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Property Inspection Report

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Definitions

All repairs, recommendations and further investigation are to be performed by the appropriate licensed qualified tradesman prior to closing unless otherwise stated.

For a proper understanding of the report we recommend that client read the inspection agreement and entire report.

It is recommended to attain a homeowners warrantee from a reputable company to cover sudden malfunction of systems of the home.

Due to the nature of the inspection there may be hidden defects that were not found at the time of inspection. It is highly recommended that the seller allocate money in a 2 year escrow to cover unpredictable repairs and wood destroying insect infestation not found at the time of inspection.

We recommend that the client verify with the local building department and with the current homeowner if a certificate of occupancy was filed for renovations done to the home.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Attention Needed	Item is not fully functional and requires repair or servicing or may malfunction within the year.
Action Needed	The component is not functioning or has failed. Item needs immediate repair or replacement. It is unable to perform its intended function.
Minor Monitor	The items needs repairs that either will not be costly or component can function without Although functioning at the time of inspection the condition is such that the component will require re-evaluation by a trained professional in that perspective field at least annually.
Safety	Usage of component at current condition may cause one injury. Immediate Repairs needed.

General Information

Property Information

Property Address:
City:
State:
Zip:

Client Information

Client Name:
Phone:
Email:

Inspection Company

Inspector Name **DovBer Kahn**
Company Name **Kahn Home Inspectors**
Address: **7 S POST LN**
Phone: **8454458234**
Email: **dov@kahnhomeinspectors.com** Web: **Kahn Home Inspectors**
Amount Due: **\$1600** Amount Received: **\$1600**

General Information (Continued)

Conditions

Others Present: Seller, Buyer Property Occupied: Occupied

Estimated Age: The structure is greater than 50 years old. Entrance Faces: Northeast

Inspection Date: 08/23/2022

Start Time: 11AM End Time: 1:30PM

Utilities On: Yes

Temperature: Approx. 80F

Weather: Partly cloudy Soil Conditions: Dry

Space Below Grade: None

Building Type: Warehouse , commercial Garage:

Water Source: Well How Verified: Water tank noted

Sewage Disposal: Septic How Verified: An on-site waste disposal system (i.e. cesspool, septic tank, etc.) is installed as noted at front. It is recommended that a septic system professional check it prior to the closing of contract (escrow).

Understanding Report:

Right & Left throughout report is positioned as one faces the home.

MLS is an abbreviation for Real Estate Multiple Listing Services.,

Excessive stored items limited inspectors visibility. It is recommended to perform a complete inspection of all components of the home that were not visible at the time of inspection. , Excessive stored items limited inspectors visibility. It is recommended to perform a complete inspection of all components of the home that were not visible at the time of inspection.

Lots and Grounds

Acceptable
Safety

Driveway: Asphalt
Walks: Concrete —

Concrete pitted and chipped, Walkway was protruding / not leveled. The current condition presents a safety hazard as one can trip and get hurt. The walkway should be repaired prior to closing.

Rear left entry had a step up from walkway to entry greater than 9". The current condition presents a tripping hazard and should be repaired.

Lots and Grounds (Continued)

Walks: (continued)



Lots and Grounds (Continued)

Acceptable

Grading: As with any structure it is important that a positive slope for drainage be maintained as part of normal homeowner's maintenance. We advise checking with the owner(s) of any known lower level moisture problems. Prior to further evaluation or expenditure and to help with future / further moisture problems, we recommend performing the following:

(a) regrading the soil around the perimeter of the house in order to maintain a positive slope away from the foundation.

(b) resetting the splash blocks or installing splash blocks and extenders

(c) Cleaning gutters and downspouts.

Minor

Vegetation: Shrubs/Weeds —

There was minimal shrubbery near the front of the structure. Shrubby near the structure prevent the siding from adequately drying. This condition may allow water penetration into the home and provide a conducive environment for wood destroying insects.



