

The Uniform Building Inspection Report™ Condensed



Commercial - Retail:
Pier One Building, Monroe, LA

Condensed Report Version Prepared for:
Scott Patten

Inspection Date:
5/15/2021, 9:00:00 AM

Report Number:
052021A

Inspection Company:
QED Service
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Letter Code Definitions:

The letter code definitions provide the inspector's professional opinion regarding the finding significance, severity, ramifications, course of action, or path of resolution recommended. If further clarification is desired please contact your inspector.

- (+) The plus sign indicates a plus for the property.
- (A) APPEARANCE Repair or alteration usually improves component appearance and should decrease deterioration.
- (B) BUILDING STANDARDS The finding does not conform to building standards and practices in effect at the time of construction or installation. Further study and corrections as needed are advised.
- (C) CAUTION Caution advised. The situation or problem could be, or could become, hazardous under certain circumstances.
- (D) DAMAGED and/or DAMAGING Significant component damage and/or ongoing damage apparent. Corrections advised.
- (E) EFFICIENCY Repair, alteration or replacement usually improves the efficiency of the component or system.
- (F) FAILURE Failure of a system or component. The system or component fails to operate or to operate properly.
- (H) HAZARD The situation, problem or defect should be considered hazardous. Correction by a qualified licensed contractor is advised.
- (M) MONITOR Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
- (N) NOTICE Discretion advised. The significance of the situation, problem or defect requires further investigation. Further study is advised.
- (P) PREVENTIVE MAINTENANCE Correction or modification decreases the probability of excessive deterioration.
- (R) REVIEW BY SPECIALIST It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.
- (T) TYPICAL/COMMON Although typical or common for the age of the structure or component, modifications may be in order.
- (U) UPGRADE RECOMMENDED Modification or addition is generally considered an upgrade which may improve safety or efficiency.

IMPORTANT: Findings, Components & Applications Listings:

Each section of the complete report includes a list of Findings, if any, and a list of Components and Applications noted during the inspection. Some Component information contains disclosures. Some Findings information may be far-reaching. **To obtain this information the client is advised to read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number.**

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Condensed Findings:

The client is provided with a Reference Manual with corresponding information for all Findings and Components listed in the report. To fully comprehend the consequential nature of a Finding or a Component Application, or lack thereof, the client is advised to read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property. This report is the sole property of the client for whom the inspection was performed and is not considered transferrable to third parties.

The condensed version is not the entire report and should not be considered exclusive. In states requiring summary distribution the following listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. In all other states the summary may include all findings regardless of significance. While the inspection followed the Louisiana State Board of Home Inspectors standards of Practice this condensed version report does not follow those standards of reporting.

Grounds / Parking Area Findings:

[A] [N] 0020: Erosion potential noted (lack of vegetation / diversion, etc.).

Discretion advised. The significance of the finding is uncertain.

Further study by a qualified licensed contractor is advised.

Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.

See Photo(s) 0020.

[P] [N] 0220: Trip or safety concern.

Discretion advised. The significance of the finding is uncertain.

Further study by a qualified licensed contractor is advised.

Correction or modification decreases the probability of continued and excessive deterioration. Uneven walkways noted at various locations.

See Photo(s) 0220.

[U] [P] [N] 0380.04: Irrigation pipeline installation questionable.

Discretion advised. The significance of the finding is uncertain.

Further study by a qualified licensed contractor is advised.

Correction or modification decreases the probability of continued and excessive deterioration. Modification or addition is generally considered an upgrade which should improve safety or efficiency.

The opinion of a qualified licensed contractor is recommended.

See Photo(s) 0380.04.

[P] [N] 0800.02: Earth separation from building inadequate.

Discretion advised. The significance of the finding is uncertain.

Further study by a qualified licensed contractor is advised.

Correction or modification decreases the probability of continued and excessive deterioration.

See Photo(s) 0800.02.

Exterior / Roof Findings:

Notes:

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[R] [P] [N] [M] 1280.04: Gutter appears to leak.
Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.
See Photo(s) 1280.04.

[R] [P] [N] 1280.04: Gutter appears to leak.
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.
See Photo(s) 1280.04.

[U] [P] [N] [M] [C] [A] 1310: Siding cracked / holed / gapped / damaged / weathered / stained.
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Caution is advised. The finding could be, or could become, hazardous under certain circumstances. The opinion of a qualified licensed contractor is recommended. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.
See Photo(s) 1310.

