

# 200 W 4th St Inspection Report

*Texas Commercial Real Estate Inspections PLLC*



**Anthony Pynes TREC #23222**

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**Texas Commercial Real Estate Inspections PLLC**

**200 W 4th St**

**Prepared For: Redeemer Church Brady**

**Agent: -**

**Date of Inspection: 6/6/2022**

**Year Built: 1947 Size: 32000**

**Weather:**

Tony Pynes: Chief Inspector

Texas Commercial Real Estate Inspections, PLLC  
 Certified Commercial Property Inspector



## Commercial Inspection 06062022

Inspection of School at 200 West 4<sup>th</sup> St, Brady, Texas

### Summary

The building appeared to have substantial deferred maintenance to structure and upper portion.

Overall, the primary concerns for this building are structural cracking found on right front side and the roof. The structural movement on the right side which has lateral and vertical movement as can be seen on exterior and interior walls. The cracking was substantial and we recommend a structural engineer evaluate for a solution and costs to correct.

Adjacent to this right front area was significant movement in the pier and beam foundation. We were unable to access this area directly but believe it may be related to cracking and expect further foundation issues to be found.

In addition, water issues are making the basement and other rooms uninhabitable and are health risks. We recommend this be a priority and that buyer determine costs to correct prior to purchase. It appears water issue for the basement is from the back side of building.

Lastly from a structural and use impacting standpoint we believe the roof is going to be an ongoing problem. Because there is a second ceiling the only way to determine extent of leaks is going to be demo of the ceiling in some areas which is beyond the scope of our inspection. There are leaks on both levels and water stains and damage to walls and ceilings in several areas. We highly recommend this be addressed before buying building. A proper replacement roof will be costly.

From a comfort standpoint most of the HVAC systems are past useful life and need to be replaced or growing maintenance costs may be past the tolerance of the buyer.

I have tried to put some "order of magnitude" numbers together. Contractors, region, any product involved, scope will make all the difference, so these are just experience derived numbers. Engineer initial evaluations in my experience for a house floor(\$650) – commercial (\$9k)

Roof needs replacement. TPO, Buildup, Mod Bit...\$6.00 to \$12.00 sq foot of roof 20k = 120000 to 240000 Depending on roof type and contractor pricing...lots of variables.

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Structure needs correction. \$15,000 to the skies the limit. Initial evaluation and solution development. Usually starts at \$15k

Foundation is moving and needs to be corrected or there will be added costs in the future. \$25,000 to \$60,000

HVAC systems need replacement. For older systems \$60k and up

Again, these are just experience derived and actual could be totally different. I would not plan on less numbers unless the work is stop gap repairs. Also, many people buy larger buildings and propose a strategyn to only correct/update and use part of it. This is not a long-term game plan as buildings that are not kept up will deteriorate fast and impact the used areas too. They will attract animals as this one already has started. They will also accelerate areas of leaks as they will not be caught in time.

The building has great potential, but we believe it will require a substantial investment above initial purchase price. While there are stop gaps that can be entertained it is our duty to point to the risks and financial side of the purchase. Exact costs should be gathered from contractors who may perform work preceded by a structural engineer evaluating structure issues and water control issues.

If I can answer any questions, please let me know.

Tony Pynes

Chief Commercial Inspector

TREC License #23222

CCPIA #000417

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## Report Summary

Roof		
Page 8 Item: 1	Roof Covering	<ul style="list-style-type: none"> <li>• Roof covering is in poor condition. Ponding across roof, areas where top coat has deteriorated and coming loose. Also unprofessional patches and segments coming apart. Expect this roof will begin to leak soon if not already.</li> <li>• Some roof covering is loose and gives when walked on</li> <li>• Roof has multiple layers of covering. A single membrane and orange foam</li> </ul>
Page 10 Item: 5	Evidence of Ponding	<ul style="list-style-type: none"> <li>• Ponding is evident on several areas across the roof of the roof. Recommend contacting a licensed roofing contractor to review repair options.</li> </ul>
Page 11 Item: 7	Downspouts	<ul style="list-style-type: none"> <li>• Downspouts around perimeter of building need to be repaired</li> </ul>
Page 11 Item: 8	Vents, Flashings, Skylights, Chimney and other Roof Penetrations	<ul style="list-style-type: none"> <li>• Roof foam has reduced plumbing vents beyond plumbing guidelines and needs to be cleaned out.</li> <li>• One or more plumbing vents on roof are covered with roofing material.</li> </ul>
Exterior		
Page 12 Item: 1	Wall Covering, Fascia, Flashing and Trim	<ul style="list-style-type: none"> <li>• One or more cracks in exterior masonry, stucco or grout. Recommend repair or repoint by mason for isolated cracking. Cracking found on right side toward front is particularly concerning. As the cracking is completely through wall and into interior walls. In the area of cracking under right front the floor is experiencing significant movement also.</li> </ul>
Page 13 Item: 2	Doors	<ul style="list-style-type: none"> <li>• Exit door on sanctuary is missing threshold and weatherstripping.</li> <li>• Both sets of backdoors have water damage on wood trim that frames windows and doors</li> <li>• Exterior emergency exits would not meet current building standards.</li> </ul>
Page 13 Item: 3	Windows	<ul style="list-style-type: none"> <li>• Rusted lintels on all windows. Recommend painting.</li> <li>• Metal on top of windows rusting</li> </ul>
Page 13 Item: 4	Grading	<ul style="list-style-type: none"> <li>• It was observed that the current drainage was directed towards the building and should slope away from the foundation a minimum of {6"} in a {10'} span. This is most easily seen in front and back</li> <li>• Grading in back corner ponds by foundation. Recommend drainage be installed to move water away from building</li> </ul>
Page 14 Item: 5	Porch and Sidewalks	<ul style="list-style-type: none"> <li>• Cracks on sidewalk with vertical movement found. This should be repaired and monitored. Trip hazards.</li> </ul>
Page 15 Item: 7	Awnings	<ul style="list-style-type: none"> <li>• Awning in back has water deterioration and damage. Recommend correction of leaks and repair</li> </ul>