Attention Needed Vegetation: Trees —

It is important to keep trees, shrubs, and vines trimmed away from building walls, both to prevent termite or other insect damage and to avoid algae and mold growth on building surfaces.,

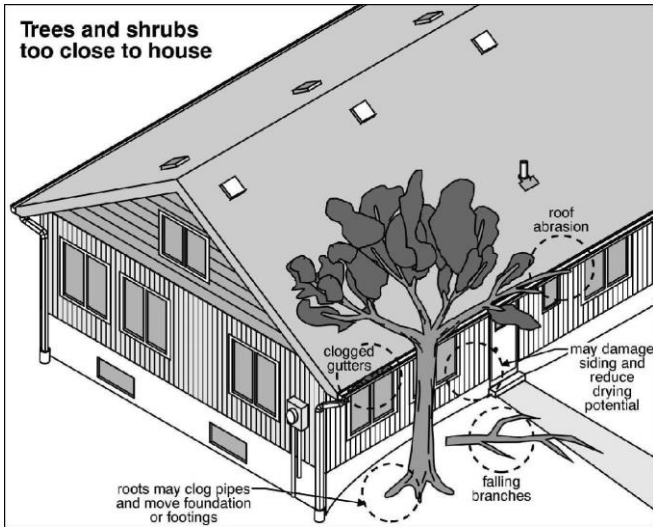
Tree limbs over hang the left side and should be cut back. Tree limbs overhanging the roof will damage the structure, prevent the roof from drying - decreasing its life expectancy, and provide easy access for pests and animals into the home.

There was dead tree leaning on portions of other trees at rear right side that should be removed.

Determining conditions of trees is beyond the scope of this inspection. An evaluation by a qualified arborist is recommended to estimate services required to repair this problem.

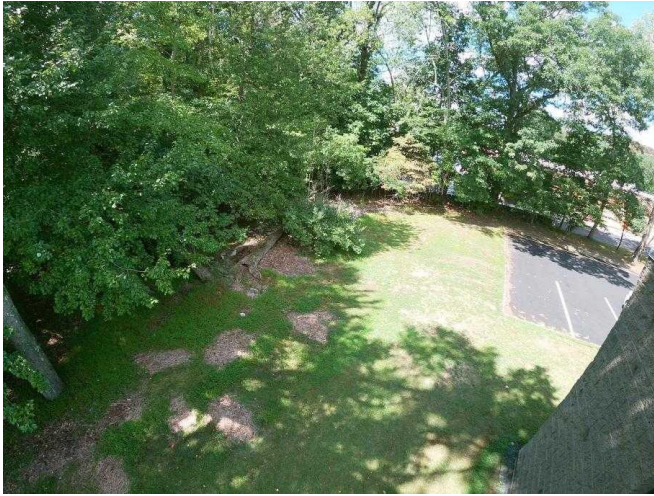
Lots and Grounds (Continued)

Vegetation: (continued)



Lots and Grounds (Continued)

Vegetation: (continued)



Minor

Fences: Pursuant to New Jersey State standards, this inspection does not cover condition of fencing materials and is noted for reference purpose only. Loose materials and inadequate support at portions of the left fence - repairs are recommended.

Exterior

Main Exterior Surface

Minor

Type: Aluminum siding, Brick veneer — Portions of metal siding was dented.



Acceptable
Acceptable

Mail Box:
Entry Doors:

Exterior (Continued)

Attention Needed Exterior Lighting: Pole light —

The pole fixture at left rear was down on ground. Repairs are recommended.



Acceptable

Gas Meter: Left rear of structure

Acceptable

Main Gas Valve: Located at gas meter

Not Inspected

Oil Tank: Determining the presence of an oil tank is beyond the scope of this inspection.

Underground storage tanks are prone to leakage depending on their material age and manner of installation.

Further evaluation is recommended.

Roof

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material.

Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Main Roof Surface _____

Method of Inspection: Pole camera

Roof (Continued)

Attention Needed Material: Metal —

Patched portions of roof coverings were noted at various portions of the roof at main structure roof. Patching is a temporary fix which is prone to further leakage.

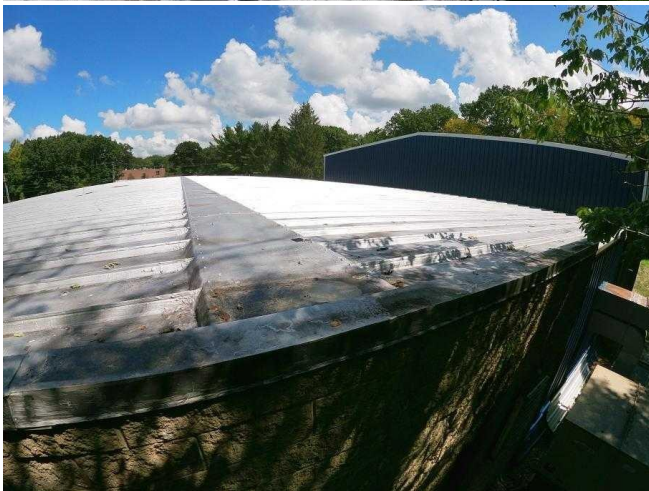
Portions of the applied grey acrylic type paint on the roof has pealed. This conditon will cause rust for the roof fasteners and may allow for water entry.

