



Standard Inspection Template

Jul 22, 2026 / Ian Wheeler

Complete

Score	96 / 112 (85.71%)	Flagged items	8	Actions	13
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Conducted on	Jul 22, 2026 9:59 AM EDT
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Prepared by	Ian Wheeler
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Location	1925 Brookside Dr, Kingsport, TN 37660, USA
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Property Overview Photos



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

Flagged items & Actions

8 flagged, 13 actions

Flagged items

8 flagged, 7 actions

Site & Grounds / General Site Conditions

☐ **Exterior stairs and ramps — check for structural integrity, handrail presence and security, non-slip surfaces, ADA compliance**

Poor

The exterior stairway is missing handrails on both sides, and the concrete corner at the base of the stairs has broken away completely, leaving a jagged edge and an uneven walking surface. Handrails are a standard life-safety feature on any stairway, and their absence combined with the broken, uneven concrete significantly increases the risk of a slip, trip, or fall at this location. Left unaddressed, this is a direct liability exposure, and continued foot traffic across the broken edge will likely widen the damage, increasing the eventual repair scope. Castellán will schedule a contractor to install code-compliant handrails on both sides of the stairway and repair the broken concrete corner in the same visit, and will obtain a minimum of two quotes before work begins.

Estimated cost to resolve now: \$150–\$500 for handrail installation plus a moderate-severity concrete corner patch.

Estimated cost if deferred: concrete damage of this type typically escalates into the \$500–\$1,500+ range once cracking spreads or rebar becomes exposed, not counting the separate liability exposure from an unaddressed fall hazard.



Photo 16



Photo 17



Photo 18

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 4:50 PM EDT | Created by: Ian Wheeler

Handrail & Concrete Repair

Schedule and receive a minimum of 2 quotes to install railings and repair the concrete corner.

Parking Lot & Paving / Pavement Surface

☐ **Concrete condition — check for joint spalling, cracking, heaving, scaling, and exposed aggregate**

Poor

This is the same broken concrete corner documented under Exterior Stairs and Ramps above, logged here because it falls under this checklist category's scope, not because it is a second, independent defect. No separate action or cost estimate applies.



Photo 22

[b88f765c-c6c8-4f79-8979-14b4d06341f5.mp4](#)

Drainage & Grading / Site Grading

☐ **Low spots — identify any areas where water collects; note whether they are more or less than 24 hours to drain**

Critical

Significant water pooling is present along the foundation of one building, with moderate pooling along several others. Standing water against a foundation for extended periods can lead to hydrostatic pressure against the foundation wall, water intrusion, and accelerated settlement or cracking over time. This is very likely connected to the missing downspouts, unrouted scupper discharge, and inadequate grading identified elsewhere in this report, which are allowing roof runoff and surface water to concentrate at the building walls rather than draining away from them. Estimated cost to resolve now: \$1,000-\$3,300 depending on scope. Estimated cost if deferred: prolonged foundation water exposure risks moisture intrusion and settlement-related cracking, running into several thousand dollars in foundation repair.



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

To do | Assignee: Ian Wheeler | Priority: High | Due: Jul 29, 2026 5:01 PM EDT | Created by: Ian Wheeler

Drainage Specialist Assessment

Schedule a drainage specialist to inspect and recommend a corrective plan for the foundation pooling and grading.

Drainage & Grading / Storm Drainage Infrastructure

☐ **Catch basins — inspect all catch basins on site; check grates for damage or missing sections; look inside for sediment buildup, visible cracks, root intrusion**

Poor

The on-site catch basin is completely backed up and needs to be cleared. A blocked catch basin cannot move water off the site as designed, which contributes directly to the standing water identified in the photograph. Estimated cost to resolve now: \$200-\$900; Estimated cost if deferred: Built up over time more extensive blockage requiring jetting can run \$500-\$2,000.



Photo 29

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:04 PM EDT | Created by: Ian Wheeler

Catch Basin Clearing

Have the drainage specialist clear the backed-up catch basin during the same visit scheduled above.

