

Visual Inspection Report



300 Park Street
Edwardsville, IL 62025 (Edwardsville)

Prepared for: Edwardsville Township

Prepared by: Town and Country Inspections, Inc.
13 Sugar Lane
Collinsville, IL 62234
Commercial Building Report of Conditions

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.
SH	Safety Hazard	Item needs immediate repair or replacement as it poses a threat to personal or structural safety. It is unable to perform its intended function.

General Information

Property Information

Property Address 300 Park Street
City Edwardsville State IL Zip 62025 (Edwardsville)
Contact Name Jeanne Wojcieszak
Email Address jeanne.wojcieszak@att.net Phone

Client Information

Client Name Edwardsville Township

Inspection Company

Inspector Name Dave Bohnenstiehl (IL. License 450.0001083 exp. 11/30/14)
Company Name Town and Country Inspections, Inc.
Company Address 13 Sugar Lane
City Collinsville State IL Zip 62234
Inspector Email tcinspector@earthlink.net
Phone 618-830-3063 Fax 618-505-3766
File Number 1050714.1083
Amount Received \$625.00

Conditions

Others Present Employees Property Occupied Public Facility - Township Office Building
Estimated Age 30 years Entrance Faces North
Inspection Date 05/13/2014
Start Time 1pm End Time 3:30pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature ~ 75 F.
Weather Partly cloudy, Sunny, Mild Soil Conditions Dry
Space Below Grade Basement
Building Type Commercial Garage None
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection

Lots and Grounds

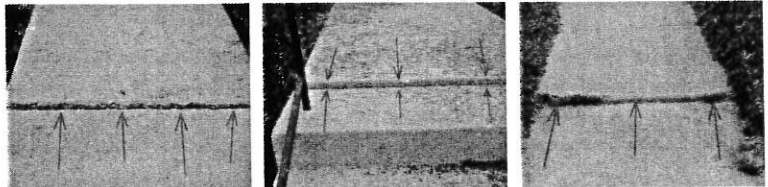
The exterior of the building will often be surrounded by landscaping, yard trees, growth and vegetation and structural components such as decks, gazebos, pergolas, and other decorative and functional components. These decorative and functional components are not within the scope of inspection. Retaining walls, although noted in their presence are not assessed on their installation, adequacy or longevity. Often times trees and shrubs make up the landscape of the yard. Trees and shrubs should be cut back and maintained so as to not become a threat to the safety of humans and home structure. Remember, wind storms, heavy thunderstorms, tornadoes, heavy ice storms or other natural occurrences can threaten the integrity of a tree. Trees near the house should be trimmed back or removed to prevent potential damage to structures, animals or human life.

No attempts are made to assess the adequacy, lifespan, integrity or resistance to environmental stress of any landscape item or exterior structure on the property or adjoining property. It is the responsibility of the client to have a qualified specialist evaluate landscape components where concerned. Evacuation and shedding of water is, in part, a function of the grade, swale (if applicable), landscape, and gutter downspout evacuation of the building. Proper installation of these components can affect not only the look of the yard but the functionality of the components that help to shed water adequately from the foundation and functional areas like the parking lots, driveway, sidewalks and stairwells of the building. Always consider rerouting gutter downspouts away from walkways, stairwells, driveways or patios to prevent water or ice hazards to people walking on these areas.

Decks and balconies are only visually inspected for obvious and outward defects. Decks and balconies are structures that, if not regularly maintained and inspected, can fail in time. The deck or balcony is an exposed wooden structure, in many cases, that is acted upon by weather extremes and normal use. The deck or exposed balcony is not considered to be a lifetime structure and needs proper maintenance. Deck posts that are mounted in soil may or may not have been mounted on concrete piers. These submerged posts are difficult if not impossible to determine their mountings. Always check with the owner or builder on these items to determine how the deck is mounted. Periodic checking of the deck components by a qualified decking contractor, structural engineer is advised. Pay particular attention to mountings, screws, nails and wood supports as these components are more likely to wear out.

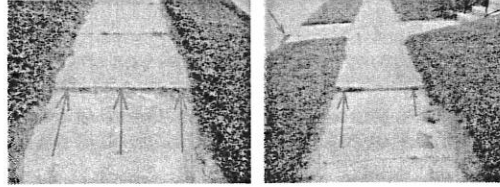
The inspector has only a limited view of the attachments to the building. Wood components, nails, screws and exposed metal joining components may rust and deteriorate over time (a few years in some cases) and should be checked regularly (every 3-5 years) for integrity or replacement. A qualified decking contractor is suggested for these inspections. Deck loading and structural strength can only be evaluated by a licensed structural engineer. Attachments to the building of the deck may appear to be adequate at the time of inspection but if the deck is not adequately maintained, components can fail. Often times the band board (the board used to attach the deck to the house) cannot be evaluated for proper attachment as this board is placed by the builder of the deck or home builder and it's attachment to the house is hidden from full view. The building assessment is a visual aspect only and therefore fixtures, attachments and other hidden components are not part of the assessment. Where further analysis is indicated or requested by the client, a deck specialist or structural engineer should be consulted.

- A NP NI M D SH
1. **Parking Lot Asphalt :** The parking lot is not properly striped with the appropriate handicapped accessible notations for the lot and entryways. It was undetermined at the time of inspection as to the proper water evacuation of the lot as to prevent ponding of water that would contribute to ice blocking hazards.
2. **Walks: Concrete :** Trip hazards are noted at the public walks along Park Street and at the entrance of the building. Uneven concrete pads as well as excessive gaps between pads will potentially cause trip hazards. It is recommended that the offending pads be ground at the displacement points and filled or the pads be removed and re-poured. For the pads that have excessive gaps between them, it is recommended that the gaps be properly filled with mortar or concrete or removed and re-poured.



Lots and Grounds (Continued)

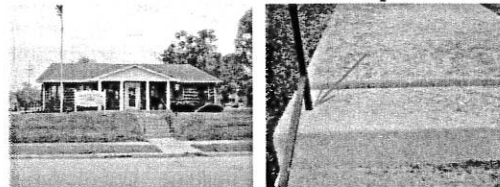
Walks: (continued)



3. **Wheelchair Ramps Concrete :** The wheelchair ramp incline is too steep for the run. Handrails need to be on both sides of the run and must not impede the exiting of others while a wheelchair is on the ramp. The handrail must extend at least 12 inches beyond the incline of the ramp. The present rail does not.



4. **Steps/Stoops: Concrete :** The handrail to the front steps is rusted at the base and should be replaced with a more suitable handrail for public use.



5. **Porch: Concrete :** The front porch does not provide adequate wheelchair accessibility to the front door with a proper landing. A wheelchair needs to be able to rotate and center on the doorway without the possibility of backing over the front step to center on the doorway to enter the building.

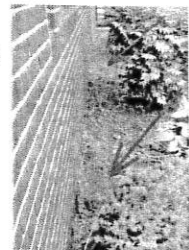


6. **Grading: Moderate slope :** Fill dirt suggested at the front porch, NW side near the bushes and at the West side wall, the full length near the window wells.