[U] [R] [P] [N] [M] 1310: Siding cracked / holed / gapped / damaged / weathered / stained.
Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.
See Photo(s) 1310.

[U] [R] [P] [N] [M] 1310: Siding cracked / holed / gapped / damaged / weathered / stained.

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See Photo(s) 1310.

[U] [R] [P] [N] 1310: Siding cracked / holed / gapped / damaged / weathered / stained.
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.
See Photo(s) 1310.

[A] [U] [R] [P] [N] [M] [H] 1310: Siding cracked / holed / gapped / damaged / weathered / stained.
The finding should be considered hazardous. Corrections by a qualified licensed contractor, before purchasing the property, are advised. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.
See Photo(s) 1310.

[U] [R] [P] [N] [M] 1310.04: Siding damaged.
Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

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See Photo(s) 1310.04.

[R] [P] [N] [M] 1310.04: Siding damaged.
Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. Noted at numerous and various locations around the exterior of the building.
See Photo(s) 1310.04.

[U] [R] [P] [N] 1310.05: Siding weathered.
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.
See Photo(s) 1310.05.

[R] [P] [N] [M] 1320.01: Siding loose.
Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. Recommend reposition and secure siding components to prevent water penetration.
See Photo(s) 1320.01.

[U] [P] [N] 1320.02: Siding buckled.
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended. Noted at numerous and various locations around the exterior of the building.
See Photo(s) 1320.02.

[P] [N] 1350.08: Mortar missing.
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 1350.08.

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[P] [N] 1350.08: Mortar missing.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 1350.08.

[A] [P] [N] 1430.22: Siding trim damaged.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Noted at numerous and various locations around the exterior of the building.
See Photo(s) 1430.22.

[P] [A] 1600.02: Door surface damaged.
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 1600.02.

[P] [N] 1620.03: Door faulty or otherwise amiss.
Water stains noted at base of exterior doors not the interior of the building. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 1620.03.

HVAC & Fireplace Findings:

[E] [U] [R] [P] [N] [M] 2200.03: Ducting leaking.
Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. Modification or addition is generally considered an upgrade which should improve safety or efficiency.
The opinion of a qualified licensed contractor is recommended.
Repair, alteration or replacement usually improves the efficiency of the component or system.
See Photo(s) 2200.03.

[E] [A] 2200.03: Ducting leaking.
Maintenance, alteration or repair could be expected to improve

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component appearance and may decrease deterioration. Repair, alteration or replacement usually improves the efficiency of the component or system.
See Photo(s) 2200.03.

[P] [N] 2200.07: Duct cleaning recommended.
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 2200.07.

[P] [N] [M] 2240: Register loose / damaged / missing / amiss. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 2240.

[U] [R] [P] [N] 2240.04: Register faulty or otherwise amiss. Registers appears to have suspected mold or dirty. Recommend duct cleaning and mold testing. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.
See Photo(s) 2240.04.

[A] 2240.04: Register faulty or otherwise amiss. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.
See Photo(s) 2240.04.

[R] 2440: Review by qualified HVAC contractor advised (correct as needed).
It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.

[N] 2820: Access impaired. The inspection of certain components was not possible.
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
See Photo(s) 2820.

[N] 2820: Access impaired. The inspection of certain components was not possible.
Due to rain the roof could not be accessed. Discretion advised. The

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significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
See Photo(s) 2820.

Plumbing Findings:

[N] 4010.01: Electric water heater electrical supply improper. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
See Photo(s) 4010.01.

[M] 4260.03: Water heater stand faulty or otherwise amiss. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
See Photo(s) 4260.03.

[P] [N] 4550.01: Water faucet damaged. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. NOTed in utility sink.
See Photo(s) 4550.01.

[Note] 4950: Access impaired. Water not on to the building. Inspector could not test any water faucet, commode, toilets, drains sink or other associated plumbing fixtures and piping.

[Note] 4950.01: Access impaired. Gas not on to building or appliance.

[Note] 4950.03: Access impaired. Electric not on to building or appliance.

Electrical Findings:

[Note] 5161: Main or sub panel is labeled but not verified.
See Photo(s) 5161.

[P] 5300: Junction box not installed as required (exposed splice). Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 5300.