Page 15 Item: 8	Drainage and Retention Ponds	<ul style="list-style-type: none"> <li>• Drainage in front slopes toward building. Drainage in back is penetrating basement and other areas. The back is becoming a health and safety issue in the basement and nearby rooms. A contractor experienced in drainage and older buildings should be engaged to correct issues, particularly in back</li> </ul>
Basement, Foundation and Crawlspace		
Page 16 Item: 1	Foundation	<ul style="list-style-type: none"> <li>• Cracking found in foundation in several areas. Most appear to be benign and only require repair. The cracking on the right side of the building has broken through interior walls and a shift toward the back is evident on the exterior corner. This is on both levels and coincides with the worse areas for foundation movement in front right corner. We believe they are probably related and recommend a structural engineer perform an evaluation of piers in this area and cracking found.</li> </ul>
Page 17 Item: 2	Basement / Crawlspace	<ul style="list-style-type: none"> <li>• Crawlspace under building is inaccessible, no room</li> <li>• Musty odor observed.</li> <li>• Basement air quality poor. Mildew and insect debris causes breathing problems for many people. Recommend basement be cleaned up and evaluated by contractor experienced in waterproofing environments. Also we identified areas on the exterior near the basement that needs attention to remove water entering basement area. This is an environmental hazard.</li> </ul>
Page 18 Item: 4	Location Of Under-Floor Access Openings	<ul style="list-style-type: none"> <li>• Limited under floor access. We found some views from basement, through exterior vents and in a scuttle in floor that was too small. Most areas we saw in crawlspace were limited.</li> </ul>
Page 18 Item: 5	Present or Clear Indications Of Active Water Penetration Observed	<ul style="list-style-type: none"> <li>• The concrete containers behind basement have water in them and may be part of the problem with moisture in basement</li> <li>• Downspouts are emptying roof water next to basement. Recommend these be extended past this area</li> </ul>
Page 18 Item: 6	Wood In Contact Or Near Soil	<ul style="list-style-type: none"> <li>• Wood to ground contact in crawlspace</li> </ul>
HVAC		
Page 19 Item: 1	Exterior HVAC Unit	<ul style="list-style-type: none"> <li>• Missing sediment trap on one or more units, #1, #3</li> <li>• One or more condensation lines terminates on roof</li> <li>• One or more exterior HVAC systems are past useful life with deficiencies in freon line insulation, electrical wiring coming loose and a hazard and corrosion</li> <li>• R22 refrigerant used in most HVAC systems and will require high maintenance cost.</li> </ul>
Page 22 Item: 3	Inside HVAC UNIT	<ul style="list-style-type: none"> <li>• Open duct in sanctuary bathroom</li> <li>• Missing sediment trap on all inside units</li> <li>• One or more do not work but most are past useful life and should be replaced.</li> <li>• All upstairs HVAC units not working.</li> </ul>
Plumbing		
Page 24 Item: 2	Backflow Preventer	<ul style="list-style-type: none"> <li>• Backflow preventer not found</li> </ul>