Rear right portions of roof had excessive staining. There was also excessive staining on the brick veneer siding. There appears to be inadequate drainage at this area. Repairs by a reputable roofer is advisable.



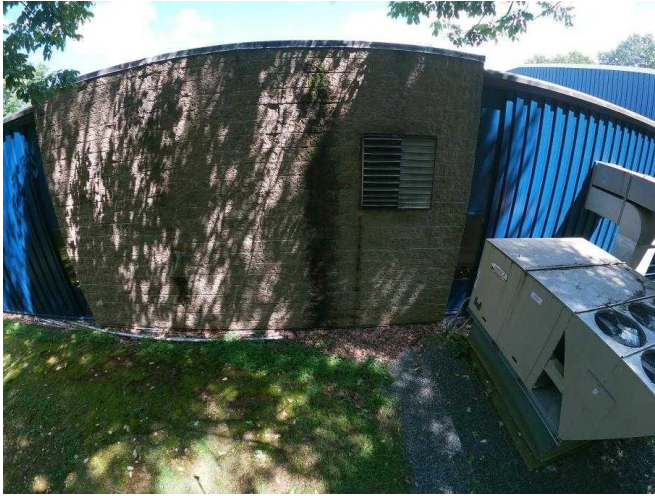
Roof (Continued)

Material: (continued)



Roof (Continued)

Material: (continued)



Type: Low pitch

Attention Needed Flashing: Flashing refer to thin pieces of impervious materials installed to prevent the passage of water into a structure from a joint., Comments of the flashing was limited as the roof was not mounted. Further evaluation by a qualified roofer.

There was dampness at the fire wall between the older and expansion area of the structure. There was some rust stains noted at the flashing area. Services of a reputable roofer is recommended to repair area.



Roof (Continued)

Flashing: (continued)

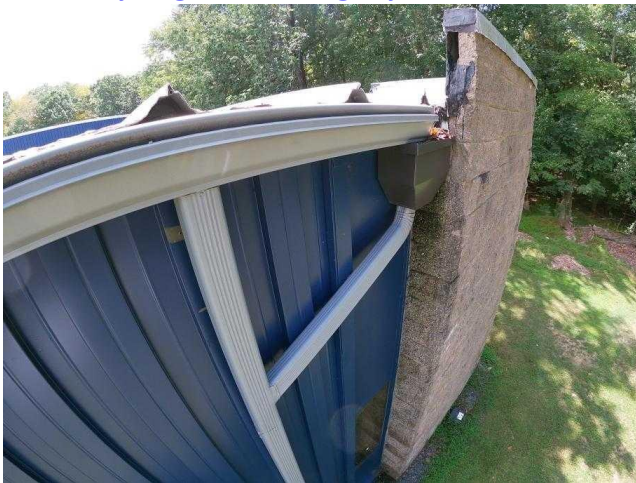


Attention Needed Gutters: Seamless gutters.

Improper gutter drainage will allow water to pond near the structure and eventually enter the building.

Excessive debris and minimal leakage was noted in the right rear gutter. The gutters need cleaning and repair to fully function.

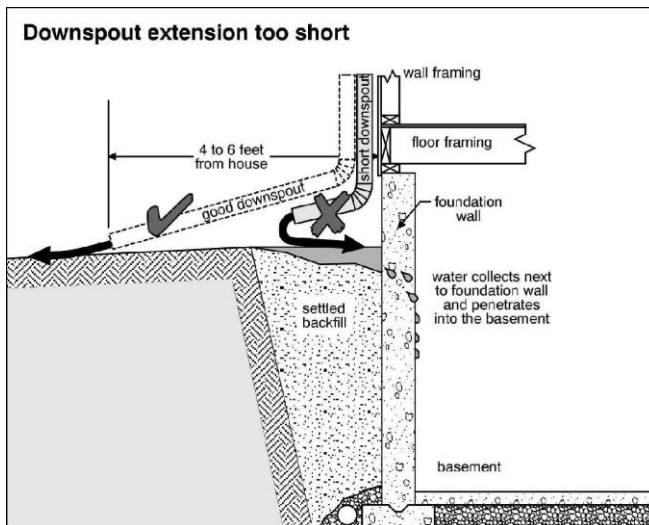
The entry way lower roof did not have gutters installed. This condition allows water to accumulate near entry. A gutter drainage system should be installed.