[P] 5360.10: Conduit not secured. Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 5360.10.

[Note] 5850: Access impaired.

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Electrical not on to building - inspector could not test any electrical appliance or device including but not limited to outlets, lights, switches, electrical panels, or any electrical appliance.

[N] 5850: Access impaired.

Electrical not on to building - inspector could not test any electrical appliance or device including but not limited to outlets, lights, switches, electrical panels, or any electrical appliance. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
See Photo(s) 5850.

Restroom(s) Findings:

[P] [N] 6200.01: Water closet bowl loose on floor.
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 6200.01.

[P] [N] 6500.04: Exhaust fan needs cleaning.
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. Noted in men's restroom.
See Photo(s) 6500.04.

[A] [M] [P] 6640.01: Flooring damaged.
Noted in men's rest room. Correction or modification decreases the probability of continued and excessive deterioration. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.
See Photo(s) 6640.01.

[A] [P] [N] 6640.02: Flooring deteriorated.
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.
See Photo(s) 6640.02.

[P] [N] 6810.12: Paper holder faulty or otherwise amiss.
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. Replace paper holder in men's restroom.
See Photo(s) 6810.12.

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General Interior Findings:

[R] [P] [N] 7000: Stain / discoloration noted on interior surface. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. See Photo(s) 7000.

[A] 7000: Stain / discoloration noted on interior surface. See Photo(s) 7000.

[R] [P] [N] 7000: Stain / discoloration noted on interior surface. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. See Photo(s) 7000.

[M] [A] 7000.01: Stain noted on interior surface. Noted in ladies restroom. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. See Photo(s) 7000.01.

[R] [P] [N] 7000.01: Stain noted on interior surface. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. See Photo(s) 7000.01.

[M] [A] 7000.01: Stain noted on interior surface. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. See Photo(s) 7000.01.

[R] [P] [N] [M] [A] 7000.01: Stain noted on interior surface. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Monitor the situation on a regular basis. Corrections by a qualified licensed

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See Photo(s) 7000.01.

[N] 7000.01: Stain noted on interior surface.
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
See Photo(s) 7000.01.

[M] [N] 7010: Water intrusion evidence or water damage noted. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
See Photo(s) 7010.

[R] 7010: Water intrusion evidence or water damage noted. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.
See Photo(s) 7010.

[P] [N] 7010: Water intrusion evidence or water damage noted. Noted in storage room to exterior. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 7010.

[R] [P] [N] 7010: Water intrusion evidence or water damage noted. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.
See Photo(s) 7010.

[R] [P] [N] 7010: Water intrusion evidence or water damage noted. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.
See Photo(s) 7010.

[M] 7010: Water intrusion evidence or water damage noted. Monitor the situation on a regular basis. Corrections by a qualified

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licensed contractor, if and when necessary, are recommended.
See Photo(s) 7010.

[N] 7015: Fungi / mold / mildew suspected. (additional testing advised)
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
See Photo(s) 7015.

[R] [P] [N] [M] 7040: Wall / ceiling cracked / gapped / holed / damaged
Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.
See Photo(s) 7040.

[P] [N] 7040.03: Wall holed.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration. NOTed in storage room.
See Photo(s) 7040.03.

[P] [N] 7040.03: Wall holed.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 7040.03.

[P] [N] 7040.08: Wall damaged.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 7040.08.

[P] [N] [A] 7040.11: Ceiling gapped.
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 7040.11.

[P] [N] 7040.11: Ceiling gapped.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and

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excessive deterioration.
See Photo(s) 7040.11.

[P] [N] 7060.03: Ceiling covering sagging.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 7060.03.

[A] 7060.04: Ceiling covering damaged.
See Photo(s) 7060.04.

[A] 7060.04: Ceiling covering damaged.
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.
See Photo(s) 7060.04.

[P] [N] [A] 7060.04: Ceiling covering damaged.
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 7060.04.

[R] [P] [N] 7200.05: Floor or flooring faulty or otherwise amiss.
Flooring stained with possible suspected mold. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.
See Photo(s) 7200.05.

[M] [A] 7200.05: Floor or flooring faulty or otherwise amiss.
Flooring appears to be water stained at front of the show room. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
See Photo(s) 7200.05.

