



## Commerical Inspection Report



**3870 Cascade Rd, Atlanta, GA 30331**

**Inspection Date:**

Monday, September 21, 2020

**Prepared For:**

Private client

**Prepared By:**

**Ally Property Inspections**

PO Box 43302

Vestavia Hills , AL 35243

2057905510

**Report Number:**

921201

**Inspector:**

Allen Warren

**License/Certification #:**

HI-3074

**Inspector Signature:**

A handwritten signature in black ink, appearing to be "Allen Warren", written over a horizontal line.

# Report Overview

## Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a property buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

## Conventions Used In This Report

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration. MARGINAL - Indicates the component will probably require repair or replacement anytime within five years. POOR - Indicates the component will need repair or replacement now or in the very near future. MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe. SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

## Approximate Age

40

## State of Occupancy

Occupied

## Weather Conditions

Sunny

## Recent Rain

No

## Ground Cover

Dry

# Report Summary

## Items Not Operating

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### Grounds chapel

1. The hose bibs on the right and rear sides of the building were not working.

### Bathrooms chapel

1. The water heater for the sinks in the women's bathroom did not appear to be working. Recommend repair by qualified plumber.

### HVAC chapel

1. Systems two, three, and four would not operate using the thermostats. Recommend repair by qualified HVAC technician.

### Grounds administrative building

1. The hose bibs were not working.

### Bathrooms administrative building

1. The right bookstore bathroom was not functional.
2. The rear utility sink was not functional.
3. The sink in the bathroom in front of the registrars office was not working.

### Rooms administrative building

1. Several light fixtures throughout the building were not working.

### Rooms classrooms building

1. Several light fixtures throughout the building were not working.

### Rooms gym

1. Several light fixtures throughout the building were not working.

### Rooms student affairs building

1. Several light fixtures were not working.

## Major Concerns

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### Grounds general

1. The block retaining wall on the right side of the main entrance was damaged in several areas and leaning. Recommend repair by qualified contractor.
2. Most of the rolled roofing on the walkway covering was in poor condition due to cracking. Recommend evaluation/repair by qualified roofer.

### Grounds chapel

1. The grading was negative on the front side of the building and surface water appear to be entering through the entry doors. Recommend repair by qualified contractor.
2. The steps on the right side of the building had settled significantly. Recommend evaluation/repair by qualified contractor.

### Roof chapel

1. Water was ponding in several areas on the flat roof. Recommend evaluation/repair by qualified roofer.

### Rooms chapel

1. There was active moisture damage at the bottom of the rear walls in the front foyer. Recommend repair by qualified contractor.
2. There was active moisture damage on the ceiling between the front entry and stairwell. Recommend repair by qualified contractor after the roof leaks are repaired.

# Report Summary

## Major Concerns

3. There was active moisture damage on the baseboards throughout the stairwell. Recommend repair by qualified contractor.
4. The moisture content was elevated in the walls below the windows in the chapel. Recommend repair by qualified contractor.
5. There was active moisture intrusion in the rear right corner of the building. Recommend repair by qualified contractor.
6. The moisture content was elevated in the walls below the windows in the police department. Recommend repair by qualified contractor.

### HVAC chapel

1. Furnace was one was 36 years old.
2. Unable to determine the exact age of furnace three because the manufacturer's data plate was not legible. It appeared to be 40+ years old.
3. Unable to determine the exact age of furnace four because the manufacturer's data plate was not legible. It appeared to be 40+ years old.
4. Interior AC unit one was 38 years old.
5. Unable to determine the exact age of interior AC unit two. It appeared to be 40+ years old.
6. Unable to determine the exact age of interior AC unit four. It appeared to be 40+ years old.
7. Unable to determine the exact age of exterior AC unit four because the manufacturer's data plate was not legible. It appeared to be 40+ years old.

### Roof administrative building

1. The rolled roofing was in overall poor condition due to cracking and granular loss. All of the seams needed to be resealed, and the sealant between the sections of roofing was in poor condition. Recommend repair by qualified roofer.

### Exterior administrative building

1. Spalling was occurring on several of the blocks on the front left side of the building. Recommend repair by qualified brick mason.
2. The brick mortar needed to be re-pointed in many areas on the front, left, and rear sides of the building. Recommend repair by qualified brick mason.

### Rooms administrative building

1. There were moisture stains on the front walls in several areas and the moisture content was elevated. Recommend repair by qualified contractor.
2. There were moisture stains on the left walls in several areas and the moisture content was elevated. Recommend repair by qualified contractor.
3. There was active moisture damage on the right beam in the bookstore. Recommend evaluation/repair by qualified contractor.
4. There was active moisture damage on the ceilings throughout the building. Recommend repair by qualified contractor.

### HVAC administrative building

1. Unable to determine the exact age of exterior AC unit five. It appeared to be 45+ years old.
2. Unable to determine exact age of furnace four. It appeared to be 40+ years old.
3. Interior AC unit two was 29 years old and was not cooling properly. Recommend repair by qualified HVAC technician.

### Roof classrooms building

1. The rolled roofing was in overall poor condition due to cracking and granular loss. All of the seams needed to be resealed, and the sealant between the sections of roofing was in poor condition. Recommend repair by qualified roofer.
2. Water was ponding in many areas. Recommend evaluation/repair by qualified roofer.

### Rooms classrooms building

# Report Summary

## Major Concerns

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1. There was active moisture damage on the ceiling and walls in the front of the library. Recommend repair by qualified contractor after the roof is repaired.
2. There was active moisture damage on the ceilings throughout the building. Recommend repair by qualified contractor after the roof is repaired.

### Grounds gym

1. The stairs on the front side of the building were heavily corroded and were not safe for use. Recommend repair by qualified contractor.

### Roof gym

1. There was a tarp laying on the right slope of the roof possibly to mitigate roof leaks. Recommend evaluation by qualified roofer.
2. The roof was corroded in many areas. Recommend evaluation/repair by qualified roofer.

### Exterior gym

1. The gutters were in overall poor condition due to corrosion. Recommend repair by qualified contractor.
2. There was corrosion on the bottom of the siding on the right and rear sides of the building. Recommend repair by qualified contractor.

### Rooms gym

1. There was moisture damage on the bottom of the front wall in the upper right room from an active roof leak. Recommend repair by qualified contractor.
2. There was active moisture damage on the left side of the rear left entry doors. Recommend repair by qualified contractor.
3. There was active moisture damage on the rear ceiling in the rear left room. Recommend repair by qualified contractor after the roof leaks are repaired.
4. There was active moisture damage on the wall and ceiling in the front left room. Recommend repair by qualified contractor after the roof leak is repaired.

### Interior gym

1. The ceiling insulation was damaged in several areas and there were moisture stains present. Recommend repair by qualified contractor after the roof leaks are repaired.

### Rooms student affairs building

1. There were several moisture stains on the ceiling and the moisture content was elevated. Recommend repair by qualified contractor.

### HVAC student affairs building

1. The interior components of system two were 30 years old.
2. The interior components of system three were 30 years old.

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## Potential Safety Hazards

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### Grounds chapel

1. Several of the stones in the retaining walls on the right side of the building were loose. Recommend repair by qualified brick mason.
2. Several blocks were loose in the front left retaining wall. Recommend repair by qualified landscaper.

### Exterior chapel

1. The conduit protecting the electrical wire to the light fixtures on the front side of the building was disconnected in several areas. Recommend repair by qualified electrician.
2. Recommended installing a cover plate on the electrical box on the left middle side of the building.

# Report Summary

## Potential Safety Hazards

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3. The conduit protecting the lower electrical wires on the rear side of the building was not safely installed. Recommend repair by qualified electrician.
4. The electrical receptacle on the right side of the building was not working and did not appear to be GFCI protected. Recommend repair by qualified electrician.
5. The electrical disconnect box for exterior AC unit two was not safely installed. Recommend repair by qualified electrician.
6. The conduit protecting the electrical wires to exterior AC unit four was damaged. Recommend repair by qualified electrician.

### Bathrooms chapel

1. The electrical receptacles in the women's restroom were loose. Recommend repair by qualified electrician.
2. There was possible fungal growth on the ceiling in the women's bathroom. Recommend evaluation/repair by mold remediation specialist.
3. There was possible fungal growth on the ceiling in the men's restroom. Recommend evaluation/repair by mold remediation specialist.

### Rooms chapel

1. There was possible fungal growth on the flooring in front of the main entry doors. Recommend evaluation/repair by mold remediation specialist.
2. There was possible fungal growth on the floors in many areas in the sanctuary. Recommend evaluation/repair by mold remediation specialist.

### Interior chapel

1. Smoke and carbon monoxide detectors were not installed. Recommend repair by qualified contractor.

### HVAC chapel

1. Recommend installing a cover plate on the control switch for system two.

### Electrical chapel

1. Wires in the bottom of the main electrical panel appeared to be scorched. Recommend evaluation by qualified electrician.
2. The neutral and ground wires were on the same busbar in electrical sub panel two. Recommend repair by qualified electrician.
3. Several breaker filler plates were missing in electrical sub panel two. Recommend repair by qualified electrician.
4. There were several double taps inside electrical sub panel three. Recommend repair by qualified electrician.
5. None of the ground wires in electrical sub panel three appeared to be attached to a busbar. Recommend repair by qualified electrician.
6. There were several double taps inside electrical sub panel four. Recommend repair by qualified electrician.
7. Recommend labeling all of the breakers in the electrical sub panel four.
8. Recommend installing a cover plate on the electrical junction box behind interior HVAC system four.
9. The upper electrical receptacle on the rear wall of the sanctuary was not securely attached. Recommend repair by qualified electrician.
10. Recommend replacing the cover plate on the light switch on the rear left wall of the sanctuary.

### Exterior administrative building

1. A dead front cover was not installed on the electrical disconnect box for exterior AC unit one. Recommend repair by qualified electrician.
2. There did not appear to be an exterior electrical disconnect for exterior AC unit four. Recommend repair by qualified electrician.
3. There did not appear to be an exterior electrical disconnect for exterior AC unit five. Recommend repair by qualified electrician.

# Report Summary

## Potential Safety Hazards

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### Rooms administrative building

1. The electrical receptacle on the right side of the front wall was damaged. Recommend repair by qualified electrician.

### Interior administrative building

1. Smoke and carbon monoxide detectors were not installed throughout the building. Recommend repair by qualified contractor.

### Electrical administrative building

1. Recommend installing properly sized fasteners to secure the dead front cover to electrical panel one.
2. Recommend labeling all of the breakers in electrical panel one.
3. There was corrosion on the breakers in the left side of electrical panel two. Recommend evaluation/repair by qualified electrician.
4. Recommend installing machine screws, which have blunt ends, to secure the dead front cover to electrical panel two.
5. Recommend labeling all of the breakers in electrical panel two.
6. Recommend installing machine screws, which have blunt ends, to secure the dead front cover to electrical panel three.
7. Recommend labeling all of the breakers in electrical panel three.
8. Recommend installing a cover plate on the electrical receptacle on the right wall in the conference room.
9. The electrical receptacle on the front wall of the conference room was not securely attached. Recommend repair by qualified electrician.
10. The electrical receptacle on the front wall of the rear large room was damaged. Recommend repair by qualified electrician.

### Rooms classrooms building

1. There was possible fungal growth on the ceiling throughout the building. Recommend evaluation/repair by mold remediation specialist.
2. Smoke and carbon monoxide detectors were not installed throughout the building. Recommend repair by qualified contractor.

### Exterior gym

1. A dead front cover was not installed on the electrical disconnect box for exterior AC unit three. Recommend repair by qualified electrician.
2. The electrical receptacle on the front side of the building was not GFCI protected. Recommend repair by qualified electrician.

### Rooms gym

1. There was possible fungal growth on the ceiling tiles in the rear right room. Recommend evaluation/repair by mold remediation specialist.
2. There was possible fungal growth on the ceiling in the rear left room. Recommend evaluation/repair by mold remediation specialist.
3. There was possible fungal growth on the ceiling in the front left room. Recommend evaluation/repair by mold remediation specialist.

### Interior gym

1. There was possible fungal growth on the ceiling insulation in many areas. Recommend evaluation/repair by mold remediation specialist.

### Electrical gym

1. A breaker filler plate was missing in the lower right side of electrical sub panel one. Recommend repair by qualified electrician.
2. Recommend clearly labeling the breakers in electrical sub panel one.

# Report Summary

## Potential Safety Hazards

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3. Recommend installing appropriately sized fasteners on the dead front cover for electrical sub panel one.
4. The neutral and ground wires were not separated in electrical sub panel two. Recommend repair by qualified electrician.
5. Recommend labeling all of the breakers in electrical sub panel two.

### Exterior student affairs building

1. Dead front covers were not mechanically fastened to the electrical disconnect boxes for the exterior AC units. Recommend repair by qualified electrician.

### Bathrooms student affairs building

1. The ceiling light fixtures in the men's bathroom were not properly attached. Recommend repair by qualified electrician.

### Interior student affairs building

1. There was possible fungal growth on the attic walls. Recommend evaluation/repair by mold remediation specialist.
2. Recommend installing a cover plate on the electrical junction box on the front side of the attic.

## Deferred Cost Items

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*Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

### HVAC chapel

1. Exterior AC unit one was 15 years old.
2. Exterior AC unit two was 20 years old.
3. Exterior AC unit three was 14 years old.

### Plumbing administrative building

1. Water heater two was 19 years old.

### HVAC administrative building

1. Exterior AC unit one was 20 years old.
2. Exterior AC unit two was 15 years old.
3. Exterior AC unit three was 19 years old.
4. Unable to determine the exact age of exterior AC unit four because the manufacturer's data plate was not legible. It appeared to be 20+ years old.
5. Furnace one was 28 years old.
6. Furnace two was 30 years old.
7. Furnace three was 25 years old.
8. Furnace five was 19 years old.
9. Interior AC unit two was 29 years old.
10. Interior AC unit three was 20 years old.

### HVAC classrooms building

1. Exterior AC units 1-4 were 12 years old.
2. Exterior AC unit five was 27 years old.
3. Exterior AC unit six was 13 years old.
4. Exterior AC units 7-8 were 27 years old.

### HVAC gym

1. Exterior AC unit three was 13 years old.
2. System one was 9 years old.
3. System two was 12 years old.



# Report Summary

## Deferred Cost Items

4. Furnace three was 21 years old.

### HVAC student affairs building

1. Exterior AC unit two was 18 years old.
2. Exterior AC unit three was 16 years old.
3. The interior components of system one were 16 years old.

## Repair Items

### Grounds general

1. Recommend sealing the cracks in the parking areas.
2. There was moisture damage on the ceiling of the walkway on the left side of the gym. Recommend repair by qualified carpenter.
3. The fascia on the walkways was rusted in many areas. Recommend painting.
4. The soffit needed to be reattached on the walkway on the front left side of the gym.
5. Water was ponding on the rear left side of the walkway covering the rear side of the courtyard. Recommend repair by qualified roofer.
6. Water was ponding on the walkway covering on the left side of the gym where there was moisture damage on the ceiling of the walkway. Recommend repair by qualified roofer.

### Grounds chapel

1. There was corrosion on the support for the overhang on the front left side of the building. Recommend painting.
2. Recommend installing anti-siphon valves on the hose bibs.
3. There was corrosion on the handrail for the steps on the right side of the building. Recommend painting.

### Roof chapel

1. There were several nail pops at the ridge on both slopes of the gable roof. Recommend repair by qualified roofer.

### Exterior chapel

1. The lower glass was cracked in the window on the front left side of the building. Recommend repair by qualified carpenter.
2. There was corrosion on the lower fascia on the front side of the building. Recommend painting.
3. There was moisture damage on the upper fascia on the front side of the building. Recommend repair by qualified carpenter.
4. There was moisture damage on the soffit on the left front side of the building. Recommend repair by qualified carpenter.
5. There was corrosion on the left entry doors and openings. Recommend painting.
6. Recommend installing weatherstripping on the entry doors.
7. Recommend sealing the opening on the lower right side of the window next to the left entry door.
8. Recommend replacing the insulation on the suction lines for all of the exterior AC units.
9. There was corrosion on the electrical disconnect box for exterior AC unit one. Recommend painting.
10. The fascia was missing on the rear left side of the building. Recommend repair by qualified carpenter.
11. The concrete below the gable on the rear left side of the building was damaged. Recommend repair by qualified brick mason.
12. Recommend painting the rear entry door on the right side of the building.
13. The soffit was loose in several areas on the right side of the building. Recommend repair by qualified carpenter.
14. There were several cracks in the masonry veneer on the right side of the building that needed to be sealed.
15. There was corrosion on the fascia on the right front side of the building. Recommend painting.
16. There was a vertical crack in the wall on the right front side of the building. Recommend repair by qualified contractor.
17. Recommend painting the wooden fascia on the front and rear sides of the building.

### Bathrooms chapel

# Report Summary

## Repair Items

1. The hot water handle on the left sink in the women's bathroom was missing. Recommend repair by qualified plumber.
2. The hot water flow was poor in the women's restroom. Recommend repair by qualified plumber.
3. The second from the right toilet in the women's bathroom was not securely attached to the floor and was leaking. Recommend repair by qualified plumber.
4. The third from the right toilet in the women's bathroom was not securely attached to the floor. Recommend repair by qualified plumber.
5. The left toilet lid tank in the women's bathroom was broken.
6. The drain for the right urinal in the men's restroom was leaking. Recommend repair by qualified plumber.
7. The GFCI electrical receptacle in the men's restroom was tripped and would not reset. Recommend repair by qualified electrician.
8. The left toilet tank was loose. Recommend repair by qualified plumber.

### HVAC chapel

1. Recommend replacing the air filters.
2. A secondary device was not installed to shut off the air conditioning systems in case the condensation drain lines becomes clogged. Recommend repair by qualified HVAC technician.
3. Recommend having the systems cleaned and examined by a qualified HVAC technician.

### Grounds administrative building

1. Recommend cutting the vegetation back from the building.

### Exterior administrative building

1. Exterior AC unit one was not level. Recommend repair by qualified HVAC technician.
2. Recommend replacing the insulation on the suction lines for the exterior AC units.
3. There was heavy corrosion on the double door opening on the left side of the building. Recommend repair by qualified contractor.
4. There was corrosion on the electrical service mast. Recommend evaluation/repair by qualified electrician.
5. The vinyl window glazing was in poor condition on several of the windows on the right side of the building. Recommend repair by qualified carpenter.
6. The glass was cracked in the left double door on the left side of the building. Recommend repair by qualified carpenter.
7. Recommend installing additional weatherstripping on the doors as needed.

### Kitchen administrative building

1. The sink faucet was leaking and was not securely attached. Recommend repair by qualified plumber.

### Bathrooms administrative building

1. The drain for the utility sink in front of the bookstore was leaking. Recommend repair by qualified plumber.
2. The sink cold water handle in the rear bathroom would not turn. Recommend repair by qualified plumber.
3. The water in the toilets was discolored. Recommend evaluation/repair by qualified plumber.
4. The toilet in front of the business office was not securely attached to the floor. Recommend repair by qualified plumber.

### Plumbing administrative building

1. Drain pans with drains to the exterior were not installed underneath the water heaters. Recommend repair by qualified plumber.

### HVAC administrative building

1. 1. Recommend replacing the air filters.
2. A secondary device was not installed to shut off the air conditioning systems in case the condensation drain lines becomes clogged. Recommend repair by qualified HVAC technician.
3. Recommend having the systems cleaned and examined by a qualified HVAC technician.

# Report Summary

## Repair Items

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### Grounds classroom building

1. The grading was negative on the right side of the building in front of the rear entry door. Recommend evaluation/repair by qualified contractor.

### Bathrooms classrooms building

1. The left toilet in the rear boys bathroom was not securely attached to the floor. Recommend repair by qualified plumber.
2. The toilet in the front men's restroom was not securely attached to the floor. Recommend repair by qualified plumber.

### HVAC classrooms

1. Systems 2-8 were not cooling properly. Recommend repair by qualified HVAC technician.

### Grounds gym

1. Recommend cutting the vegetation back from the building.

### Roof gym

1. The roof was corroded in many areas. Recommend evaluation/repair by qualified roofer.

### Exterior gym

1. The bottom of the rear door on the left side of the building was in poor condition. Recommend repair by qualified carpenter.
2. The lower siding and trim was damaged on the rear right corner of the building. Recommend repair by qualified contractor.
3. The two rear vent covers on the right side of the building were damaged. Recommend replacement.

### Bathrooms gym

1. The left toilet in the rear left bathroom was leaking. Recommend repair by qualified plumber.
2. The two left toilets in the rear left bathroom were not flushing properly. Recommend repair by qualified plumber.

### Rooms gym

1. The sink faucet was leaking in the upper front right room. Recommend repair by qualified plumber.

### HVAC gym

1. Recommend having the systems cleaned and examined by a qualified HVAC technician.
2. System three was not tested because the thermostat was not working. Recommend repair by qualified HVAC technician.

### Grounds student affairs building

1. Recommend removing the organic material that is in contact with the front left side of the building.
2. Recommend cutting the vegetation back from the building.

### Roof student affairs building

1. The flashing below the upper roof needed to be re-nailed. Recommend repair by qualified roofer.

### Exterior student affairs building

1. Recommend mechanically fastening the rear cover to exterior AC unit three
2. Recommend installing insulation on the suction lines on all of the exterior AC units.
3. The wooden fascia was missing on the rear left side of the building. Recommend repair by qualified carpenter.
4. The rear entry door was in poor condition. Recommend repair by qualified carpenter.
5. The soffit was damaged on the right side of the building. Recommend repair by qualified carpenter.
6. The wooden fascia was damaged on the right side of the building. Recommend repair by qualified carpenter.

# Report Summary

## Repair Items

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7. Recommend painting the wooden fascia.

### Bathrooms student affairs building

1. Both of the urinals in the men's bathroom were leaking. Recommend repair by qualified plumber.
2. The plumbing had been poorly repaired on the right urinal in the men's bathroom. Recommend repair by qualified plumber.
3. The toilets in the men's bathroom were not securely attached to the floor. Recommend repair by qualified plumber.
4. The ventilation fan in the men's bathroom was not working. Recommend repair by qualified electrician.
5. The left sink faucet in the men's bathroom was not securely attached. Recommend repair by qualified plumber.
6. The toilets in the women's bathroom were not securely attached to the floor. Recommend repair by qualified plumber.
7. The right sink drain was leaking in the women's bathroom. Recommend repair by qualified plumber.
8. The ventilation fan in the women's bathroom was not working. Recommend repair by qualified electrician.
9. The left toilet in the women's bathroom would not flush properly. Recommend repair by qualified plumber.

