



Alabama Building Inspection Services LLC
Post Office Box 414
Saraland, Alabama 36571
Contact- abis.llc@att.net
Call or Text 251-583-933

Commerical Inspection



951 Saraland Blvd S
Saraland, 36571

Alabama Building Inspection Services LLC

Page 1 of 39
16:35 September 29, 2019

Commerical Example.inspx

951 Saraland Blvd S



Table of Contents

Definitions	2
General Information	2
Lots and Grounds	7
Exterior	7
Structure	9
Roof	11
Electrical	14
HVAC System	15
Plumbing	16
Show Floor Interior	17
Definitions	19
Restroom	20
Plumbing	23
Fire Safety Sprinkler System	24
Office's	25
Warehouse/Storage Area 1st Floor	26
Warehouse/Storage Area 2nd Floor	26
Summary	28

Alabama Building Inspection Services LLC

Page 2 of 39
16:35 September 29, 2019

Commerical Example.insp

951 Saraland Blvd S



Definitions

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

- | | | |
|----|---------------|--|
| A | Acceptable | Functional with no obvious signs of defect. |
| NP | Not Present | Item not present or not found. |
| NI | Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| M | Marginal | Item is not fully functional and requires repair or servicing. |
| D | Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |

General Information

Inspector Name: Jim Pinion

Company Name: Alabama Building Inspection Services LLC

Address: Post Office Box 414

City State Zip: Saraland, Alabama 36571

Client Name:

Address: Post Office Box 130

City, State Zip: Daphne, Alabama 36526

Property Address: 951 Saraland Blvd S

City State Zip: Saraland, 36571

Method of Payment Invoiced

Amount Due **\$5,050.00**

Alabama Building Inspection Services LLC

Page 3 of 39
16:35 September 29, 2019

Commerical Example.inspx

951 Saraland Blvd S



General Information (Continued)

Inspector Name: Jim Pinion
Company Name: Alabama Building Inspection Services LLC
Address: Post Office Box 414
City State Zip: Saraland, Alabama 36571

Client Name:
Address: Post Office Box 130
City, State Zip: Daphne, Alabama 36526

Property Address: 951 Saraland Blvd S
City State Zip: Saraland, 36571

*****Alabama Building Inspection Services LLC*****
IMPORTANT AGREEMENTS AND LIMITATIONS

SPECIAL NOTE: THE FOLLOWING IS NOT INCLUDED IN THIS INSPECTION:

1. WATER OR AIR QUALITY
2. PRESENCE OF TOXIC OR CARCINOGENIC MATTER EMITTED FROM THE GROUND, BUILDING MATERIALS, IN WATER OR AIR SUPPLY OR FROM THE OPERATION OF ANY EQUIPMENT
3. ITEMS THAT ARE OBSTRUCTED, INACCESSIBLE OR NOT IN PLAIN VIEW. -

The Client is hereby informed that structural and mechanical insurance is available for a nominal fee from insurance companies. Your real estate agent may be able to help you with obtaining structural or mechanical insurance coverage. The client understands that the Comments and Notations made on this report are subjective opinion of the inspector based on observations at the time of inspection. Therefore, the INSPECTOR desires it be clearly understood he offers NO WARRANTY concerning future operation or condition of any item inspected - OR - that all defects of such items were observed at the time of inspection and noted on the report. THEREFORE, the INSPECTOR does not imply that he warrants or guarantees any item regardless whether they were inspected or reported.

1. What We Do:

- a. All inspections are performed in accordance with Standards of Practice. The inspection is of conditions which are present and visible at the time of the inspection. All mechanical and electrical equipment, systems, and appliances are operated in normal modes and operating range at the time of the inspection.
- b. We shall observe, render an opinion and report which of the parts, components and systems are not functioning at the time of the inspection or are in need of repair and report on visible existing or recognized hazards.

Alabama Building Inspection Services LLC

Page 4 of 39
16:35 September 29, 2019

Commerical Example.inspX

951 Saraland Blvd S



General Information (Continued)

c. If you have questions, we will explain what we saw about the item.

2. What We Do Not Do:

a. We do not make guarantees, warranties, representations, or insure the future performance or condition of any item. If you want a warranty, guarantee, or insurance policy, you must obtain it from a warranty or insurance company. Please remember that almost every item in any pre-owned building is in used condition and has ordinary wear and tear, and all houses will change and deteriorate in the future. WE DISCLAIM ALL OTHER WARRANTIES.

b. We do not inspect any item which we cannot see in a normal inspection. For example, we do not move furniture, rugs, carpet, paintings, appliances or other furnishings in performing an inspection. We do not uncover buried pipes or items. We cannot see items covered by wallpaper, flooring or plants. Repairs or remodeling may hide evidence of prior damage or defects. We do suggest that you ask the seller about repairs that are covered up or any previous problems because we DO NOT report on past conditions that appear corrected. We do not inspect for latent defects, therefore, you should obtain a copy of the sellers disclosure statement.

c. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency size, value, floor plain location, pollution, habitability, environmental hazards such as asbestos, UFFI, EMF, lead base paint, etc. Please remember older buildings do not meet the same standards as newer buildings, even though items in both may perform the function for which they are intended.

d. We do not allow the inspector to change or add to these printed provisions in any way.

e. We do not hold ourselves to be specialists for any particular item or engineers. We are a general real estate improvement inspection company. If we report an item is not performing its intended function, needs repair, or shows evidence of prior damage, we urge you to have that item examined by a specialist before purchasing the house. We do not and cannot give cost estimates to repair any item.

3. What You Must Do:

a. If you have any complaints about our inspection, you must notify us in writing within seven days after you discovered any problem, and allow us to re-inspect before changing the condition on the item, except in an emergency.

b. If we report an item is in need of immediate repair, or is not performing its intended function or shows past damage and you intend to purchase the property anyway; you should first have the item re-inspected by a specialist in that field (i.e. foundation - structural engineer//plumbing - plumber).

c. You agree that, to the extent allowed by law, any damages for breach of this contract or report are limited to the amount of the inspection fee only.

d. If you sue on this inspection, but do not prevail, you agree to pay all our reasonable attorneys fees.

e. You represent to us that (1) the inspector has not made any oral representations that are different from, or in addition to, what is written in this report, and (2) you agree to each provision of this report by relying on it any way, whether or not you sign it.

f. You shall not allow anyone else to use or rely on this report without prior written consent.