Drainage & Grading / Roof Drainage to Site

☐ **Downspout discharge — confirm all downspouts terminate at least 5 feet from foundation; splash blocks or underground connections should direct water well away from the building**

Poor

Multiple downspouts are missing from the roof drainage system, allowing rainwater to discharge directly down the exterior wall instead of routing away from the building. This is very likely a contributing cause of the water pooling identified at the foundation (see Low Spots above). Left unaddressed, repeated saturation at the wall base risks accelerating mortar joint deterioration and further foundation-level water intrusion.

Estimated cost to resolve now: \$500-\$2,000 depending on the number of downspout runs needed.
Estimated cost if deferred: continued wall and foundation saturation contributes to the same foundation moisture risk noted under Low Spots.

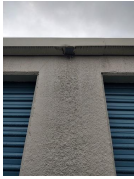


Photo 30



Photo 31

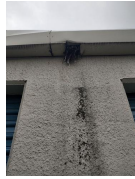


Photo 32

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:05 PM EDT | Created by: Ian Wheeler

Downspout Installation

Schedule a gutter contractor and receive a minimum of 2 quotes to install the missing downspouts.

Drainage & Grading / Roof Drainage to Site

☐ **Scupper discharge — confirm overflow scuppers on parapet walls drain away from the building; check for staining on the facade below scuppers**

Poor

The overflow scuppers on the parapet walls have no downspout extensions and discharge water directly down the exterior wall, the same issue affecting the standard downspouts (see Downspout Discharge above). This contributes to the same foundation moisture risk already noted. Estimated cost to resolve now: \$100-\$400 per scupper, incremental to the downspout visit above. Estimated cost if deferred: same compounding foundation moisture risk noted under Downspout Discharge and Low Spots.



Photo 33

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:07 PM EDT | Created by: Ian Wheeler

Scupper Discharge Correction

Have the gutter contractor address the scuppers during the same visit scheduled for the downspouts above.

Foundation & Perimeter / Foundation Waterproofing and Penetrations

☐ **Utility penetrations — check all locations where pipes and conduit enter the building at or near grade; confirm they are sealed with appropriate waterproof sealant**

Poor

Utility lines pass through the exterior wall approximately 8 feet above grade without proper waterproof sealant at the penetration point. An unsealed utility penetration is a direct pathway for water intrusion into the wall assembly, particularly from wind-driven rain at this height. A second unsealed penetration was also identified elsewhere on the building (see Wall Penetrations and Sealants below) and should be addressed in the same visit. Estimated cost to resolve now: \$300-\$800 to seal all identified penetration points in one visit. Estimated cost if deferred: continued water intrusion can lead to interior moisture damage, materially larger than sealing the entry point now.



Photo 45

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:21 PM EDT | Created by: Ian Wheeler

Utility Penetration Sealing

Schedule a sealant contractor to seal all identified utility penetrations, including the second location noted below, in one visit.

Exterior Walls & Facade / Stucco and Concrete Masonry Unit (CMU) Plaster

☐ **Surface cracking — hairline cracks may be cosmetic; cracks wider than 1/16 inch require investigation for water intrusion**

Poor

The stucco/CMU plaster surface is in good condition throughout most of the property, but one area shows a crack wide enough to require attention rather than being purely cosmetic. Cracks of this width can allow water intrusion behind the plaster surface if left unsealed, leading to deterioration of the substrate underneath. Estimated cost to resolve now: \$200-\$800 for a localized repair. Estimated cost if deferred: if water intrusion develops behind the surface, repair scope can expand into the \$1,000-\$4,000 range.



Photo 46

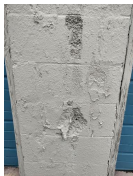


Photo 47

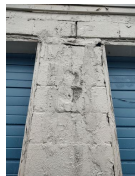


Photo 48

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:23 PM EDT | Created by: Ian Wheeler

Stucco Crack Repair

Schedule a mason and receive a minimum of 2 quotes to repair the affected section.