Page 24 Item: 3	Water Heating Equipment	<ul style="list-style-type: none"> <li>• It was noted that the water heater was not equipped with a corrosion resistant drain pan to discharge on the exterior. Right wing</li> <li>• How water is not working in several sinks tested in main building.</li> <li>• Temperature and pressure regulator valve line empties on floor in right wing</li> </ul>
Page 24 Item: 5	Sinks, Tubs, Showers	<ul style="list-style-type: none"> <li>• Flex drain pipe used under one or more sinks. This needs to be corrected by licensed plumber.</li> </ul>
Page 25 Item: 6	Water Supply	<ul style="list-style-type: none"> <li>• Water drinking fountains not working.</li> </ul>
Page 25 Item: 8	Flow	<ul style="list-style-type: none"> <li>• No water in one or more sinks: sanctuary bathrooms sinks Front right downstairs Upstairs no water</li> </ul>
Page 26 Item: 9	Restroom Exhaust Vents	<ul style="list-style-type: none"> <li>• Restroom exhaust fan missing in far sight side back bathroom</li> </ul>
Page 26 Item: 11	Exterior Spigots	<ul style="list-style-type: none"> <li>• Exterior spigots missing insulation, anti siphoning device, and handle.</li> </ul>
Electrical		
Page 27 Item: 3	Panelboards	<ul style="list-style-type: none"> <li>• Electrical panel and shut off are installed incorrectly and need correction by licensed electrician. Safety hazards Right wing of building</li> </ul>
Page 27 Item: 4	Panel Openings	<ul style="list-style-type: none"> <li>• One or more electrical panels have breaker slot openings and are a safety hazard. Behind stage</li> <li>• One or more fused shut off switches will not shut and are a safety hazard.</li> <li>• The panel cover has open circuit breaker knock out tabs missing. Suggest filling the holes with the appropriate knock out plugs</li> </ul>
Page 28 Item: 5	Labeling	<ul style="list-style-type: none"> <li>• The service panels are NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles</li> </ul>
Page 28 Item: 7	Switches, Lights, Outlets	<ul style="list-style-type: none"> <li>• One or more lights do not work. Recommend electrician evaluate.</li> <li>• One or more electrical outlets loose or missing covers. Recommend electrician evaluate</li> <li>• One or more switches, lights and outlets are no longer operable. Some have older cloth covers aluminum wiring.</li> <li>• Light cover needs repair in one or more areas</li> <li>• Open junction box in one or more places</li> </ul>
Page 29 Item: 8	GFCI	<ul style="list-style-type: none"> <li>• <b>GFCI</b> protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge</li> </ul> <p>Bathroom in front has defective GFCI</p>

Interior		
Page 34 Item: 1	Doors	<ul style="list-style-type: none"> <li>• One or more doors need repair: Front right classroom door Room behind sanctuary Back room of sanctuary</li> <li>• One or more doors rubbing 104</li> </ul>
Page 34 Item: 2	Windows	<ul style="list-style-type: none"> <li>• Most windows nailed shut.</li> <li>• Wood window frames need repair in one or more areas.</li> </ul>
Page 35 Item: 3	Wall Covering	<ul style="list-style-type: none"> <li>• Interior walls show cracking in one or more areas. Recommend repair and monitor benign cracks.</li> <li>• Water stains on wall coming from roof parapet.</li> <li>• Hole in one or more walls</li> <li>• Cracks on right side of building correlate to exterior cracking and is indicative of structural issues. Recommend structural engineer be engaged.</li> <li>• Water damage along wall in left stairwell.</li> <li>• One or more water stains on wall</li> </ul>
Page 37 Item: 4	Ceiling and floors	<ul style="list-style-type: none"> <li>• One or more areas have water stains on floor</li> <li>• Tiles are cracked, broken, or missing in one or more locations.</li> <li>• Significant uneven floors in front right classroom</li> <li>• Uneven floors in one or more classrooms.</li> <li>• Ceiling in one or more areas have water stains. Some deterioration also.</li> </ul>
Page 39 Item: 5	Stairs	<ul style="list-style-type: none"> <li>• Stairs in sanctuary needs handrail on at least one side.</li> <li>• Recommend hand rails going to basement</li> </ul>
Other		
Page 42 Item: 2	Specialty Items	<ul style="list-style-type: none"> <li>• Dryer vent doesn't have correct termination. Recommend repair.</li> </ul>

# Roof

## 1. Roof Covering

Good	Fair	Poor	N/A	None
		X		

Materials: Flat foam with hard cover.

Observations:

- Roof covering is in poor condition. Ponding across roof, areas where top coat has deteriorated and coming loose. Also unprofessional patches and segments coming apart. Expect this roof will begin to leak soon if not already.
- Some roof covering is loose and gives when walked on
- Roof has multiple layers of covering. A single membrane and orange foam



Foam deterioration by old flue



Roof covering is in poor condition. Ponding across roof, areas where top coat has deteriorated and coming loose. Also unprofessional patches and segments coming apart. Expect this roof will begin to leak soon if not already.



View of roof on top



Some roof covering is loose and gives when walked on



Roof covering is in poor condition. Ponding across roof, areas where top coat has deteriorated and coming loose. Also unprofessional patches and segments coming apart. Expect this roof will begin to leak soon if not already.