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEM AFTER THE DATE

Alabama Building Inspection Services LLC

Page 5 of 39
16:35 September 29, 2019

Commerical Example.inspx

951 Saraland Blvd S



General Information (Continued)

AND TIME OF THIS INSPECTION. ALL WARRANTIES, EXPRESSED OR IMPLIED ARE DISCLAIMED.

This report is and can only to use in which it was created and may not be used for any other purpose and may not be given or pass around without the complete written consent of Alabama Building Inspection Services LLC

Dated this 24th Day of May, 2019.

State of Alabama License # HI-0694 - Legislative Act 2002-517 - FAA UAS Certificate Number - 4064326

Signature:

Inspection Date: 05/24/2019

Alabama Building Inspection Services LLC

Page 6 of 39
16:35 September 29, 2019

Commerical Example.inspx

951 Saraland Blvd S



General Information (Continued)

Property Information

Property Address 951 Saraland Blvd S
City Saraland State Zip 36571
Contact Name
Phone
Email

Client Information

Client Name
Client Address Post Office Box 130
City Daphne State Alabama Zip 36526
Phone
Email

Inspection Company

Inspector Name Jim Pinion
Company Name Alabama Building Inspection Services LLC
Address Post Office Box 414
City Saraland State Alabama Zip 36571
Phone 251-583-9933
Email abis.llc@att.net
Amount Received \$2,000.00 Retainer / invoice for \$4,250.00

Conditions

Estimated Age 1970-80's
Inspection Date 06/18-19-20/2019
Start Time Times variable End Time Times Variable
Temperature 91
Weather Sunny
Building Type Commercial, Department Store

Alabama Building Inspection Services LLC



Lots and Grounds

A NPNI M D

1. Parking Lot: Asphalt
2. Parking Lot Lighting: Pole light, Surface mount
3. Parking Lot Drainage: Storm sewer
4. Curbs: Concrete
5. Walkways: Concrete
6. Signage: Store Front Raised
7. Other Observations: Re-stripping needed and minor asphalt repairs

Exterior

Efflorescence is a crystalline deposit of salts that can form when water is present in or on concrete block building surfaces. It has a white or grayish tint and consists of salt deposits left behind when water evaporates. In addition, efflorescence can appear as a powdery substance on floors and walls and requires special care to treat.

Interior & Exterior Walls Efflorescence was noted all elevations

Three conditions must exist for efflorescence to occur:

Water-soluble salts must be present.

Moisture must be available to transform salts into a soluble solution.

Salts must be able to move through a material to its surface. The moisture will then evaporate and cause the salts to crystallize, resulting in efflorescence.

Water is the primary sources of moisture and may impact the degree of efflorescence. Condensation, groundwater wicking and interior activities also may affect the degree of moisture generation. Various building surface installation problems may lead to efflorescence, including: Incorrect use of through-wall flashing Use of masonry without sufficient ventilation Use of masonry in areas that lack a proper moisture barrier,

Joint material failure and improper ground storage

A NPNI M D

Store Front (Facing East) Exterior Surface _____

1. Wall Covering: Concrete hollow-core blocks





Exterior (Continued)

Right Elevation Exterior Surface _____

2. Wall Covering: Concrete hollow-core blocks

Rear Elevation Exterior Surface _____

3. Wall Covering: Concrete hollow-core blocks



Left Elevation Exterior Surface _____

4. Wall Covering: Concrete hollow-core blocks



5. Efflorescence Concrete Block appears to be holding moisture - Efflorescence is a crystalline deposit of salts that can form when water is present in or on concrete block building surfaces. It has a white or greyish tint and consists of salt deposits left behind when water evaporates. In addition, efflorescence can appear as a powdery substance on floors and walls and requires special care to treat.



6. Trim: Metal exterior trim

7. Fascia/Drip Edge: Metal

8. Exterior Vents: None - **During inspection, found that moisture was coming from roof seams and**

Alabama Building Inspection Services LLC



Exterior (Continued)

Exterior Vents: (continued)

caps that had deteriorated through the years allowing water intrusion to interior walls , no wall weep holes for ventilation was found .

- 9. Entry Doors: Metal
- 10. Rollup Doors: Manual Operating / not function tested (Locked Shut)
- 11. Windows: Metal Frame Store Front
- 12. Exterior Lighting: Surface mount
- 13. Exterior Electric Outlets: 120 VAC GFCI
- 14. Hose Bibs: Gate

Structure

NOTE:

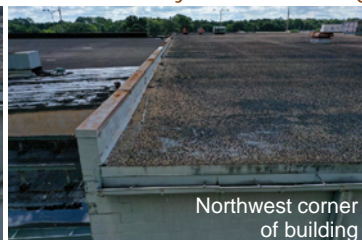
FOUNDATION ON CLAY SOIL REQUIRES ADEQUATE AND EVEN MOISTURE AROUND THE PERIMETER OF THE FOUNDATION THE ENTIRE YEAR TO PREVENT MOVEMENT. TREES AND SHRUBS CAN CAUSE FOUNDATION DAMAGE WHEN GROWING TOO CLOSE. WATER SHOULD NOT BE PERMITTED TO POND OR ERODE UNDER OR ALONG SIDE ANY PART OF THE FOUNDATION.

A NP NI M D

- 1. Structure Type: Concrete Block / Steel Roof Framing
- 2. Foundation: Poured Concrete
- 3. Differential Movement: Cracking without displacement - Cracking mortar joints various places to the exterior blocks walls as well as it appears evident that building has a active water leak causing interior damags to ceiling tiles, walls, or ac condensation or without climate control. Efflorescence is a crystalline deposit of salts that can form when water is present in or on concrete block building surfaces. It has a white or greyish tint and consists of salt deposits left behind when water evaporates. In addition, efflorescence can appear as a powdery substance on floors and walls and requires special care to treat. Evaluation by structural engineer is recommended.