Other actions

6 actions

Site & Grounds / General Site Conditions

☐ **Landscaping — overgrown vegetation against building (holds moisture; damages facade); dead or diseased trees that could fall; invasive roots near foundation or underground utilities**

Good

Several small saplings have taken root along the fence line and are beginning to grow up into the fencing. Left in place, they will eventually damage the fence and can hold moisture against it, accelerating corrosion. This is a minor, low-cost item to resolve now while it's still a small job. Castellan will schedule a landscaper to remove the saplings and clear vegetation along the fence line. Estimated cost to resolve now: \$150-\$400. Estimated cost if deferred: \$500-\$1,000+.



Photo 10



Photo 11



Photo 12



Photo 13

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 4:52 PM EDT | Created by: Ian Wheeler

Sapling Removal

Schedule a landscaper to remove saplings and clear vegetation from the fence line.

Parking Lot & Paving / Traffic Flow and Safety

☐ **Bollards — check for damage, missing bollards at building corners and storefronts**

Fair

A bollard is missing at one of the building corners. Bollards at building corners protect the structure from vehicle impact, particularly in areas where drivers are maneuvering close to the building. Without it, this corner is exposed to potential collision damage from vehicles on site. Castellán will schedule a contractor to install a replacement bollard at this location. Estimated cost to resolve now: \$300-\$1,000. Estimated cost if deferred: a vehicle strike to an unprotected corner can cause structural building damage well above the cost of the bollard itself.



Photo 23

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 4:55 PM EDT | Created by: Ian Wheeler

Bollard Installation

Schedule a contractor to install a replacement bollard at the missing corner.

Drainage & Grading / Site Grading

☐ **Grade slope away from building — minimum 1 inch per foot for first 6 feet from foundation; verify with eye level or level tool**

Fair

Grading away from the building is adequate in some areas of the property, but in others the ground has little to no slope away from the foundation, visible in the same locations where standing water was documented (see Low Spots below). Proper grading, a minimum of 1 inch of drop per foot for the first 6 feet from the foundation, is what carries rainwater away from the building; where that slope is inadequate or flat, water has nowhere to go and collects against the foundation instead. This is very likely the direct cause of the water pooling flagged as Critical below, not a separate issue. Estimated cost to resolve now: included in the site grading estimate under Low Spots below (\$1,000-\$3,300). Estimated cost if deferred: same foundation moisture and settlement risk noted under Low Spots.

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 4:58 PM EDT | Created by: Ian Wheeler

Grading Correction

Address as part of the drainage specialist visit already scheduled for the Low Spots finding below; no separate call needed.

Foundation & Perimeter / Concrete Foundation

☐ **Diagonal / stair-step cracking — indicates differential settlement; assess width, length, and whether crack is active (measure and photograph)**

Fair

Minor stair-step cracking is present in the block, and it has previously been sealed over with tar caulk. Caulking is not a structural repair and, since it conceals the crack, prevents confirming whether it is currently stable or still active. Stair-step cracking of this kind typically indicates differential settlement, and if active and left unaddressed, it will continue to widen over time. Estimated cost to resolve now: none beyond ongoing monitoring, already included in Castellan's inspection service. Estimated cost if deferred and the crack proves active: mason evaluation and tuckpointing typically runs \$7-\$25 per square foot, or several hundred to several thousand dollars depending on extent.

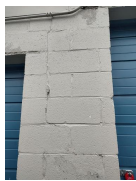


Photo 37

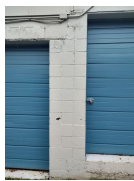


Photo 38

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:10 PM EDT | Created by: Ian Wheeler

Crack Monitoring

Measure and photograph at every visit, compare to prior inspections, and contact a mason if growth is detected.