Roof covering is in poor condition. Ponding across roof, areas where top coat has deteriorated and coming loose. Also unprofessional patches and segments coming apart. Expect this roof will begin to leak soon if not already.



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Left side of sanctuary short roof in poor condition

### 2. General Structure of the Roof

Good	Fair	Poor	N/A	None
	X			



Above ceiling view - Steel structure and wood



Steel structure and Wood



Steel structure and Wood

### 3. Presence of Exposed Membrane

Good	Fair	Poor	N/A	None
		X		

### 4. Slopes

Good	Fair	Poor	N/A	None
		X		

### 5. Evidence of Ponding

Good	Fair	Poor	N/A	None
		X		

Observations:

- Ponding is evident on several areas across the roof of the roof. Recommend contacting a licensed roofing contractor to review repair options.



Ponding is evident on several areas across the roof of the roof. Recommend contacting a licensed roofing contractor to review repair options.



Ponding is evident on several areas across the roof of the roof. Recommend contacting a licensed roofing contractor to review repair options.



Ponding is evident on several areas across the roof of the roof. Recommend contacting a licensed roofing contractor to review repair options.

### 6. Gutters

Good	Fair	Poor	N/A	None
			X	

7. Downspouts

Good	Fair	Poor	N/A	None
		X		

Observations:

- Downspouts around perimeter of building need to be repaired



Downspouts around perimeter of building need to be repaired

8. Vents, Flashings, Skylights, Chimney and other Roof Penetrations

Good	Fair	Poor	N/A	None
		X		

Observations:

- Roof foam has reduced plumbing vents beyond plumbing guidelines and needs to be cleaned out.
- One or more plumbing vents on roof are covered with roofing material.



Roof foam has reduced plumbing vents beyond plumbing guidelines and needs to be cleaned out.



Roof foam has reduced plumbing vents beyond plumbing guidelines and needs to be cleaned out.



One or more plumbing vents on roof are covered with roofing material.

# Exterior

## 1. Wall Covering, Fascia, Flashing and Trim

Good	Fair	Poor	N/A	None
		X		

**Observations:**

• One or more cracks in exterior masonry, stucco or grout. Recommend repair or repoint by mason for isolated cracking. Cracking found on right side toward front is particularly concerning. As the cracking is completely through wall and into interior walls. In the area of cracking under right front the floor is experiencing significant movement also.



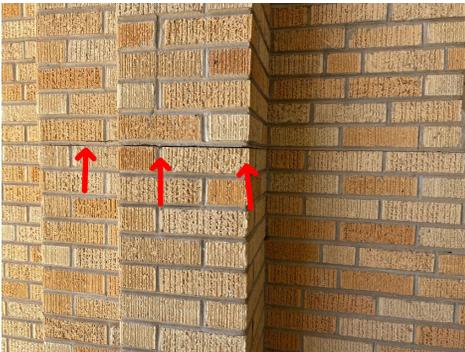
One or more cracks in exterior masonry, stucco or grout.. Front right corner of structure



One or more cracks in exterior masonry, stucco or grout. Front right corner of structure



One or more cracks in exterior masonry, stucco or grout. Front right corner of structure



One or more cracks in exterior masonry, stucco or grout. Recommend repair or repoint by mason. On left side of main entrance



One or more cracks in exterior masonry, stucco or grout. Recommend repair or repoint by mason. Back



One or more cracks in exterior masonry, stucco or grout. Recommend repair or repoint by mason. Back



One or more cracks in exterior masonry, stucco or grout. Recommend repair or repoint by mason. Back

2. Doors

Good	Fair	Poor	N/A	None
		X		

Observations:

- Exit door on sanctuary is missing threshold and weatherstripping.
- Both sets of backdoors have water damage on wood trim that frames windows and doors
- Exterior emergency exits would not meet current building standards.



Back door has water damage on wood trim that frames windows and doors



Both sets of backdoors have water damage on wood trim that frames windows and doors



Exit door on sanctuary is missing threshold and weatherstripping.

3. Windows

Good	Fair	Poor	N/A	None
		X		

Observations:

- Rusted lintels on all windows. Recommend painting.
- Metal on top of windows rusting



Rusted lintels on all windows. Recommend painting.



Rusted lintels on all windows. Recommend painting.



Rusted lintels on all windows. Recommend painting.

4. Grading

Good	Fair	Poor	N/A	None
		X		

Observations:

- It was observed that the current drainage was directed towards the building and should slope away from the foundation a minimum of {6"} in a {10'} span. This is most easily seen in front and back
- Grading in back corner ponds by foundation. Recommend drainage be installed to move water away from building



It was observed that the current drainage was directed towards the building and should slope away from the foundation a minimum of {6"} in a {10'} span



Grading in back ponds by foundation. Recommend drainage be installed to move water away from building

5. Porch and Sidewalks

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- Cracks on sidewalk with vertical movement found. This should be repaired and monitored. Trip hazards.