### HVAC student affairs building

1. The systems would not operate using the thermostats. Recommend repair by qualified HVAC technician.

### Rear garage

1. The far left overhead door was damaged and the supports next to the overhead doors were damaged. Recommend repair by qualified contractor.

## Items Not Tested/Inspected

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### Bathroom chapel

1. The water was turned off to the left sink in the women's restroom. It was not tested.

### HVAC chapel

1. The furnaces were not tested because the gas meter was locked.

### Electrical chapel

1. Electrical chapel
1. The interior of electrical subpanel one was not inspected because the control levers would have to be removed to access the interior.

### Bathrooms administrative building

1. The water was turned off to the sink in the left bookstore bathroom.

### Plumbing administrative building

1. The water heaters were not tested because the gas meter was locked.

### HVAC administrative building

1. The furnaces were not tested because the gas meter was locked.

### Plumbing classrooms building

1. The water heaters were not tested because the gas meter was locked

### HVAC classrooms building

1. The furnaces were not tested because the gas meter was locked.

### Plumbing gym

1. The water heater was not tested because the gas meter was locked.

# Report Summary

## Items Not Tested/Inspected

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### HVAC gym

1. The furnaces were not tested because the gas meter was locked.

### HVAC student affairs building

1. The furnaces were not tested because the gas meter was locked.

## Items Not Located

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### Plumbing chapel

1. The main water shut off was not located.

### Plumbing classrooms building

1. The main water shut off was not located.

### Plumbing student affairs building

1. The main water shut off was not located.
2. The gas meter was not located.

# Grounds general

## Service Walks

Material  Concrete

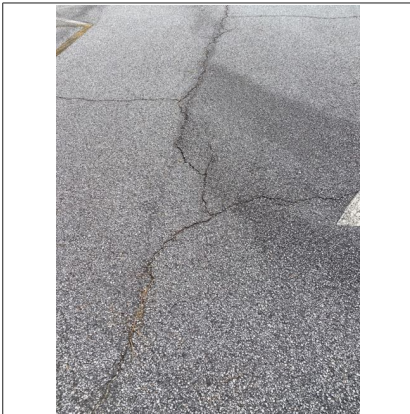
Condition  Satisfactory

## Driveway/Parking

Material  Concrete  Asphalt

Condition  Satisfactory  Typical cracks  Fill cracks and seal

### Photos



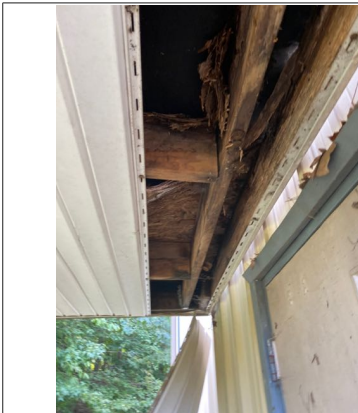
Recommend sealing the cracks in the parking areas.

## Walkway Coverings

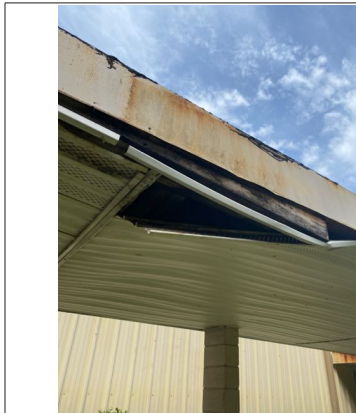
Condition  Marginal

Recommend  None

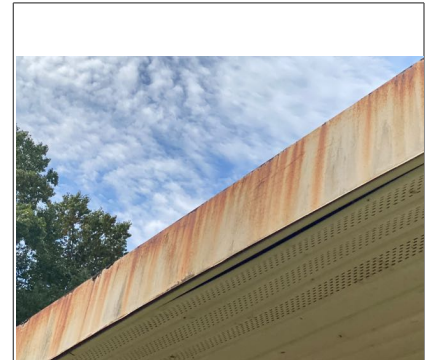
### Photos



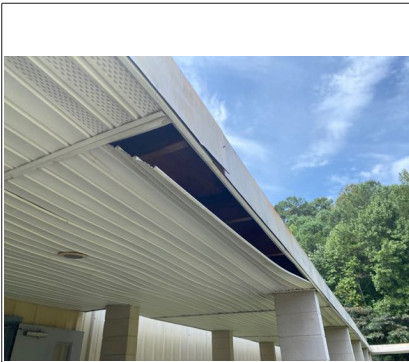
There was moisture damage on the ceiling of the walkway on the left side of the gym. Recommend repair by qualified carpenter.



There was moisture damage on the ceiling of the walkway on the left side of the gym. Recommend repair by qualified carpenter.



The fascia on the walkways was rusted in many areas. Recommend painting.



The soffit needed to be reattached on the walkway on the front left side of the gym.



Water was ponding on the rear left side of the walkway covering the rear side of the courtyard. Recommend repair by qualified roofer.



Most of the rolled roofing on the walkway covering was in poor condition due to cracking. Recommend evaluation/repair by qualified roofer.



Water was ponding on the walkway covering on the left side of the gym where there was moisture damage on the ceiling of the walkway. Recommend repair by qualified roofer.

**Retaining wall**

- Material**  Concrete block
- Condition**  **Poor**  **Safety Hazard**  Leaning/cracked/bowed

**Photos**



The block retaining wall on the right side of the main entrance was damaged in several areas and leaning. Recommend repair by qualified contractor.



The block retaining wall on the right side of the main entrance was damaged in several areas and leaning. Recommend repair by qualified contractor.



# Grounds chapel

## Stoops/Steps

Material  Concrete  
 Condition  Poor  Safety Hazard  Settled  
 Photos



The steps on the right side of the building had settled significantly. Recommend evaluation/repair by qualified contractor.



The steps on the right side of the building had settled significantly. Recommend evaluation/repair by qualified contractor.



There was corrosion on the handrail for the steps on the right side of the building. Recommend painting.

## Deck/Patio/Porch Covers

Condition  Satisfactory  
 Recommend  None  
 Photos



There was corrosion on the support for the overhang on the front left side of the building. Recommend painting.

## Landscaping affecting foundation

Negative Grade  East

**Photos**



The grading was negative on the front side of the building and surface water appear to be entering through the entry doors. Recommend repair by qualified contractor.



The grading was negative on the front side of the building and surface water appear to be entering through the entry doors. Recommend repair by qualified contractor.

**Retaining wall**

**Material**  Concrete block  Other: Stone

**Condition**  Marginal  Safety Hazard

**Photos**



Several of the stones in the retaining walls on the right side of the building were loose. Recommend repair by qualified brick mason.



Several blocks were loose in the front left retaining wall. Recommend repair by qualified landscaper.

**Hose bibs**

**Condition**  Satisfactory  No anti-siphon valve  Recommend Anti-siphon valve

**Operable**  No  Not Tested

**Photos**



Recommend installing anti-siphon valves on the hose bibs.

# Grounds administrative building

## Service Walks

Material  Concrete

Condition  Satisfactory

## Landscaping affecting foundation

Negative Grade  Trim back trees/shrubberies

### Photos



Recommend cutting the vegetation back from the building.

## Hose bibs

Condition  Satisfactory

Operable  No  Not Tested

# Grounds classrooms building

## Landscaping affecting foundation

Negative Grade  West

### Photos



The grading was negative on the right side of the building in front of the rear entry door. Recommend evaluation/repair by qualified contractor.

## Hose bibs

Condition  Satisfactory  No anti-siphon valve  Recommend Anti-siphon valve

Operable  Yes

# Grounds gym

## Stoops/Steps

**Material**

Other: Steel

**Condition**

Poor  Safety Hazard  Rotted/Damaged

**Photos**



The stairs on the front side of the building were heavily corroded and were not safe for use. Recommend repair by qualified contractor.

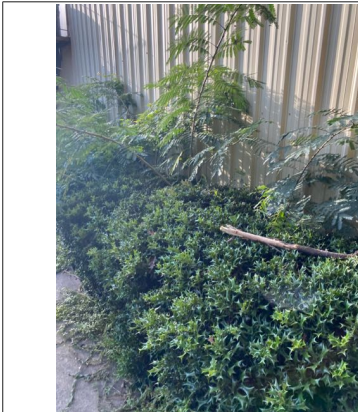


The stairs on the front side of the building were heavily corroded and were not safe for use. Recommend repair by qualified contractor.

## Landscaping affecting foundation

**Negative Grade**  Trim back trees/shrubberies

**Photos**



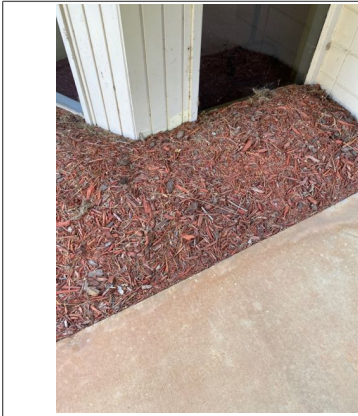
Recommend cutting the vegetation back from the building.

# Grounds student affairs building

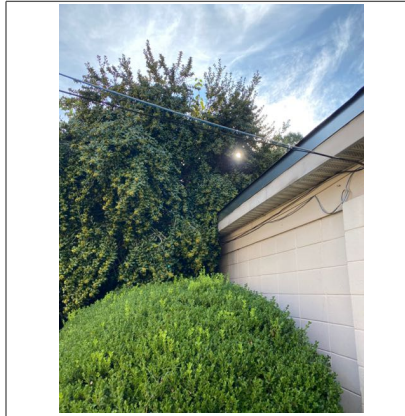
## Landscaping affecting foundation

**Negative Grade**  Trim back trees/shrubberies  Wood in contact with/improper clearance to soil

### Photos



Recommend removing the organic material that is in contact with the front left side of the building.



Recommend cutting the vegetation back from the building.

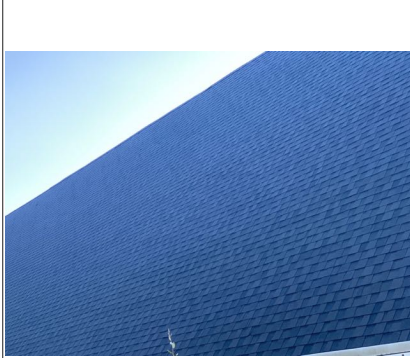
## Hose bibs

N/A

# Roof chapel

**General**

**Visibility**  All  
**Inspected From**  Roof  Ground  
**Photos**



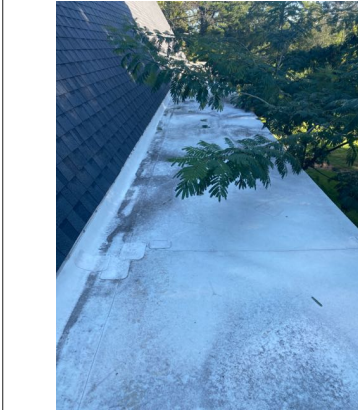
Overview of left slope



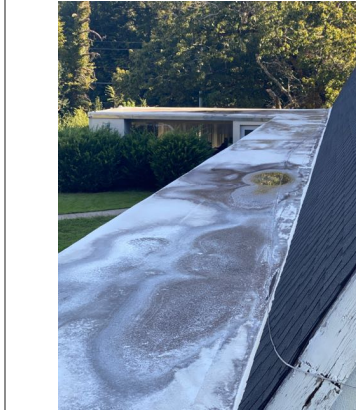
Overview of right slope



Overview of flat roof



Overview of flat roof



Overview of flat roof

**Style of Roof**

**Type**  Gable  Flat  
**Pitch**  Steep  Flat  
**Roof #1** Type:Asphalt  
 Layers:1 Layer  
 Age:1-5+  
**Roof #2** Type:Rubber  
 Layers:Unknown  
 Age:5-10+

**Ventilation System**

None

**Flashing**

**Material**  Rubber  
**Condition**  Satisfactory

**Valleys**

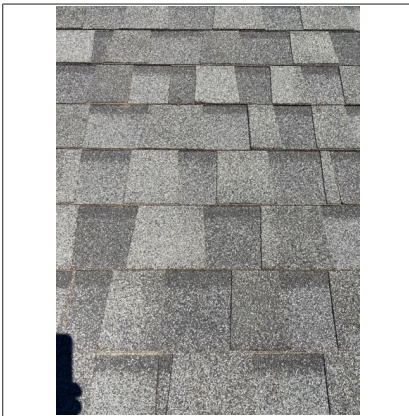
N/A

**Condition of Roof Coverings**

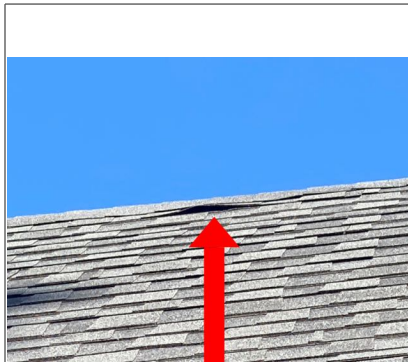
**Roof #1**  Satisfactory  Nail popping  Recommend roofer evaluate  
**Roof #2**  Marginal  Ponding  Recommend roofer evaluate  Evidence of Leakage



**Photos**



Overview of shingle condition



There were several nail pops at the ridge on both slopes of the gable roof. Recommend repair by qualified roofer.



Overview of flat roof condition



Water was ponding in several areas on the flat roof. Recommend evaluation/repair by qualified roofer.

**Skylights**

N/A

**Plumbing Vents**

**Condition**  Satisfactory

# Roof administrative building

## General

**Visibility**  All  
**Inspected From**  Roof  
**Photos**



Rear roof overview



Front roof overview

## Style of Roof

**Type**  Flat  
**Pitch**  Flat  
**Roof #1** Type:Roll asphalt  
 Layers:Unknown  
 Age:15-20+

## Ventilation System

N/A

## Flashing

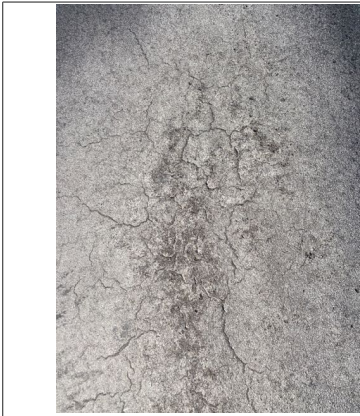
**Material**  Rubber  
**Condition**  Poor

## Valleys

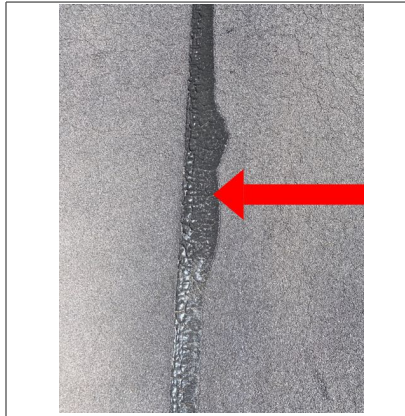
N/A

## Condition of Roof Coverings

**Roof #1**  Poor  Cracking  Ponding  Recommend roofer evaluate  Evidence of Leakage

**Photos**

The rolled roofing was in overall poor condition due to cracking and granular loss. All of the seams needed to be resealed, and the sealant between the sections of roofing was in poor condition. Recommend repair by qualified roofer.



The rolled roofing was in overall poor condition due to cracking and granular loss. All of the seams needed to be resealed, and the sealant between the sections of roofing was in poor condition. Recommend repair by qualified roofer.

**Skylights**

N/A

**Plumbing Vents**

**Condition**  Satisfactory

# Roof classrooms building

## General

**Visibility**  All  
**Inspected From**  Roof  
**Photos**



Rear roof overview



Front roof overview

## Style of Roof

**Type**  Flat  
**Pitch**  Flat  
**Roof #1** Type:Roll asphalt  
 Layers:Unknown  
 Age:20-25+

## Ventilation System

N/A

## Flashing

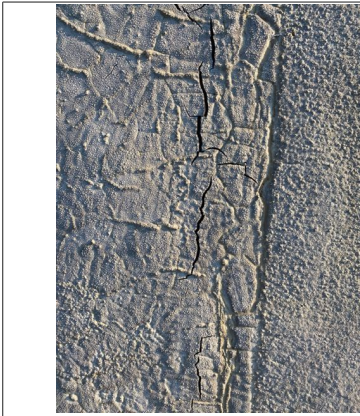
**Material**  Rubber  
**Condition**  Poor  Missing

## Valleys

N/A

## Condition of Roof Coverings

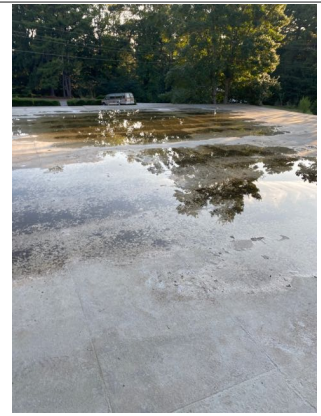
**Roof #1**  Poor  Cracking  Ponding  Granules missing  Recommend roofer evaluate  
 Evidence of Leakage

**Photos**

The rolled roofing was in overall poor condition due to cracking and granular loss. All of the seams needed to be resealed, and the sealant between the sections of roofing was in poor condition. Recommend repair by qualified roofer.



The rolled roofing was in overall poor condition due to cracking and granular loss. All of the seams needed to be resealed, and the sealant between the sections of roofing was in poor condition. Recommend repair by qualified roofer.



Water was ponding in many areas. Recommend evaluation/repair by qualified roofer.

**Skylights**

N/A

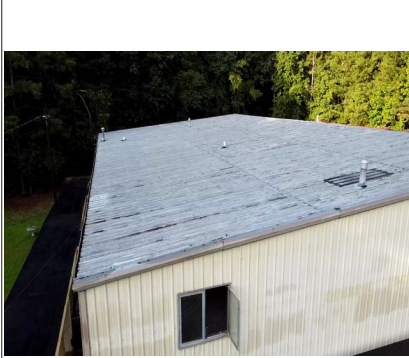
**Plumbing Vents**

**Condition**  Satisfactory

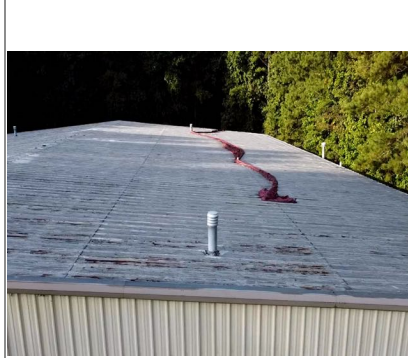
# Roof gym

## General

**Visibility**  All  
**Inspected From**  Drone  Ladder at eaves  
**Photos**



Overview of left slope



Overview of right slope

## Style of Roof

**Type**  Gable  
**Pitch**  Low  
**Roof #1** Type: Metal  
 Layers: 1 Layer  
 Age: 25+

## Ventilation System

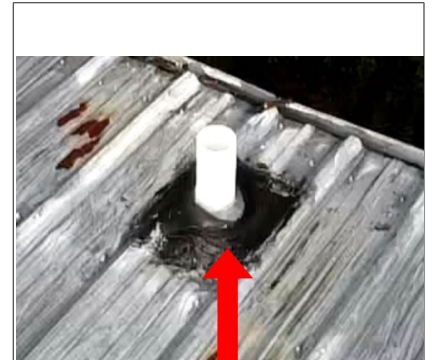
N/A

## Flashing

**Material**  Not Visible  
**Condition**  Not Visible  Missing  
**Photos**



The sealant around the roof penetrations was in poor condition and pipe boots were not installed on the plumbing vents. Recommend repair by qualified roofer.



## Valleys

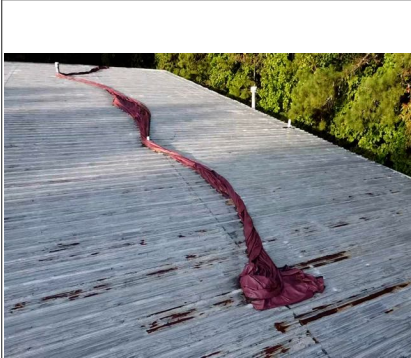
N/A

# Roof gym

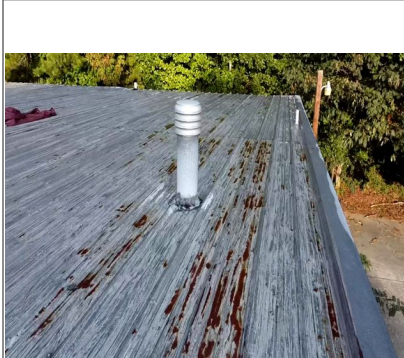
## Condition of Roof Coverings

Roof #1  **Poor**  Recommend roofer evaluate  Evidence of Leakage

### Photos



There was a tarp laying on the right slope of the roof possibly to mitigate roof leaks. Recommend evaluation by qualified roofer.



The roof was corroded in many areas. Recommend evaluation/repair by qualified roofer.

## Skylights

N/A

## Plumbing Vents

Condition  **Satisfactory**

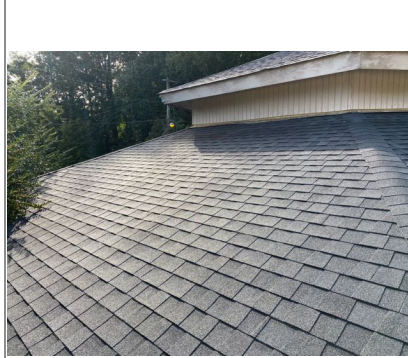
# Roof student affairs building

## General

**Visibility**  All  
**Inspected From**  Roof  
**Photos**



Overview of front slopes



Review of rear slopes



Review of right slopes

## Style of Roof

**Type**  Hip  
**Pitch**  Medium  
**Roof #1** Type:Asphalt  
 Layers:1 Layer  
 Age:1-5+

## Flashing

**Material**  Galv/Alum  Rubber  
**Condition**  Satisfactory  Recommend Sealing  
**Photos**



The flashing below the upper roof  
 needed to be re-nailed.  
 Recommend repair by qualified  
 roofer.