Foundation & Perimeter / Masonry Foundation (CMU or brick)

☐ **Lintel condition — check lintels above all openings in masonry; rust staining below a lintel indicates corroding steel**

Fair

Most lintels are in good condition, but a few exposed to heavy rain have begun showing rust staining underneath. Rust staining below a lintel indicates the steel is beginning to corrode, and corroding steel expands as it rusts, which can eventually crack the surrounding masonry if left unaddressed. Estimated cost to resolve now: \$150-\$400 per lintel for cleaning, rust treatment, and repainting. Estimated cost if deferred: once corrosion cracks the surrounding masonry, repair cost rises into the \$7-\$25 per square foot tuckpointing/masonry repair range.



Photo 43



Photo 44

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:13 PM EDT | Created by: Ian Wheeler

Lintel Rust Treatment

Schedule a mason to clean, treat, and repaint the affected lintels.

Windows, Doors, & Storefront Systems / Exterior Doors

☐ **Door frame — check for rust, rot, deformation, or separation from the wall**

Fair

Multiple wooden door frames on the mini-storage buildings are beginning to show rot at the base. Wood rot at a door frame will continue to spread if left untreated, particularly at ground contact points where moisture collects, and can eventually compromise the frame's ability to properly support and seal the door. Estimated cost to resolve now: \$100-\$300 per frame for minor rot repair; higher if a full jamb section needs replacement. Estimated cost if deferred: extensive rot requiring full frame replacement typically runs \$350-\$850 or more per frame.

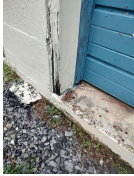


Photo 53

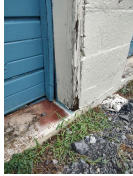


Photo 54

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:27 PM EDT | Created by: Ian Wheeler

Door Frame Repair

Schedule a contractor to repair or replace the rotted sections of the affected door frames.

Site & Grounds

1 flagged, 2 actions, 7 / 8 (87.5%)

General Site Conditions

1 flagged, 2 actions, 7 / 8 (87.5%)

☐ **Property boundaries — confirm no visible encroachments onto or from neighboring properties**

Good

☐ **Fencing and perimeter security — check for damage, missing sections, improper gates**

Good



Photo 6



Photo 7



Photo 8



Photo 9

☐ **Landscaping — overgrown vegetation against building (holds moisture; damages facade); dead or diseased trees that could fall; invasive roots near foundation or underground utilities**

Good

Several small saplings have taken root along the fence line and are beginning to grow up into the fencing. Left in place, they will eventually damage the fence and can hold moisture against it, accelerating corrosion. This is a minor, low-cost item to resolve now while it's still a small job. Castellan will schedule a landscaper to remove the saplings and clear vegetation along the fence line. Estimated cost to resolve now: \$150-\$400. Estimated cost if deferred: \$500-\$1,000+.



Photo 10



Photo 11



Photo 12



Photo 13

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 4:52 PM EDT | Created by: Ian Wheeler

Sapling Removal

Schedule a landscaper to remove saplings and clear vegetation from the fence line.

☐ **Retaining walls — check for cracking, bowing, leaning, missing cap stones, drainage holes clogged**

Good

☐ **Signage structures — check footings, rust, damaged panels, electrical connections, lighting function**

Good

A little rust but otherwise fine.



Photo 14

☐ **Dumpster enclosure — check for structural damage, gates**

Good

that function, drainage from enclosure directed away from building



Photo 15

☐ Loading dock area — check dock seals, dock levelers, bumper pads, approach apron for cracking, overhead door condition from exterior

N/A

☐ Exterior stairs and ramps — check for structural integrity, handrail presence and security, non-slip surfaces, ADA compliance

Poor

The exterior stairway is missing handrails on both sides, and the concrete corner at the base of the stairs has broken away completely, leaving a jagged edge and an uneven walking surface. Handrails are a standard life-safety feature on any stairway, and their absence combined with the broken, uneven concrete significantly increases the risk of a slip, trip, or fall at this location. Left unaddressed, this is a direct liability exposure, and continued foot traffic across the broken edge will likely widen the damage, increasing the eventual repair scope. Castellan will schedule a contractor to install code-compliant handrails on both sides of the stairway and repair the broken concrete corner in the same visit, and will obtain a minimum of two quotes before work begins.