Cracks on sidewalk



Cracks on sidewalk



Cracks on sidewalk causing trip hazard. Recommend monitor. Outside sanctuary



Cracks on sidewalk. On far left of building.



Cracks on sidewalk. In front of main entrance

6. Parking

Good	Fair	Poor	N/A	None
	X			

7. Awnings

Good	Fair	Poor	N/A	None
		X		

Observations:

- Awning in back has water deterioration and damage. Recommend correction of leaks and repair



Awning in back has water deterioration and damage. Recommend repair



Awning in back has water deterioration and damage. Recommend repair

8. Drainage and Retention Ponds

Good	Fair	Poor	N/A	None
		X		

Observations:

- Drainage in front slopes toward building. Drainage in back is penetrating basement and other areas. The back is becoming a health and safety issue in the basement and nearby rooms. A contractor experienced in drainage and older buildings should be engaged to correct issues, particularly in back

9. Flatwork

Good	Fair	Poor	N/A	None
			X	

# Basement, Foundation and Crawlspace

## 1. Foundation

Good	Fair	Poor	N/A	None
	X	X		

**Observations:**

• **Cracking found in foundation in several areas. Most appear to be benign and only require repair.**  
 The cracking on the right side of the building has broken through interior walls and a shift toward the back is evident on the exterior corner. This is on both levels and coincides with the worse areas for foundation movement in front right corner. We believe they are probably related and recommend a structural engineer perform an evaluation of piers in this area and cracking found.



Cracking found in foundation in several areas. Back



Cracking found in foundation in several areas. Back



Cracking found in foundation in several areas. Back



Cracking found in foundation in several areas. Back



Cracking found in foundation in several areas. Back



Cracking found in foundation in several areas. Back



Cracking found in foundation in several areas. Back



Cracking found in foundation in several areas. Back



Cracking found in foundation in several areas. Back

2. Basement / Crawlspace

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- Crawlspace under building is inaccessible, no room
- Musty odor observed.
- Basement air quality poor. Mildew and insect debris causes breathing problems for many people. Recommend basement be cleaned up and evaluated by contractor experienced in waterproofing environments. Also we identified areas on the exterior near the basement that needs attention to remove water entering basement area. This is an environmental hazard.



Animals are in crawlspaces - droppings present



Crawlspace view - older plumbing



Crawlspace view



Crawlspace view



Crawlspace view



Crawlspace supports. Recommend pier and beam be evaluated for improvement. Uneven and slopes present. In this case improper boards in contact with earth and used as a pier



crawlspace view



Crawlspace view...limited piers found

**3. Visible Structural Components**

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • Structure of crawlspace not completely visible

**4. Location Of Under-Floor Access Openings**

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • Limited under floor access. We found some views from basement, through exterior vents and in a scuttle in floor that was too small. Most areas we saw in crawlspace were limited.

**5. Present or Clear Indications Of Active Water Penetration Observed**

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • The concrete containers behind basement have water in them and may be part of the problem with moisture in basement  
 • Downspouts are emptying roof water next to basement. Recommend these be extended past this area



These concrete containers have water in them and may be part of the problem with moisture in basement



Downspouts are emptying roof water next to basement. Recommend these be extended past this area

**6. Wood In Contact Or Near Soil**

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • Wood to ground contact in crawlspace

# HVAC

## 1. Exterior HVAC Unit

Good	Fair	Poor	N/A	None
X		X		

**Observations:**

- Roof top unit #1: 2017/12, Goodman, R410A, Gas
- Roof unit #2: 2011, Payne, R410A Electric
- Roof top unit #3: 2012 Goodman, R410A, Gas
- Older units were found around exterior corresponding to inside HVAC units from the 1985-1986 time period. These use R22 refrigerant which is being phased out and one or more do not work. These should be replaced. Two upgraded units present from 2007 that also use R22.
- Two 2007 exterior HVAC Comfortmakers r22 were found. These are midlife units. Useful life of HVAC systems is 15-20 years although most of us use them much longer.
- **Missing sediment trap on one or more units, #1, #3**
- **One or more condensation lines terminates on roof**
- **One or more exterior HVAC systems are past useful life with deficiencies in freon line insulation, electrical wiring coming loose and a hazard and corrosion**
- **R22 refrigerant used in most HVAC systems and will require high maintenance cost.**