Cracking mortar joints possible caused by wall cap & roof leaking



Northwest corner of building

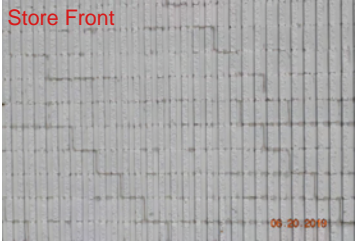


Southwest Corner of Building. Cracking along mortar joints noted



Structure (Continued)

Differential Movement: (continued)



- 4. Columns: Steel
- 5. Steel frame rafter & purlins: Bolt connections



- 6. Overhead Door Manual Operation (chained locked)
- 7. Floor/Slab: Poured slab
- 8. Purlins & Girt Steel



- 9. Emergency lighting present? Yes No Not Working As Intended

Alabama Building Inspection Services LLC

Page 11 of 39
16:35 September 29, 2019

Commerical Example.inspx

951 Saraland Blvd S



Roof

During inspection of roof southwest corner of roof has confirmed interior damages. underlayment appears to be separating from end wall cap, It is possible that aggregate pebbles are to large and weight has caused stress On underlayment . Roofing license contractor is recommended for best fixes for total roofing

A NPNI M D

All Slopes Roof Surface

1. Method of Inspection: Drone , On Roof
2. Unable to Inspect: Underlayment
3. Material: Built-up with Rocks



Alabama Building Inspection Services LLC

Page 12 of 39
16:35 September 29, 2019

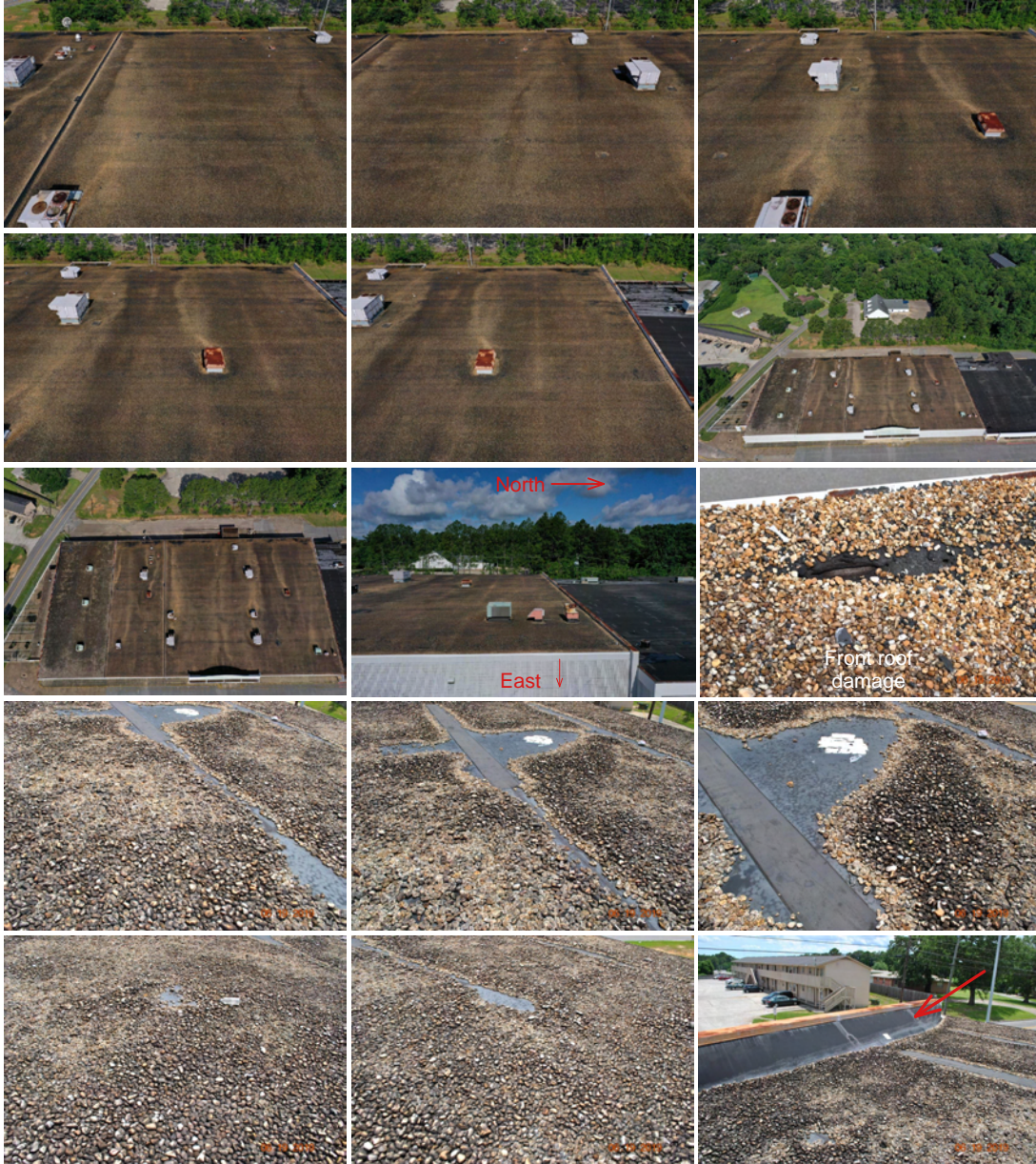
Commerical Example.insp

951 Saraland Blvd S



Roof (Continued)

Material: (continued)



Alabama Building Inspection Services LLC

Page 13 of 39
16:35 September 29, 2019

Commerical Example.insp

951 Saraland Blvd S



Roof (Continued)

Material: (continued)



4. Type: Flat

5. Approximate Age: 15-20 Years

6. Flashing: Metal - It appears that inspection of roof found several areas of concern to metal wall caps and raised roof connections. it appears that south west roofing is still a area of concern for leaking, Evaluation by a license roofing contractor is recommended.



7. Valleys: Preformed metal

8. Skylights: Plastic or Fiberglass Panels

9. Plumbing Vents: PVC - For some reason it appears that vent pipes have been crashed, A licensed roofer & plumber is recommended.