7. **Vegetation: Shrubs, Trees :** The shrubs at the front and side of the building are adequately trimmed. However, a large tree at the corner of the property at the Park St. and Crane St. corner needs to be trimmed back as it threatens damage to the communications lined that run through its limbs.



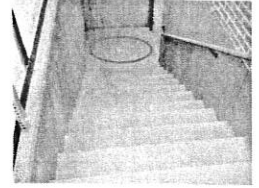
8. **Landscp Affecting Fndtn Mulch :** Mulch mounded near foundation and above the brick line. This presents an avenue for pest entrance and damage. Consider replacing mulch with rock landscaping near or adjoining the brick and foundation.



9. **Window Wells: Covered**
10. **Basement Stairwell: Concrete**

Lots and Grounds (Continued)

11. Basement Stairwell Drain: Surface drain : Evidence of poor drainage. The drain may be too small for the surface area of collection which includes the stairway as evidenced by the moisture damage at the interior walls and threshold of the exterior door to the basement.
12. Exterior Surface Drain:



Exterior Surface and Components

Exterior components such as siding, doors, windows, exposed concrete or blocks, wood, roof trim (near the gutter), fascia (the material that the gutters are mounted to or facing you as you look at the building), soffit (the areas under the overhang of the roof) must be maintained regularly so that the materials do not degrade. Exterior components like windows and window screens must be maintained as well if they are made of wood or metal. On wood or metal windows, regular painting and sealant may be necessary to help extend the life. If the exterior components are allowed to degrade then they can allow moisture entry into interior spaces such as walls and basements. The areas that are out of the visual aspect of the inspector such as materials that are covered by siding, paint, fascias, soffits and trims are not part of the inspection.

Areas located behind the siding or exterior covering are not inspectable and are not part of the inspections.

It is important to do a regular visual check of the exterior surfaces of the building to make sure that there are no locations for moisture entry. Adding sealant and ensuring that flashings are in tact is important to regular maintenance of the building. If deteriorated exterior conditions are allowed to exist for too long, the interior spaces can be affected.

A NPNI M D SH

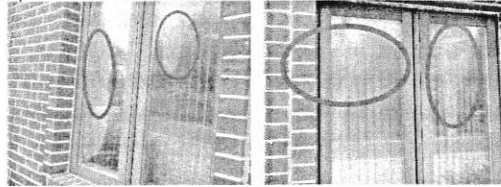
Main Exterior Surface

1. Type: Brick
2. Trim: Aluminum
3. Fascia: Aluminum
4. Soffits: Aluminum
5. Entry Doors: Metal+Glass : The main entry door at the front of the building is not ADA compliant in that the door requires excessive force to open for a wheelchair-bound visitor. The door does not have an automatic opener/closer for wheelchair access yet there is a wheelchair ramp to the door. Additionally, the front porch directly in front of the door requires that the wheelchair occupant back up toward the front step of the porch potentially backing over the step to square up the chair before entry.
6. Exterior Doors: Metal : The metal exterior door of the basement
7. Windows: Wood Casement : Leaking insulated glass with fogging and/or moisture between glass panes. This occurs on most of the windows. This impairs effective light entrance into the building as well as the thermal properties of the window. Repairs require pane replacements.



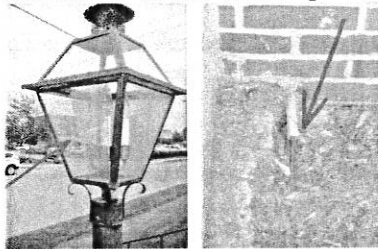
Exterior Surface and Components (Continued)

Windows: (continued)



- 8. Window Screens:
- 9. Basement Windows: Steel casement
- 10. Exterior Lighting: Pole light : The glass in the pole light is not secured in the frame and could easily blow out in winds or fall out if the pole is jarred.

Additionally, the electrical service wire to the light is exposed at the base of the bricks at the front of the building near the front porch. The wire must be secured in conduit with wire protection at the service point.



- 11. Exterior Elec Svc: Underground
- 12. Exterior Electric Outlets
- 13. Hose Bibs: Rotary
- 14. Gas Meter: Exterior surface mount at side of building
- 15. Main Gas Valve: Located at gas meter

Air Conditioning

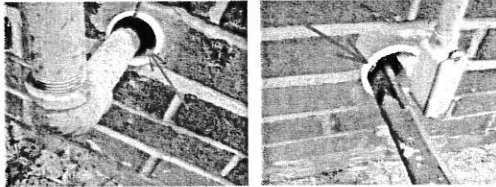
Air Conditioning (A/C) installed system components are only visually inspected. This system inspection, like the rest of the building inspection, is not a technically exhaustive investigation. It aims to target visually deteriorating or malfunctioning systems. The functional status is reported on in this report at the time of inspection, weather permitting. A/C systems are not tested when outdoor temperatures are below 65 degrees Fahrenheit.

This report does not contain data or analysis information regarding proper sizing of the system, capacity, load calculations, air flow or fitness of other system related components such as duct work, compressors, exterior coils, blowers, interior A-coils, exhaust or intake piping and/or wiring. Installed system components enclosed in floors, wall, crawl spaces, attics, plenums, chases, concrete, gravel or earthen floors or walls are not visually inspectable nor are interior ductwork and therefore are not within the scope of inspection. Air conditioner sizing or fitness of installation are not within the scope of this report. Seek a qualified HVAC contractor on issues of sizing, capacity, appropriateness of installation of external and internal components before going to closing on the building. Items reported on refer to manufacturers labeling, obvious visual defects and the operational status at the time of inspection.

- A NP NI M D SH
- Main AC System/Heat Pump _____
- 1. A/C System Operation: Functional at the time of inspection
 - 2. Condensate Removal: Interior drain
 - 3. Exterior Unit: Pad mounted

Air Conditioning (Continued)

4. Service Entry Thru-wall Conduit : The service entry points should be sealed with putty to prevent unnecessary exterior air entry to the basement. This aids in increasing heating and cooling efficiency.

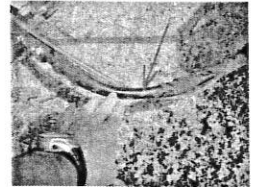


5. Nameplate Readable
 6. Max Brkr/Fuse 50 amps Min Ckt Amps 32 amps
 7. Manufacturer: Trane
 8. Model Number: TTR048C100A2 Serial Number: J23273917



9. Area Served: Whole building Approximate Age: 20 years
 10. Fuel Type: 220-240 VAC Temperature Differential: not tested
 11. Type: Central A/C Capacity: 4.8 Ton

12. Visible Coil: Aluminum
 13. Refrigerant Lines: Low pressure and high pressure, insulated : Insulation missing on low pressure line. Suggest repair of insulation to maximize efficiency.