## Valleys

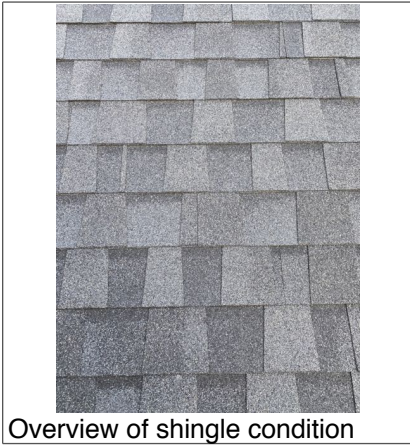
N/A

## Condition of Roof Coverings

**Roof #1**  Satisfactory



**Photos**



**Skylights**

N/A

**Plumbing Vents**

**Condition**  Satisfactory

# Exterior chapel

## Siding

**Material**  Stone  Stucco

**Condition**  Satisfactory

### Photos



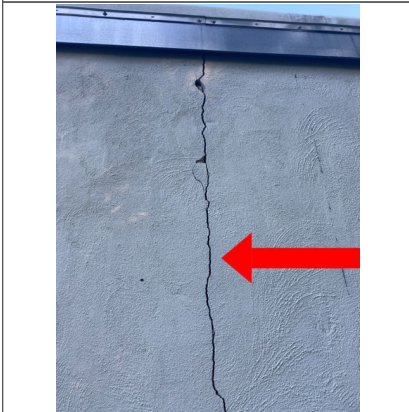
Recommend sealing the opening on the lower right side of the window next to the left entry door.



The concrete below the gable on the rear left side of the building was damaged. Recommend repair by qualified brick mason.



There were several cracks in the masonry veneer on the right side of the building that needed to be sealed.



There was a vertical crack in the wall on the right front side of the building. Recommend repair by qualified contractor.

## Trim

**Material**  Wood  Aluminum/Steel  Recommend repair/painting

**Condition**  Satisfactory

## Soffit

**Material**  Wood  Recommend repair/painting  Damaged wood

**Condition**  Marginal

**Photos**



The soffit was loose in several areas on the right side of the building. Recommend repair by qualified carpenter.

**Fascia**

**Material**  
**Condition**  
**Photos**

- Wood
- Aluminum/Steel
- Recommend repair/painting
- Marginal



There was corrosion on the lower fascia on the front side of the building. Recommend painting.



There was moisture damage on the upper fascia on the front side of the building. Recommend repair by qualified carpenter.



There was moisture damage on the soffit on the left front side of the building. Recommend repair by qualified carpenter.



The fascia was missing on the rear left side of the building. Recommend repair by qualified carpenter.



There was corrosion on the fascia on the right front side of the building. Recommend painting.



Recommend painting the wooden fascia on the front and rear sides of the building.

# Exterior chapel

## Flashing

None

## Caulking

Condition  Marginal

## Windows/Screens

Condition  Satisfactory  Recommend repair/painting

Material  Metal

Screens  Not installed

## Photos



The lower glass was cracked in the window on the front left side of the building. Recommend repair by qualified carpenter.

## Storms Windows

None

## Slab-On-Grade/Foundation

Concrete Slab  Not Visible

## Service Entry

Location  Underground

Condition  Satisfactory

Exterior receptacles  Yes Operable:  No Condition:  Marginal

GFCI present  No  Safety Hazard  Recommend GFCI Receptacles

**Photos**



The conduit protecting the electrical wire to the light fixtures on the front side of the building was disconnected in several areas. Recommend repair by qualified electrician.



Recommended installing a cover plate on the electrical box on the left middle side of the building.



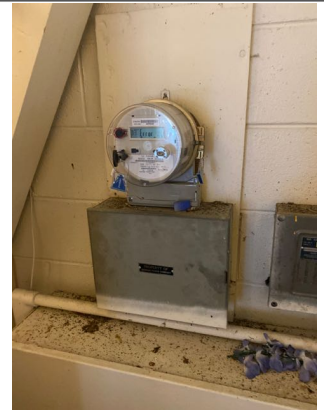
The conduit protecting the lower electrical wires on the rear side of the building was not safely installed. Recommend repair by qualified electrician.



The conduit protecting the lower electrical wires on the rear side of the building was not safely installed. Recommend repair by qualified electrician.



The electrical receptacle on the right side of the building was not working and did not appear to be GFCI protected. Recommend repair by qualified electrician.



Main electrical service entrance located in rear side of sanctuary

**Building(s) Exterior Wall Construction**

**Type**  Not Visible

**Condition**  Not Visible

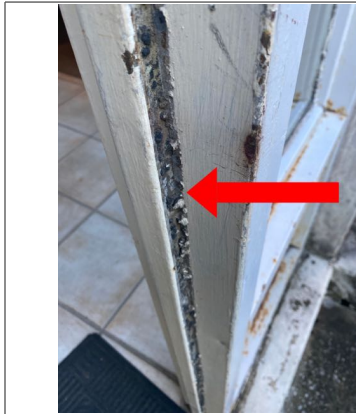
**Exterior Doors**

**Exterior Doors** Weatherstripping:  Missing  Replace Door condition:  Satisfactory

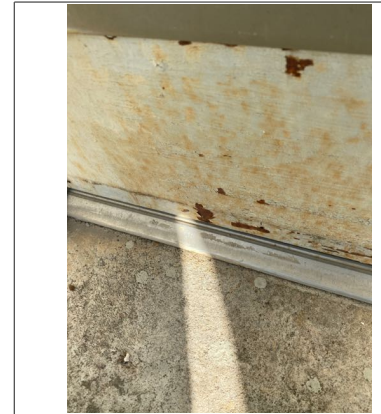
**Photos**



There was corrosion on the left entry doors and openings. Recommend painting.



Recommend installing weatherstripping on the entry doors.



Recommend painting the rear entry door on the right side of the building.

**Exterior A/C - Heat pump #1**

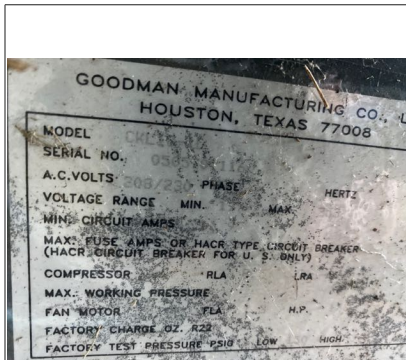
**Unit #1** Location: Left side of building  
 Brand: Goodman  
 Approximate Age: 15

- Condition**  Marginal
- Energy source**  Electric
- Unit type**  Air cooled
- Outside Disconnect**  Yes
- Level**  Yes
- Condenser Fins**  Satisfactory
- Insulation**  Yes  Replace
- Improper Clearance (air flow)**  No

**Photos**



Exterior AC unit one located on left side of building



Exterior AC unit one



Recommend replacing the insulation on the suction lines for all of the exterior AC units.



There was corrosion on the electrical disconnect box for exterior AC unit one. Recommend painting.

### Exterior A/C - Heat pump #2

**Unit #2** Location: Front side of building

Brand: York

Approx. Age: 20

**Energy source**  Electric

**Unit type**  Air cooled

**Outside Disconnect**  Yes

**Level**  Yes

**Condenser Fins**  Satisfactory

**Insulation**  Yes  Replace

**Condition**  Marginal

**Improper Clearance (air flow)**  No

**Photos**



Exterior AC unit two was left unit located on front side of building



Exterior AC unit two



The electrical disconnect box for exterior AC unit two was not safely installed. Recommend repair by qualified electrician.

### Exterior A/C - Heat pump #3

**Unit #3** Location: Front side of building

Brand: York

Approx. Age: 14

**Energy source**  Electric

**Unit type**  Air cooled

**Outside Disconnect**  Yes

**Level**  Yes

**Condenser Fins**  Satisfactory

**Insulation**  Yes  Replace

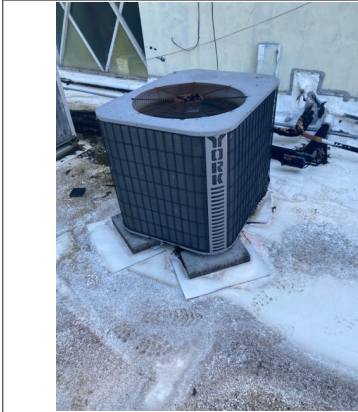
# Exterior chapel

## Exterior A/C - Heat pump #3 cont.

Condition  Marginal

Improper Clearance (air flow)  No

Photos



Exterior AC unit three was middle unit located on front side of building



Exterior AC unit three

## Exterior A/C - Heat pump #4

Unit #4 Location: Front side of building

Brand: Unknown

Approx. Age: 40+

Energy source  Electric

Unit type  Air cooled

Outside Disconnect  Yes

Level  Yes

Condenser Fins  Satisfactory

Insulation  Yes  Replace

Condition  Poor

Improper Clearance (air flow)  No

Photos



Exterior AC unit four was right unit located on front side of building



Unable to determine the exact age of exterior AC unit four because the manufacturer's data plate was not legible. It appeared to be 40+ years old.



The conduit protecting the electrical wires to exterior AC unit four was damaged. Recommend repair by qualified electrician.



# Exterior chapel Photos



Front elevation chapel



Left elevation chapel



Rear elevation chapel



Right elevation chapel

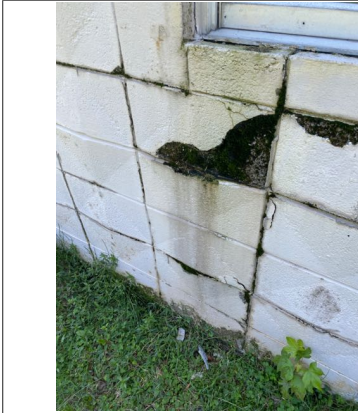
# Exterior administrative building

## Gutters/Scuppers/Eavestrough

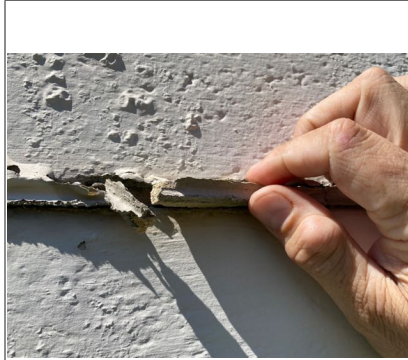
None

## Siding

**Material**  Block/Brick  Loose/Missing/Holes  
**Condition**  Marginal  Recommend repair/painting  
**Photos**



Spalling was occurring on several of the blocks on the front left side of the building. Recommend repair by qualified brick mason.



The brick mortar needed to be re-pointed in many areas on the front, left, and rear sides of the building. Recommend repair by qualified brick mason.

## Trim

**Material**  Aluminum/Steel  Recommend repair/painting  
**Condition**  Satisfactory

## Fascia

**Material**  Aluminum/Steel  
**Condition**  Satisfactory

## Flashing

None

## Caulking

**Condition**  Marginal

## Windows/Screens

**Condition**  Satisfactory  
**Material**  Metal  
**Screens**  Not installed

**Photos**

The vinyl window glazing was in poor condition on several of the windows on the right side of the building. Recommend repair by qualified carpenter.

**Storms Windows**

None

**Slab-On-Grade/Foundation**

**Concrete Slab**  Not Visible

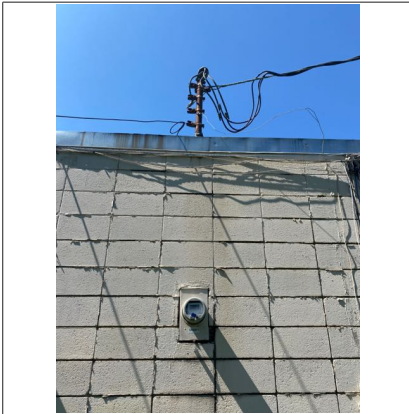
**Service Entry**

**Location**  Overhead

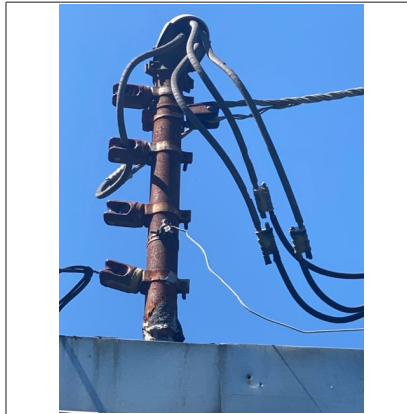
**Condition**  Weather head/mast needs repair

**Exterior receptacles**  No

**GFCI present**  No

**Photos**

Main electrical service entrance located on left side of building



There was corrosion on the electrical service mast. Recommend evaluation/repair by qualified electrician.

**Building(s) Exterior Wall Construction**

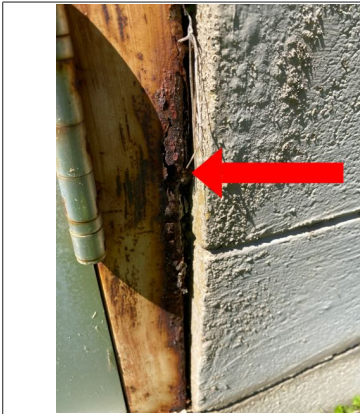
**Type**  Masonry

**Condition**  Marginal

**Exterior Doors**

**Exterior Doors** Weatherstripping:  Marginal Door condition:  Satisfactory

**Photos**



There was heavy corrosion on the double door opening on the left side of the building. Recommend repair by qualified contractor.



The glass was cracked in the left double door on the left side of the building. Recommend repair by qualified carpenter.

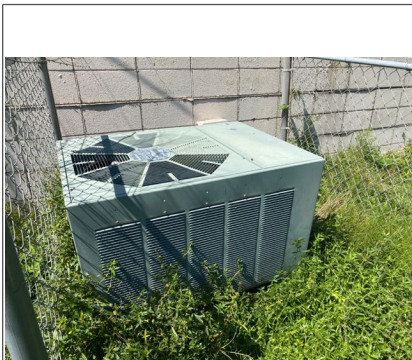


Recommend installing additional weatherstripping on the doors as needed.

**Exterior A/C - Heat pump #1**

- Unit #1** Location: Left side of building
- Brand: Ruud
- Approximate Age: 20
- Condition**  Marginal
- Energy source**  Electric
- Unit type**  Air cooled
- Outside Disconnect**  Yes
- Level**  No  Recommend re-level unit
- Condenser Fins**  Satisfactory
- Insulation**  Yes  Replace
- Improper Clearance (air flow)**  No

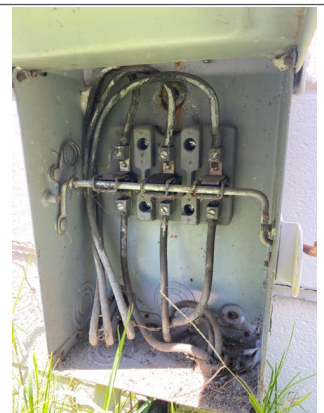
**Photos**



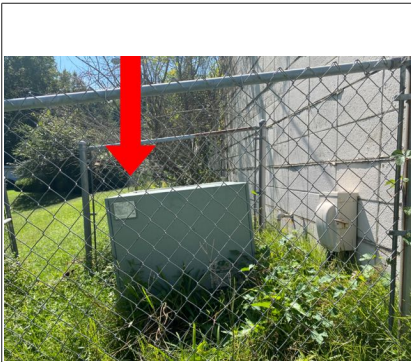
Exterior AC unit one located on left side of building



Exterior AC unit one



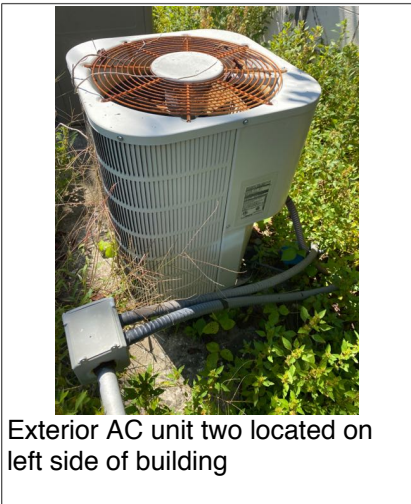
A dead front cover was not installed on the electrical disconnect box for exterior AC unit one. Recommend repair by qualified electrician.



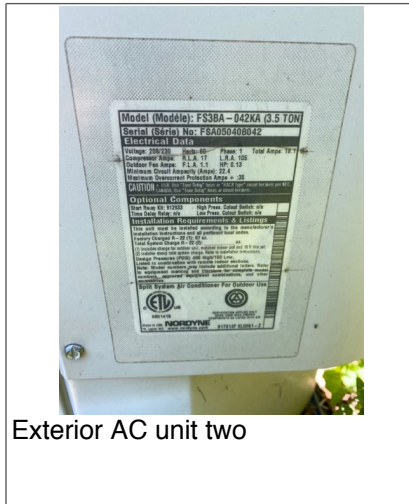
Exterior AC unit one was not level. Recommend repair by qualified HVAC technician.

**Exterior A/C - Heat pump #2**

- Unit #2** Location: Left side of building  
 Brand: Nordyne  
 Approx. Age: 15
- Energy source**  Electric  
**Unit type**  Air cooled  
**Outside Disconnect**  Yes  
**Level**  Yes  
**Condenser Fins**  Satisfactory  
**Insulation**  Yes  Replace  
**Condition**  Marginal  
**Improper Clearance (air flow)**  No
- Photos



Exterior AC unit two located on left side of building



Exterior AC unit two



Recommend installing insulation on the suction line for exterior AC unit two.

**Exterior A/C - Heat pump #3**

- Unit #3** Location: Left side of building  
 Brand: Armstrong Air  
 Approx. Age: 19
- Energy source**  Electric  
**Unit type**  Air cooled  
**Outside Disconnect**  Yes  
**Level**  Yes  
**Condenser Fins**  Satisfactory  
**Insulation**  Yes  Replace

# Exterior administrative building

## Exterior A/C - Heat pump #3 cont.

Condition  Marginal  
 Improper Clearance (air flow)  No  
 Photos



Exterior AC unit three located on left side of building



Exterior AC unit three



Recommend replacing the insulation on the suction line for exterior AC unit three.

## Exterior A/C - Heat pump #4

Unit #4 Location: Left side of building  
 Brand: Armstrong Air  
 Approx. Age: 20+

Energy source  Electric  
 Unit type  Air cooled  
 Outside Disconnect  No  
 Level  Yes  
 Condenser Fins  Satisfactory  
 Insulation  Yes  Replace  
 Condition  Marginal  
 Improper Clearance (air flow)  No  
 Photos



Exterior AC unit four located on left side of building



Unable to determine the exact age of exterior AC unit four because the manufacturer's data plate was not legible. It appeared to be 20+ years old.



Recommend replacing the insulation on the suction line for exterior AC unit four.

## Exterior A/C - Heat pump #5

# Exterior administrative building

## Exterior A/C - Heat pump #5 cont.

**Unit #5** Location: Left side of building  
 Brand: Carrier  
 Approx. Age: 45+  
**Energy source**  Electric  
**Unit type**  Air cooled  
**Outside Disconnect**  No  
**Level**  Yes  
**Condenser Fins**  Satisfactory  
**Insulation**  Yes  Replace  
**Condition**  Poor  Cabinet/housing rusted  
**Improper Clearance (air flow)**  No

### Photos



Exterior AC unit five located on left side of building



Unable to determine the exact age of exterior AC unit five. It appeared to be 45+ years old.



Recommend replacing the insulation on suction line for exterior AC unit five.