Roof (Continued)

Attention Needed Downspouts: Aluminum —

Portions of the downspouts, at expansion area drain near the building. Continuous ponding of water near the building will affect the structure and allow water entry into the structure causing mold growth.



Structure

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

- Monitor Structure Type: Metal frame — Portions of the studs had some rust. No action needed at this time, monitor area and repair as needed.
- Acceptable Foundation: Poured
- Acceptable Beams: Steel I-Beam
- Acceptable WDI This inspection and inspection service is not to be held liable for any representation as to the evidence of or lack of evidence of any wood destroying insects. This was only a visible inspection of the readily available areas of the basement level, and no areas covered by any materials such as wallboard, insulation, furniture, or stored items were included.
- Acceptable Joists/Trusses: Steel joist trusses
- Acceptable Piers/Posts: Steel posts
- Attention Needed Floor/Slab: Poured slab —
 Cracking noted on portions of rear warehouse flooring and presents a safety hazard - repairs are recommended.



Air Conditioning

NOTE: All comments pertain to the AC units for the office area unless stated otherwise.

Attention Needed A/C System Operation: The american standard unit was not tested. —

The units are nearing the end of the manufactures stated design life. Repairs / replacement should be anticipated.

Minor Condensate Removal: Plastic tubing — The condensate line is incorrectly routed to an unacceptable location near the foundation. Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation. Repairs are recommended to drain the condensate line away from the foundation.

Acceptable Exterior Unit: Pad mounted

Manufacturer: American Standard, Trane

Area Served: Approximate Age: Trane unit manufactured in 2008

Fuel Type: 120-240 VAC Temperature Differential:

Type: Central A/C Capacity: The adequacy of the units to cool off the structure was not determined. A Manual J should be performed, by a licensed HVAC contractor to determine if the AC units are sized adequately to cool off the home. (Manual J is a process developed by the Air Conditioning Contractors of America (ACCA) to accurately assess how much heating and cooling your home needs)

Acceptable Visible Coil: Aluminum

Attention Needed Refrigerant Lines: Suction line —

The insulation wrap on the suction line to the condenser/compressor is in need of attention due to deteriorated or missing insulation.

Acceptable Electrical Disconnect: Breaker disconnect

NOTE: All comments pertain to warehouse units unless stated otherwise.

Attention Needed A/C System Operation: Inoperative —

Units did not operate using the thermostats. Servicing and further evaluation by a reputable HVAC contractor is needed.

Not Inspected Condensate Removal: Unable to determine termination point.

Acceptable Exterior Unit: Pad mounted

Manufacturer: Lennox, Trane

Fuel Type: 120-240 VAC Temperature Differential:

Type: Central A/C Capacity: The adequacy of the units to cool off the structure was not determined. A Manual J should be performed, by a licensed HVAC contractor to determine if the AC units are sized adequately to cool off the home. (Manual J is a process developed by the Air Conditioning Contractors of America (ACCA) to accurately assess how much heating and cooling your home needs)

Acceptable Electrical Disconnect: Breaker disconnect

Heating System

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

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

NOTE: There were 4 boilers noted:

- a) 2 Buderus boilers noted at the rear room of the warehouse.
- b) 2 older Peerless boilers at the front room of the warehouse.

Attention Needed Heating System Operation: The unit was not tested as exterior temperatures was about 80F.

The Front Boiler room does not have a fire rated door or/and ceiling. There was exposed fiber glass insulation. Fire rated materials may slow the spread of fire to the rest of the home. Current safety standards require fire rated materials in boiler /furnace room. Repairs recommended.

The PSI for the rear Buderus unit was above the gauge threshold and may cause leakage. Further evaluation by a reputable HVAC contractor is recommended.



Type: Non-condensing Boilers and boilers Capacity:

Area Served: Approximate Age: The age and/or condition of The Peerless boilers are such that you may need to

Heating System (Continued)

Area Served: (continued)

replace it in the near future.