14. Electrical Disconnect: Tumble switch
 15. Level: Yes No
 16. Blower: Direct drive with disposable filter
 17. Filter: Filter present : Always replace disposable filters every other month for good maintenance.
 18. Thermostats: Standard thermostat, non-digital type

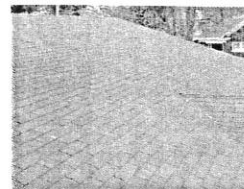
Roof

The roof system of the building is exposed to extreme heat, cold, moisture, hail, snow and wind. The life of a roof varies based upon shingle type and quality, installation methods, weather exposure, ventilation and the roof's understructure. The roof inspection is limited to a visual inspection and does not attempt to assess loading of the roof deck, installation of shingles, calculate cooling, or provide engineering assessment. Weather, roof hazards, roof pitch and roof materials may prevent inspection on the roof surface. Therefore, a percentage of the roof deck may not be visually inspected and this percentage is not part of the inspection. Roof system inspection only encompasses the roof surface and a best attempt to spot problems. The roof inspection is not exhaustive and provides only visual condition at the time of inspection.

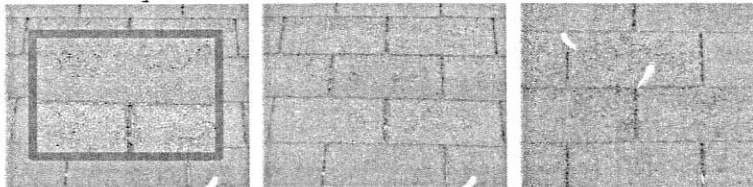
A NP NI M D SH

Main Roof Surface _____

1. Method of Inspection: On roof



2. **Material:** Asphalt-Fiberglas, Standard 3-Tab shingle : Roof shows signs of normal deterioration. However, periodic examination would help to detect serious deterioration. This roof has an estimated 5-7 more years before replacement is necessary.



3. Type: Gable

4. Approximate Age: 10-12 years : Asphalt Fiberglas shingle.

5. **Flashing:** Aluminum, Rubber

6. **Valleys:** Asphalt FiberGlas shingle

7. **Skylights:**

8. **Plumbing Vents:** PVC : Split/Torn flashing boot at the plumbing vent base. These boots often split after 6 or 7 years of exposure and should be replaced or repaired to prevent water leaks in the attic at that point. A qualified roofer is suggested to evaluate and estimate repairs.



9. **Gutters:** Aluminum

10. **Downspouts:** Aluminum : Downspouts clogged with maple tree seeds.

11. **Leader/Extension:** Aluminum : Leaders should always extend away from the building by at least 6 feet.

12. **Vents/Cooling:** Soffit vents

13. **Deck Surface:** Asphalt fiberglas shingle : Overall general surface is good. General deterioration. Some shingles show signs of checking and granular loss.

14. **Roof Layers** 1

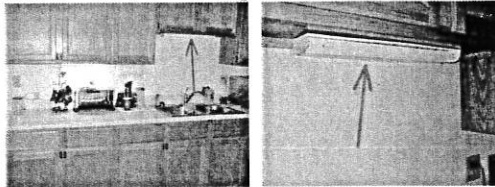
Kitchen

A NP NI M D SH

1st Floor, Break Room Kitchen

1. Air Gap Present? Yes No No air gap.
2. Sink: Stainless Steel
3. Electrical: 110 VAC : Countertop outlets are not protected with Ground Fault Interrupters. Suggest qualified electrician evaluate and estimate installation of GFCI outlets.

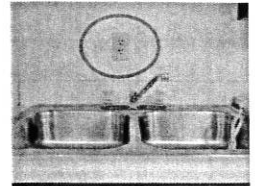
The fluorescent lamp above the sink must have a bulb with a bulb cover to prevent potential electrical shock.



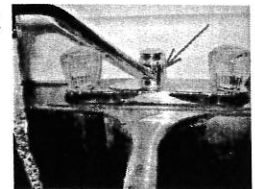
4. Plumbing/Fixtures: Copper, PVC Drains
5. Counter Tops: Formica : The countertop is not handicap accessible.
6. Cabinets: Laminate and wood
7. Ceiling: Paint, drywall
8. Walls: Paint, Drywall
9. Floor: Carpet
10. Doors: Solid Wood
11. HVAC Source: Floor/Ceiling duct register

Basement, Break Room Kitchen

12. Air Gap Present? Yes No No air gap.
13. Refrigerator:
14. Sink: Stainless Steel
15. Electrical: 110 VAC : The countertop outlets are not GFCI protected. Suggest qualified electrician evaluate and estimate installation.



16. Plumbing/Fixtures: Copper, PVC Drains : The faucet is leaking at the base of the spigot and should be replaced. Suggest licensed plumber evaluate and estimate repairs or replacement.



17. Counter Tops: Formica
18. Cabinets: Laminate and wood
19. Ceiling: Suspended Ceiling
20. Walls: Paint, Drywall : Moisture stains noted on the North and West walls in the corners due to basement seepage.
21. Floor: Carpet
22. Doors: Hollow wood
23. HVAC Source: Floor/Ceiling duct register

Bathroom

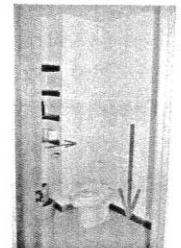
A NP NI M D SH

1st floor Hall, West Bathroom

- 1. Ceiling: Paint, drywall
- 2. Closet
- 3. Walls: Paint, Drywall
- 4. Floor: Tile
- 5. Doors: Solid Wood
- 6. Electrical: 110 VAC, 110 VAC GFCI outlets
- 7. Counter/Cabinet: Laminate and wood : The faucet fixture does not have ADA accessible means for turning on and off the faucet.
The cabinet does not provide for forward entry for wheelchair access.



- 8. Sink/Basin: Molded single bowl
- 9. Sink Plumbing/Traps: Copper and PVC
- 10. Faucets unknown faucet manufacturer
- 11. Toilets: 1 1/2 Gallon Tank : The bathroom wall near the toilet is missing a handrail for wheelchair access.

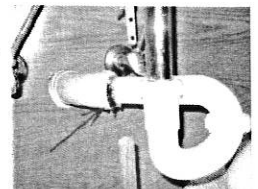


- 12. HVAC Source: Floor/Ceiling duct register
- 13. Ventilation: Electric ventilation fan

1st floor Hall, East Bathroom

- 14. Ceiling: Paint, drywall
- 15. Closet
- 16. Walls: Paint, Drywall
- 17. Floor: Tile
- 18. Doors: Solid Wood
- 19. Electrical: 110 VAC, 110 VAC GFCI outlets
- 20. Counter/Cabinet: Laminate and wood : The faucet fixture does not have ADA accessible means for turning on and off the faucet.
The cabinet does not provide for forward entry for wheelchair access.

- 21. Sink/Basin: Molded single bowl
- 22. Sink Plumbing/Traps: Copper and PVC : Corrosion present at drain plumbing indicating a past or present leak. A licensed plumber is suggested to evaluate and estimate repair.



- 23. Faucets unknown faucet manufacturer : The faucet fixture does not have ADA accessible means for turning on and off the faucet.