# Exterior administrative building Photos



Front elevation



Left elevation



Rear elevation



Right elevation



# Exterior classrooms building

## Gutters/Scuppers/Eavestrough

None

## Siding

**Material**  Block/Brick  Peeling paint

**Condition**  Marginal  Recommend repair/painting

## Trim

**Material**  Wood  Aluminum/Steel  Recommend repair/painting  Damaged wood

**Condition**  Satisfactory  Poor

## Soffit

None

## Fascia

**Material**  Aluminum/Steel

**Condition**  Satisfactory

## Flashing

None

## Caulking

**Condition**  Marginal

## Windows/Screens

**Condition**  Satisfactory

**Material**  Metal

**Screens**  Not installed

## Storms Windows

None

## Slab-On-Grade/Foundation

**Concrete Slab**  Not Visible

## Service Entry

**Location**  Overhead

**Condition**  Satisfactory

**Exterior receptacles**  No

**GFCI present**  No

## Building(s) Exterior Wall Construction

**Type**  Masonry

**Condition**  Marginal

## Exterior Doors

**Exterior Door** Weatherstripping:  Marginal Door condition:  Satisfactory  Poor

## Exterior A/C - Heat pump #1

**Unit #1** Location: Right side of building

Brand: Goodman

Approximate Age: 12

**Condition**  Marginal

**Energy source**  Electric

**Unit type**  Air cooled

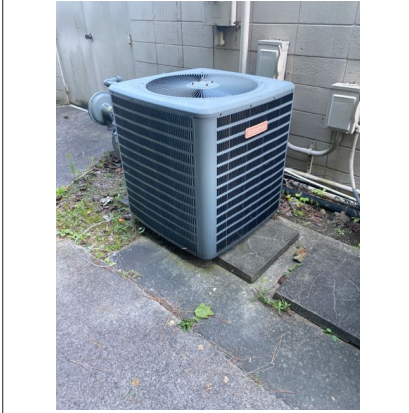
**Outside Disconnect**  Yes

**Level**  Yes

# Exterior classrooms building

## Exterior A/C - Heat pump #1 cont.

Condenser Fins  Satisfactory  
 Insulation  Yes  Replace  
 Improper Clearance (air flow)  No  
 Photos



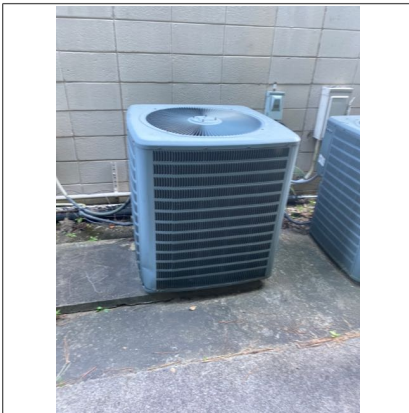
Exterior AC unit one located on right side of building



Exterior AC unit one

## Exterior A/C - Heat pump #2

Unit #2 Location: Right side of building  
 Brand: Goodman  
 Approx. Age: 12  
 Energy source  Electric  
 Unit type  Air cooled  
 Outside Disconnect  Yes  
 Level  Yes  
 Condenser Fins  Satisfactory  
 Insulation  Yes  Replace  
 Condition  Marginal  
 Improper Clearance (air flow)  No  
 Photos



Exterior AC unit two located on right side of building



Exterior AC unit two

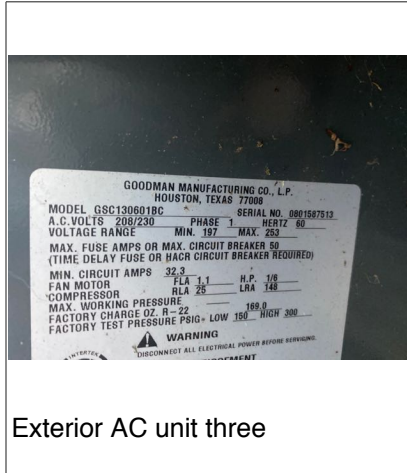
## Exterior A/C - Heat pump #3

Unit #3 Location: Right side of building  
 Brand: Goodman  
 Approx. Age: 12  
 Energy source  Electric

# Exterior classrooms building

## Exterior A/C - Heat pump #3 cont.

- Unit type  Air cooled
  - Outside Disconnect  Yes
  - Level  Yes
  - Condenser Fins  Satisfactory
  - Insulation  Yes  Replace
  - Condition  Marginal
  - Improper Clearance (air flow)  No
- Photos



Exterior AC unit three located on right side of building

Exterior AC unit three

## Exterior A/C - Heat pump #4

- Unit #4 Location: Right side of building
  - Brand: Goodman
  - Approx. Age: 12
  - Energy source  Electric
  - Unit type  Air cooled
  - Outside Disconnect  Yes
  - Level  Yes
  - Condenser Fins  Satisfactory
  - Insulation  Yes  Replace
  - Condition  Marginal
  - Improper Clearance (air flow)  No
- Photos



Exterior AC unit four located on right side of building

Exterior AC unit four

## Exterior A/C - Heat pump #5

# Exterior classrooms building

## Exterior A/C - Heat pump #5 cont.

**Unit #5** Location: Right side of building  
 Brand: Trane  
 Approx. Age: 27  
**Energy source**  Electric  
**Unit type**  Air cooled  
**Outside Disconnect**  Yes  
**Level**  Yes  
**Condenser Fins**  Satisfactory  
**Insulation**  Yes  Replace  
**Condition**  Marginal  
**Improper Clearance (air flow)**  No  
**Photos**



Exterior AC unit five located on right side of building

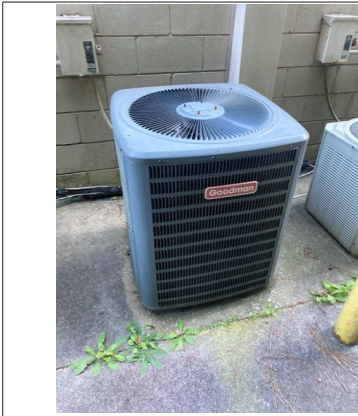


Exterior AC unit five

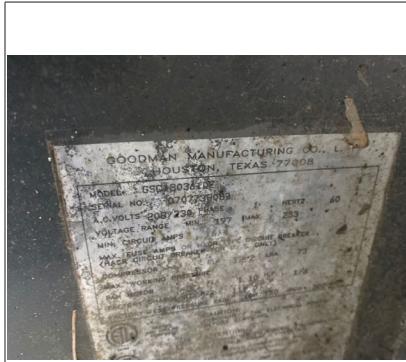
## Exterior A/C - Heat pump #6

**Unit #6** Location: Right side of building  
 Brand: Goodman  
 Approx. Age: 13  
**Energy source**  Electric  
**Unit type**  Air cooled  
**Outside Disconnect**  Yes  
**Level**  Yes  
**Condenser Fins**  Satisfactory  
**Insulation**  Yes  Replace  
**Condition**  Marginal  
**Improper Clearance (air flow)**  No

## Photos



Exterior AC unit six located on right side of building



Exterior AC unit six

## Exterior A/C - Heat pump #7

**Unit #7** Location: Right side of building  
 Brand: Trane  
 Approx. Age: 27  
**Energy source**  Electric  
**Unit type**  Air cooled  
**Outside Disconnect**  Yes  
**Level**  Yes  
**Condenser Fins**  Satisfactory  
**Insulation**  Yes  Replace  
**Condition**  Marginal  
**Improper Clearance (air flow)**  No

## Exterior A/C - Heat pump #8

**Unit #8** Location: Right side of building  
 Brand: Trane  
 Approx. Age: 27  
**Energy source**  Electric  
**Unit type**  Air cooled  
**Outside Disconnect**  Yes  
**Level**  Yes  
**Condenser Fins**  Satisfactory  
**Insulation**  Yes  Replace  
**Condition**  Marginal  
**Improper Clearance (air flow)**  No

# Exterior classrooms building Photos



Front elevation



Left elevation



Rear elevation



Right elevation



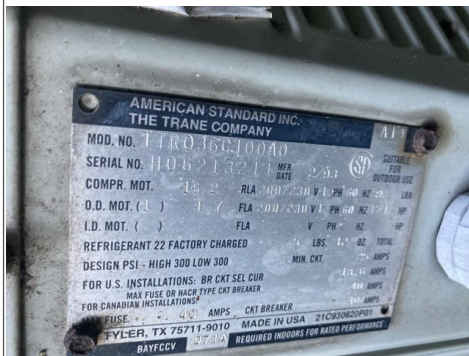
Exterior AC unit seven located on right side of building



Exterior AC unit seven



Exterior AC unit eight located on right side of building



Exterior AC unit eight



Main electrical service entrance located on right front side of building



Secondary electrical service entrance located on right rear side of building



Recommend replacing the insulation on the suction lines on all of the exterior AC units.



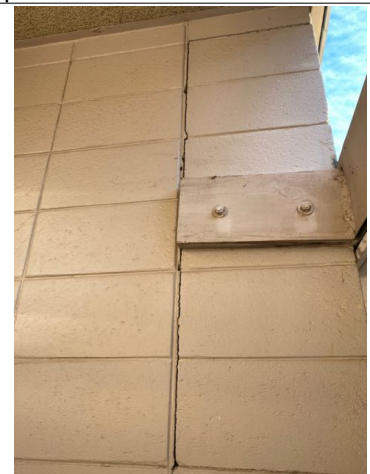
Dead front covers were not mechanically fastened to all of the electrical disconnect boxes for the exterior AC units. Recommend repair by qualified electrician.



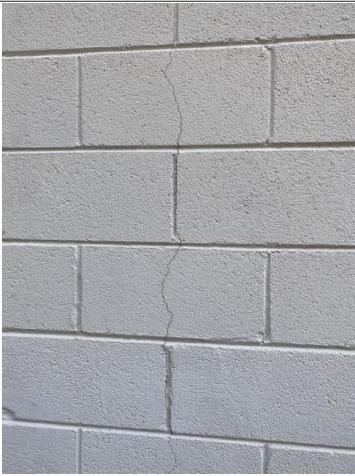
The block mortar needed to be re-pointed in several areas on the front side of the building. Recommend repair by qualified brick mason.



Recommend replacing the dryer vent cover located on the left side of the building.



The block mortar needed to be re-pointed on the left side of the building at the rear of the courtyard. Recommend repair by qualified brick mason.



Recommend sealing the minor vertical cracks in the rear wall.



There was moisture damage on the door and door frame on the wooden door on the right side of the building. Recommend repair by qualified carpenter.



The vent cover on the right side of the building was damaged. Recommend replacement.



The block mortar needed to be re-pointed in several areas on the right side of the building. Recommend repair by qualified brick mason.



# Exterior gym

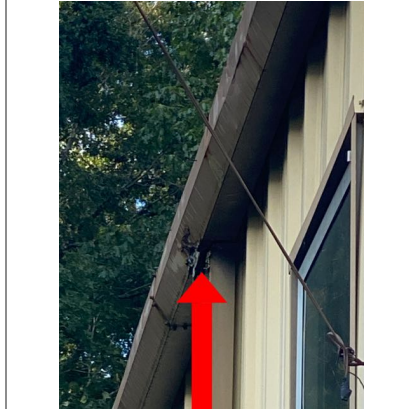
## Gutters/Scuppers/Eavestrough

**Condition**  Poor  Rusting  
**Material**  Galvanized/Aluminum  
**Leaking**  Hole in main run  
**Attachment**  Satisfactory  
**Extension needed**  N/A

### Photos



The gutters were in overall poor condition due to corrosion. Recommend repair by qualified contractor.

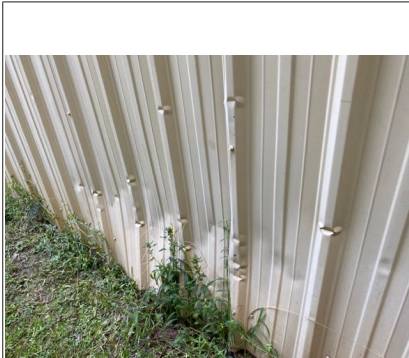


The gutters were in overall poor condition due to corrosion. Recommend repair by qualified contractor.

## Siding

**Material**  Metal/Vinyl  Loose/Missing/Holes  
**Condition**  Poor  Recommend repair/painting

### Photos



There were dents in the exterior siding in many areas.



There was corrosion on the bottom of the siding on the right and rear sides of the building. Recommend repair by qualified contractor.

## Trim

**Material**  Aluminum/Steel  Recommend repair/painting  
**Condition**  Marginal

**Photos**

The lower siding and trim was damaged on the rear right corner of the building. Recommend repair by qualified contractor.

**Soffit**

None

**Fascia**

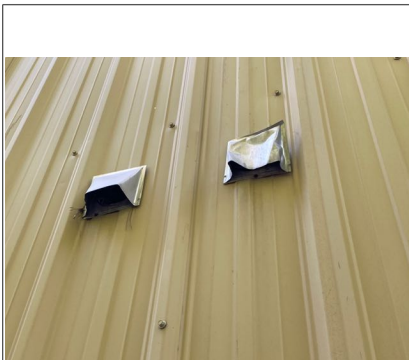
**Material**  Aluminum/Steel

**Condition**  Satisfactory

**Flashing**

**Material**  Aluminum/Steel

**Condition**  Poor

**Photos**

The two rear vent covers on the right side of the building were damaged. Recommend replacement.

**Caulking**

**Condition**  Satisfactory

**Windows/Screens**

**Condition**  Satisfactory

**Material**  Metal

**Screens**  Not installed

**Storms Windows**

None

# Exterior gym

## Slab-On-Grade/Foundation

Concrete Slab  Not Visible

## Service Entry

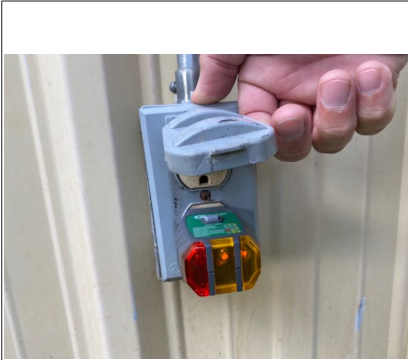
Location  Overhead

Condition  Satisfactory

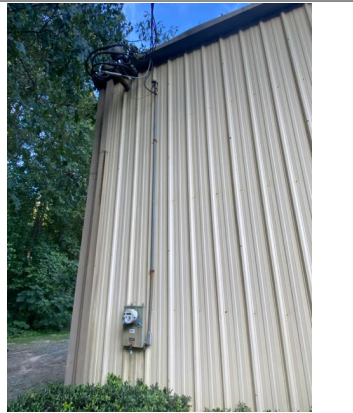
Exterior receptacles  Yes Operable:  Yes Condition:  Satisfactory

GFCI present  No  Safety Hazard  Recommend GFCI Receptacles

## Photos



The electrical receptacle on the front side of the building was not GFCI protected. Recommend repair by qualified electrician.



Main electrical service entrance located on left side of building

## Building(s) Exterior Wall Construction

Type  Not Visible

Condition  Not Visible

## Exterior Doors

Exterior Doors Weatherstripping:  Marginal Door condition:  Satisfactory  Poor

## Photos

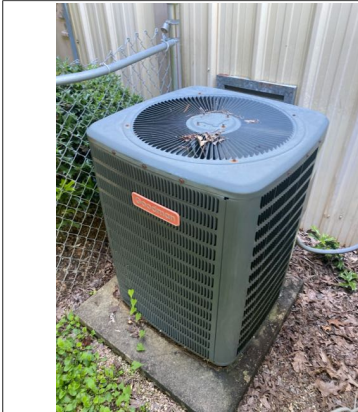


The bottom of the rear door on the left side of the building was in poor condition. Recommend repair by qualified carpenter.

## Exterior A/C - Heat pump #3

Unit #3 Location: Left side of building  
Brand: Goodman  
Approximate Age: 13

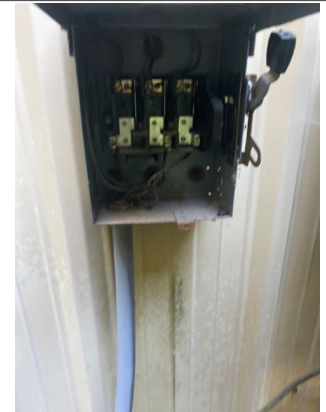
Condition              
 Energy source  Electric  
 Unit type  Air cooled  
 Outside Disconnect  Yes  
 Level  Yes  
 Condenser Fins              
 Insulation  Yes  Replace  
 Improper Clearance (air flow)  No  
 Photos



Exterior AC unit three located on left side of building



Unable to determine the exact age of exterior AC unit three because the manufacturer's data plate was faded. It appeared to be 12+ years old.



A dead front cover was not installed on the electrical disconnect box for exterior AC unit three. Recommend repair by qualified electrician.

# Exterior gym Photos



Front elevation



Left elevation



Rear elevation



Right elevation

# Exterior student affairs building

## Gutters/Scuppers/Eavestrough

None

## Siding

Material  Block/Brick  Wood

Condition  Satisfactory

## Trim

Material  Wood  Aluminum/Steel

Condition  Satisfactory

## Soffit

Material  Wood  Vinyl  Recommend repair/painting

Condition  Marginal

### Photos



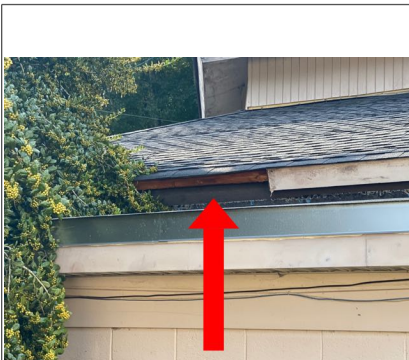
The soffit was damaged on the right side of the building. Recommend repair by qualified carpenter.

## Fascia

Material  Wood  Aluminum/Steel  Recommend repair/painting  Damaged wood

Condition  Marginal

### Photos



The wooden fascia was missing on the rear left side of the building. Recommend repair by qualified carpenter.



The wooden fascia was damaged on the right side of the building. Recommend repair by qualified carpenter.



Recommend painting the wooden fascia.

# Exterior student affairs building

## Flashing

None

## Caulking

Condition  Satisfactory

## Windows/Screens

Condition  Satisfactory

Material  Metal

Screens  Not installed

## Storms Windows

None

## Slab-On-Grade/Foundation

Concrete Slab  Not Visible

## Service Entry

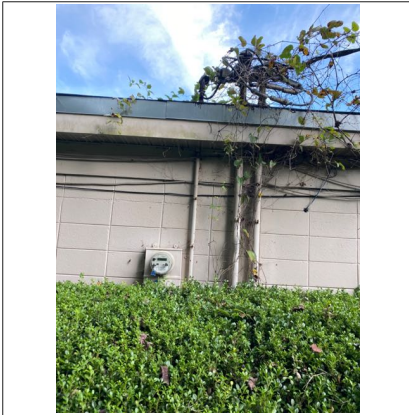
Location  Overhead

Condition  Satisfactory

Exterior receptacles  No

GFCI present  No

## Photos



Main electrical service entrance located on right side of building

## Building(s) Exterior Wall Construction

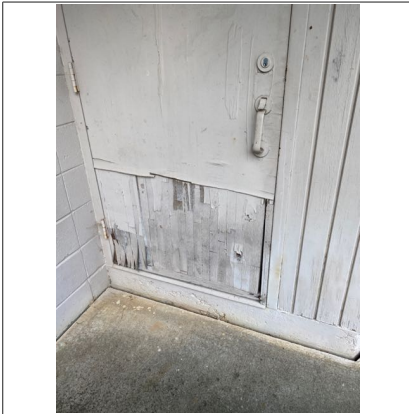
Type  Masonry

Condition  Satisfactory

## Exterior Doors

Exterior Doors Weatherstripping:  Marginal Door condition:  Satisfactory  Poor

**Photos**



The rear entry door was in poor condition. Recommend repair by qualified carpenter.

**Exterior A/C - Heat pump #1**

**Unit #1** Location: Right side of building  
 Brand: Thermal Zone  
 Approximate Age: 7

- Condition**  Satisfactory
- Energy source**  Electric
- Unit type**  Air cooled
- Outside Disconnect**  Yes
- Level**  Yes
- Condenser Fins**  Satisfactory
- Insulation**  Yes  Replace
- Improper Clearance (air flow)**  No

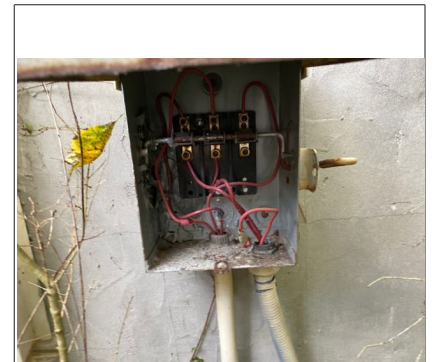
**Photos**



Exterior AC unit one located on right side of building



Exterior AC unit one



Dead front covers were not mechanically fastened to the electrical disconnect boxes for the exterior AC units. Recommend repair by qualified electrician.



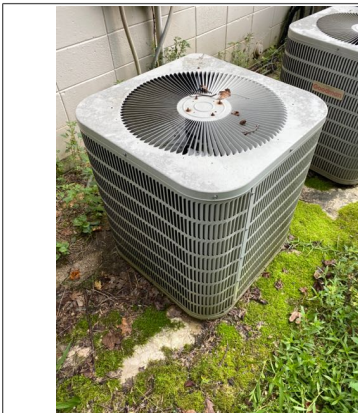


Recommend installing insulation on the suction lines on all of the exterior AC units.

### Exterior A/C - Heat pump #2

**Unit #2** Location: Right side of building  
 Brand: Goodman  
 Approx. Age: 18

**Energy source**  Electric  
**Unit type**  Air cooled  
**Outside Disconnect**  Yes  
**Level**  Yes  
**Condenser Fins**  Satisfactory  
**Insulation**  Yes  Replace  
**Condition**  Marginal  
**Improper Clearance (air flow)**  No  
**Photos**



Exterior AC unit two located on right side of building



Exterior AC unit two

### Exterior A/C - Heat pump #3

**Unit #3** Location: Right side of building  
 Brand: Goodman  
 Approx. Age: 16

**Energy source**  Electric  
**Unit type**  Air cooled  
**Outside Disconnect**  Yes  
**Level**  Yes  
**Condenser Fins**  Satisfactory  
**Insulation**  Yes  Replace

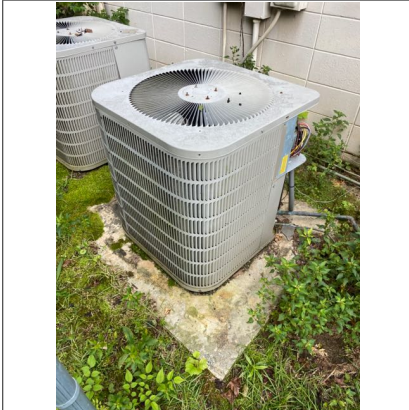
# Exterior student affairs building

Exterior A/C - Heat pump #3 cont.

Condition  Marginal

Improper Clearance (air flow)  No

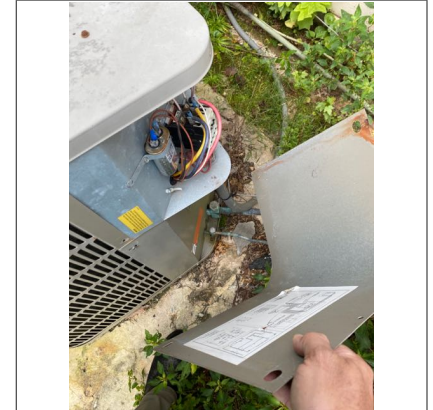
Photos



Exterior AC unit three located on right side of building



Exterior AC unit three



Recommend mechanically fastening the rear cover to exterior AC unit three

# Exterior student affairs building Photos



Front elevation



Left elevation



Rear elevation



Right elevation

# Rear garage

## Type

Type  Detached  3-Car

## Automatic Opener

None

## Safety Reverse

N/A

## Floor

Material  Concrete

Condition  Satisfactory  Large settling cracks

Source of Ignition within 18" of the floor  N/A

## Overhead Door(s)

Material  Metal

Condition  Poor

Recommend Priming/Painting Inside & Edges  No

## Electrical Receptacles

Yes Operable:  Yes

Reverse polarity  No

Open ground  No

GFCI Present  No

## Fire Separation Walls & Ceiling

N/A

## Rear garage Photos



The far left overhead door was damaged and the supports next to the overhead doors were damaged. Recommend repair by qualified contractor.