[A] 7200.05: Floor or flooring faulty or otherwise amiss.
Finish damaged. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.
See Photo(s) 7200.05.

[P] [N] [A] 7220.03: "Vinyl" flooring stained.
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification

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decreases the probability of continued and excessive deterioration.
See Photo(s) 7220.03.

[U] [R] [P] [N] 7310.04: Door jamb faulty or otherwise amiss.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. Modification or addition is generally considered an upgrade which should improve safety or efficiency.
The opinion of a qualified licensed contractor is recommended.
See Photo(s) 7310.04.

[P] 7420.32: Door latch parts missing.
Door closures need adjustment. Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 7420.32.

[R] [P] [N] 7930: Unexpected repairs and maintenance.
Fire extinguisher nearing the end of useful life. Discretion advised.
The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.
See Photo(s) 7930.

Kitchen / Break Room Findings:

Structure Findings:

[U] [P] [N] 9340.11: Porch post damaged.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration. Modification or addition is generally considered an upgrade which should improve safety or efficiency.
The opinion of a qualified licensed contractor is recommended.
See Photo(s) 9340.11.

[P] [N] 9340.11: Porch post damaged.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 9340.11.

[M] [P] [N] 9650: Roof leak evidence noted (stained wood).

Notes:

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Notes:

Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.

[P] 9650: Roof leak evidence noted (stained wood). Correction or modification decreases the probability of continued and excessive deterioration. See Photo(s) 9650.

[R] [P] [N] 9800: Review by qualified licensed contractor or engineer advised. Framing members showing signs of decay and rot. This was noted on several of the beams on the exterior of the building. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. See Photo(s) 9800.

[N] 9870: Access impaired. Lift missing to attic / roof access. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. See Photo(s) 9870.

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Photo: 0020 (1)



Photo: 0220 (1)

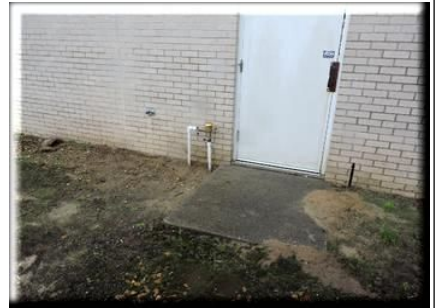


Photo: 0380.04 (1)



Photo: 0800.02 (1)



Photo: 1280.04 (1)



Photo: 1280.04 (2)



Photo: 1310 (1)



Photo: 1310 (2)



Photo: 1310 (3)



Photo: 1310 (4)



Photo: 1310 (5)



Photo: 1310.04 (1)

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Photo: 1310.04 (2)



Photo: 1310.05 (1)



Photo: 1320.01 (1)



Photo: 1320.02 (1)



Photo: 1350.08 (1)



Photo: 1350.08 (2)

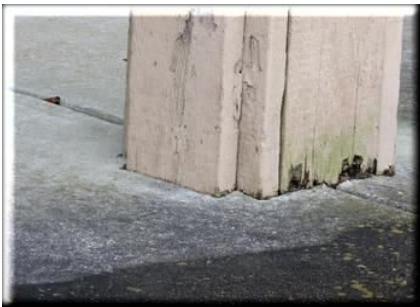


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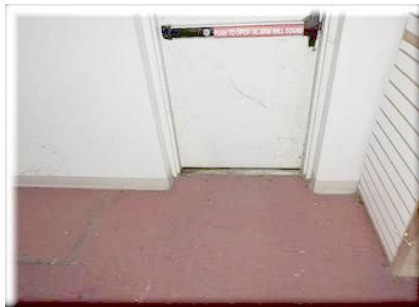


Photo: 1600.02 (1)

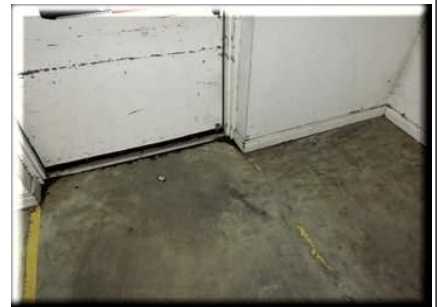


Photo: 1620.03 (1)



Photo: 2200.03 (1)



Photo: 2200.03 (2)

