



*Quality Inspections L.L.C. dba*  
***National Property Inspections***

***8330 Corporate Dr.  
Mt Pleasant, WI. 53406  
(262) 636-9909***

**Property Location:**  
123 Main St  
Somewhere, USA 12345

**Prepared For:**  
*Sample Report*





# Property Condition Report

Date Inspected: 11/29/2023

Prepared for: Sample Report

Property Address: 123 Main St  
Somewhere, USA 12345

Prepared by: *Quality Inspection L.L.C. dba*  
**National Property Inspections**  
8330 Corporate Dr  
Mt Pleasant, WI. 53406

<b>Table of Contents</b>	
1.1.1 Property Information .....	3
3.4.1.2 Domestic Hot Water Production .....	3
3.4.2 Heating .....	4
3.4.2.1 Heat Generating Equipment .....	4
6.0 Opinions of Probable Costs to Remedy Physical Deficiencies .....	5
.....	7



### 1.1.1 Property Information

Item	Description
Property Type	Commercial – Auto Shop
Number of Buildings and Stories	1 building, 1 story
Number of Tenant Spaces	1
Occupancy	Occupied
Land Area	0.23 AC
Year Built	1980's
Renovation	Unknown
Square Footage	2300 Sq Ft

### 3.4.1.2 Domestic Hot Water Production

#### Description:

- Hot water is provided to the building by a 40 gallon gas fired water heater located in the boiler room.

Quantity	Make	Model / Serial	Age	Capacity	Location
1	Rheem	PROG40-38N RH62 / Q162008436	3 yrs	40 gal	Boiler room

#### Observations/Comments:

- The water heater flue connects to the boiler flue at an improper angle.
- Note: A typical lifespan of a water heater is approximately 10-15 years.



### 3.4.2 Heating

#### 3.4.2.1 Heat Generating Equipment

##### Description:

- The forced air shop furnace supplies heat to the shop.
- The boiler supplies heat to the main office and shop via forced air Modine radiant heaters and ambient radiators.
- The wall mounted unvented office heater supplies heat to the office spaces.

Quantity	Type	Make	Model / Serial	BTU's	Age	Location
1	Forced air	Energy Logic	Model EL-140H / B55166085	112,000	Unknown	Shop
1	Radiant	National	66A Series, Boiler No. 5-66A	1,000,000	Unknown	Front office
1	Forced air	Glo-Warm	Model GWRN18T No Serial Number	18,000	Unknown	Front office

##### Observations/Comments:

- The Energy Logic furnace and National Boiler operated at time of inspection. Note: The inspection of heating equipment consisted of adjusting thermostats and observing if hot air was emitted from interior registers. No performance readings were acquired at time of inspection.
- The Glo-Warm wall furnace was not operated at time of inspection.
- The shop furnace is an oil burning furnace with an automatic damper.
- There is an unvented wall furnace in the front office. This may generate higher levels of carbon monoxide in the office space, recommend removal.
- Note: There is a heat source in the men's and women's exterior bathrooms, however, the boiler is only operated as supplemental heat, therefore, there are electric heaters plugged in to provide heat to the men's and women's bathrooms.
- Note: A typical lifespan of HVAC equipment is approximately 18-25 years.



## 6.0 Opinions of Probable Costs to Remedy Physical Deficiencies

Item	Good	Fair	Poor	Action Needed*	Immediate Needs	Budget Reserves**
Topography	X					
Storm Water Drainage	X					
Access and Egress	X					
Paving, Curbing & Parking		X		NM		3,000 – 5,000
Flatwork (Walkways)		X		NM		
Landscaping and Appurtenances		X		NM		
Lighting and Signage	X					
Recreational Facilities				NA		
Utilities	X					





**Underground Drain Tile Not Inspected**



**Canopy Lighting Not Inspected**



**Leaking Canopy Downspout**



**Damaged Canopy Plug**



**Concrete Parking Lot Crack**



**Oil Barrels Not Inspected**



South Shop Outlet Open Ground



Shop East Wall Previous Water Entry



Shop East Ground Previous Water Entry



East Shop Wall Deteriorated Block



Typical Overhead Door Opener



Rusty Overhead Door