# Rear left garage

## Type

**Type**       Detached    2-Car

## Automatic Opener

None

## Safety Reverse

N/A

## Overhead Door(s)

**Material**       Metal

**Condition**       Poor

**Recommend Priming/Painting Inside & Edges**    No

## Fire Separation Walls & Ceiling

N/A

## Rear left garage Photos



The rear left garage was in overall poor condition.



The rear left garage was in overall poor condition.



The rear left garage was in overall poor condition.

# Kitchen administrative building

## Countertops

Condition  Satisfactory

## Cabinets

Condition  Marginal

## Plumbing

Faucet Leaks  Yes

Pipes leak/corroded  No

Sink/Faucet  Satisfactory

Functional drainage  Satisfactory

Functional flow  Satisfactory

## Walls & Ceiling

Condition  Satisfactory

## Heating/Cooling Source

Yes

## Floor

Condition  Satisfactory

## Appliances

Disposal  N/A

Oven Operable:  Yes

Range Operable:  Yes

Dishwasher  N/A

Trash Compactor  N/A

Exhaust fan  N/A

Refrigerator  Not tested

Microwave  N/A

Dishwasher airgap  No

Dishwasher drain line looped  No

Receptacles present  Yes Operable:  Yes

GFCI  No

Open ground/Reverse polarity:  No

## Photos



The sink faucet was leaking and was not securely attached. Recommend repair by qualified plumber.



# Kitchen classrooms building

## Countertops

Condition  Satisfactory

## Cabinets

Condition  Marginal

## Plumbing

Faucet Leaks  Yes

Pipes leak/corroded  No

Sink/Faucet  Satisfactory

Functional drainage  Satisfactory

Functional flow  Satisfactory

## Walls & Ceiling

Condition  Satisfactory

## Heating/Cooling Source

Yes

## Floor

Condition  Satisfactory

## Appliances

Disposal  N/A

Oven Operable:  Yes

Range Operable:  Yes

Dishwasher  N/A

Trash Compactor  N/A

Exhaust fan  N/A

Refrigerator  Not tested

Microwave  N/A

Dishwasher airgap  No

Dishwasher drain line looped  No

Receptacles present  Yes Operable:  Yes

GFCI  No

Open ground/Reverse polarity:  No

## Kitchen classrooms building Photos



The electrical receptacles next to the sink were not GFCI protected. Recommend repair by qualified electrician.

# Kitchen gym

## Countertops

Condition  Satisfactory

## Cabinets

Condition  Marginal

## Plumbing

Faucet Leaks  Yes

Pipes leak/corroded  No

Sink/Faucet  Satisfactory

Functional drainage  Satisfactory

Functional flow  Satisfactory

## Walls & Ceiling

Condition  Satisfactory

## Heating/Cooling Source

Yes

## Floor

Condition  Satisfactory

## Appliances

Disposal  N/A

Oven Operable:  Yes

Range Operable:  Yes

Dishwasher  N/A

Trash Compactor  N/A

Exhaust fan  N/A

Refrigerator  Not tested

Microwave  N/A

Dishwasher airgap  No

Dishwasher drain line looped  No

Receptacles present  Yes Operable:  Yes

GFCI  No

Open ground/Reverse polarity:  No

## Kitchen gym Photos



P traps were not installed underneath the sinks. Recommend repair by qualified plumber.

# Laundry Room student affairs building

## Laundry

Laundry sink  N/A

Heat source present  Yes

Room vented  No

Dryer vented  Wall

Electrical Open ground/reverse polarity:  No

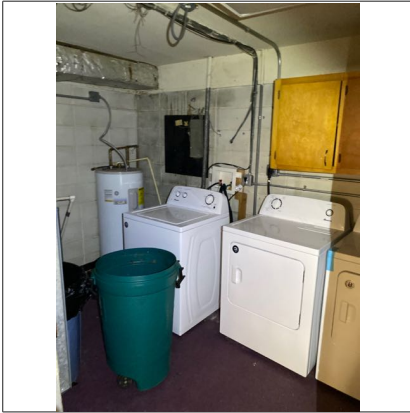
GFCI present  No

Appliances  Washer  Dryer

Washer hook-up lines/valves  Satisfactory

Gas shut-off valve  N/A

## Photos



# Bathrooms Chapel

## Bath

**Sinks** Faucet leaks:  No Pipes leak:  No  
**Toilet** Bowl loose:  Yes Operable:  Yes  Toilet leaks  
**Drainage**  Satisfactory  
**Water flow**  Marginal  
**Moisture stains present**  Yes  Ceilings  
**Doors**  Satisfactory  
**Window**  Satisfactory  
**Receptacles present**  Yes Operable:  Yes  No  
**GFCI**  Yes Operable:  Yes  No  
**Open ground/Reverse polarity**  No  
**Heat source present**  Yes  
**Exhaust fan**  No

# Bathrooms Chapel Photos



The electrical receptacles in the women's restroom were loose. Recommend repair by qualified electrician.



The hot water handle on the left sink in the women's bathroom was missing. Recommend repair by qualified plumber.



The water was turned off to the left sink in the women's restroom. It was not tested.



The hot water flow was poor in the women's restroom. Recommend repair by qualified plumber.



The water heater for the sinks in the women's bathroom did not appear to be working. Recommend repair by qualified plumber.



The left toilet lid tank in the women's bathroom was broken.



There was possible fungal growth on the ceiling in the women's bathroom. Recommend evaluation/repair by mold remediation specialist.



There was old moisture damage on the ceiling in the men's restroom in several areas.



There was possible fungal growth on the ceiling in the men's restroom. Recommend evaluation/repair by mold remediation specialist.



The drain for the right urinal in the men's restroom was leaking. Recommend repair by qualified plumber.



The GFCI electrical receptacle in the men's restroom was tripped and would not reset. Recommend repair by qualified electrician.



# Bathrooms administrative building

## Bath

**Sinks** Faucet leaks:  No Pipes leak:  Yes  No

**Toilet** Bowl loose:  Yes  No Operable:  Yes

**Drainage**  Satisfactory

**Water flow**  Satisfactory

**Moisture stains present**  No

**Doors**  Satisfactory

**Window**  None

**Receptacles present**  No

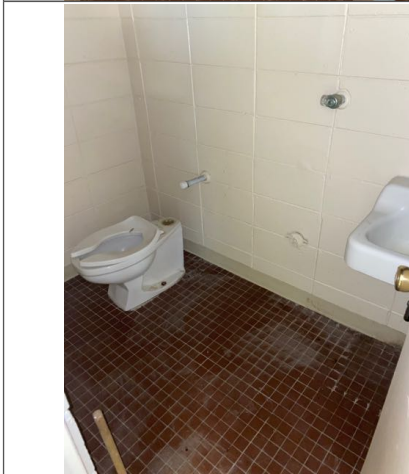
**GFCI**  No

**Open ground/Reverse polarity**  No

**Heat source present**  Yes

**Exhaust fan**  No

# Bathrooms administrative building Photos

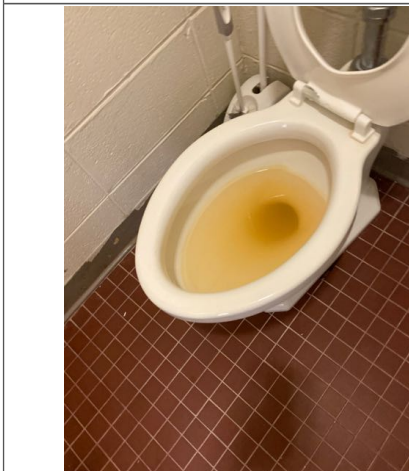


The right bookstore bathroom was not functional.

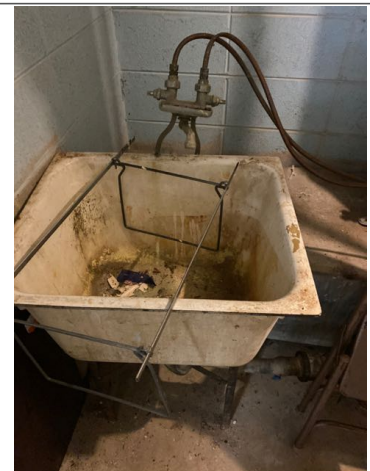
The drain for the utility sink in front of the bookstore was leaking. Recommend repair by qualified plumber.



The sink cold water handle in the rear bathroom would not turn. Recommend repair by qualified plumber.



The water in the toilets was discolored. Recommend evaluation/repair by qualified plumber.



The rear utility sink was not functional.



The sink in the bathroom in front of the registrars office was not working.

# Bathrooms classrooms building

## Bath

**Sinks** Faucet leaks:  No Pipes leak:  No  
**Toilet** Bowl loose:  Yes  No Operable:  Yes  
**Drainage**  Satisfactory  
**Water flow**  Satisfactory  
**Moisture stains present**  No  
**Doors**  Satisfactory  
**Window**  None  
**Receptacles present**  No  
**GFCI**  No  
**Open ground/Reverse polarity**  No  
**Heat source present**  Yes  
**Exhaust fan**  No

# Bathrooms classrooms building Photos



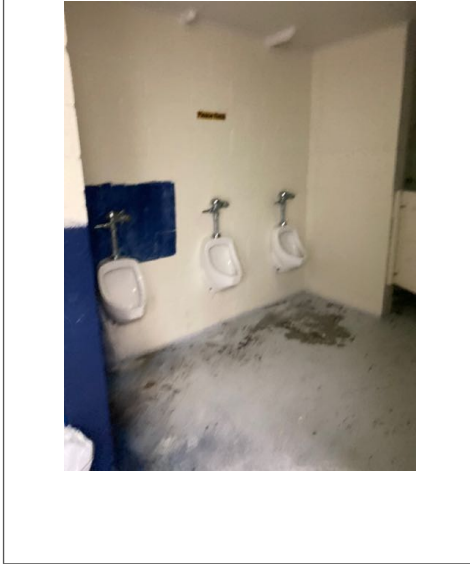
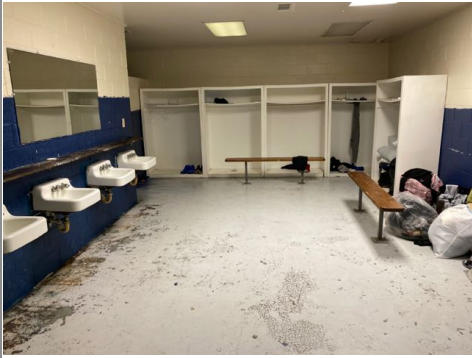
The left toilet in the rear boys bathroom was not securely attached to the floor. Recommend repair by qualified plumber.

# Bathrooms gym

## Bath

**Sinks** Faucet leaks:  No Pipes leak:  No  
**Toilet** Bowl loose:  No Operable:  Yes  Toilet leaks  
**Drainage**  Satisfactory  
**Water flow**  Satisfactory  
**Moisture stains present**  No  
**Doors**  Satisfactory  
**Window**  None  
**Receptacles present**  Yes Operable:  Yes  
**GFCI**  No  
**Open ground/Reverse polarity**  No  
**Heat source present**  Yes  
**Exhaust fan**  No

## Bathrooms gym Photos



The left toilet in the rear left bathroom was leaking. Recommend repair by qualified plumber.

# Bathrooms student affairs building

## Bath

Sinks Faucet leaks:  No Pipes leak:  Yes

Tubs  N/A

Drainage  Satisfactory

Water flow  Satisfactory

Moisture stains present  No

Doors  Satisfactory

Window  Satisfactory

Receptacles present  No

GFCI  No

Open ground/Reverse polarity  No

Heat source present  Yes

Exhaust fan  Yes Operable:  No



# Bathrooms student affairs building Photos



Both of the urinals in the men's bathroom were leaking. Recommend repair by qualified plumber.



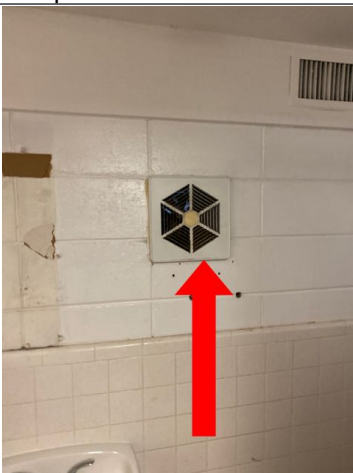
The plumbing had been poorly repaired on the right urinal in the men's bathroom. Recommend repair by qualified plumber.



The ceiling light fixtures in the men's bathroom were not properly attached. Recommend repair by qualified electrician.



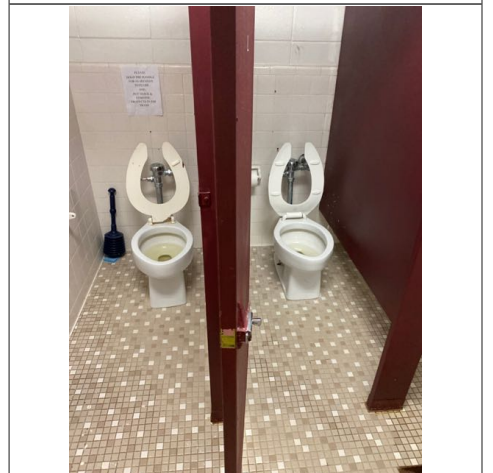
The wall tile was cracked underneath the sinks in the men's bathroom.



The ventilation fan in the men's bathroom was not working. Recommend repair by qualified electrician.



The left sink faucet in the men's bathroom was not securely attached. Recommend repair by qualified plumber.



The toilets in the women's bathroom were not securely attached to the floor. Recommend repair by qualified plumber.



The right sink drain was leaking in the women's bathroom. Recommend repair by qualified plumber.



The ventilation fan in the women's bathroom was not working. Recommend repair by qualified electrician.

# Rooms Chapel

## Room

**Walls & Ceiling**  Marginal  Damage

**Moisture stains**  Yes

Where: Walls and ceiling

**Floor**  Marginal

**Ceiling fan**  None

**Electrical** Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

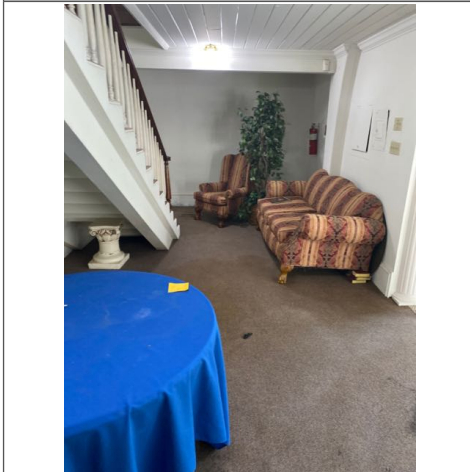
**Heating source present**  Yes

**Bedroom Egress restricted**  N/A

**Doors**  Satisfactory

**Windows**  Satisfactory

# Rooms Chapel Photos



There was active moisture damage at the bottom of the rear walls in the front foyer. Recommend repair by qualified contractor.



There was active moisture damage at the bottom of the rear walls in the front foyer. Recommend repair by qualified contractor.



There was possible fungal growth on the flooring in front of the main entry doors. Recommend evaluation/repair by mold remediation specialist.



There was old moisture damage on the ceilings in several areas.



There was active moisture damage on the ceiling between the front entry and stairwell. Recommend repair by qualified contractor after the roof leaks are repaired.



There was active moisture damage on the baseboards throughout the stairwell. Recommend repair by qualified contractor.



There was active moisture damage on the baseboards throughout the stairwell. Recommend repair by qualified contractor.



There was possible fungal growth on the floors in many areas in the sanctuary. Recommend evaluation/repair by mold remediation specialist.



The moisture content was elevated in the walls below the windows in the chapel. Recommend repair by qualified contractor.



There was active moisture intrusion in the rear right corner of the building. Recommend repair by qualified contractor.



There was a crack in the front left wall of the sanctuary. No action recommended.



There was a minor vertical crack in the wall in the rear left side of the sanctuary. No action recommended.



The moisture content was elevated in the walls below the windows in the police department. Recommend repair by qualified contractor.



There was old moisture damage on the bottom of the trim on the left side of the Police Department closet.

# Rooms administrative building

**Room**

**Walls & Ceiling**  Poor  Damage

**Moisture stains**  Yes  
Where: Walls and ceiling

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

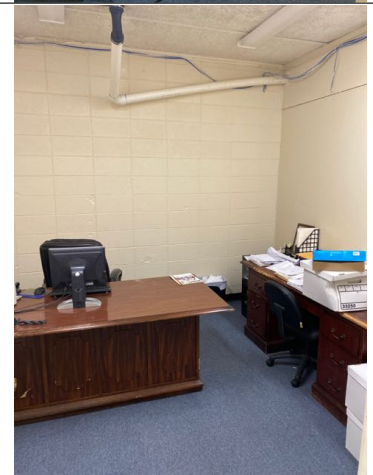
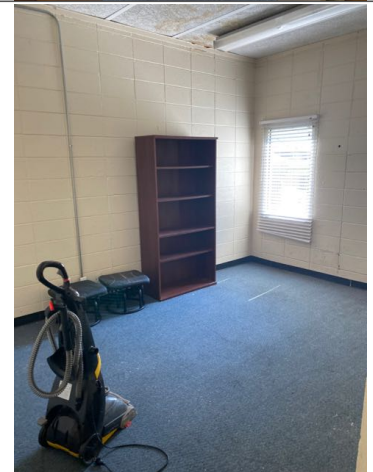
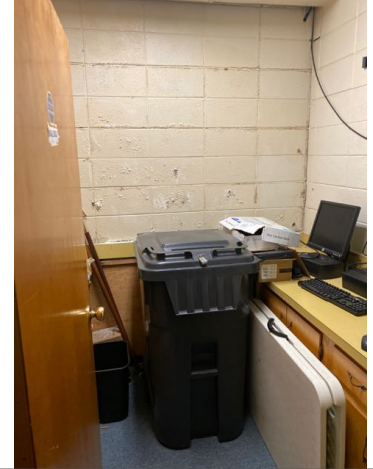
**Heating source present**  Yes

**Bedroom Egress restricted**  N/A

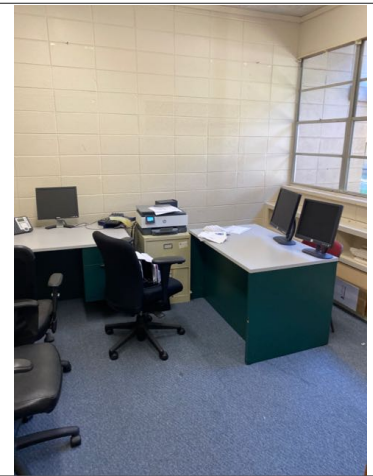
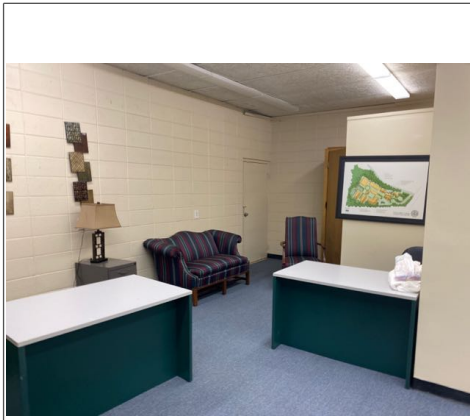
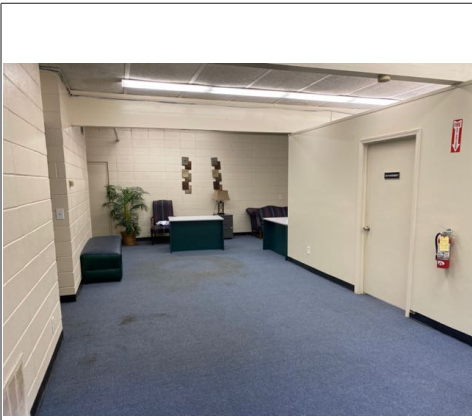
**Doors**  Satisfactory

**Windows**  Satisfactory

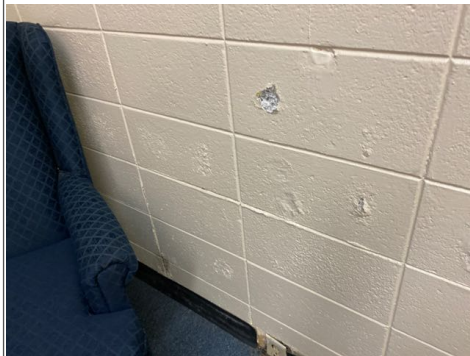
# Rooms administrative building Photos



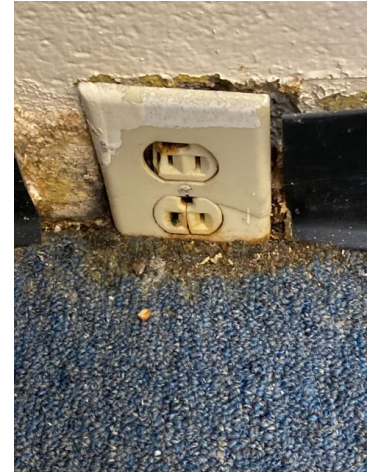




There were moisture stains on the front walls in several areas and the moisture content was elevated. Recommend repair by qualified contractor.



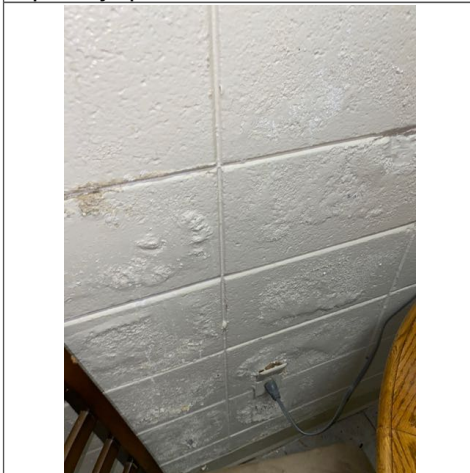
There were moisture stains on the front walls in several areas and the moisture content was elevated. Recommend repair by qualified contractor.



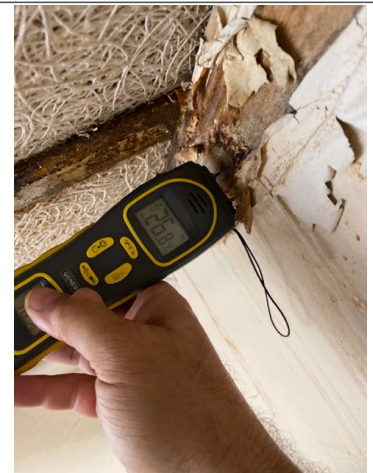
The electrical receptacle on the right side of the front wall was damaged. Recommend repair by qualified electrician.