10. Electrical Mast: Underground utilities

11. Flashing: Metal

12. Roof Drains: Gutter

Alabama Building Inspection Services LLC

Page 14 of 39
16:35 September 29, 2019

Commerical Example.insp

951 Saraland Blvd S



Roof (Continued)

13. Gutters: Metal
14. Downspouts: Metal - Downspout ground reducer located various places are damaged to the point that replacement is necessary. Evaluation by maintenance or contractor is recommended.



15. Roof Gutter to French Drain System: Metal to Plastic Coupling - Maintenance required - where metal downspouts meets plastic coupling "French Drain System" connection has started to or have already deteriorate to the point that replacement is needed.

Electrical

Note: Lights And Equipment Activated By Photo Cell Switches Were Not Checked. Also, Landscape And Exterior Grounds Lighting Is Not Included In This Inspection. Antiquated Wiring Should Be Updated. It Creates A Possible Fire And Shock Hazard. Due to vandalism electrical systems evaluation is recommended by a licensed electrician.

A NPNI M D

1. Service: Outside Main Transformer Underground
2. Main Disconnects: Face lever
3. Service Size Amps: 900- 1200 (Needs Verification)



4. Ground: Plumbing and rod in ground
5. Sub Panels: Main floors and second floor - Evaluation by a licensed electrician is recommended



Alabama Building Inspection Services LLC



Electrical (Continued)

6. Distribution Wiring: Copper - Evaluation by a licensed electrician is recommended
7. Switches and Receptacles: 120 volt receptacle, Single pole switches - Evaluation by a licensed electrician is recommended
8. Branch Circuit Wiring: Copper - Evaluation by a licensed electrician is recommended
9. Branch Circuit Conductors: Copper - Evaluation by a licensed electrician is recommended
10. GFCI: Not working as intended - Evaluation by a licensed electrician is recommended
11. Other Observations: Roof top equipment has been vandalized possibly causing breakers and power system to surge causing panels to short circuit as well as lighting and receptacles throughout building not working properly, therefore a complete evaluation by a license electrician is recommended.



HVAC System

NOTE: Air Conditions Units Are Not Checked When Outside Temperature Is Below 80 We Recommend the A.C. Unit Be Completely Serviced Before Each Cooling Season and The Condensate Drain Be Flushed with A Chlorine Bleach Every 2 Months During the Cooling Season to prevent Clogging. Could not verify the Tonnage and or Capacity's on HVAC systems.

A NPNI M D

1. HVAC Operation: Inoperative at time of inspection - Power was disconnected at main service.
2. Other Observations: Heating & Cooling systems appear to have been compromised, only a selective about of photos are added, which will represent possible vandalism to all or most rooftop systems including ventilation systems. replacement may be needed for all systems effected. Evaluation by a licensed HVAC and electrical contractors is recommended,



Alabama Building Inspection Services LLC



HVAC System (Continued)

Other Observations: (continued)



Plumbing

Pipes, Plumbing Equipment And Reservoirs Concealed Or Under The Ground Were not checked for leaks or defects-also- The serviceability or condition of the septic system or sewer system is not included in this inspection. Sprinkler systems were only checked in manual operation mode. Pool plumbing systems are not leak checked. Pipes and plumbing in Walls, in or under concrete slabs or concealed by personal effects and their quality, condition or purification of water not included In this Inspection. Gas utilities were not turned on at time of inspection therefore appliances & furnaces using gas as a supply and inspection is based on visual condition. water utilities was not turned on at time of inspection therefore all plumbing comments are based on visual inspection only. Evaluation by a licensed plumber is recommended.

A NPNI M D

- 1. Service Line: Under Ground
- 2. Main Water Shutoff: Closet
- 3. Water Lines: Copper
- 4. Water Supply Source: Copper
- 5. Drain Pipes: PVC
- 6. Vent Pipes: PCV & Lead boot
- 7. Gas Service Lines: Cast iron, Copper, Insulflex, Iron Pipe
- 8. Plumbing Fixtures: Sinks, Toilets, Urinals
- 9. Water Heater: Inadequate

10. Other Observations:



Show Floor Interior

A NPNI M D

1. Walls: Wood panel board - Noted moisture damages to walls caused by exterior walls, roof, pipe leaks, or ac condensation or without climate control. it appears remediation process should be considered. Evaluate by a licensed contractor is recommended.



2. Ceiling: Ceiling Tiles - Noted moisture damages to ceiling tiles caused by exterior walls, roof, pipe leaks, or ac condensation or without climate control. it appears remediation process should be considered. Evaluate by a licensed contractor is recommended.



Show Floor Interior (Continued)

Ceiling: (continued)



Alabama Building Inspection Services LLC



Show Floor Interior (Continued)

3. Floors: Pill- N- Stick Tile - **Noted moisture damages to floor tiles caused by exterior walls, roof, pipe leaks, or ac condensation or without climate control. it appears remediation process should be considered. Evaluate by a licensed contractor is recommended.**



4. Doors: Aluminum & glass - **Hard Operation**



5. Electrical Outlets: 120 VAC - **Evaluation by a licensed electrician is recommended not all power outlets not working.**
6. Lighting: Fluorescent - **Noted moisture damages to ceiling light fixtures caused by exterior walls, roof, pipe leaks, or ac condensation or without climate control. Evaluate by a licensed contractor is recommended.**
7. Emergency Lighting: Exit signs - **Maintenance required for testing battery back for Emergency lighting**
8. Other Observations: **Noted moisture damages to floor tiles, ceiling tiles, walls, caused by exterior walls, roof, pipe leaks, or ac condensation or without climate control. it appears remediation process should be considered. Evaluate by a licensed contractor is recommended.**

Definitions

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

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.



Restroom

Water utilities was not turned on at time of inspection there for inspection based on visual inspection only. evaluation by a license contractor is recommended.