Roof top #1: 2017/12, Goodman, R410A, Gas



One or more condensation lines terminates on roof. #1



#2: 2011, Payne, R410A Electric



Roof top unit #3: 2012 Goodman, R410A, Gas



One or more condensation lines terminates on roof, #3





One or more exterior HVAC systems past useful life

One or more exterior HVAC systems are past useful life with deficiencies in freon line insulation, electrical wiring coming loose and a hazard and corrosion

One or more exterior HVAC systems past useful life



One or more exterior HVAC systems past useful life



One or more exterior HVAC systems are past useful life with deficiencies in freon line insulation, electrical wiring coming loose and a hazard and corrosion



One or more exterior HVAC systems are past useful life with deficiencies in freon line insulation, electrical wiring coming loose and a hazard and corrosion



2007 exterior HVAC Comfortmakers r22

2. Operating controls

Good	Fair	Poor	N/A	None
	X	X		

### 3. Inside HVAC UNIT

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- Unit #1, front right classroom: 1985, Lennox R-22
- Unit #2 in room 105
- Unit #3 in room 104: 1985, Lennox, R-22
- Unit #4 in room 103: 1986, Lennox, R-22 doesn't work.
- Unit #5 in room 100: 1985, Lennox, R-22
- Unit #6 in room 101: 1985, Lennox, R22
- Unit #7 in room 102: 1985, Lennox, R-22
- Unit #8 in front office: 1986, Lennox, R-22
- Unit #9 middle office: 1985, Lennox, R-22
- 10 indoor mini splits in sanctuary
- Unit #10 Left Front classroom upstairs: 1985, Lennox, R-22
- Unit #11 far right room upstairs: 1985, Lennox R-22
- Fair right wing of building: 2010, Payne, R410A
- **Open duct in sanctuary bathroom**
- **Missing sediment trap on all inside units**
- **One or more do not work but most are past useful life and should be replaced.**
- **All upstairs HVAC units not working.**



Example: Unit #1, front right classroom: 1985, Lennox R-22



Unit #1, front right classroom: 1985, Lennox R-22



Example: Unit #2 in room 105 does not work. Window unit is in place



Example: Unit #3 in room 104: 1985, Lennox, R-22



5 of 10 indoor mini splits in sanctuary



Fair right wing of building: 2010, Payne, R410A  
Missing sediment trap



Open duct in sanctuary bathroom

4. Condensation Pans and Drains

Good	Fair	Poor	N/A	None
	X	X		

# Plumbing

## 1. Main Shutoff

Good	Fair	Poor	N/A	None
	X			

Observations:

- Water shut off behind sanctuary stage in closet



Water shut off behind sanctuary stage in closet...2      Water shut off behind sanctuary stage in closet right side

## 2. Backflow Preventer

Good	Fair	Poor	N/A	None
		X		

Observations:

- Backflow preventer not found

## 3. Water Heating Equipment

Good	Fair	Poor	N/A	None
		X		

Observations:

- It was noted that the water heater was not equipped with a corrosion resistant drain pan to discharge on the exterior. Right wing
- How water is not working in several sinks tested in main building.
- Temperature and pressure regulator valve line empties on floor in right wing



2010 US Craft master electrical water heater 50 gallons  
Right wing

## 4. Toilets

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- Toilet not functional
- Water shut off to toilet

## 5. Sinks, Tubs, Showers

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- Flex drain pipe used under one or more sinks. This needs to be corrected by licensed plumber.



Flex drain pipe used under one or more sinks. This needs to be corrected by licensed plumber.

**6. Water Supply**

Good	Fair	Poor	N/A	None
		X		

Observations:

- Water drinking fountains not working.



Appears to be a corroding plumbing spigot

**7. Drain, Waste, Vent**

Good	Fair	Poor	N/A	None
		X		

Observations:

- One or more plumbing vents on roof are covered with roofing material.



One or more plumbing vents on roof are covered with roofing material.



One or more plumbing vents on roof are covered with roofing material.



One or more plumbing vents on roof are covered with roofing material.

**8. Flow**

Good	Fair	Poor	N/A	None
		X		

Observations:

- No water in sanctuary bathrooms
- No water in one or more sinks:  
sanctuary bathrooms sinks  
Front right downstairs  
Upstairs no water

**9. Restroom Exhaust Vents**

Good	Fair	Poor	N/A	None
		X		

Observations:

- Restroom exhaust fan missing in far sight side back bathroom

**10. Gas distribution and appliances**

Good	Fair	Poor	N/A	None

**11. Exterior Spigots**

Good	Fair	Poor	N/A	None
		X		

Observations:

- Exterior spigots missing insulation, anti siphoning device, and handle.



Exterior spigots missing insulation, antisiphoning device, and handle.