Estimated cost to resolve now: \$150–\$500 for handrail installation plus a moderate-severity concrete corner patch.

Estimated cost if deferred: concrete damage of this type typically escalates into the \$500–\$1,500+ range once cracking spreads or rebar becomes exposed, not counting the separate liability exposure from an unaddressed fall hazard.



Photo 16



Photo 17



Photo 18

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 4:50 PM EDT | Created by: Ian Wheeler

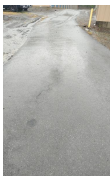
Handrail & Concrete Repair

Schedule and receive a minimum of 2 quotes to install railings and repair the concrete corner.

☐ Site lighting (poles and fixtures) — check for damaged poles, broken fixtures, exposed wiring, functioning lights (test if possible)

Good

Unable to confirm working light bulbs. No exposed wiring

Parking Lot & Paving		1 flagged, 1 action, 5 / 6 (83.33%)
Pavement Surface		1 flagged, 2 / 3 (66.67%)
☐ Asphalt condition — check for alligator cracking (interconnected cracking resembling reptile skin; indicates base failure), longitudinal and transverse cracking, raveling (loose aggregate), rutting, and potholes		Good
Asphalt in good condition. Patches fixing problem areas		
		
Photo 19	Photo 20	Photo 21
☐ Concrete condition — check for joint spalling, cracking, heaving, scaling, and exposed aggregate		Poor
This is the same broken concrete corner documented under Exterior Stairs and Ramps above, logged here because it falls under this checklist category's scope, not because it is a second, independent defect. No separate action or cost estimate applies.		
		
Photo 22		
b88f765c-c6c8-4f79-8979-14b4d06341f5.mp4		
☐ Pavement age and remaining life — estimate based on visible wear pattern		Good
☐ Seal coat — check whether surface has protective sealant; oxidized gray/white asphalt indicates no recent treatment		N/A
Striping and Markings		
☐ Parking stall striping — check visibility; faded striping is a liability and code concern		N/A
☐ ADA accessible stall markings — confirm correct number of accessible spaces per the 2010 ADA Standards (1 in 25 spaces minimum; 1 van-accessible per 6 accessible spaces)		N/A
☐ Accessible stall dimensions — car spaces minimum 8 ft wide; van spaces minimum 11 ft wide or 8 ft + 5 ft access aisle		N/A
☐ No parking zones, fire lanes, and crosswalk markings — check visibility		N/A

Traffic Flow and Safety	1 action, 1 / 1 (100%)
☐ Speed bumps / speed tables — check for damage or missing sections	N/A
☐ Wheel stops — check for cracked or missing stops; confirm not blocking accessible routes	N/A
☐ Bollards — check for damage, missing bollards at building corners and storefronts	Fair

A bollard is missing at one of the building corners. Bollards at building corners protect the structure from vehicle impact, particularly in areas where drivers are maneuvering close to the building. Without it, this corner is exposed to potential collision damage from vehicles on site. Castellán will schedule a contractor to install a replacement bollard at this location. Estimated cost to resolve now: \$300-\$1,000. Estimated cost if deferred: a vehicle strike to an unprotected corner can cause structural building damage well above the cost of the bollard itself.



Photo 23

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 4:55 PM EDT | Created by: Ian Wheeler

Bollard Installation

Schedule a contractor to install a replacement bollard at the missing corner.