A NPNI M D

Women's Restroom

1. Ceiling: Drywall & Paint - Evaluation by a licensed contractor is recommended to



2. Walls: Drywall & Paint
3. Floor: Ceramic tile - Floor shows evidence of previous water penetration/stains, recommending heavy cleaning may salvable.
4. Doors: Solid wood
5. Electrical: 120 VAC outlets and lighting circuits - Light fixture not functional-repair/replace
6. Sink/Basin & Toilets: Porcelain Coated, Wall Mount



7. Faucets/Traps: Chrome fixtures with a PVC trap
8. Ventilation: Electric ventilation fan
9. Wet System Wet / PSI 90
10. ADA Compliant Yes No
11. Emergency lighting present? Yes No No emergency lighting present

Women's Restroom

12. Ceiling: Drywall & Paint - Evaluation by a licensed contractor is recommended to
13. Walls: Drywall & Paint
14. Floor: Ceramic tile - Floor shows evidence of previous water penetration/stains, recommending heavy cleaning may salvable.



Restroom (Continued)

Floor: (continued)



15. Doors: Solid wood
 16. Electrical: 120 VAC outlets and lighting circuits - Light fixture not functional-repair/replace



17. Sink/Basin & Toilets: Porcelain Coated, Wall Mount
 18. Faucets/Traps: Chrome fixtures with a PVC trap
 19. Ventilation: Electric ventilation fan
 20. Wet System Wet / PSI 90
 21. ADA Compliant Yes No
 22. Emergency lighting present? Yes No No emergency lighting present
 23. Faucets/Traps: Chrome fixtures with a PVC trap

Men's Restroom

24. Ceiling: Drywall & Paint - Evaluation by a licensed contractor is recommended to



25. Walls: Drywall & Paint
 26. Floor: Ceramic tile - Floor shows evidence of previous water penetration/stains, recommending heavy cleaning may salvable.
 27. Doors: Solid wood
 28. Electrical: 120 VAC outlets and lighting circuits - Light fixture not functional-repair/replace



Restroom (Continued)

29. Sink/Basin & Toilets: Porcelain Coated, Wall Mount



30. Faucets/Traps: Chrome fixtures with a PVC trap

31. Ventilation: Electric ventilation fan

32. Wet System Wet / PSI 90

33. ADA Compliant Yes No

34. Emergency lighting present? Yes No No emergency lighting present

35. Ventilation: Electric ventilation fan

36. Wet System Wet / PSI 90

37. ADA Compliant Yes No

38. Emergency lighting present? Yes No No emergency lighting present

Men's Restroom

39. Ceiling: Drywall & Paint - Evaluation by a licensed contractor is recommended to



40. Walls: Drywall & Paint

41. Floor: Ceramic tile - Floor shows evidence of previous water penetration/stains, recommending heavy cleaning may salvable.

42. Doors: Solid wood

43. Electrical: 120 VAC outlets and lighting circuits - Light fixture not functional-repair/replace

44. Sink/Basin & Toilets: Porcelain Coated, Wall Mount



45. Faucets/Traps: Chrome fixtures with a PVC trap

Alabama Building Inspection Services LLC



Restroom (Continued)

- 46. Ventilation: Electric ventilation fan
- 47. Wet System Wet / PSI 90
- 48. ADA Compliant Yes No
- 49. Emergency lighting present? Yes No No emergency lighting present

Plumbing

Pipes and plumbing in Walls, in or under concrete slabs or concealed by personal effects and their quality, condition or purification of water not included In this Inspection. Pipes, Plumbing Equipment And Reservoirs Concealed Or Under The Ground Were not checked for leaks or defects-also- The serviceability or condition of the septic system or sewer system is not included in this inspection. Sprinkler systems was not function tested. Pool plumbing systems are not leak checked. Pipes and plumbing in Walls, in or under concrete slabs or concealed by personal effects and their quality, condition or purification of water not included In this Inspection. Water utilities was not turned on at time of inspection there for inspection based on visual inspection only. evaluation by a license contractor is recommended.

A NP NI M D

- 1. Service Line: Under Ground



- 2. Main Water Shutoff: Front of building
- 3. Water Lines: Copper
- 4. Drain Pipes: PVC
- 5. Service Caps: Accessible
- 6. Vent Pipes: PVC - Cap Missing/Busted



Top of Office Water Heater

- 7. Water Heater Operation: Inadequate - Water heater did not appear to work at time of inspection
- 8. Manufacturer: Unknown
- 9. Type: Electric Capacity: 2.9
- 10. Approximate Age: N/A Area Served: Office building
- 11. TPRV and Drain Tube: PVC

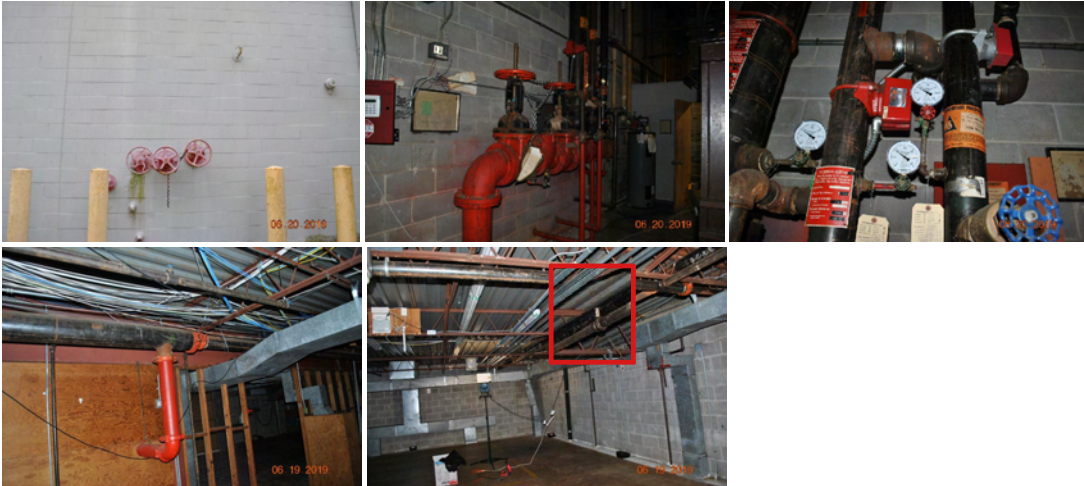


Fire Safety Sprinkler System

It appear that Fire Safety Sprinkler systems visually inspected. found that system had not been inspected or tested since 2017 and should be tested and certified.