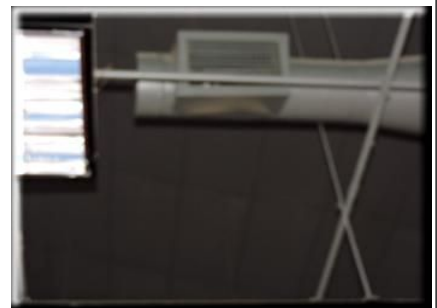


Photo: 2200.07 (1)

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Photo: 2240 (1)

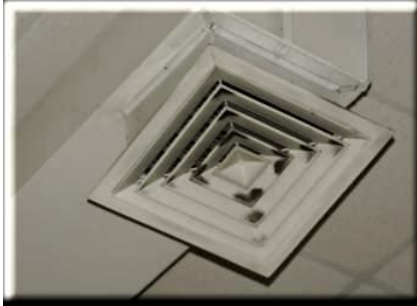


Photo: 2240.04 (1)



Photo: 2240.04 (2)



Photo: 2820 (1)



Photo: 2820 (2)



Photo: 4010.01 (1)



Photo: 4260.03 (1)



Photo: 4550.01 (1)



Photo: 5161 (1)

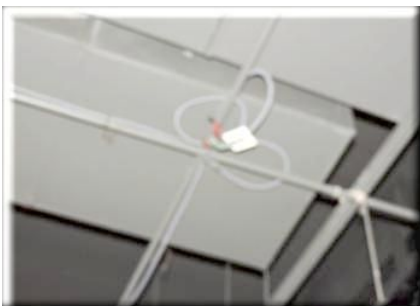


Photo: 5300 (1)



Photo: 5360.10 (1)



Photo: 5850 (1)

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Photo: 6200.01 (1)



Photo: 6500.04 (1)



Photo: 6640.01 (1)



Photo: 6640.02 (1)



Photo: 6810.12 (1)



Photo: 7000 (1)



Photo: 7000 (2)



Photo: 7000 (3)



Photo: 7000.01 (1)



Photo: 7000.01 (2)



Photo: 7000.01 (3)



Photo: 7000.01 (4)

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Photo: 7000.01 (5)



Photo: 7010 (1)



Photo: 7010 (2)



Photo: 7010 (3)



Photo: 7010 (4)



Photo: 7010 (5)

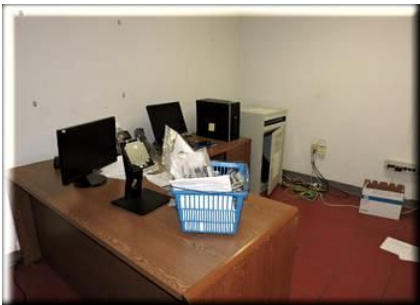


Photo: 7010 (6)



Photo: 7015 (1)



Photo: 7040 (1)



Photo: 7040.03 (1)



Photo: 7040.03 (2)



Photo: 7040.08 (1)

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Photo: 7040.11 (1)



Photo: 7040.11 (2)



Photo: 7060.03 (1)



Photo: 7060.04 (1)

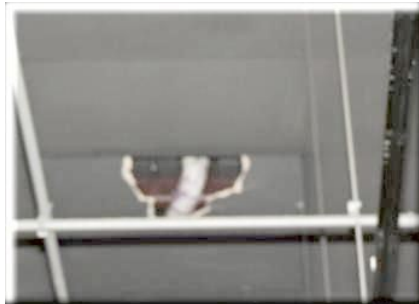


Photo: 7060.04 (2)



Photo: 7060.04 (3)



Photo: 7200.05 (1)



Photo: 7200.05 (2)



Photo: 7200.05 (3)



Photo: 7220.03 (1)



Photo: 7310.04 (1)



Photo: 7420.32 (1)

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Photo: 7930 (1)



Photo: 9340.11 (1)



Photo: 9340.11 (2)

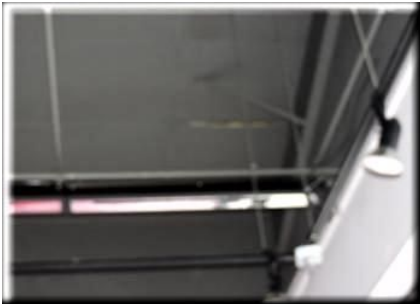


Photo: 9650 (1)



Photo: 9800 (1)



Photo: 9870 (1)