☐ Curb cuts — check condition and ADA compliance; no lips greater than 1/2 inch	N/A
☐ Traffic signage — check for presence, legibility, and proper mounting	N/A
Expansion Joints	2 / 2 (100%)
☐ Joint filler material — check for missing, cracked, or deteriorated sealant at all expansion joints	Good
☐ Joint width — flag joints where one side has heaved more than 1/2 inch above the other (trip hazard)	Good

Drainage & Grading

4 flagged, 5 actions, 2 / 6 (33.33%)

Site Grading

1 flagged, 2 actions, 1 / 2 (50%)

☐ **Grade slope away from building — minimum 1 inch per foot for first 6 feet from foundation; verify with eye level or level tool**

Fair

Grading away from the building is adequate in some areas of the property, but in others the ground has little to no slope away from the foundation, visible in the same locations where standing water was documented (see Low Spots below). Proper grading, a minimum of 1 inch of drop per foot for the first 6 feet from the foundation, is what carries rainwater away from the building; where that slope is inadequate or flat, water has nowhere to go and collects against the foundation instead. This is very likely the direct cause of the water pooling flagged as Critical below, not a separate issue. Estimated cost to resolve now: included in the site grading estimate under Low Spots below (\$1,000-\$3,300). Estimated cost if deferred: same foundation moisture and settlement risk noted under Low Spots.

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 4:58 PM EDT | Created by: Ian Wheeler

Grading Correction

Address as part of the drainage specialist visit already scheduled for the Low Spots finding below; no separate call needed.

☐ **Swales — check that drainage swales are intact, clear, and properly directed**

N/A

☐ **Low spots — identify any areas where water collects; note whether they are more or less than 24 hours to drain**

Critical

Significant water pooling is present along the foundation of one building, with moderate pooling along several others. Standing water against a foundation for extended periods can lead to hydrostatic pressure against the foundation wall, water intrusion, and accelerated settlement or cracking over time. This is very likely connected to the missing downspouts, unrouted scupper discharge, and inadequate grading identified elsewhere in this report, which are allowing roof runoff and surface water to concentrate at the building walls rather than draining away from them. Estimated cost to resolve now: \$1,000-\$3,300 depending on scope. Estimated cost if deferred: prolonged foundation water exposure risks moisture intrusion and settlement-related cracking, running into several thousand dollars in foundation repair.



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

To do | Assignee: Ian Wheeler | Priority: High | Due: Jul 29, 2026 5:01 PM EDT | Created by: Ian Wheeler

Drainage Specialist Assessment

Schedule a drainage specialist to inspect and recommend a corrective plan for the foundation pooling and grading.

Storm Drainage Infrastructure

1 flagged, 1 action, 0 / 1 (0%)

☐ **Catch basins — inspect all catch basins on site; check grates for damage or missing sections; look inside for sediment buildup, visible cracks, root intrusion**

Poor

The on-site catch basin is completely backed up and needs to be cleared. A blocked catch basin cannot move water off the site as designed, which contributes directly to the standing water identified in the photograph. Estimated cost to resolve now: \$200-\$900; Estimated cost if deferred: Built up over time more extensive blockage requiring jetting can run \$500-\$2,000.



Photo 29

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:04 PM EDT | Created by: Ian Wheeler

Catch Basin Clearing

Have the drainage specialist clear the backed-up catch basin during the same visit scheduled above.

☐ **Area drains — check for debris blockage, damage, proper elevation relative to paving**

N/A

Most spots drain fine, but there are a few areas that drain slowly or not at all

☐ **Trench drains — check for clogging, damaged grates, cracked trough**

N/A

☐ **Retention / detention ponds — check for erosion on banks, proper outlet function, invasive vegetation, and presence of standing water when it shouldn't be there**

N/A

☐ **Underground drainage (if accessible) — inspect with camera if suspect**

N/A

Roof Drainage to Site

2 flagged, 2 actions, 1 / 3 (33.33%)

☐ **Downspout discharge — confirm all downspouts terminate at least 5 feet from foundation; splash blocks or underground connections should direct water well away from the building**

Poor

Multiple downspouts are missing from the roof drainage system, allowing rainwater to discharge directly down the exterior wall instead of routing away from the building. This is very likely a contributing cause of the water pooling identified at the foundation (see Low Spots above). Left unaddressed, repeated saturation at the wall base risks accelerating mortar joint deterioration and further foundation-level water intrusion. Estimated cost to resolve now: \$500-\$2,000 depending on the number of downspout runs needed. Estimated cost if deferred: continued wall and foundation saturation contributes to the same foundation moisture risk noted under Low Spots.