A NPNI M D

1. Main Service Line: 3"Black Steel Pipe



2. System Test Station: Cast iron



3. Main Water Shutoff: Rear of Building
4. Water Pressure: Cast iron
5. Service Caps: Accessible

Alabama Building Inspection Services LLC

Page 25 of 39
16:35 September 29, 2019

Commerical Example.inspix

951 Saraland Blvd S



Office's

It appears that all offices, break rooms, bathrooms has sustain the same types of damages therefore photos and remarks reflect on all office space as a whole.

A NPNI M D

1. Office Building Overview

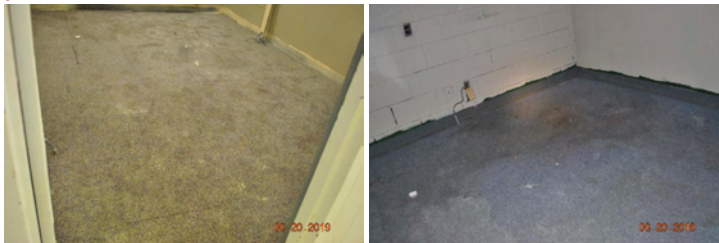
Front Office Office Space

2. Ceiling: Drywall & Paint - Sagging ceiling tiles is caused by exterior walls, roof, pipe leaks, or ac condensation or without climate control. Evaluation by a contractor is recommended



3. Walls: Drywall & Paint

4. Floor: Vinyl floor covering/peel & stick, Carpet - Floor shows evidence of previous water penetration/stains



5. Doors: Solid wood

6. Electrical: 120 VAC outlets and lighting circuits - Emergency light not working as intended



7. HVAC Source: Heating system register

8. Wet System Wet / PSI 90

9. Emergency lighting present? Yes No Not working as intended

10. Other Observations: It appears that all offices, break rooms, bathrooms has sustain the same types of damages therefore photos and remarks reflect on all office space as a whole.

Alabama Building Inspection Services LLC

Page 26 of 39
16:35 September 29, 2019

Commerical Example.insp

951 Saraland Blvd S



Warehouse/Storage Area 1st Floor

A NPNI M D

Interior Work Area

- Overview: Warehouse layout
- Walls: Concrete Block Exposed - Located on front (loading doc side) and rear, it appears that behind exterior gutter to downspout connection, from inside the interior of warehouse it's clear to see light through opening in flashings or missing trim.
- Floor: Concrete
- Doors: Hollow wood, Metal
- Walk-in Cooler Appears functional (not function tested)



- Electrical: 120 VAC outlets and lighting circuits - Light fixture not functional-repair/replace, Evaluation by a licensed electrician is recommended
- Fire sprinkler system: Wet / PSI 90 - It appear that Fire Safety Sprinkler systems visually inspected. found that system had a pressure of 90 psi at time of inspection, it is believed pressure is below standard. could not verify lasting date of testing on system. system should be evaluated by a license Fire Safety Sprinkler Systems Specialist or governmental entity.
- Emergency lighting present? Yes No Not Applicable not functioning as intended.

Warehouse/Storage Area 2nd Floor

A NPNI M D

Interior Work Area

- Overview: Warehouse layout
- Blanket insulation: Exposed framing
- Walls: Exposed Framing with Plywood Wall Panels - Located on front (loading doc side) and rear, it appears that behind exterior gutter to downspout connection, from inside the interior of warehouse it's clear to see light through opening in flashings or missing trim.
- Floor: Plywood
- Doors: Wood



Warehouse/Storage Area 2nd Floor (Continued)

6. Electrical: 120 VAC outlets and lighting circuits - **Light fixture not functional-repair/replace, Evaluation by a licensed electrician is recommended**



7. Wet System Wet / PSI 90 - It appear that Fire Safety Sprinkler systems visually inspected. found that system had a pressure of 90 psi at time of inspection, could not verify lasting date of testing on system. system should be evaluated by a license or governmental entity.
8. Emergency fire extinguishers present? Yes No April 2019
9. Emergency lighting present? Yes No Not Applicable working as intended

Final Comments

The building is located at 951 Saraland Blvd S Saraland AL 36571. The building was used in the pass as K-Mart department store constructed in the Approx: 1970-80's, and is in fair overall condition. it appears evident that building has a active water leak damaging to ceiling tiles, walls, or ac condensation or without climate control. it appears remediation process should be considered. Evaluate by a licensed contractor is recommended. Evaluations by a structural engineer is recommended to evaluate concrete blocks for load integrity. Evaluation by Electrical, Plumbing, HVAC, Roofing, contractors are recommended. Structure Evaluation by structural engineer is recommended.



Summary

Exterior

1. Store Front (Facing East) Exterior Surface Wall Covering: Concrete hollow-core blocks



2. Right Elevation Exterior Surface Wall Covering: Concrete hollow-core blocks
3. Rear Elevation Exterior Surface Wall Covering: Concrete hollow-core blocks



4. Left Elevation Exterior Surface Wall Covering: Concrete hollow-core blocks



5. Trim: Metal exterior trim
6. Exterior Vents: None - During inspection, found that moisture was coming from roof seams and caps that had deteriorated through the years allowing water intrusion to interior walls , no wall weep holes for ventilation was found .

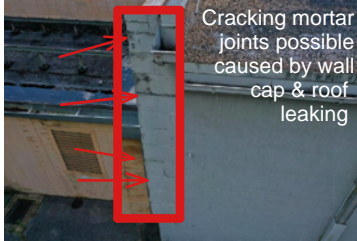
Structure

7. Differential Movement: Cracking without displacement - Cracking mortar joints various places to the exterior blocks walls as well as it appears evident that building has a active water leak causing interior damages to ceiling tiles, walls, or ac condensation or without climate control. Efflorescence is a crystalline deposit of salts that can form when water is present in or on concrete block building surfaces. It has a white or greyish tint and consists of salt deposits left behind when water evaporates. In addition, efflorescence can appear as a powdery substance on floors and walls and requires special care to treat. Evaluation by structural engineer is recommended.