Bathroom (Continued)

24. Toilets: 1 1/2 Gallon Tank : The bathroom wall near the toilet is missing a handrail for wheelchair access.



25. HVAC Source: Floor/Ceiling duct register
 26. Ventilation: Electric ventilation fan

Basement Bathroom

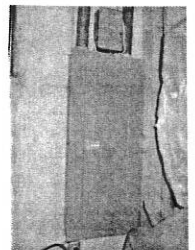
27. Ceiling: Paint, drywall
 28. Closet
 29. Walls: Paint, Drywall
 30. Floor: Vinyl floor covering
 31. Doors: Solid Wood
 32. Electrical: 110 VAC, 110 VAC GFCI outlets
 33. Counter/Cabinet: Laminate and wood
 34. Sink/Basin: Molded single bowl
 35. Sink Plumbing/Traps: Copper and PVC
 36. Faucets unknown faucet manufacturer
 37. Toilets: 1 1/2 Gallon Tank
 38. HVAC Source: Floor/Ceiling duct register
 39. Ventilation: Electric ventilation fan

Electrical

The electrical system is complex and often times the wires and circuits designed into the building are hidden from view. There are instances where the installation of wiring is done in a non-standard way and may not have been installed by a professional fluent in local electrical codes and industry standard techniques. The visual inspection does not attempt to calculate loads, size branch circuits, determine system integrity or troubleshoot any problem. The inspection is not technically exhaustive. Wires enclosed in conduits, walls, ceilings, covered in insulation, in attics, in concrete, buried, hidden from immediate view, in junction boxes or in overhead raceways or trackways are not part of the inspection. The visual inspection is an attempt to see outward, blatant safety hazards or concerns and in those instances, where the condition has been seen, the inspector will suggest that a qualified electrical contractor or electrician evaluate the system further. Wiring that is provided by the utility company is not part of the inspection and must be attended to by the local electrical utility provider.

A NP NI M D SH

1. Service Size Amps: 200 Volts: 110-240 VAC
 2. Service: Copper



3. 120 VAC Branch Circuits: Copper
 4. 240 VAC Branch Circuits: Copper
 5. Branch Wiring: Copper
 6. Conductor Type: Romex
 7. Ground: Rod in ground only

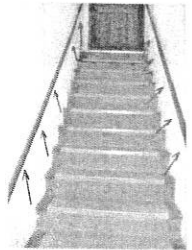
Electrical (Continued)

Basement main Electric Panel

- 8. Manufacturer: Challenger
- 9. Maximum Capacity: 200 Amps
- 10. Main Breaker Size: 200 Amps
- 11. Breaker Loc. Label No discernable labeling.
- 12. Breakers: Copper and Aluminum
- 13. Air Cond. Brkr Copper
- 14. Fuses:
- 15. AFCI:
- 16. GFCI:
- 17. Is the panel bonded? Yes No Panel appears to be bonded.

Structure

- | | A | N | P | N | I | M | D | S | H | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structure Type: Brick, Wood frame |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: Poured Concrete |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Differential Movement: |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Beams: Steel I-Beam |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Joists/Trusses: 2x12, Solid wood |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Piers/Posts: Steel posts |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor/Slab: Poured slab : Over 95% of the floor is covered by carpet/flooring materials. |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stairs/Handrails: Wood stairs with wood handrails : It is recommended that the number of handrail supports be increased on these handrails to provide adequate support to those with heavy items in their hands. A recommended number of supports is a support for every 24 inches of rail. |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Subfloor: Plywood |



Basement

Basement walls are constructed using materials such as poured concrete, concrete blocks, field stones, bricks or combinations of the aforementioned. Basements constructed in areas of high water table or where water shedding is poor can leak even when constructed properly due to cracks or fissures in the materials and due to hydrostatic (ground water) pressures. The inspector will make a "best attempt" to find a leaky basement if there are obvious and outward signs of present or past leaks like damaged materials but beyond this it is not possible to predict a leaking situation. Seasonal changes, heavy rains, freeze/thaw conditions, and grading of dirt around the home and yard affect how water is directed to the foundation. Often times, simple things like malfunctioning gutters, gutters not evacuating water adequately because of design or marginally installed gutters can affect the basement.

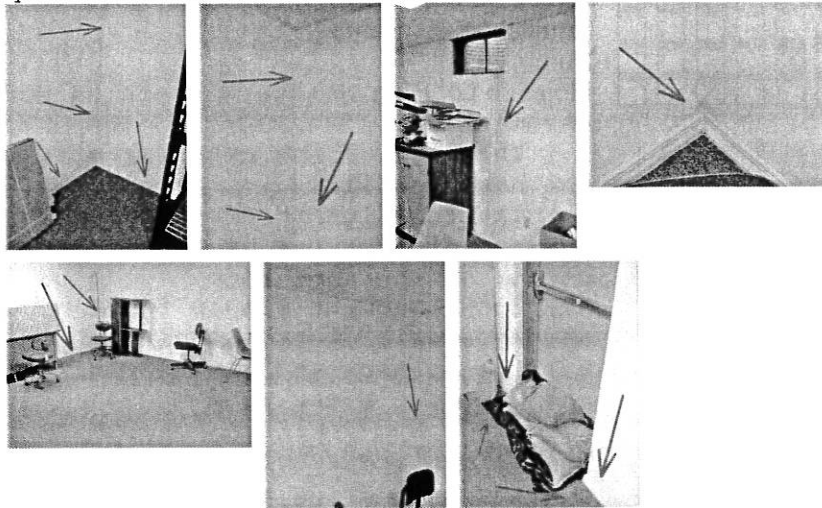
When basement walls are covered by framed walls as in a finished basement, cracks and fissures can occur behind these walls on occasion and are not visually detectable by the inspector. These covered walls are not part of the inspection as they are out of the visual aspect of the inspector. Or, walls can be blocked from view by shelving, personal items or equipment in either finished or unfinished situations. It is not possible in these cases to see leaking conditions until after the occupant has moved the objects or has moved out completely. These areas are not part of the inspection. Where obvious water intrusion activity is present, consider a further evaluation by a foundation specialist or contractor. In situations where foundations problems or water problems may occur in time, it is best to consult a qualified specialist in foundations to evaluate and remedy the situation.

Basement (Continued)

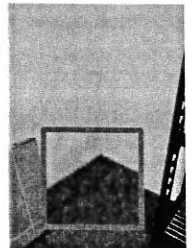
A NP NI M D SH

Main Basement

- 1. Unable to Inspect: 40% : Covered walls, Storage shelves, File cabinets and suspended ceiling components block clear view of walls, floor coverings and ceilings.
- 2. Ceiling: Suspended Ceiling : Stains noted as a result of ductwork directly above the tiles and because of plumbing leaks.
- 3. Walls: Paint, Drywall : Moisture damage noted on north, west and east walls. Fungal growth noted on wall surfaces at the floor to wall junctions. Moisture stains noted below the basement window frames of 2 of the finished area windows. The stains appear to be the result of an ongoing leak from the base of the window wells and from seepage possibly due to sub-slab water encroachment or from foundation leaks behind finished walls. Total fungal growth encompasses more than 10 square feet for all locations combined. The leaks need to be repaired and finished wall areas remediated properly by a qualified mold remediator.



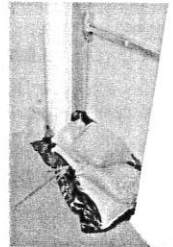
- 4. Floor: Carpet : Moisture stains noted on the carpet in the areas where water has entered. This may be an indication of an ongoing water encroachment issue. As these events continue to occur, the possibility of mold growth increases. Increasing mold growth on interior space of the building degrades the indoor air quality.



