certified Inspections can provide these services. Also see the MOLD Growth Section in the report. This was found at: under main sink



## KITCHEN (continued)



### 5. Registers/Vents

Observations:

5.1. Missing return air vent at: 2 noted above ceiling



## NE Kitchenette/Office

### 1. Kitchenette Picture



### 2. Sink-MAIN

Materials: Single Stainless Steel

Observations:

2.1. Evidence of a leak at the sink flange and the drain connection

## NE Kitchenette/Office (continued)



Evidence of a leak at the sink flange and the drain connection

### 3. Refrigerator/Freezer

Observations:

#### 3.1. Whirlpool



### 4. Window Condition

Observations:

4.1. The Window Thermal Pane Integrity shows evidence of failure. The window panes have fogging and condensation between them. They can build enough condensation between the panes to rust through and cause water intrusion into the wall cavity. Recommend further evaluation for needed replacement.



The Window Thermal Pane Integrity shows evidence of failure. The window panes have fogging and condensation between them. They can build enough condensation between the panes to rust through and cause water intrusion into the wall cavity. Recommend further evaluation for needed replacement.

## NE Kitchenette/Office (continued)

### 5. Ceiling Condition

Observations:

5.1. Evidence of Mold-Like substance and further evaluation is recommended.



Evidence of Mold-Like substance and further evaluation is recommended.

## EMERGENCY LIGHTING

### 1. Emergency Lighting

Observations:

1.1. Emergency Lights were tested and working as intended at the time of the inspection. Should be tested Monthly! Must be serviced Yearly!

1.2. Four-emergency exit lights in the south into your dog room

## EXIT SIGNS-LIGHTED

### 1. Exit Signs-Lighted

Observations:

1.1. EXIT Lighted Signs were tested and working as intended at the time of the inspection. Should be tested Monthly! Should be Serviced Yearly!

1.2. The south interior dog room has two S. side exterior doors without why did exit signs.

1.3. Need a lighted exit sign at the NW corner exit in the X-ray room.

1.4. Defective EXIT Lighted Signs. Repairs are required now at: west boarding room exterior door

## EXIT SIGNS-LIGHTED (continued)



The south interior dog room has two S. side exterior doors without why did exit signs.

## EXIT & EMERGENCY LIGHTS COMBO

### 1. Exit & Emergency Lights

Observations:

1.1. EXIT Lighted Signs with Emergency Light Combination were tested and working as intended at the time of the inspection. Should be tested Monthly! Must be serviced Yearly!

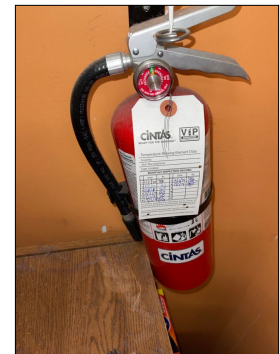
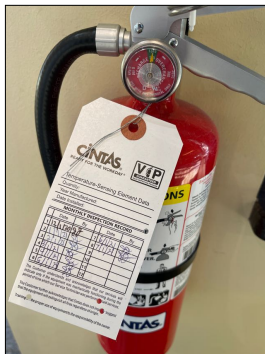
## FIRE EXTINGUISHERS

### 1. Emergency Lighting

Observations:

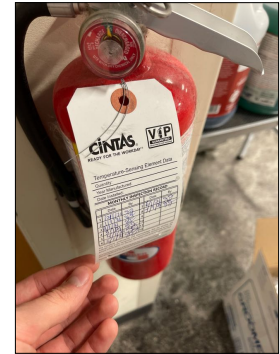
1.1. Quantity of Fire Extinguishers: 6

1.2. Date of Last Service. Needs to be Inspected Yearly! Date: 7/1/21





## FIRE EXTINGUISHERS (continued)



## FIRE SPRINKLER SYSTEM

### 1. Sprinkler Heads and Lines

#### Observations:

1.1. Our Inspectors DO NOT operate or test the Fire Sprinkler System Heads. We report Service and Inspection Dates and note any Visible Issues at the time of the Inspection:



### 2. Pump, Pressure, Service Date

#### Observations:

2.1. Our Inspectors DO NOT operate or test the Fire Sprinkler System. We report Service and Inspection Dates and note any Visible Issues at the time of the Inspection:

2.2. We did NOT have access into the Fire Sprinkler Room to provide a visual inspection. The door was locked and management did not have a key.

2.3. Recommend a Fire Sprinkler System Company to be contacted to Inspection and Service the System prior to closing.

# FIRE SPRINKLER SYSTEM (continued)