Fuel Type: Natural gas

Electrical

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service Size Amps: The service for the structure was off commercial type which is beyond the scope of the inspector.

Further evaluation of the electrical system is recommended. Volts:

Acceptable Service: Underground service.

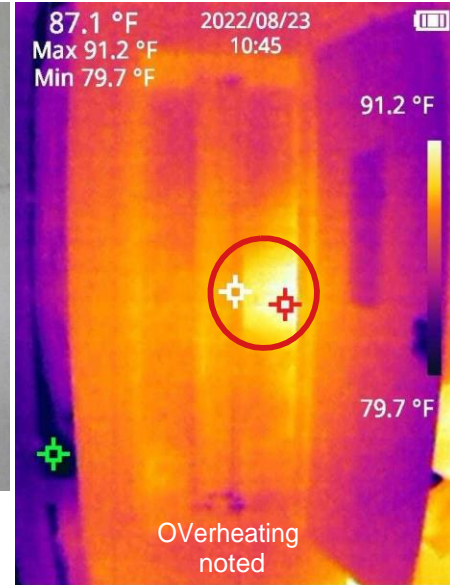
Attention Needed Ground: The grounding system at a building provides an easy path for electricity to flow to earth should certain problems occur (a power surge, lightning strike). Without grounding a person may accidentally provide a path to earth through their body, receive a burn or potentially fatal shock., [Current standards require 2 ground rods for the electrical incoming service.](#)

Various areas throughout the warehouse Electric Panel _____

Electrical (Continued)

Action Needed Manufacturer: Federal Pacific, Murray, I-T-E —
Federal Pacific panel breakers have a history of not tripping when circuit overloading exists. The panel should be replaced prior to closing., ,

The electrical panel was tested for overheating. A Portion(s) of the breakers at larger panels adjacent to expansion warehouse areas were hotter than other breakers. This condition is indicative that several of the breakers are overheating. Further evaluation by a reputable licensed electrician is needed.



Access: The electrical panel were not removed.

Plumbing

Acceptable Main Water Shutoff: Front Boiler room

Attention Needed Water Lines: Copper —

Leaking, A licensed plumber is recommended to evaluate and estimate repairs



Acceptable Service Caps: Front exterior , adjacent to septic area

Acceptable Vent Pipes: PVC

Acceptable Gas Service Lines: Black Iron Pipe

Bathroom

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

NOTE: There were 2 sets of bathrooms: One for the warehouse and a second set for the office area

Acceptable Ceiling: Drop Ceiling

Acceptable Walls: Paint

Acceptable Doors: Hollow wood

Acceptable Electrical: 110 VAC GFCI

Acceptable Toilets: 1 1/2 Gallon Tank

Acceptable Ventilation: Electric ventilation fan

Bathroom (Continued)

Garage/Carport

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type of Structure: Warehouse Car Spaces:

Attention Needed Garage Doors: Metal —

The 2 doors at area between expansion warehouse and older warehouse were inoperative. Repairs are recommended.

Acceptable

Door Operation: Manual —

The left front overhead door had - Broken springs, The overhead door slams shut. The lift for truck platform was operated manually. Repairs are recommended.



Attention Needed Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Vegetation: Trees —

It is important to keep trees, shrubs, and vines trimmed away from building walls, both to prevent termite or other insect damage and to avoid algae and mold growth on building surfaces.,

Tree limbs over hang the left side and should be cut back. Tree limbs overhanging the roof will damage the structure, prevent the roof from drying - decreasing its life expectancy, and provide easy access for pests and animals into the home.

There was dead tree leaning on portions of other trees at rear right side that should be removed.

Determining conditions of trees is beyond the scope of this inspection. An evaluation by a qualified arborist is recommended to estimate services required to repair this problem.

Exterior

2. Exterior Lighting: Pole light —

The pole fixture at left rear was down on ground. Repairs are recommended.

Roof

3. Main Roof Surface Material: Metal —

Patched portions of roof coverings were noted at various portions of the roof at main structure roof. Patching is a temporary fix which is prone to further leakage.

Portions of the applied grey acrylic type paint on the roof has pealed. This conditon will cause rust for the roof fasteners and may allow for water entry.

Rear right portions of roof had excessive staining. There was also excessive staining on the brick veneer siding. There appears to be inadequate drainage at this area. Repairs by a reputable roofer is advisable.