- 5. Floor Drain: Surface drain

Basement (Continued)

6. Doors: Hollow wood, Metal door : The basement exit door does not provide clear access in the case of an emergency. Sandbags are placed at the base of the door apparently to prevent water leakage from the stair landing at the exterior of the door.



7. Windows: Steel casement : Window frames are rusted from water encroachment at the window wells.

8. Electrical: 110 VAC, 110 VAC GFCI outlets

9. CO Detector: No CO detectors noted : No Carbon Monoxide detectors were noted to be installed in the building. A carbon monoxide detector is necessary on both floors of the building and preferably located near the smoke detector for ease of maintenance.

10. Smoke Detector: Battery operated

11. HVAC Source: Floor/Ceiling duct register

12. Ventilation: Windows

13. Sump Pump:

14. Moisture Location: Moisture staining noted : Stains in the basement at:

- 1.) The base of the exterior exit door of the basement and the nearby walls.
- 2.) The full length of the corner of the main, finished storage area at the NW corner as well as the mid-North wall corner of the same room.
- 3.) Both basement window frame bottom corners extending down the West wall at those points.
- 4.) The corners and corresponding trim areas at the floor of the basement break room.

The carpet areas below those stains are also correspondingly stained indicating that the moisture was fairly substantial in volume. See the above line, "Walls" in this section for picture details.

15. Basement Stairs/Railings: Wood stairs with wood handrails : Handrail supports should be mount more closely together along the rail extent.

16. Emergency lighting present? Yes No Not Applicable

Heating System

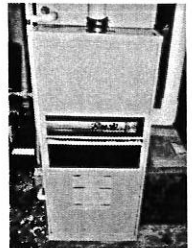
Heating installed system components are only visually inspected. At the time of inspection, the functional status is reported on and any comments regarding apparent outward, visible conditions are stated. This report does not contain data or analysis information regarding proper sizing of the system, capacity, load calculations, air flow or fitness of other system related components such as thermostats, humidistats, humidifiers, electronic filters, ozonators, duct work, ductwork interiors, heat exchangers, exhaust or intake piping, pumps, tanks, boilers or wiring. Installed system components enclosed in floors, wall cavities, crawl spaces, plenums, attics, chases, concrete, gravel or earthen floors or walls are not visually inspectable without dismantling of shrouds, cabinets or sheet metal work and therefore are not within the scope of inspection. Items reported on refer to manufacturer's labeling and the operational status at the time of inspection. It is advised that the heating system be periodically maintained by a Heating and Air Conditioning professional.

Heating systems that are of boiler type, gas fired or oil based should be checked on a yearly basis for proper operation. All combustible types of furnaces have the possibility for carbon monoxide intrusion into the living space and should always be checked by a qualified heating specialist periodically. Due to the constant engineering changes and recalls on many heating systems, new and old, a heating specialist who is fluent and up to date with the recalls should be consulted periodically.

A NPNI M D SH

Basement Heating System

1. Heating System Operation: Functional at the time of inspection : The furnace is at the end of it's design life and as such the unit should be checked annually to ensure that it operates at maximum efficiency.

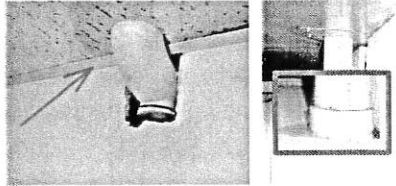


2. Manufacturer: Bryant/Carrier
 3. Model Number: 398AAW048100D Serial Number: 5287A05773
 4. Type: Central Forced Air Capacity: 110,000 BTUHR
 5. Area Served: Whole building Approximate Age: 27 years
 6. Fuel Type: Natural gas
 7. Heat Exchanger: 5 Burner
 8. Aux. Heat
 9. Unable to View 90%
 10. Blower Fan: Direct drive
 11. Distribution: Metal duct
 12. Filter: Standard disposable
 13. Circulator:
 14. Flue Pipe: PVC
 15. Controls: Service switch
 16. Devices:
 17. Humidifier:
 18. Thermostats: Standard thermostat, non-digital type
 19. Htg/AC Age Diff 7 years
 20.
 21. Suspected Asbestos: No : No asbestos noted.

Plumbing

Plumbing system components are installed in walls, floors, concrete, underground and in the attics. These items are not often visible and are not within the scope of the inspection. Functional status of plumbing for individual areas such as bathroom, kitchen, and laundry room are reported on. No attempts to assess engineering, sizing, code compliance, or installation adequacy are made. The inspector makes attempts to identify obvious or active leaks in the process of inspection at that time. However, some leaks do not occur until the system is utilized to maximum capacity, when weather change occurs or some combination of stress condition occurs. A qualified, licensed plumber should be consulted in issues related to plumbing system failure and/or repair.

- | | A | NP | NI | M | D | SH | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Line: Copper |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Main Water Shutoff: Basement |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Pressure: Water pressure appears normal |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Lines: Copper |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drain Pipes: PVC : A leak was noted in a drain pipe and its cleanout in the basement at the ceiling in the hallway. The leak appears to be at the pipe joint above the suspended ceiling. |



- | | | | | | | | |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Caps: Accessible |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vent Pipes: PVC |
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sanitary/Grinder Pump |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gas Service Lines: Steel (galvanized or black pipe) |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gas Shutoff Main gas shutoff exists at the meter and at individual service units. |

Basement Water Heater

- | | | | | | | | |
|-----|---|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Heater Operation: Functional at time of inspection |
| 12. | Manufacturer: Reliance | | | | | | |
| 13. | Model Number: 630NORT Serial Number: D02406015 | | | | | | |
| 14. | Type: Natural gas Capacity: 30 Gal. | | | | | | |
| 15. | Approximate Age: 12 years Area Served: Whole building | | | | | | |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Flue Pipe: Single wall Metal |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Pipe Connections: Copper |
| 18. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Expansion tank: |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | TPRV and Drain Tube: Copper |

Plumbing (Continued)

20. Lead Piping:
 21. Water Softener: Although a water softener may be present, there is no way to test the unit for proper operation. It is suggested that a specialist evaluate these units in all cases before closing and determine if there is a lease or service agreement that is transferable to the new owner.

Hallway

- 1st floor Hallway Room Structure
1. Ceilings: Paint, drywall
 2. Walls: Paint, textured, drywall
 3. Floors: Tile
 4. Doors: Solid Wood
 5. Electrical: 110v Outlets and lighting switches
 6. Smoke Detector: Appears to be battery operated
 7. CO Detector: No CO detectors noted : No Carbon Monoxide detectors were noted to be installed in the building. A carbon monoxide detector is necessary on both floors of the building and preferably located near the smoke detector for ease of maintenance.

