

SAMPLE

Property Condition Assessment Report



111 Main Street, Royersford, PA 19468

February 20, 2007

Prepared for
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February 20, 2007

Preliminary Inspection Report

Property: 111 Main Street, Royersford, PA 19468

1. SUMMARY

This is a typical building in which maintenance has been satisfactory, for the most part. No major structural deficiencies were noted.

The electrical system was generally found to be in good repair. Improvements to loose and abandoned wiring in the second-floor and fourth-floor vacant spaces will be required.

The air-conditioning systems are in satisfactory condition; however, this equipment is nearing the end of its typical life expectancy. Replacing the condenser coils for the smaller air-conditioning units and rebuilding the larger compressors on the rooftop unit may be necessary within the next few years.

The space heating systems were found to be satisfactory condition. The condition of the heating cables for the second-floor slab and the north parking slabs could not be determined, as these components are not operational.

The provision of fresh air to the building appears satisfactory. The roof-mounted exhaust fan for the washrooms does not appear to be operational.

The plumbing system was generally found to be in satisfactory repair. Updating corroded basins in the washrooms will likely be necessary within the next few years.

The roofing system is in serviceable condition. Repairs are required to several flashing details, to arrest active leakage. Owing to the age of the roof, reroofing may be required within the next five years.

The exterior walls, windows and doors were found to be in satisfactory condition, for the most part. Re-caulking around the curved metal panels is required to prevent further leakage into the building. Replacement of cracked glazing units and units with lost seals should be undertaken.

The asphalt paving is in fair condition. Repairs to the paving around the catch basin should be undertaken.

Based on the Phase I Environmental Site Assessment, there is considered to be no significant potential for environmental liability from past and current conditions and activities at the subject property and neighboring lands. A Phase II Environmental Site Assessment is not considered warranted at this time.

The fire protection systems were generally found to be satisfactory. However, improvements are required to:

- Inadequate fire separations between floors and for doors at the mechanical rooms.

- Improper or damaged door hardware.
- The deactivated fire pump for the standpipe system.
- The lack of a signal at the fire panel to indicate the fire pump has been shut-off.
- The open and abandoned sprinkler piping on the fourth floor.

The elevator appears to be in satisfactory condition for the most part; however, owing to the age of this elevator, there is considered to be significant potential for corrosion of the hydraulic cylinder (below grade level). Updating this cylinder may be necessary within the next five years. There is evidence of hydraulic oil being regularly added to the cylinder. We would recommend pressure-testing the cylinder to determine if there is any active leakage here. The installation of infrared multi-beam door protective devices is recommended.

No outstanding building code or fire code violations are on record with the local authorities.