There were moisture stains on the left walls in several areas and the moisture content was elevated. Recommend repair by qualified contractor.



There were moisture stains on the left walls in several areas and the moisture content was elevated. Recommend repair by qualified contractor.



There was active moisture damage on the right beam in the bookstore. Recommend evaluation/repair by qualified contractor.



There was active moisture damage on the right beam in the bookstore. Recommend evaluation/repair by qualified contractor.



There was active moisture damage on the ceilings throughout the building. Recommend repair by qualified contractor.



There was active moisture damage on the ceilings throughout the building. Recommend repair by qualified contractor.

# Rooms classrooms building

**Room**

**Walls & Ceiling**  Marginal  Damage

**Moisture stains**  Yes  
Where: Walls and ceiling

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

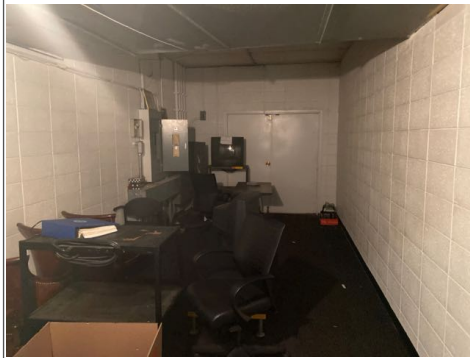
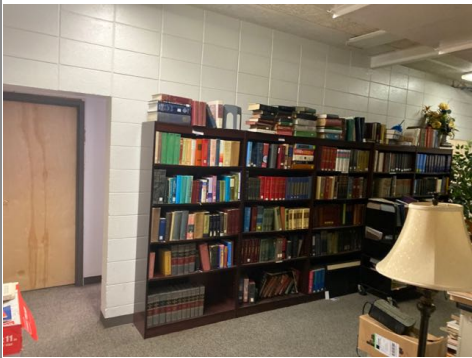
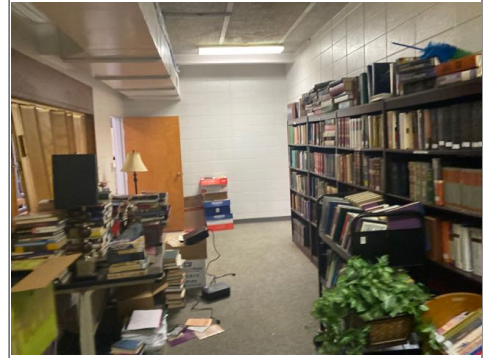
**Heating source present**  Yes

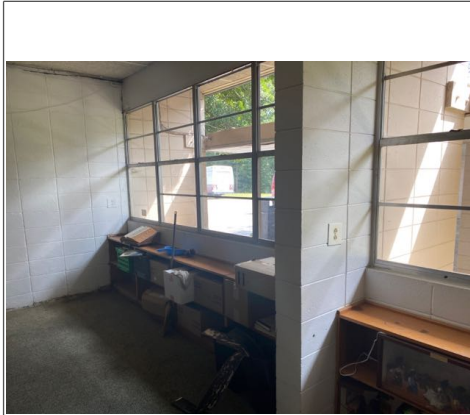
**Bedroom Egress restricted**  N/A

**Doors**  Satisfactory

**Windows**  Satisfactory  Cracked glass

# Rooms classrooms building Photos





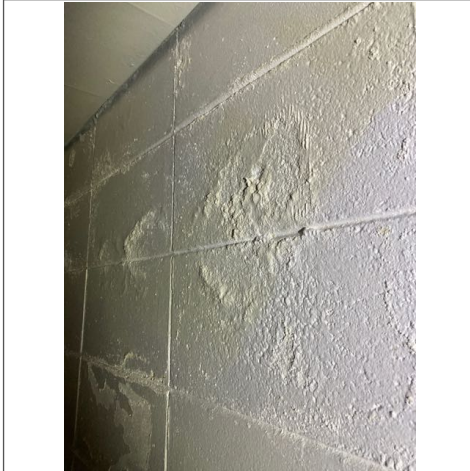
The front electrical receptacles on the left wall of the library we're not working. Recommend repair by qualified electrician.



There was active moisture damage on the ceiling and walls in the front of the library. Recommend repair by qualified contractor after the roof is repaired.



There was active moisture damage on the ceiling and walls in the front of the library. Recommend repair by qualified contractor after the roof is repaired.



There was active moisture damage on the ceiling and walls in the front of the library. Recommend repair by qualified contractor after the roof is repaired.



There was active moisture damage on the ceilings throughout the building. Recommend repair by qualified contractor after the roof is repaired.



There was possible fungal growth on the ceiling throughout the building. Recommend evaluation/repair by mold remediation specialist.

# Rooms gym

## Room

**Walls & Ceiling**  Poor  Damage

**Moisture stains**  Yes

Where: Walls and ceiling

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

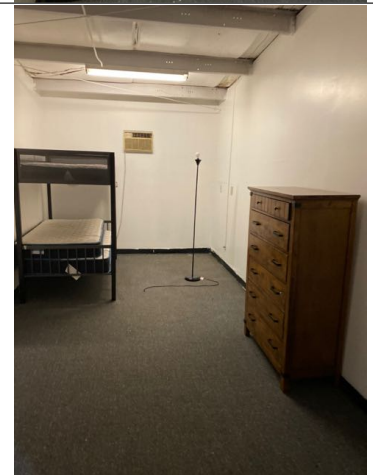
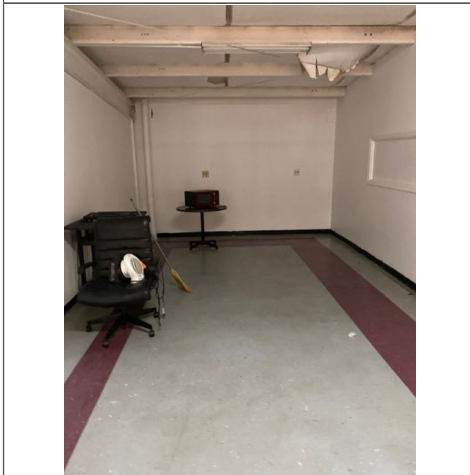
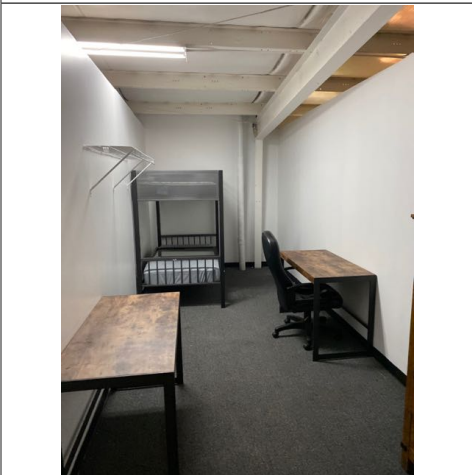
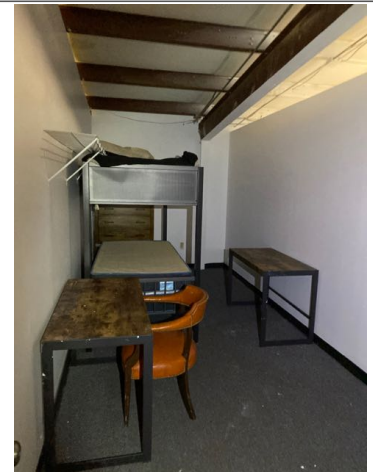
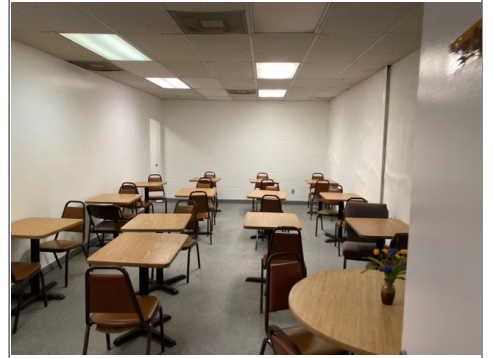
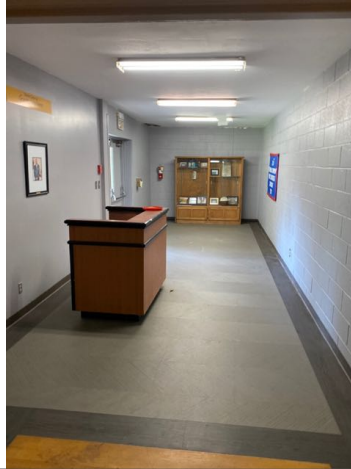
**Heating source present**  Yes

**Bedroom Egress restricted**  N/A

**Doors**  Satisfactory

**Windows**  Satisfactory

# Rooms gym Photos





There was moisture damage on the bottom of the front wall in the upper right room from an active roof leak. Recommend repair by qualified contractor.



There was moisture damage on the bottom of the front wall in the upper right room from an active roof leak. Recommend repair by qualified contractor.



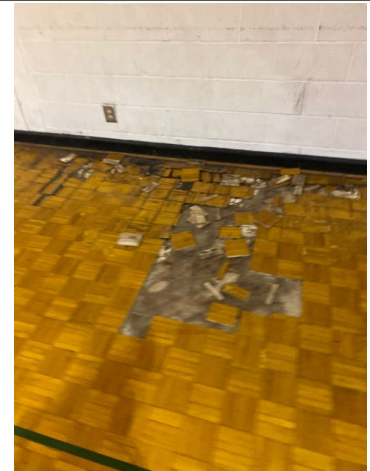
The sink faucet was leaking in the upper front right room. Recommend repair by qualified plumber.



There were moisture stains on the ceiling in the rear right room but the moisture content was not elevated.



There was possible fungal growth on the ceiling tiles in the rear right room. Recommend evaluation/repair by mold remediation specialist.



The gym floor covering was damaged in several areas.





There was active moisture damage on the left side of the rear left entry doors. Recommend repair by qualified contractor.



There was active moisture damage on the rear ceiling in the rear left room. Recommend repair by qualified contractor after the roof leaks are repaired.



There was possible fungal growth on the ceiling in the rear left room. Recommend evaluation/repair by mold remediation specialist.



There was active moisture damage on the wall and ceiling in the front left room. Recommend repair by qualified contractor after the roof leak is repaired.



There was possible fungal growth on the ceiling in the front left room. Recommend evaluation/repair by mold remediation specialist.

# Rooms student affairs building

**Room**

**Walls & Ceiling**  Marginal  Damage

**Moisture stains**  Yes  
Where: Ceiling

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

**Heating source present**  Yes

**Bedroom Egress restricted**  N/A

**Doors**  Satisfactory

**Windows**  Satisfactory

# Rooms student affairs building Photos



There were several moisture stains on the ceiling and the moisture content was elevated. Recommend repair by qualified contractor.



There were several moisture stains on the ceiling and the moisture content was elevated. Recommend repair by qualified contractor.

# Interior chapel

## Stairs/Steps/Balconies

**Condition**  Satisfactory  
**Handrail**  Satisfactory  
**Risers/Treads**  Satisfactory

## Smoke/Carbon Monoxide detectors

**Smoke Detector**  Not Present Operable:  Recommend additional  Safety Hazard  
**CO Detector**  Not Present Operable:  Recommend additional  Safety Hazard

## Attic/Structure/Framing/Insulation

N/A

### Access

Access limited by:

The inspector will not traverse attic load-bearing components that are concealed by insulation or by other materials. It is not possible for the inspector to inspect 100% of most attic areas. There may also be components of the plumbing, HVAC, and electrical that may not be inspected as a result.

# Interior administrative building

## Smoke/Carbon Monoxide detectors

**Smoke Detector**  Present Operable:  Yes  Recommend additional  Safety Hazard

**CO Detector**  Not Present Operable:  Recommend additional  Safety Hazard

## Attic/Structure/Framing/Insulation

N/A

### Access

Access limited by:

The inspector will not traverse attic load-bearing components that are concealed by insulation or by other materials. It is not possible for the inspector to inspect 100% of most attic areas. There may also be components of the plumbing, HVAC, and electrical that may not be inspected as a result.

## Interior administrative building Photos



Several light fixtures throughout the building were not working.

# Interior classrooms building

## Smoke/Carbon Monoxide detectors

**Smoke Detector**  Present Operable:  Yes  Recommend additional  Safety Hazard

**CO Detector**  Not Present Operable:  Recommend additional  Safety Hazard

## Attic/Structure/Framing/Insulation

N/A

### Access

Access limited by:

The inspector will not traverse attic load-bearing components that are concealed by insulation or by other materials. It is not possible for the inspector to inspect 100% of most attic areas. There may also be components of the plumbing, HVAC, and electrical that may not be inspected as a result.

# Interior gym

## Smoke/Carbon Monoxide detectors

Smoke Detector  Present Operable:  Yes

CO Detector  Not Present

## Attic/Structure/Framing/Insulation

N/A

### Access

Access limited by:

The inspector will not traverse attic load-bearing components that are concealed by insulation or by other materials. It is not possible for the inspector to inspect 100% of most attic areas. There may also be components of the plumbing, HVAC, and electrical that may not be inspected as a result.

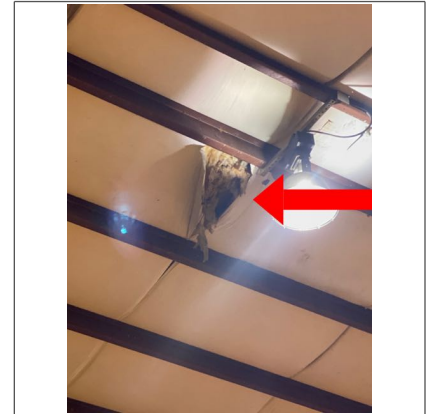
### Photos



There was possible fungal growth on the ceiling insulation in many areas. Recommend evaluation/repair by mold remediation specialist.



The ceiling insulation was damaged in several areas and there were moisture stains present. Recommend repair by qualified contractor after the roof leaks are repaired.



The ceiling insulation was damaged in several areas and there were moisture stains present. Recommend repair by qualified contractor after the roof leaks are repaired.



# Interior student affairs building

## Smoke/Carbon Monoxide detectors

Smoke Detector  Present Operable:  Yes

CO Detector  Not Present

## Attic/Structure/Framing/Insulation

Access  Scuttlehole/Hatch

Access limited by:

The inspector will not traverse attic load-bearing components that are concealed by insulation or by other materials. It is not possible for the inspector to inspect 100% of most attic areas. There may also be components of the plumbing, HVAC, and electrical that may not be inspected as a result.

Inspected from  In the attic

Location  Other

Flooring  Partial

Insulation  Fiberglass  Loose

Installed in  Rafters/Trusses

Ventilation  Ventilation appears adequate

Fans exhausted to  Not Visible

HVAC Duct  Satisfactory

Chimney chase  N/A

Structural problems observed  No

Roof structure  Rafters  Wood

Ceiling joists  Wood

Sheathing  Plywood

Evidence of condensation  No

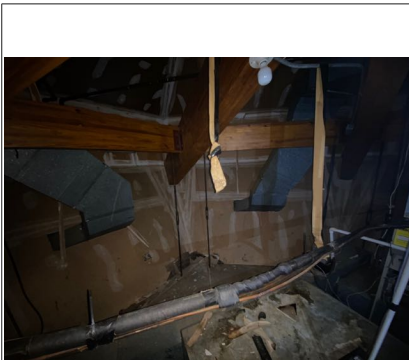
Evidence of moisture  Yes

Evidence of leaking  Yes

Firewall between units  N/A

Electrical  Open junction box(es)  Safety Hazard

## Photos



Overview of attic



There was possible fungal growth on the attic walls. Recommend evaluation/repair by mold remediation specialist.



Recommend installing a cover plate on the electrical junction box on the front side of the attic.

# Plumbing chapel

## Water service

**Main shut-off location** Not located

**Water entry piping**  Not Visible

**Visible water distribution piping**  Copper

**Condition**  Satisfactory

**Flow**  Marginal  Recommend plumber evaluate

**Pipes Supply/Drain** Cross connection:  No

**Drain/Waste/Vent pipe**  PVC

**Condition**  Satisfactory

**Traps proper P-Type**  Yes

**Drainage**  Satisfactory

**Fuel line**  Copper  Black iron

**Condition**  Satisfactory

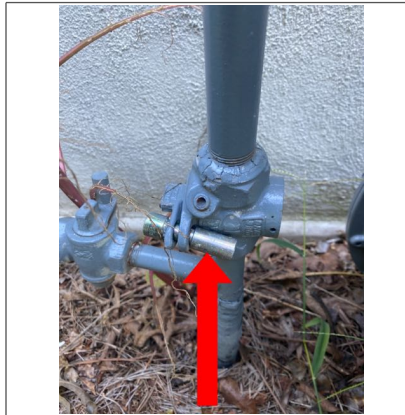
## Main fuel shut-off location

**Location** Front side of building

**Photos**



Main fuel shut off and gas meter located on front side of building



The gas meter was locked.

# Plumbing administrative building

## Water service

**Main shut-off location** Rear utility room

**Water entry piping**  Copper/Galv.

**Visible water distribution piping**  Copper  CPVC Plastic

**Condition**  Satisfactory

**Flow**  Satisfactory

**Pipes Supply/Drain** Cross connection:  No

**Drain/Waste/Vent pipe**  PVC

**Condition**  Satisfactory

**Traps proper P-Type**  Yes

**Drainage**  Satisfactory

**Fuel line**  Copper  Black iron

**Condition**  Satisfactory

**Photos**

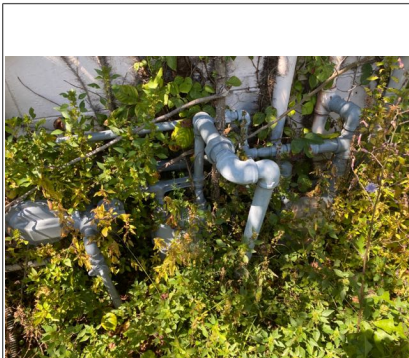


Main water shut off located in rear utility room

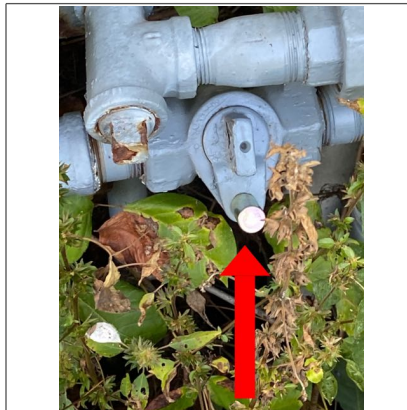
## Main fuel shut-off location

**Location** Left side of building

**Photos**



Main fuel shut offs and gas meters located on left side of building



The gas meter was locked. The water heaters and furnaces were not tested.

## Water heater #1

**General** Brand Name: Rheem

Capacity: 50

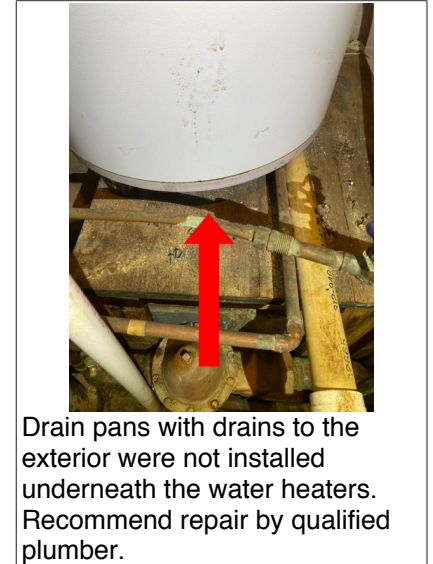
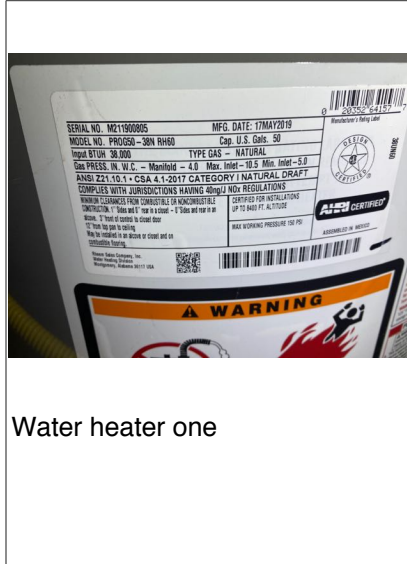
Approx. age: 1

**Type**  Gas

# Plumbing administrative building

## Water heater #1 cont.

- Combustion air venting present  N/A
- Relief valve  Yes Extension proper:  Yes
- Vent pipe  Satisfactory  Pitch proper
- Condition  Satisfactory
- Photos



## Water heater #2

- General Brand Name:GE  
Capacity:40  
Approx. age:19
- Type  Gas
- Combustion air venting present  N/A
- Relief valve  Yes Extension proper:  Yes
- Vent pipe  Satisfactory  Pitch proper
- Condition  Marginal
- Photos



# Plumbing classrooms building

## Water service

**Main shut-off location** Not located

**Water entry piping**  Not Visible

**Visible water distribution piping**  Copper

**Condition**  Satisfactory

**Flow**  Satisfactory

**Pipes Supply/Drain** Cross connection:  No

**Drain/Waste/Vent pipe**  Galvanized  PVC

**Condition**  Satisfactory

**Traps proper P-Type**  Yes

**Drainage**  Satisfactory

**Fuel line**  Copper  Black iron

**Condition**  Satisfactory

## Main fuel shut-off location

**Location** Right side of building

**Photos**



Main fuel shut off and gas meter located on right side of building



The gas meter was locked.

## Water heater #1

N/A

# Plumbing gym

## Water service

**Main shut-off location** Left side of building

**Water entry piping**  Copper/Galv.

**Visible water distribution piping**  Copper

**Condition**  Satisfactory

**Flow**  Satisfactory

**Pipes Supply/Drain** Cross connection:  No

**Drain/Waste/Vent pipe**  Galvanized  PVC

**Condition**  Satisfactory

**Traps proper P-Type**  Yes

**Drainage**  Satisfactory

**Fuel line**  Copper  Black iron

**Condition**  Satisfactory

**Photos**



Main water shut off located in left side of building

## Main fuel shut-off location

**Location** Right side of building

**Photos**



Main fuel shut off and gas meter located on right side of building



The gas meter was locked.