Living Space

- A NPNI M D SH
- 1st floor, East Open Work Area Office Space
1. Closet: Regular, small, hinged doors
 2. Ceiling: Paint, drywall
 3. Walls: Paint, Drywall
 4. Floor: Tile
 5. Doors: Solid Wood
 6. Windows: Wood Casement : Leaking insulated glass
 7. Electrical: 110 VAC
 8. HVAC Source: Floor/Ceiling duct register
 9. Emergency lighting present? Yes No Not Applicable
- 1st floor, West Open Work Area Office Space
10. Closet: Regular, small, hinged doors
 11. Ceiling: Paint, drywall
 12. Walls: Paint, Drywall
 13. Floor: Tile
 14. Doors: Solid Wood
 15. Windows: Wood Casement : Leaking insulated glass
 16. Electrical: 110 VAC
 17. HVAC Source: Floor/Ceiling duct register
 18. Emergency lighting present? Yes No Not Applicable
- 1st floor, Southeast Office Office Space
19. Ceiling: Paint, drywall
 20. Walls: Paint, Drywall
 21. Floor: Carpet
 22. Doors: Solid Wood

Living Space (Continued)

- 23. Windows: Wood Casement : Leaking insulated glass
- 24. Electrical: 110 VAC
- 25. HVAC Source: Floor/Ceiling duct register

1st floor, Southwest Office Office Space

- 26. Ceiling: Paint, drywall
- 27. Walls: Paint, Drywall
- 28. Floor: Carpet
- 29. Doors: Solid Wood
- 30. Windows: Wood Casement : Leaking insulated glass
- 31. Electrical: 110 VAC
- 32. HVAC Source: Floor/Ceiling duct register

1st Floor, Entry Corridor Office Space

- 33. Service Counter Countertop : The service counters on both sides of the entry corridor do not provide for wheelchair accessibility. The counter does not need to be at wheelchair height for the complete extent of the counter but needs to have a section on both sides for that access. A correctly designed ADA cutaway section would suffice.
- 34. Ceiling: Paint, drywall
- 35. Walls: Paint, Drywall
- 36. Floor: Tile
- 37. Doors: Solid Wood, Metal + glassdoor : The metal and glass entry door does not provide adequate wheelchair access and the glass extends too far down the door face whereby the footrests on a wheelchair may break it. A proper ADA access door should be installed to safely allow through door entry and exit.
- 38. Electrical: 110 VAC
- 39. HVAC Source: Floor/Ceiling duct register
- 40. Emergency lighting present? Yes No Not Applicable

ClientReceipt

Original Receipt

Company Name Town and Country Inspections, Inc.
 Company Address 13 Sugar Lane
 City Collinsville State IL Zip 62234

Client Name Edwardsville Township
 Client Address
 Client City State Zip

- 1. Property Inspected 300 Park Street Edwardsville, IL 62025 (Edwardsville) 05/13/2014
 Home Inspection Radon Test Mold Inspection Mold Testing Commercial Inspection
- 2. Amount Received: \$625.00 Method of Payment: Check Terms: 30 days PAID:
 YES NO

ClientReceipt (Continued)

3. *Thank you for choosing Town and Country Inspections for your inspection and testing services.*

Not Inspected Summary

These items were not inspected due to: personal safety hazard to the inspector, inability to readily access the area for viewing, inaccessibility due to system design, weather obstructions such as snow or rain, or personal occupant item storage or placement. This may require that you discuss the items with your inspector to understand why the component was not inspected or to get further evaluation by the appropriate specialist.

Structure

1. Floor/Slab: Poured slab : Over 95% of the floor is covered by carpet/flooring materials.

Basement

2. Main Basement Unable to Inspect: 40% : Covered walls, Storage shelves, File cabinets and suspended ceiling components block clear view of walls, floor coverings and ceilings.

Heating System

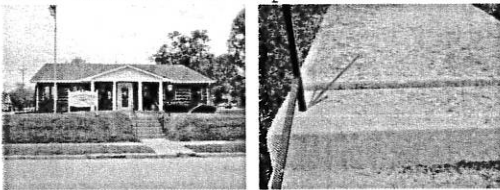
3. Basement Heating System Heat Exchanger: 5 Burner

Marginal Summary

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

Lots and Grounds

1. **Parking Lot Asphalt :** The parking lot is not properly striped with the appropriate handicapped accessible notations for the lot and entryways. It was undetermined at the time of inspection as to the proper water evacuation of the lot as to prevent ponding of water that would contribute to ice blocking hazards.
2. **Steps/Stoops: Concrete :** The handrail to the front steps is rusted at the base and should be replaced with a more suitable handrail for public use.

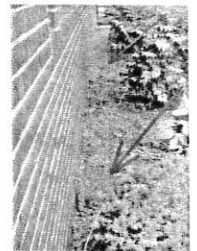


3. **Grading: Moderate slope :** Fill dirt suggested at the front porch, NW side near the bushes and at the West side wall, the full length near the window wells.

4. **Vegetation: Shrubs, Trees :** The shrubs at the front and side of the building are adequately trimmed. However, a large tree at the corner of the property at the Park St. and Crane St. corner needs to be trimmed back as it threatens damage to the communications lined that run through its limbs.

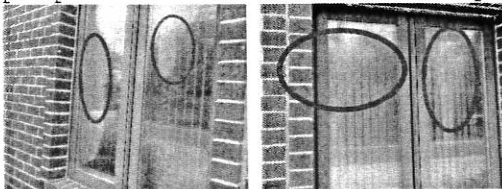


5. **Landscp Affecting Fndtn Mulch :** Mulch mounded near foundation and above the brick line. This presents an avenue for pest entrance and damage. Consider replacing mulch with rock landscaping near or adjoining the brick and foundation.



Exterior Surface and Components

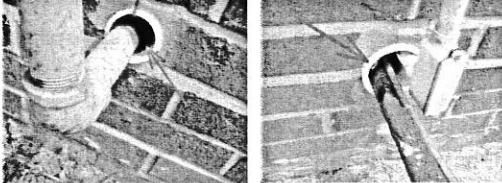
6. **Exterior Doors: Metal :** The metal exterior door of the basement
7. **Windows: Wood Casement :** Leaking insulated glass with fogging and/or moisture between glass panes. This occurs on most of the windows. This impairs effective light entrance into the building as well as the thermal properties of the window. Repairs require pane replacements.



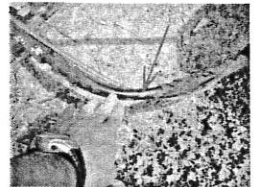
Marginal Summary (Continued)

Air Conditioning

8. Main AC System/Heat Pump Service Entry Thru-wall Conduit : The service entry points should be sealed with putty to prevent unnecessary exterior air entry to the basement. This aids in increasing heating and cooling efficiency.



9. Main AC System/Heat Pump Refrigerant Lines: Low pressure and high pressure, insulated : Insulation missing on low pressure line. Suggest repair of insulation to maximize efficiency.



Roof

10. Plumbing Vents: PVC : Split/Torn flashing boot at the plumbing vent base. These boots often split after 6 or 7 years of exposure and should be replaced or repaired to prevent water leaks in the attic at that point. A qualified roofer is suggested to evaluate and estimate repairs.



11. Downspouts: Aluminum : Downspouts clogged with maple tree seeds.
12. Leader/Extension: Aluminum : Leaders should always extend away from the building by at least 6 feet.