# Electrical

## 1. Service Drop/Lateral

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Electrical Service via overhead drop

## 2. Main Disconnect

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Main disconnect is located behind sanctuary stage



Main disconnect behind sanctuary

## 3. Panelboards

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Electrical panel and shut off are installed incorrectly and need correction by licensed electrician. Safety hazards  
 Right wing of building



Panel boards behind stage



Electrical panel and shut off are installed incorrectly and need correction by licensed electrician. Safety hazards  
 Right wing of building



Electrical panel installed incorrectly and need correction by licensed electrician. Safety hazards  
 Right wing of building

## 4. Panel Openings

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • One or more electrical panels have breaker slot openings and are a safety hazard. Behind stage  
 • One or more fused shut off switches will not shut and are a safety hazard.  
 • The panel cover has open circuit breaker knock out tabs missing. Suggest filling the holes with the appropriate knock out plugs



One or more electrical panels have breaker slot openings - several panels



One or more fused shut off switches will not shut and are a safety hazard. Behind Stage

5. Labeling

Good	Fair	Poor	N/A	None
		X		

Observations:

- The service panels are NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles

6. Grounding

Good	Fair	Poor	N/A	None
			X	

7. Switches, Lights, Outlets

Good	Fair	Poor	N/A	None
		X		

Observations:

- One or more lights do not work. Recommend electrician evaluate.
- One or more electrical outlets loose or missing covers. Recommend electrician evaluate
- One or more switches, lights and outlets are no longer operable. Some have older cloth covers aluminum wiring.
- Light cover needs repair in one or more areas
- Open junction box in one or more places



Light cover needs repair. Front right classroom



Open junction box in one or more places. Hallway



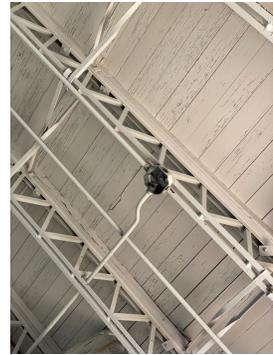
One or more electrical outlets missing covers. Recommend electrician evaluate. Room #100



One or more electrical outlets loose or missing covers. Recommend electrician evaluate. Upstairs hallway



One or more switches, lights and outlets are no longer operable. Some have older cloth covers aluminum wiring.



One or more switches, lights and outlets are no longer operable. Some have older cloth covers aluminum wiring.



One or more electrical outlets missing covers. Recommend electrician evaluate

8. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

• **GFCI** protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge

Bathroom in front has defective GFCI



GFCI protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge

Bathroom in front has defective GFCI

### 9. Electrical wiring and cabling

Good	Fair	Poor	N/A	None
	X	X		

# Attic Ventilation and Insulation

## 1. Ventilation of attic

Good	Fair	Poor	N/A	None
				X

## 2. Mechanical Ventilation Systems

Good	Fair	Poor	N/A	None
				X

## 3. Insulation

Good	Fair	Poor	N/A	None
	X	X		

# Overhead Doors, Openers, Docks, Elevators

## 1. Overhead Doors and Openers

Good	Fair	Poor	N/A	None
				X

## 2. Loading Docks

Good	Fair	Poor	N/A	None
				X

## 3. Elevators and Escalators

Good	Fair	Poor	N/A	None
			X	

Observations:  
• Elevator not accessible

# Life Safety

## 1. Fire Access Roads

Good	Fair	Poor	N/A	None
X				

## 2. Emergency Lighting

Good	Fair	Poor	N/A	None
	X			

## 3. Directional Signage

Good	Fair	Poor	N/A	None
	X			

# Interior

## 1. Doors

Good	Fair	Poor	N/A	None
		X		

**Observations:**

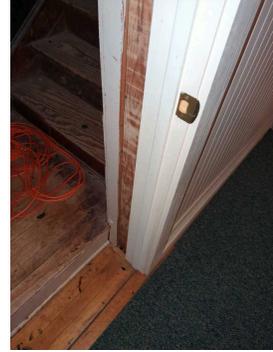
- One or more doors need repair:  
Front right classroom door  
Room behind sanctuary  
Back room of sanctuary
- One or more doors rubbing  
104



No key



No key found for far left room upstairs



One or more doors need repair. Sanctuary



Room behind sanctuary



No key



Front right classroom door

## 2. Windows

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- Most windows nailed shut.
- Wood window frames need repair in one or more areas.



Wood window frames need repair in one or more areas.