## Sanitary/Grinder pump

N/A

## Water heater #1



# Plumbing student affairs building

## Water service

**Main shut-off location** Not located  
**Water entry piping**  Not Visible  
**Visible water distribution piping**  Copper  
**Condition**  Satisfactory  
**Flow**  Satisfactory  
**Pipes Supply/Drain** Cross connection:  No  
**Drain/Waste/Vent pipe**  PVC  
**Condition**  Satisfactory  
**Traps proper P-Type**  Yes  
**Drainage**  Satisfactory  
**Fuel line**  Copper  Black iron  
**Condition**  Satisfactory

## Main fuel shut-off location

**Location** Not located

## Sanitary/Grinder pump

N/A

## Water heater #1

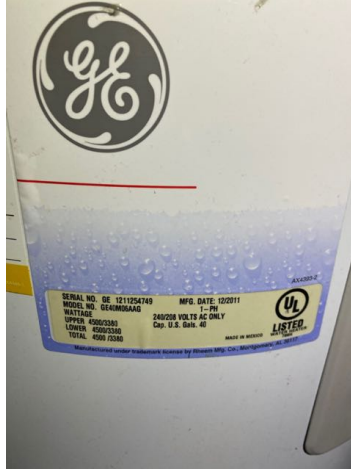
**General** Brand Name:GE  
 Capacity:40  
 Approx. age:8  
**Type**  Electric  
**Combustion air venting present**  N/A  
**Relief valve**  Yes Extension proper:  Yes  
**Vent pipe**  N/A  
**Condition**  Satisfactory



# Plumbing student affairs building Photos



Water heater



Water heater

# Heating System Chapel

## Heating system

**Unit #1** Brand name:Unknown  
 Approx. age:36  
 **Poor**  Recommended HVAC technician examine

**Unit #2** Brand name:Goodman  
 Approx. age:6  
 **Satisfactory**  Recommended HVAC technician examine

**Energy source**  Gas

**Warm air system**  Central system

**Heat exchanger**  Not Visible

**Combustion air venting present**  N/A

**Controls** Disconnect:  Yes  Normal operating and safety controls observed Gas shut off valve:  Yes

**Distribution**  Metal duct

**Flue piping**  **Satisfactory**

**Filter**  Standard  Needs cleaning/replacement

**When turned on by thermostat** Proper operation:  Not tested

**Heat pump**  N/A

**System not operated due to**  N/A

**Unit #3** Brand name:Whirlpool  
 Approx. age:40+  
 **Poor**  Recommended HVAC technician examine

**Unit #4** Brand name:Whirlpool  
 Approx. age:40+  
 **Poor**  Recommended HVAC technician examine





Unable to determine the exact age of furnace four because the manufacturer's data plate was not legible. It appeared to be 40+ years old.



There was heavy corrosion inside furnace four. Recommend evaluation by qualified HVAC technician.



Recommend replacing the air filters.

# Heating administrative building

## Heating system

**Unit #1** Brand name:Luxaire  
 Approx. age:28  
 Marginal  Recommended HVAC technician examine

**Unit #2** Brand name:Carrier  
 Approx. age:30  
 Marginal  Recommended HVAC technician examine

**Energy source**  Gas

**Warm air system**  Central system

**Heat exchanger**  Not Visible

**Combustion air venting present**  N/A

**Controls** Disconnect:  Yes  Normal operating and safety controls observed Gas shut off valve:  Yes

**Distribution**  Metal duct

**Flue piping**  Satisfactory

**Filter**  Standard  Needs cleaning/replacement

**When turned on by thermostat** Proper operation:  Not tested

**Heat pump**  N/A

**System not operated due to**  N/A

**Unit #3** Brand name:ICP  
 Approx. age:25  
 Marginal  Recommended HVAC technician examine

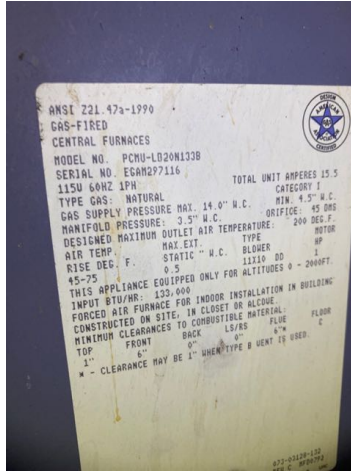
**Unit #4** Brand name:Friederich  
 Approx. age:40+  
 Poor  Recommended HVAC technician examine

**Unit #5** Brand name:Armstrong Air  
 Approx. age:19  
 Marginal  Recommended HVAC technician examine

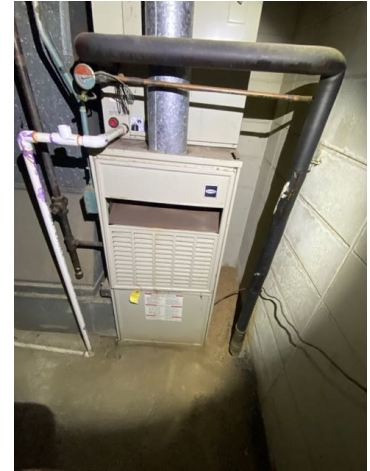
# Heating administrative building Photos



Interior HVAC system one located in front left utility closet



Furnace one



Interior HVAC system two located in front of bookstore



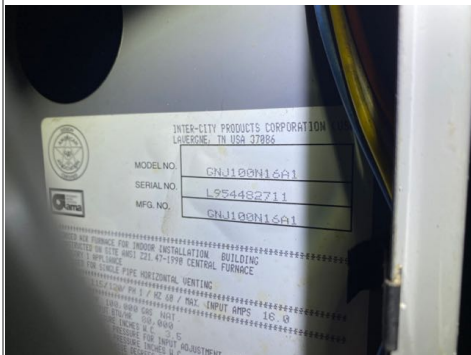
Furnace two



The interior of furnace two was heavily corroded. Recommend evaluation/repair by qualified HVAC technician.



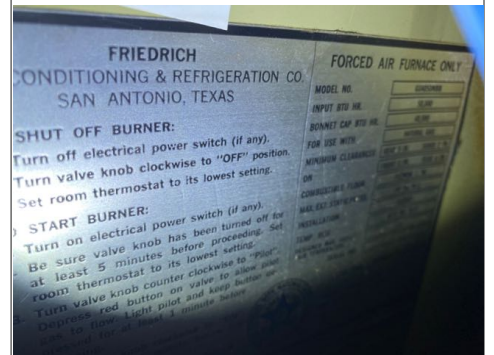
Interior HVAC system three located in front of bookstore



Furnace three



Interior HVAC system four located in rear left side of building



Unable to determine exact age of furnace four. It appeared to be 40+ years old.



The interior of furnace four was heavily corroded. Recommend evaluation/repair by qualified HVAC technician.



Interior HVAC system five located in rear side of building



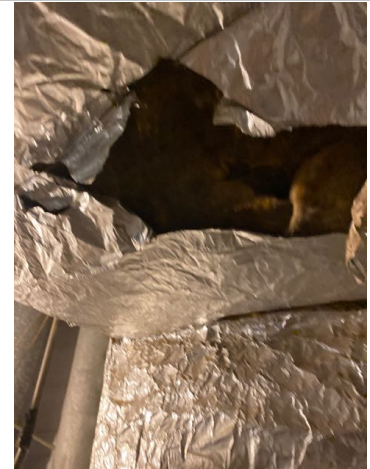
Furnace five A



Furnace five B



Furnace one would not ignite using the thermostat. Recommend repair by qualified HVAC technician.



The insulation on the ductwork was in poor condition in several areas. Recommend repair by qualified HVAC technician.

# Heating classrooms building



# Heating gym

## Heating system

**Unit #1** Brand name:Goodman  
 Approx. age:9  
 Marginal  Recommended HVAC technician examine

**Unit #2** Brand name:Goodman  
 Approx. age:12  
 Marginal  Recommended HVAC technician examine

**Energy source**  Gas

**Warm air system**  Central system

**Heat exchanger**  Not Visible

**Combustion air venting present**  N/A

**Controls** Disconnect:  Yes  Normal operating and safety controls observed Gas shut off valve:  Yes

**Distribution**  Metal duct

**Flue piping**  Satisfactory

**Filter**  Standard  Needs cleaning/replacement

**When turned on by thermostat** Proper operation:  Not tested

**Heat pump**  N/A

**System not operated due to**  N/A

**Unit #3** Brand name:Heil  
 Approx. age:21  
 Marginal  Recommended HVAC technician examine



# Heating student affairs building

## Heating system

**Unit #1** Brand name:Goodman  
 Approx. age:16  
 Recommended HVAC technician examine

**Unit #2** Brand name:Ruud  
 Approx. age:30  
 **Poor**  Recommended HVAC technician examine

**Energy source**  Gas

**Warm air system**  Central system

**Heat exchanger**  Not Visible

**Combustion air venting present**  N/A

**Controls** Disconnect:  Yes  Normal operating and safety controls observed Gas shut off valve:  Yes

**Distribution**  Metal duct

**Flue piping**  N/A

**Filter**  Standard  Needs cleaning/replacement

**When turned on by thermostat** Proper operation:  Not tested

**Heat pump**  N/A

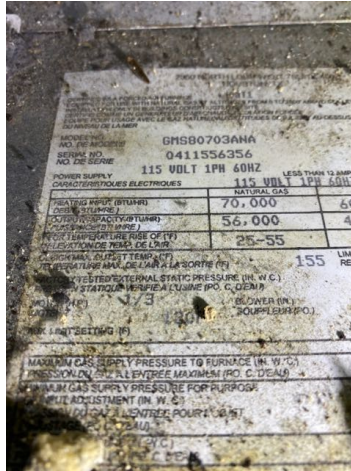
**System not operated due to**  N/A

**Unit #3** Brand name:Ruud  
 Approx. age:30  
 **Poor**  Recommended HVAC technician examine

# Heating student affairs building Photos



Interior HVAC system one located in laundry room



Furnace one



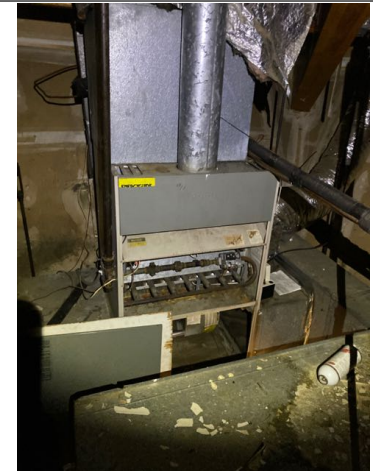
Interior HVAC system two located in attic



Furnace two



There was heavy corrosion inside furnace two. Recommend evaluation/repair by qualified HVAC technician.



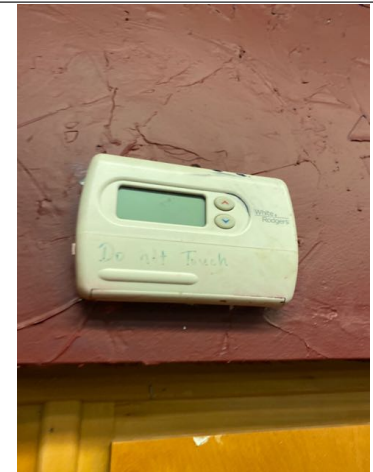
Interior HVAC system three located in attic



Furnace three



There was heavy corrosion inside furnace three. Recommend evaluation/repair by qualified HVAC technician.



The systems would not operate using the thermostats. Recommend repair by qualified HVAC technician.

# Electric/Cooling System Chapel

## Main panel

**Location** Rear wall of building  
**Condition**  Satisfactory  
**Amperage/Voltage**  800a  
**Adequate Clearance to Panel**  Yes  
**Breakers/Fuses**  Breakers  
**Appears grounded**  Yes  
**GFCI breaker**  No  
**AFCI breaker**  No  
**Main wire**  Aluminum Condition:  Satisfactory  
**Branch wire**  Copper  
**Branch wire condition**  Satisfactory  Romex

## Photos



Interior of main electrical panel located in rear side of building

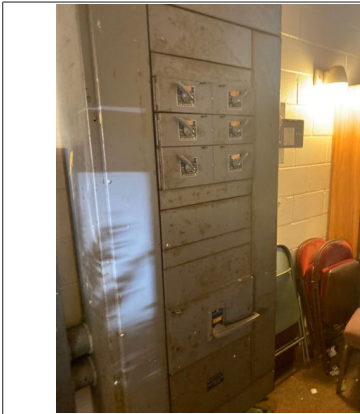


Wires in the bottom of the main electrical panel appeared to be scorched. Recommend evaluation by qualified electrician.

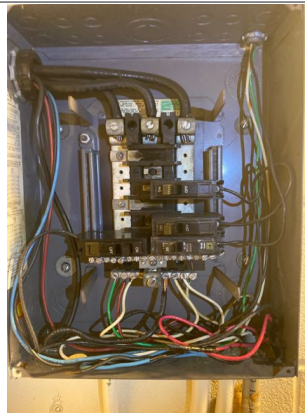
## Sub panel(s)

**Location(s)** Location 1:Rear side of building  
 Location 2:Foyer  
 Location 3:Loft  
**Evaluation**  Recommend separating/isolating neutrals  Recommend electrician repair/evaluate box  
**Branch wire**  Copper Neutral/ground separated:  No Neutral isolated:  No  
**Condition**  Marginal

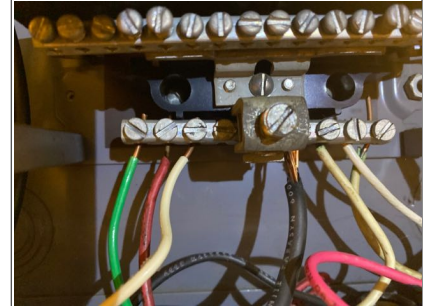
Photos



The interior of electrical subpanel one was not inspected because the control levers would have to be removed to access the interior.



Interior of electrical sub panel two located in rear side of building



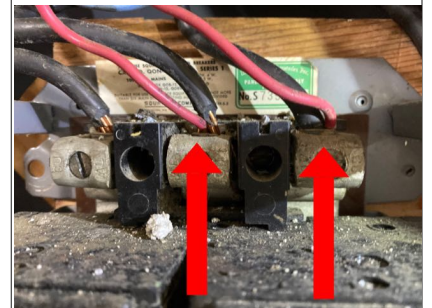
The neutral and ground wires were on the same busbar in electrical sub panel two. Recommend repair by qualified electrician.



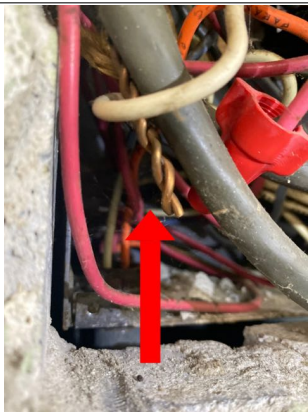
Several breaker filler plates were missing in electrical sub panel two. Recommend repair by qualified electrician.



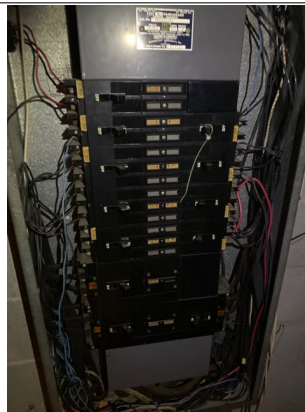
Interior of electrical sub panel three located in lower front side of building



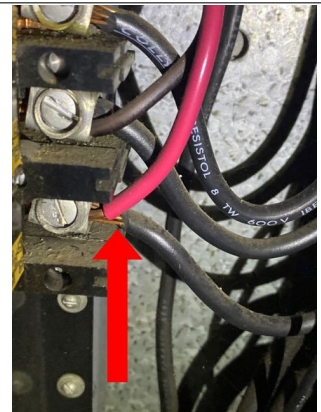
There were several double taps inside electrical sub panel three. Recommend repair by qualified electrician.



None of the ground wires in electrical sub panel three appeared to be attached to a busbar. Recommend repair by qualified electrician.



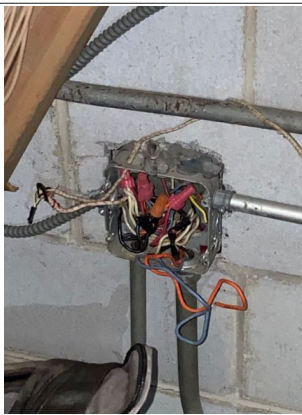
Interior of electrical sub panel four located in upper front side of building



There were several double taps inside electrical sub panel four. Recommend repair by qualified electrician.



Recommend labeling all of the breakers in the electrical sub panel four.



Recommend installing a cover plate on the electrical junction box behind interior HVAC system four.



The upper electrical receptacle on the rear wall of the sanctuary was not securely attached. Recommend repair by qualified electrician.



Recommend replacing the cover plate on the light switch on the rear left wall of the sanctuary.

**Evaporator Coil Section Unit #1**

**General**

Central system  
 Location:Police closet  
 Age:38

**Evaporator coil**  Not Visible

**Refrigerant lines**  Satisfactory

**Condensate line/drain**  To exterior

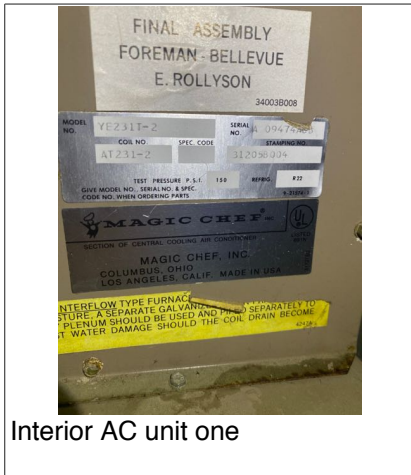
**Secondary condensate line/drain** Present:  No Needed:  Yes

**Operation** Differential: 18 degrees

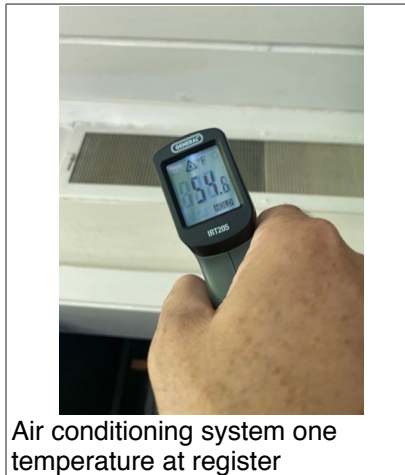
**Condition**  Poor  Recommend HVAC technician examine/clean/service

**Brand** Magic Chef

**Photos**



Interior AC unit one



Air conditioning system one temperature at register

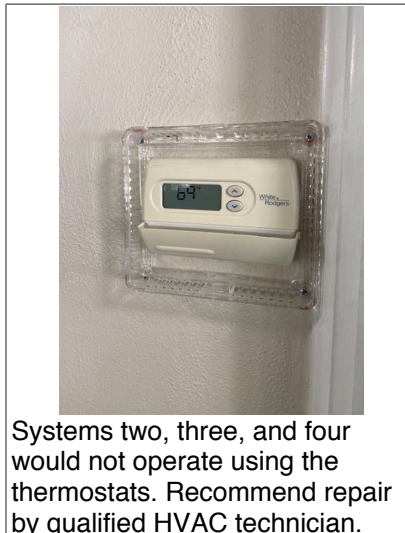
**Evaporator Coil Section Unit #2**

- General**  Central system  
 Location:Loft  
 Age:40+
- Evaporator coil**  Not Visible
- Refrigerant lines**  Satisfactory
- Condensate line/drain**  To exterior
- Secondary condensate line/drain** Present:  No Needed:  Yes
- Operation** Differential: NA
- Condition**  Poor  Recommend HVAC technician examine/clean/service
- Brand** Unknown

**Photos**



Unable to determine the exact age of interior AC unit two. It appeared to be 40+ years old.



Systems two, three, and four would not operate using the thermostats. Recommend repair by qualified HVAC technician.

**Evaporator Coil Section Unit #3**

- General**  Central system  
 Location:Loft  
 Age:Unknown
- Evaporator coil**  Not Visible
- Refrigerant lines**  Satisfactory
- Condensate line/drain**  To exterior
- Secondary condensate line/drain** Present:  No Needed:  Yes
- Operation** Differential: NA
- Condition**  Marginal  Recommend HVAC technician examine/clean/service
- Brand** Unknown



**Photos**

Unable to determine the age of interior AC unit three because the manufacturer's data plate was not visible.

**Evaporator Coil Section Unit #4****General**

Central system

Location:Loft

Age:40+

**Evaporator coil**  Not Visible

**Refrigerant lines**  Satisfactory

**Condensate line/drain**  To exterior

**Secondary condensate line/drain** Present:  No Needed:  Yes

**Operation** Differential: NA

**Condition**  Poor  Recommend HVAC technician examine/clean/service

**Brand** Unknown

**Photos**

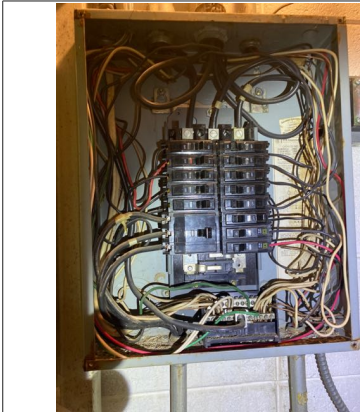
Unable to determine the exact age of interior AC unit four. It appeared to be 40+ years old.