Kitchen

13. 1st Floor, Break Room Kitchen Counter Tops: Formica : The countertop is not handicap accessible.
14. Basement, Break Room Kitchen Walls: Paint, Drywall : Moisture stains noted on the North and West walls in the corners due to basement seepage.

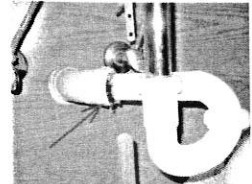
Bathroom

15. 1st floor Hall, West Bathroom Counter/Cabinet: Laminate and wood : The faucet fixture does not have ADA accessible means for turning on and off the faucet. The cabinet does not provide for forward entry for wheelchair access.



16. 1st floor Hall, East Bathroom Counter/Cabinet: Laminate and wood : The faucet fixture does not have ADA accessible means for turning on and off the faucet. The cabinet does not provide for forward entry for wheelchair access.

17. 1st floor Hall, East Bathroom Sink Plumbing/Traps: Copper and PVC : Corrosion present at drain plumbing indicating a past or present leak. A licensed plumber is suggested to evaluate and estimate repair.



Marginal Summary (Continued)

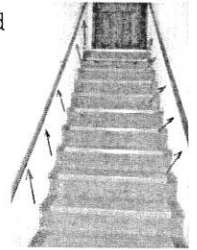
18. 1st floor Hall, East Bathroom Faucets unknown faucet manufacturer : The faucet fixture does not have ADA accessible means for turning on and off the faucet.

Electrical

19. Basement main Electric Panel Breaker Loc. Label No discernable labeling.

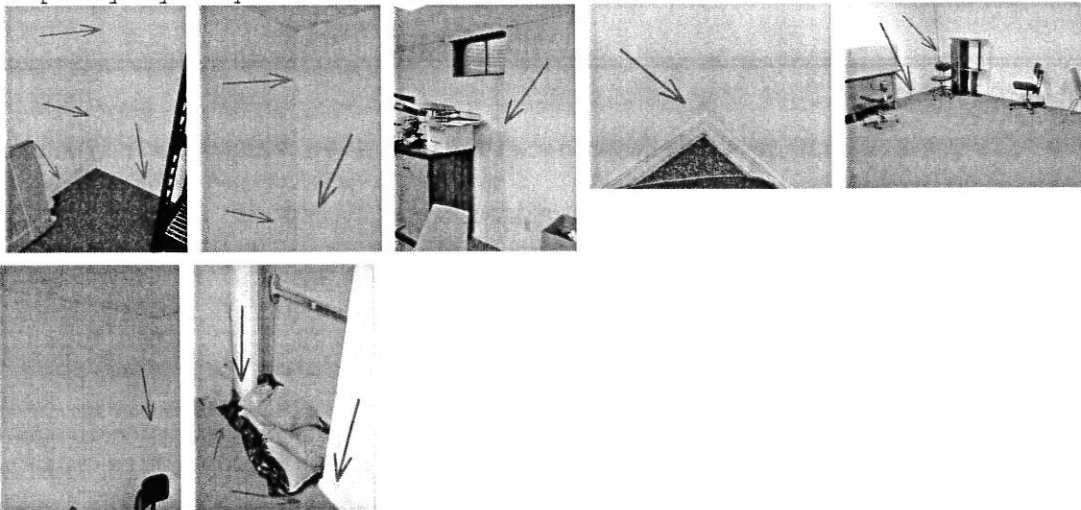
Structure

20. Stairs/Handrails: Wood stairs with wood handrails : It is recommended that the number of handrail supports be increased on these handrails to provide adequate support to those with heavy items in their hands. A recommended number of supports is a support for every 24 inches of rail.

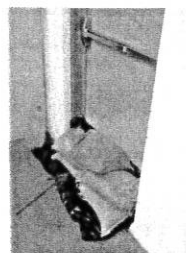


Basement

21. Main Basement Ceiling: Suspended Ceiling : Stains noted as a result of ductwork directly above the tiles and because of plumbing leaks.
22. Main Basement Walls: Paint, Drywall : Moisture damage noted on north, west and east walls. Fungal growth noted on wall surfaces at the floor to wall junctions. Moisture stains noted below the basement window frames of 2 of the finished area windows. The stains appear to be the result of an ongoing leak from the base of the window wells and from seepage possibly due to sub-slab water encroachment or from foundation leaks behind finished walls. Total fungal growth encompasses more than 10 square feet for all locations combined. The leaks need to be repaired and finished wall areas remediated properly by a qualified mold remediator.



23. Main Basement Doors: Hollow wood, Metal door : The basement exit door does not provide clear access in the case of an emergency. Sandbags are placed at the base of the door apparently to prevent water leakage from the stair landing at the exterior of the door.



Marginal Summary (Continued)

24. Main Basement Windows: Steel casement : Window frames are rusted from water encroachment at the window wells.
25. Main Basement Moisture Location: Moisture staining noted : Stains in the basement at:
- 1.) The base of the exterior exit door of the basement and the nearby walls.
 - 2.) The full length of the corner of the main, finished storage area at the NW corner as well as the mid-North wall corner of the same room.
 - 3.) Both basement window frame bottom corners extending down the West wall at those points.
 - 4.) The corners and corresponding trim areas at the floor of the basement break room.

The carpet areas below those stains are also correspondingly stained indicating that the moisture was fairly substantial in volume. See the above line, "Walls" in this section for picture details.

26. Main Basement Basement Stairs/Railings: Wood stairs with wood handrails : Handrail supports should be mount more closely together along the rail extent.

Heating System

27. Basement Heating System Heating System Operation: Functional at the time of inspection : The furnace is at the end of it's design life and as such the unit should be checked annually to ensure that it operates at maximum efficiency.



Living Space

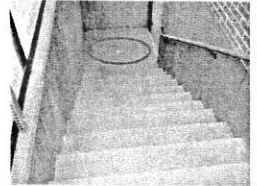
28. 1st floor, East Open Work Area Office Space Windows: Wood Casement : Leaking insulated glass
29. 1st floor, West Open Work Area Office Space Windows: Wood Casement : Leaking insulated glass
30. 1st floor, Southeast Office Office Space Windows: Wood Casement : Leaking insulated glass
31. 1st floor, Southwest Office Office Space Windows: Wood Casement : Leaking insulated glass
32. 1st Floor, Entry Corridor Office Space Service Counter Countertop : The service counters on both sides of the entry corridor do not provide for wheelchair accessibility. The counter does not need to be at wheelchair height for the complete extent of the counter but needs to have a section on both sides for that access. A correctly designed ADA cutaway section would suffice.

Defective Summary

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

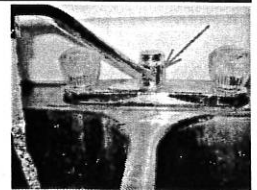
Lots and Grounds

1. **Basement Stairwell Drain:** Surface drain : Evidence of poor drainage. The drain may be too small for the surface area of collection which includes the stairway as evidenced by the moisture damage at the interior walls and threshold of the exterior door to the basement.