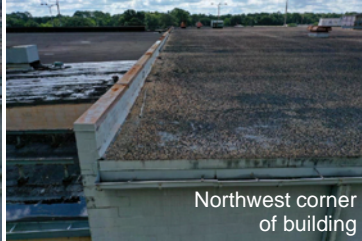


Structure (Continued)

Differential Movement: (continued)



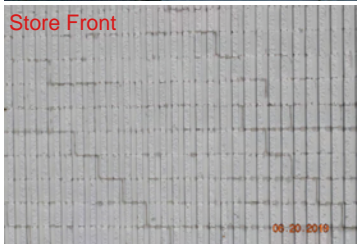
Cracking mortar joints possible caused by wall cap & roof leaking



Northwest corner of building



Southwest Corner of Building. Cracking along mortar joints noted



Store Front

09-29-2019

Roof

8. All Slopes Roof Surface Material: Built-up with Rocks



Alabama Building Inspection Services LLC

Page 30 of 39
16:35 September 29, 2019

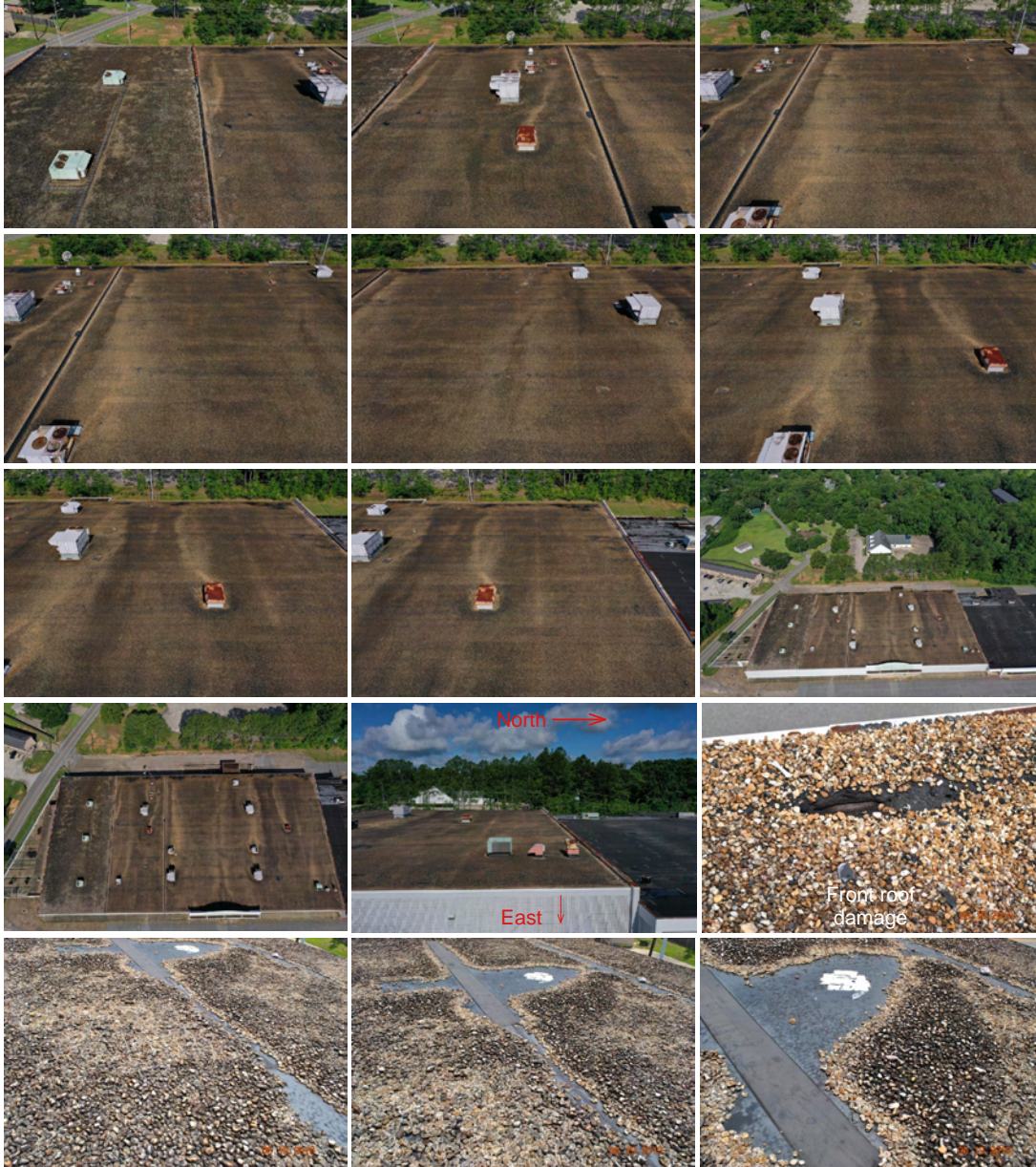
Commerical Example.inspx

951 Saraland Blvd S



Roof (Continued)

Material: (continued)





Roof (Continued)

Material: (continued)



9. Flashing: Metal - It appears that inspection of roof found several areas of concern to metal wall caps and raised roof connections. It appears that south west roofing is still a area of concern for leaking, Evaluation by a license roofing contractor is recommended.



10. Plumbing Vents: PVC - For some reason it appears that vent pipes have been crashed, A licensed roofer & plumber is recommended.





Summary (Continued)

11. Downspouts: Metal - Downspout ground reducer located various places are damaged to the point that replacement is necessary. Evaluation by maintenance or contractor is recommended.



12. Roof Gutter to French Drain System: Metal to Plastic Coupling - Maintenance required - where metal downspouts meets plastic coupling "French Drain System" connection has started to or have already deteriorate to the point that replacement is needed.

Electrical

13. Service: Outside Main Transformer Underground
14. Main Disconnects: Face lever
15. Sub Panels: Main floors and second floor - Evaluation by a licensed electrician is recommended



16. Distribution Wiring: Copper - Evaluation by a licensed electrician is recommended
17. Switches and Receptacles: 120 volt receptacle, Single pole switches - Evaluation by a licensed electrician is recommended
18. Branch Circuit Wiring: Copper - Evaluation by a licensed electrician is recommended
19. Branch Circuit Conductors: Copper - Evaluation by a licensed electrician is recommended
20. GFCI: Not working as intended - Evaluation by a licensed electrician is recommended

HVAC System

21. HVAC Operation: Inoperative at time of inspection - Power was disconnected at main service.

Show Floor Interior

22. Walls: Wood panel board - Noted moisture damages to walls caused by exterior walls, roof, pipe leaks, or ac condensation or without climate control. it appears remediation process should be considered. Evaluate by a licensed contractor is recommended.