# Electric/Cooling System administrative building

## Main panel

- Location Multiple
- Condition  Satisfactory
- Adequate Clearance to Panel  Yes
- Breakers/Fuses  Breakers
- Appears grounded  Yes
- GFCI breaker  No
- AFBI breaker  No
- Main wire  Aluminum Condition:  Satisfactory
- Branch wire  Copper
- Branch wire condition  Satisfactory

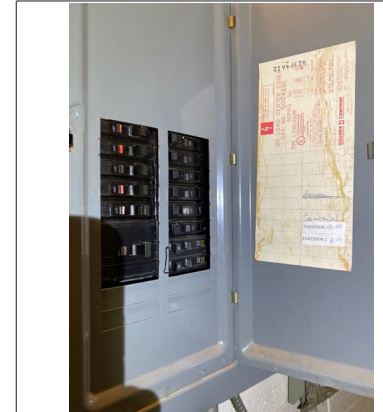
## Photos



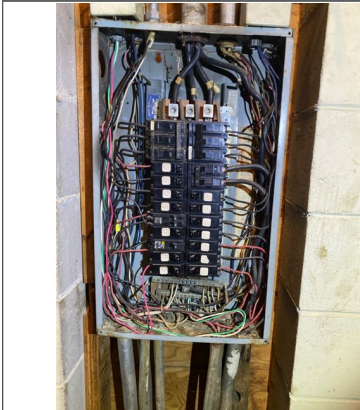
Interior of electrical panel one located in front left side of building



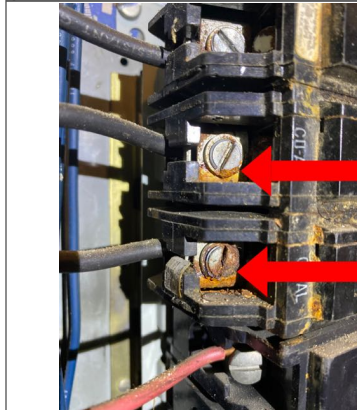
Recommend installing properly sized fasteners to secure the dead front cover to electrical panel one.



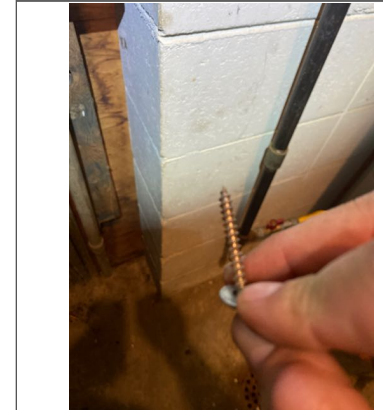
Recommend labeling all of the breakers in electrical panel one.



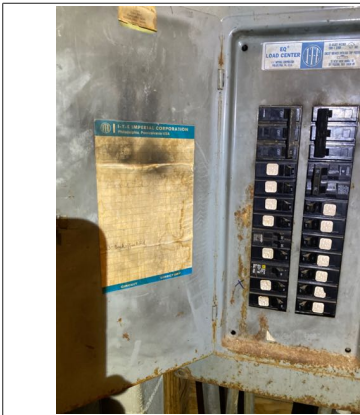
Interior of electrical panel two located in front of bookstore



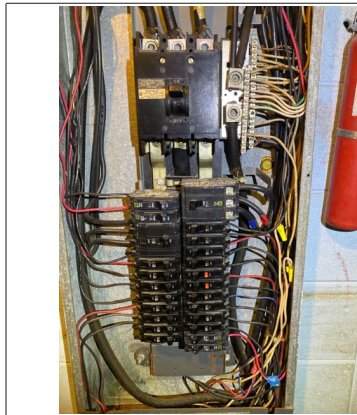
There was corrosion on the breakers in the left side of electrical panel two. Recommend evaluation/repair by qualified electrician.



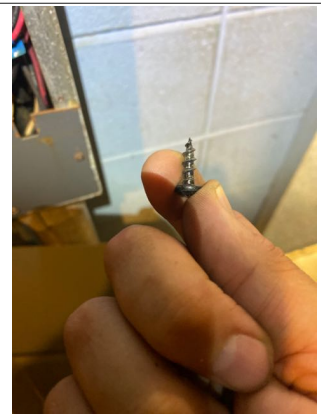
Recommend installing machine screws, which have blunt ends, to secure the dead front cover to electrical panel two.



Recommend labeling all of the breakers in electrical panel two.



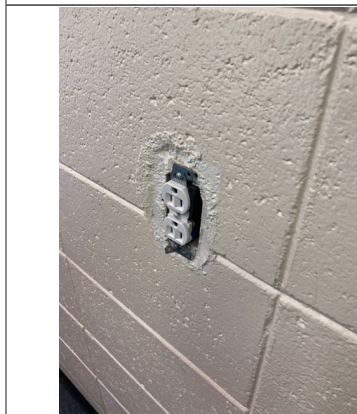
Interior of electrical panel three located in rear side of building



Recommend installing machine screws, which have blunt ends, to secure the dead front cover to electrical panel three.



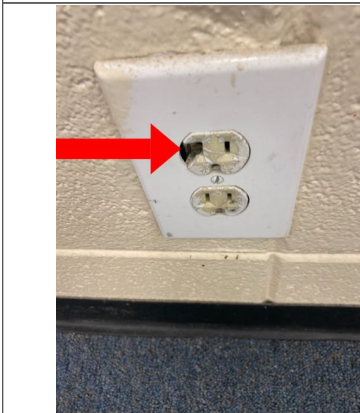
Recommend labeling all of the breakers in electrical panel three.



Recommend installing a cover plate on the electrical receptacle on the right wall in the conference room.



The electrical receptacle on the front wall of the conference room was not securely attached. Recommend repair by qualified electrician.



The electrical receptacle on the front wall of the rear large room was damaged. Recommend repair by qualified electrician.

**Evaporator Coil Section Unit #1**

**General**

Central system

Location:Front left utility closet

Age:Unknown

# Electric/Cooling System administrative building

## Evaporator Coil Section Unit #1 cont.

Evaporator coil  Not Visible

Refrigerant lines  Satisfactory

Condensate line/drain  To exterior

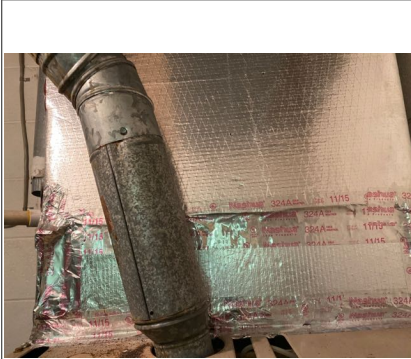
Secondary condensate line/drain Present:  No Needed:  Yes

Operation Differential: 18 degrees

Condition  Marginal  Recommend HVAC technician examine/clean/service

Brand Unknown

Photos



Unable to determine the age of interior AC unit one because the manufacturer's data plate was not visible.



Air conditioning system one temperature at register

## Evaporator Coil Section Unit #2

General  Central system

Location: Front of bookstore

Age: 29

Evaporator coil  Not Visible

Refrigerant lines  Satisfactory

Condensate line/drain  To exterior

Secondary condensate line/drain Present:  No Needed:  Yes

Operation Differential: 0 degrees

Condition  Poor  Recommend HVAC technician examine/clean/service

Brand Carrier

## Photos



Interior AC unit two



Air conditioning system two was not cooling properly. Recommend repair by qualified HVAC technician.

## Evaporator Coil Section Unit #3

## General

Central system  
 Location:Front of bookstore  
 Age:20

Evaporator coil  Not Visible

Refrigerant lines  Satisfactory

Condensate line/drain  To exterior

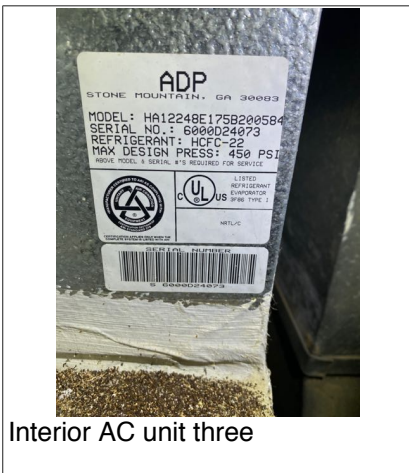
Secondary condensate line/drain Present:  No Needed:  Yes

Operation Differential: 17 degrees

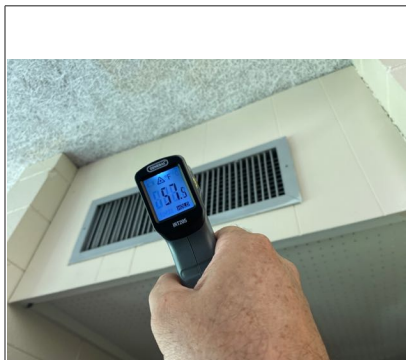
Condition  Marginal  Recommend HVAC technician examine/clean/service

Brand ADP

## Photos



Interior AC unit three



Air conditioning system three temperature at register

## Evaporator Coil Section Unit #4

## General

Central system  
 Location:Rear left side of building  
 Age:Unknown

Evaporator coil  Not Visible

Refrigerant lines  Satisfactory

Condensate line/drain  To exterior

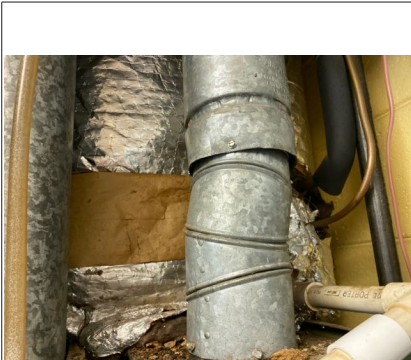
Secondary condensate line/drain Present:  No Needed:  Yes

Operation Differential: 18 degrees

Condition  Marginal  Recommend HVAC technician examine/clean/service

Brand Unknown

**Photos**



Unable to determine the age of interior AC unit four because the manufacturer's data plate was not visible.



Air conditioning system four temperature at register

**Evaporator Coil Section Unit #5**

**General**

Central system  
 Location:Rear side of building  
 Age:Unknown

**Evaporator coil**  Not Visible

**Refrigerant lines**  Satisfactory

**Condensate line/drain**  To exterior

**Secondary condensate line/drain** Present:  No Needed:  Yes

**Operation** Differential: 20 degrees

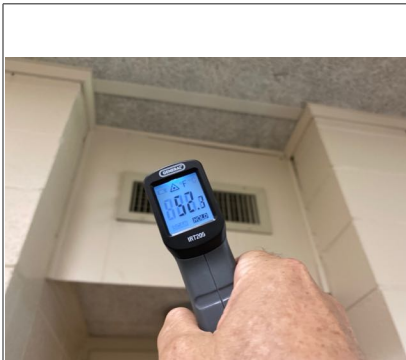
**Condition**  Marginal  Recommend HVAC technician examine/clean/service

**Brand** Unknown

**Photos**



Unable to determine the age of interior AC unit five because the manufacturer's data plate was not visible.



Air conditioning system five temperature at register

# Electric/Cooling System classrooms building

## Main panel

**Location** Right side of building  
**Condition**  Satisfactory  
**Adequate Clearance to Panel**  No  
**Breakers/Fuses**  Breakers  
**Appears grounded**  Yes  
**GFCI breaker**  No  
**AFCI breaker**  No  
**Main wire**  Aluminum Condition:  Satisfactory  
**Branch wire**  Copper  
**Branch wire condition**  Satisfactory

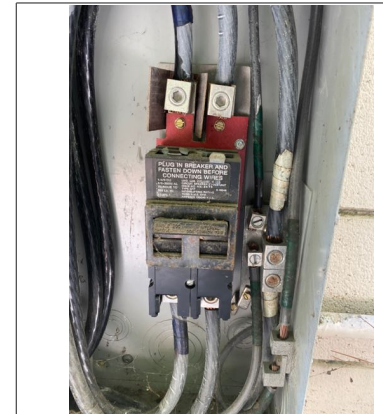
## Photos



Main electrical disconnects located in right side of building



Interior of main electrical panel two located on right side of building



Interior of main electrical panel three located on right side of building

## Sub panel(s)

**Location(s)** Location 1: Various  
**Branch wire**  Copper Neutral/ground separated:  Yes Neutral isolated:  Yes  
**Condition**  Satisfactory

## Photos



Electrical sub panel one located in right side of building



Interior of electrical sub panel two located in right side of building



Electrical subpanel three located in rear side of building



Electrical sub panel four located in rear side of building

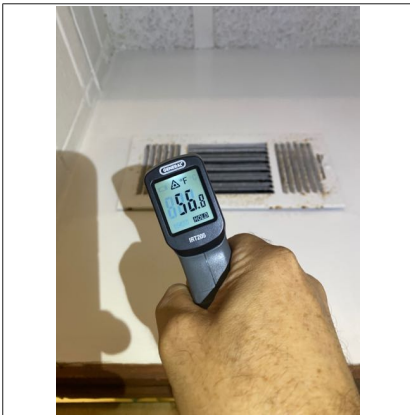
### Evaporator Coil Section Unit #1

**General**  Central system  
Location: Unknown  
Age: Unknown

**Operation** Differential: 18 degrees

**Brand** Unknown

**Photos**



Air conditioning system one temperature at register

### Evaporator Coil Section Unit #2-8

**General**  Central system  
Location: Unknown  
Age: Unknown

**Operation** Differential: Outside of normal parameters

**Brand** Unknown



**Photos**



Several of the air conditioning systems were not cooling properly. Recommend repair by qualified HVAC technician.



Several of the air conditioning systems were not cooling properly. Recommend repair by qualified HVAC technician.

# Electric/Cooling System gym

## Main panel

- Location** Left side of building
- Condition**  Satisfactory
- Adequate Clearance to Panel**  Yes
- Breakers/Fuses**  Breakers
- Appears grounded**  Yes
- GFCI breaker**  No
- AFCI breaker**  No
- Main wire**  Aluminum Condition:  Satisfactory
- Branch wire**  Copper
- Branch wire condition**  Satisfactory

### Photos

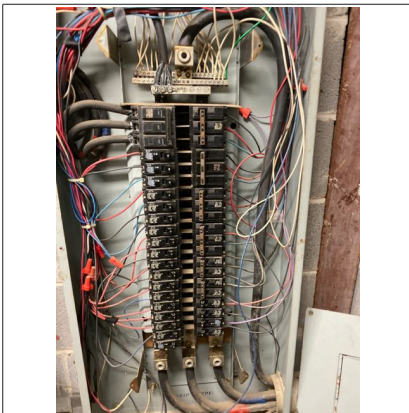


Main electrical disconnects located in left side of building

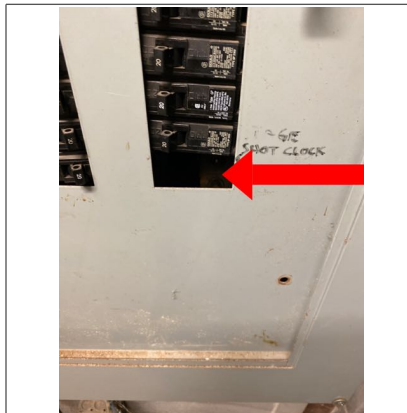
## Sub panel(s)

- Location(s)** Location 1: Left side of building
- Evaluation**  Recommend separating/isolating neutrals  Recommend electrician repair/evaluate box
- Branch wire**  Copper Neutral/ground separated:  No Neutral isolated:  No
- Condition**  Satisfactory

### Photos



Interior of electrical sub panel one located in left side of building



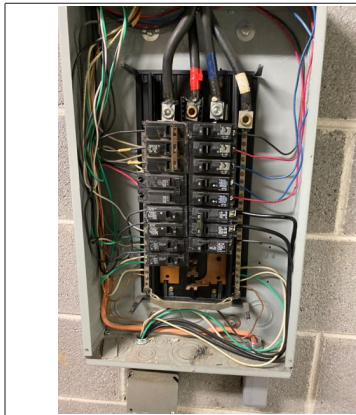
A breaker filler plate was missing in the lower right side of electrical sub panel one. Recommend repair by qualified electrician.



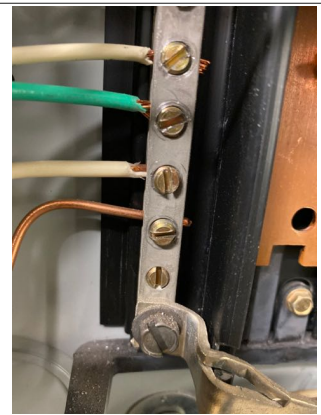
Recommend clearly labeling the breakers in electrical sub panel one.



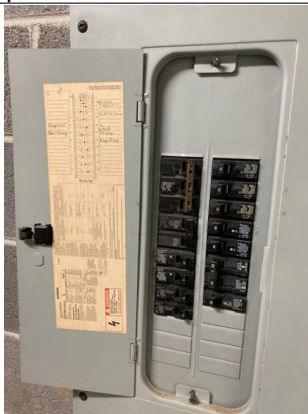
Recommend installing appropriately sized fasteners on the dead front cover for electrical sub panel one.



Interior of electrical sub panel two located in left side of building



The neutral and ground wires were not separated in electrical sub panel two. Recommend repair by qualified electrician.



Recommend labeling all of the breakers in electrical sub panel two.

**Evaporator Coil Section Unit #1**

**General**

Central system  
 Location: Left side of building  
 Age: 9

**Evaporator coil**  Not Visible

**Refrigerant lines**  Satisfactory

**Condensate line/drain**  To exterior

**Secondary condensate line/drain** Present:  No Needed:  No

**Operation** Differential: 19 degrees

**Condition**  Marginal  Recommend HVAC technician examine/clean/service

**Brand** Goodman

**Photos**

System one air conditioning temperature at register

**Evaporator Coil Section Unit #2**

**General**  Central system  
 Location: Left side of building  
 Age: 13

**Evaporator coil**  Not Visible

**Refrigerant lines**  Satisfactory

**Condensate line/drain**  To exterior

**Secondary condensate line/drain** Present:  No Needed:  No

**Operation** Differential: 20 degrees

**Condition**  Marginal  Recommend HVAC technician examine/clean/service

**Brand** Goodman

**Photos**



System two air conditioning temperature at register

**Evaporator Coil Section Unit #3**

**General**  Central system  
 Location: Left side of building  
 Age: Unknown

**Evaporator coil**  Not Visible

**Refrigerant lines**  Satisfactory

**Condensate line/drain**  To exterior

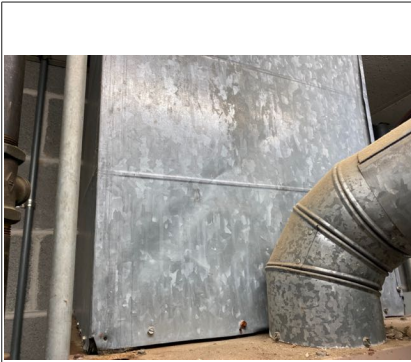
**Secondary condensate line/drain** Present:  No Needed:  No

**Operation** Differential: NA

**Condition**  Marginal  Recommend HVAC technician examine/clean/service

**Brand** Unknown

**Photos**



Unable to determine the age of interior AC unit three.

# Electric/Cooling student affairs building

## Main panel

### Photos



Main electrical panel located in laundry room



Main electrical disconnect one



Main electrical disconnect two

## Sub panel(s)

### Evaporator Coil Section Unit #1

#### General

Central system

Location:Laundry room

Age:16

Evaporator coil  Not Visible

Refrigerant lines  Satisfactory

Condensate line/drain  To exterior

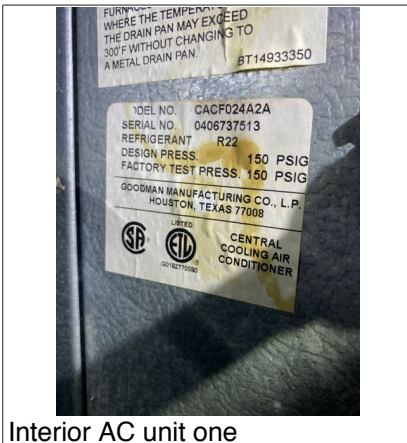
Secondary condensate line/drain Present:  No Needed:  No

Operation Differential: NA

Condition  Marginal  Recommend HVAC technician examine/clean/service

Brand Goodman

#### Photos



Interior AC unit one

### Evaporator Coil Section Unit #2

#### General

Central system

Location:Attic

Age:30

Evaporator coil  Not Visible

Refrigerant lines  Satisfactory

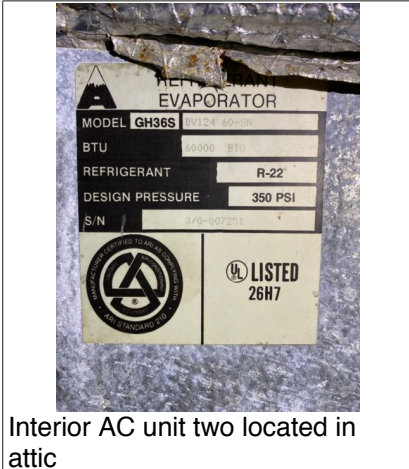
Condensate line/drain  To exterior

Secondary condensate line/drain Present:  Yes Needed:  Yes

# Electric/Cooling student affairs building

## Evaporator Coil Section Unit #2 cont.

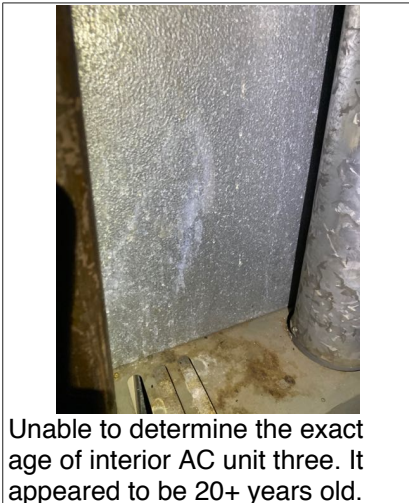
**Operation** Differential: NA  
**Condition**  **Poor**  Recommend HVAC technician examine/clean/service  
**Brand** ADP  
**Photos**



Interior AC unit two located in attic

## Evaporator Coil Section Unit #3

**General**  Central system  
 Location:Attic  
 Age:30  
**Evaporator coil**  Not Visible  
**Refrigerant lines**  **Satisfactory**  
**Condensate line/drain**  To exterior  
**Secondary condensate line/drain** Present:  Yes Needed:  Yes  
**Operation** Differential: NA  
**Condition**  **Poor**  Recommend HVAC technician examine/clean/service  
**Brand** Ruud  
**Photos**



Unable to determine the exact age of interior AC unit three. It appeared to be 20+ years old.