4. Flashing: Flashing refer to thin pieces of impervious materials installed to prevent the passage of water into a structure from a joint., Comments of the flashing was limited as the roof was not mounted. Further evaluation by a qualified roofer.

There was dampness at the fire wall between the older and expansion area of the structure. There was some rust stains noted at the flashing area. Services of a reputable roofer is recommended to repair area.

5. Gutters: Seamless gutters.

Improper gutter drainage will allow water to pond near the structure and eventually enter the building.

Excessive debris and minimal leakage was noted in the right rear gutter. The gutters need cleaning and repair to fully function.

Attention Needed Summary (Continued)

Gutters: (continued)

The entry way lower roof did not have gutters installed. This condition allows water to accumulate near entry. A gutter drainage system should be installed.

6. Downspouts: Aluminum —

Portions of the downspouts, at expansion area drain near the building. Continuous ponding of water near the building will affect the structure and allow water entry into the structure causing mold growth.

Structure

7. Floor/Slab: Poured slab —

Cracking noted on portions of rear warehouse flooring and presents a safety hazard - repairs are recommended.

Air Conditioning

8. A/C System Operation: The American standard unit was not tested. —

The units are nearing the end of the manufacturer's stated design life. Repairs / replacement should be anticipated.

9. Refrigerant Lines: Suction line —

The insulation wrap on the suction line to the condenser/compressor is in need of attention due to deteriorated or missing insulation.

10. A/C System Operation: Inoperative —

Units did not operate using the thermostats. Servicing and further evaluation by a reputable HVAC contractor is needed.

Heating System

11. Heating System Operation: The unit was not tested as exterior temperatures were about 80F.

The front boiler room does not have a fire rated door or/and ceiling. There was exposed fiber glass insulation. Fire rated materials may slow the spread of fire to the rest of the home. Current safety standards require fire rated materials in boiler /furnace room.

Repairs recommended.

The PSI for the rear Buderus unit was above the gauge threshold and may cause leakage. Further evaluation by a reputable HVAC contractor is recommended.

Electrical

12. Ground: The grounding system at a building provides an easy path for electricity to flow to earth should certain problems occur (a power surge, lightning strike). Without grounding a person may accidentally provide a path to earth through their body, receive a burn or potentially fatal shock.,

Current standards require 2 ground rods for the electrical incoming service.

Plumbing

13. Water Lines: Copper —

Leaking, A licensed plumber is recommended to evaluate and estimate repairs

Attention Needed Summary (Continued)

Garage/Carport

14. Garage Doors: Metal —

The 2 doors at area between expansion warehouse and older warehouse were inoperative. Repairs are recommended.

Action Needed Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Electrical

1. Various areas throughout the warehouse Electric Panel Manufacturer: Federal Pacific, Murray, I-T-E —
Federal Pacific panel breakers have a history of not tripping when circuit overloading exists. The panel should be replaced prior to closing., ,

The electrical panel was tested for overheating. A Portion(s) of the breakers at larger panels adjacent to expansion warehouse areas were hotter than other breakers. This condition is indicative that several of the breakers are overheating. Further evaluation by a reputable licensed electrician is needed.

Minor Summary

Lots and Grounds

1. **Vegetation: Shrubs/Weeds —**
There was minimal shrubbery near the front of the structure. Shrubby near the structure prevent the siding from adequately drying. This condition may allow water penetration into the home and provide a conducive environment for wood destroying insects.
2. **Fences: Pursuant to New Jersey State standards, this inspection does not cover condition of fencing materials and is noted for reference purpose only. Loose materials and inadequate support at portions of the left fence - repairs are recommended.**

Exterior

3. **Main Exterior Surface Type: Aluminum siding, Brick veneer — Portions of metal siding was dented.**

Air Conditioning

4. **Condensate Removal: Plastic tubing — The condensate line is incorrectly routed to an unacceptable location near the foundation. Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation. Repairs are recommended to drain the condensate line away from the foundation.**

Monitor Summary

Structure

1. Structure Type: Metal frame — Portions of the studs had some rust. No action needed at this time, monitor area and repair as needed.

Safety Summary

Lots and Grounds

1. Walks: Concrete —

Concrete pitted and chipped, Walkway was protruding / not leveled. The current condition presents a safety hazard as one can trip and get hurt. The walkway should be repaired prior to closing.

Rear left entry had a step up from walkway to entry greater than 9". The current condition presents a tripping hazard and should be repaired.