Show Floor Interior (Continued)

Walls: (continued)



23. Ceiling: Ceiling Tiles - Noted moisture damages to ceiling tiles caused by exterior walls, roof, pipe leaks, or ac condensation or without climate control. it appears remediation process should be considered. Evaluate by a licensed contractor is recommended.





Show Floor Interior (Continued)

Ceiling: (continued)



24. Floors: Pill- N- Stick Tile - Noted moisture damages to floor tiles caused by exterior walls, roof, pipe leaks, or ac condensation or without climate control. it appears remediation process should be considered. Evaluate by a licensed contractor is recommended.





Summary (Continued)

25. Doors: Aluminum & glass - Hard Operation



26. Electrical Outlets: 120 VAC - Evaluation by a licensed electrician is recommended not all power outlets not working.
27. Lighting: Fluorescent - Noted moisture damages to ceiling light fixtures caused by exterior walls, roof, pipe leaks, or ac condensation or without climate control. Evaluate by a licensed contractor is recommended.

Restroom

28. Women's Restroom Ceiling: Drywall & Paint - Evaluation by a licensed contractor is recommended to



29. Women's Restroom Walls: Drywall & Paint
30. Women's Restroom Floor: Ceramic tile - Floor shows evidence of previous water penetration/stains, recommending heavy cleaning may salvable.
31. Women's Restroom Doors: Solid wood
32. Women's Restroom Electrical: 120 VAC outlets and lighting circuits - Light fixture not functional-repair/replace
33. Women's Restroom Sink/Basin & Toilets: Porcelain Coated, Wall Mount



34. Women's Restroom Ceiling: Drywall & Paint - Evaluation by a licensed contractor is recommended to
35. Women's Restroom Walls: Drywall & Paint



Summary (Continued)

36. Women's Restroom Floor: Ceramic tile - Floor shows evidence of previous water penetration/stains, recommending heavy cleaning may salvable.



37. Women's Restroom Doors: Solid wood

38. Women's Restroom Electrical: 120 VAC outlets and lighting circuits - Light fixture not functional-repair/replace



39. Women's Restroom Sink/Basin & Toilets: Porcelain Coated, Wall Mount

40. Men's Restroom Ceiling: Drywall & Paint - Evaluation by a licensed contractor is recommended to



41. Men's Restroom Walls: Drywall & Paint

42. Men's Restroom Floor: Ceramic tile - Floor shows evidence of previous water penetration/stains, recommending heavy cleaning may salvable.

43. Men's Restroom Doors: Solid wood

44. Men's Restroom Electrical: 120 VAC outlets and lighting circuits - Light fixture not functional-repair/replace

45. Men's Restroom Sink/Basin & Toilets: Porcelain Coated, Wall Mount





Summary (Continued)

46. Men's Restroom Ceiling: Drywall & Paint - Evaluation by a licensed contractor is recommended to



47. Men's Restroom Walls: Drywall & Paint
48. Men's Restroom Floor: Ceramic tile - Floor shows evidence of previous water penetration/stains, recommending heavy cleaning may salvable.
49. Men's Restroom Doors: Solid wood
50. Men's Restroom Electrical: 120 VAC outlets and lighting circuits - Light fixture not functional-repair/replace
51. Men's Restroom Sink/Basin & Toilets: Porcelain Coated, Wall Mount



Plumbing

52. Vent Pipes: PVC - Cap Missing/Busted



53. Top of Office Water Heater Water Heater Operation: Inadequate - Water heater did not appear to work at time of inspection

Office's

54. Front Office Office Space Ceiling: Drywall & Paint - Sagging ceiling tiles is caused by exterior walls, roof, pipe leaks, or ac condensation or without climate control. Evaluation by a contractor is recommended

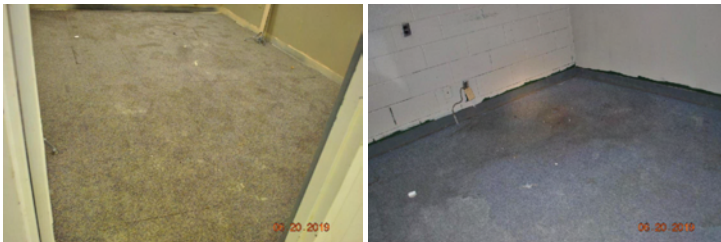


Office's (Continued)

Ceiling: (continued)



55. Front Office Office Space Floor: Vinyl floor covering/peel & stick, Carpet - Floor shows evidence of previous water penetration/stains



56. Front Office Office Space Electrical: 120 VAC outlets and lighting circuits - Emergency light not working as intended



Warehouse/Storage Area 1st Floor

57. Interior Work Area Walls: Concrete Block Exposed - Located on front (loading doc side) and rear, it appears that behind exterior gutter to downspout connection, from inside the interior of warehouse it's clear to see light through opening in flashings or missing trim.
58. Interior Work Area Fire sprinkler system: Wet / PSI 90 - It appear that Fire Safety Sprinkler systems visually inspected. found that system had a pressure of 90 psi at time of inspection, it is believed pressure is below standard. could not verify lasting date of testing on system. system should be evaluated by a license Fire Safety Sprinkler Systems Specialist or governmental entity.

Warehouse/Storage Area 2nd Floor

59. Interior Work Area Walls: Exposed Framing with Plywood Wall Panels - Located on front (loading doc side) and rear, it appears that behind exterior gutter to downspout connection, from inside the interior of warehouse it's clear to see light through opening in flashings or missing trim.



Summary (Continued)

60. Interior Work Area Electrical: 120 VAC outlets and lighting circuits - Light fixture not functional-repair/replace, Evaluation by a licensed electrician is recommended



61. Interior Work Area Wet System Wet / PSI 90 - It appear that Fire Safety Sprinkler systems visually inspected. found that system had a pressure of 90 psi at time of inspection, could not verify lasting date of testing on system. system should be evaluated by a license or governmental entity.