### 3. Wall Covering

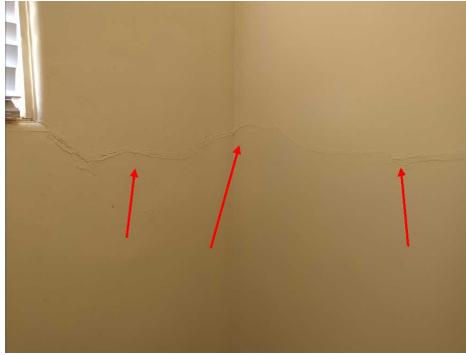
Good	Fair	Poor	N/A	None
		X		

**Observations:**

- Interior walls show cracking in one or more areas. Recommend repair and monitor benign cracks.
- Water stains on wall coming from roof parapet.
- Hole in one or more walls
- Cracks on right side of building correlate to exterior cracking and is indicative of structural issues. Recommend structural engineer be engaged.
- Water damage along wall in left stairwell.
- One or more water stains on wall



Water stains on wall coming from roof parapet. Along sanctuary wall



Horizontal cracking on bathroom. Front side downstairs



Cracks on right side of building.



Cracking on one or more walls. Room 103



Cracking on one or more walls. Right upstairs room



Cracking on one or more walls. Right upstairs hallway



Hole in one or more walls. Upstairs right room



Cracks on right side of building. Upstairs



Cracks on right side of building. Upstairs



Cracks on right side of building. Upstairs



Cracking on one or more walls. Upstairs right room on wall with windows.



Cracking on one or more walls. Upstairs right room on wall with windows.



Cracking on one or more walls. Upstairs right room on wall with windows.



Water damage along wall in left stairwell.



Water damage along wall in left stairwell.



Cracking on one or more walls. Upstairs classroom #200



Cracking on one or more walls. Upstairs classroom 200



Water stains on wall coming from roof parapet. Along sanctuary wall



Horizontal cracking on bathroom. Front side downstairs



Cracks in interior walls on second floor. This is in hallway



Cracks in interior walls on second floor. This is in hallway



Cracks in interior walls on second floor. This is in hallway



One or more cracks on right side front.



One or more cracks on right side front.



One or more cracks on right side front. Classroom kids and toddlers



Stains/deterioration on wall downstairs utility closet



View of wall under covering, brick, cement and wood

4. Ceiling and floors

Good	Fair	Poor	N/A	None
		X		

Observations:

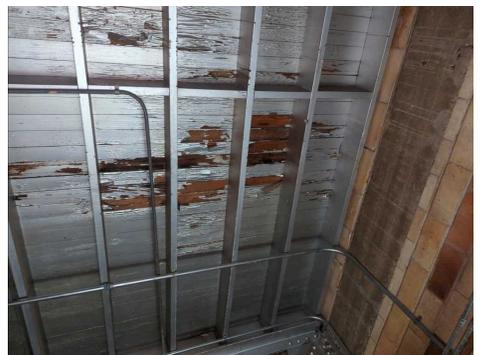
- Asbestos was used in many ceiling tile products over the years. The best way to determine if they are asbestos is to have them tested.
- One or more areas have water stains on floor
- Tiles are cracked, broken, or missing in one or more locations.
- Significant uneven floors in front right classroom
- Uneven floors in one or more classrooms.
- Ceiling in one or more areas have water stains. Some deterioration also.



Sanctuary - unknown stain from combustible on ceiling.



Water stains on floor above backstage



Ceiling in one or more areas have water stains. Some deterioration also. Above backstage



Water stains on ceiling front right bathroom downstairs



Uneven floors in front right classroom



Ceiling tiles have water stains on one or more areas. Front right classroom



Tiles are cracked, broken, or missing in one or more locations. Hallway near middle exit



Ceiling tiles have water stains on one or more areas. Room 100



Ceiling tiles have water stains on one or more areas. Room 100



Ceiling tiles have water stains on one or more areas. 102



Ceiling tiles have water stains on one or more areas. Upstairs far right room



Tiles are cracked, broken, or missing in one or more locations.



Tiles are cracked, broken, or missing in one or more locations. Front right classroom



Water stains on ceiling front right bathroom downstairs



Tiles are cracked, broken, or missing in one or more locations. Upstairs



Ceiling in one or more areas have water stains. Some deterioration also. Upstairs



Ceiling in one or more areas have water stains. Some deterioration also.



Ceiling in one or more areas have water stains. Some deterioration also.



Unknown drain into room on far left side, downstairs

5. Stairs

Good	Fair	Poor	N/A	None
		X		

Observations:

- Stairs in sanctuary needs handrail on at least one side.
- Recommend hand rails going to basement



Recommend handrails on stairs leading down to basement.



Stairs in sanctuary needs handrail on at least one side.

# Structure

## 1. Structure Material

Good	Fair	Poor	N/A	None
	X			

Observations:

- Steel
- Wood

## 2. Steel Structure

Good	Fair	Poor	N/A	None
			X	

# Other

## 1. Other Issues

Good	Fair	Poor	N/A	None

## 2. Specialty Items

Good	Fair	Poor	N/A	None
		X		

Observations:

- Dryer vent doesn't have correct termination. Recommend repair.



Dryer vent doesn't not have correct termination. Recommend repair.

## Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.