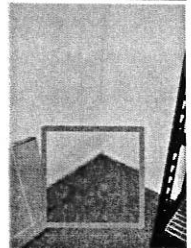
Kitchen

2. **Basement, Break Room Kitchen Plumbing/Fixtures:** Copper, PVC Drains : The faucet is leaking at the base of the spigot and should be replaced. Suggest licensed plumber evaluate and estimate repairs or replacement.



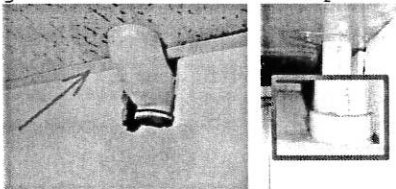
Basement

3. **Main Basement Floor: Carpet :** Moisture stains noted on the carpet in the areas where water has entered. This may be an indication of an ongoing water encroachment issue. As these events continue to occur, the possibility of mold growth increases. Increasing mold growth on interior space of the building degrades the indoor air quality.



Plumbing

4. **Drain Pipes: PVC :** A leak was noted in a drain pipe and its cleanout in the basement at the ceiling in the hallway. The leak appears to be at the pipe joint above the suspended ceiling.

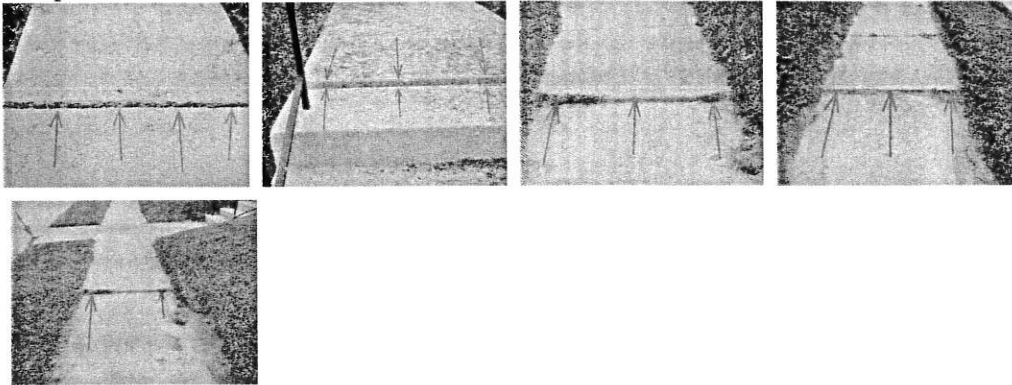


Safety Hazard Summary

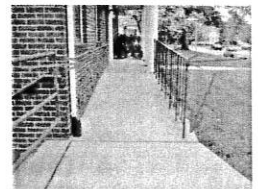
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Walks: Concrete :** Trip hazards are noted at the public walks along Park Street and at the entrance of the building. Uneven concrete pads as well as excessive gaps between pads will potentially cause trip hazards. It is recommended that the offending pads be ground at the displacement points and filled or the pads be removed and re-poured. For the pads that have excessive gaps between them, it is recommended that the gaps be properly filled with mortar or concrete or removed and re-poured.



2. **Wheelchair Ramps Concrete :** The wheelchair ramp incline is too steep for the run. Handrails need to be on both sides of the run and must not impede the exiting of others while a wheelchair is on the ramp. The handrail must extend at least 12 inches beyond the incline of the ramp. The present rail does not.
3. **Porch: Concrete :** The front porch does not provide adequate wheelchair accessibility to the front door with a proper landing. A wheelchair needs to be able to rotate and center on the doorway without the possibility of backing over the front step to center on the doorway to enter the building.



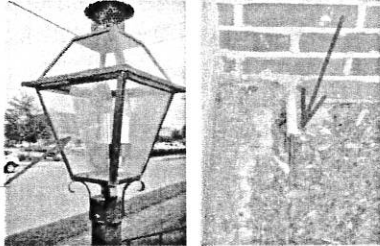
Exterior Surface and Components

4. **Entry Doors: Metal+Glass :** The main entry door at the front of the building is not ADA compliant in that the door requires excessive force to open for a wheelchair-bound visitor. The door does not have an automatic opener/closer for wheelchair access yet there is a wheelchair ramp to the door. Additionally, the front porch directly in front of the door requires that the wheelchair occupant back up toward the front step of the porch potentially backing over the step to square up the chair before entry.
5. **Exterior Lighting: Pole light :** The glass in the pole light is not secured in the frame and could easily blow out in winds or fall out if the pole is jarred.



Safety Hazard Summary (Continued)

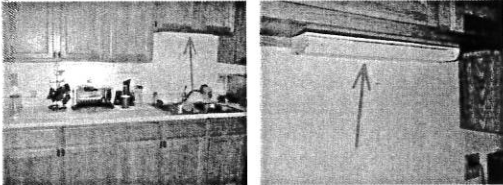
Additionally, the electrical service wire to the light is exposed at the base of the bricks at the front of the building near the front porch. The wire must be secured in conduit with wire protection at the service point.



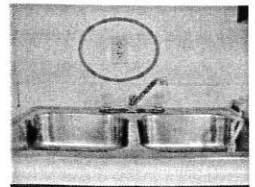
Kitchen

6. 1st Floor, Break Room Kitchen Electrical: 110 VAC : Countertop outlets are not protected with Ground Fault Interrupters. Suggest qualified electrician evaluate and estimate installation of GFCI outlets.

The fluorescent lamp above the sink must have a bulb with a bulb cover to prevent potential electrical shock.

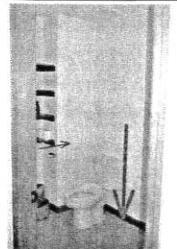


7. Basement, Break Room Kitchen Electrical: 110 VAC : The countertop outlets are not GFCI protected. Suggest qualified electrician evaluate and estimate installation.



Bathroom

8. 1st floor Hall, West Bathroom Toilets: 1 1/2 Gallon Tank : The bathroom wall near the toilet is missing a handrail for wheelchair access.



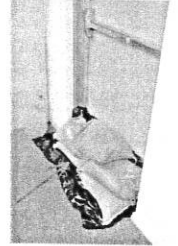
9. 1st floor Hall, East Bathroom Toilets: 1 1/2 Gallon Tank : The bathroom wall near the toilet is missing a handrail for wheelchair access.



Safety Hazard Summary (Continued)

Basement

10. Main Basement Doors: Hollow wood, Metal door : The basement exit door does not provide clear access in the case of an emergency. Sandbags are placed at the base of the door apparently to prevent water leakage from the stair landing at the exterior of the door.



11. Main Basement CO Detector: No CO detectors noted : No Carbon Monoxide detectors were noted to be installed in the building. A carbon monoxide detector is necessary on both floors of the building and preferably located near the smoke detector for ease of maintenance.

Hallway

12. CO Detector: No CO detectors noted : No Carbon Monoxide detectors were noted to be installed in the building. A carbon monoxide detector is necessary on both floors of the building and preferably located near the smoke detector for ease of maintenance.

Living Space

13. 1st Floor, Entry Corridor Office Space Doors: Solid Wood, Metal + glassdoor : The metal and glass entry door does not provide adequate wheelchair access and the glass extends too far down the door face whereby the footrests on a wheelchair may break it. A proper ADA access door should be installed to safely allow through door entry and exit.