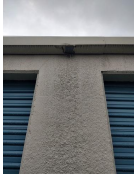


Photo 30



Photo 31



Photo 32

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:05 PM EDT | Created by: Ian Wheeler

Downspout Installation

Schedule a gutter contractor and receive a minimum of 2 quotes to install the missing downspouts.

☐ **Scupper discharge — confirm overflow scuppers on parapet walls drain away from the building; check for staining on the facade below scuppers**

Poor

The overflow scuppers on the parapet walls have no downspout extensions and discharge water directly down the exterior wall, the same issue affecting the standard downspouts (see Downspout Discharge above). This contributes to the same foundation moisture risk already noted. Estimated cost to resolve now: \$100-\$400 per scupper, incremental to the downspout visit above. Estimated cost if deferred: same compounding foundation moisture risk noted under Downspout Discharge and Low Spots.



Photo 33

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:07 PM EDT | Created by: Ian Wheeler

Scupper Discharge Correction

Have the gutter contractor address the scuppers during the same visit scheduled for the downspouts above.

☐ **Gutters — check for secure attachment, slope toward downspouts, no sagging, no gaps at joints, no overflow staining on facade**

Fair

The gutters themselves are properly attached and in sound condition, with no sagging, gaps, or overflow staining observed. They are rated Fair rather than Good only because they are missing their downspouts (see Downspout Discharge above) — a gutter system without downspouts cannot move water away from the building, so the system is incomplete even though the gutters themselves need no repair. No separate action or cost applies; resolved by the downspout installation above.

Foundation & Perimeter

1 flagged, 3 actions, 12 / 13 (92.31%)

Concrete Foundation

1 action, 7 / 7 (100%)

☐ **Horizontal cracking — any horizontal crack in a poured concrete or CMU wall is a critical finding indicating lateral soil pressure; flag immediately**

Good

Block in ok condition

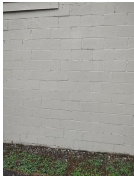


Photo 34

☐ **Vertical cracking — minor vertical cracks (hairline to 1/8 inch) are often settlement and may be acceptable; cracks wider than 1/4 inch require engineering review**

Good

Minor vertical cracking in a few places less than 1/8"



Photo 35

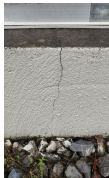


Photo 36

☐ **Diagonal / stair-step cracking — indicates differential settlement; assess width, length, and whether crack is active (measure and photograph)**

Fair

Minor stair-step cracking is present in the block, and it has previously been sealed over with tar caulk. Caulking is not a structural repair and, since it conceals the crack, prevents confirming whether it is currently stable or still active. Stair-step cracking of this kind typically indicates differential settlement, and if active and left unaddressed, it will continue to widen over time. Estimated cost to resolve now: none beyond ongoing monitoring, already included in Castellan's inspection service. Estimated cost if deferred and the crack proves active: mason evaluation and tuckpointing typically runs \$7-\$25 per square foot, or several hundred to several thousand dollars depending on extent.



Photo 37

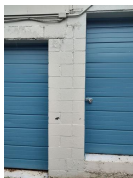


Photo 38

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:10 PM EDT | Created by: Ian Wheeler

Crack Monitoring

Measure and photograph at every visit, compare to prior inspections, and contact a mason if growth is detected.

☐ **Spalling — concrete surface breaking away; check depth of spalling and whether rebar is exposed**

Good

☐ **Exposed rebar — if steel reinforcement is visible and rusting, it is actively expanding and worsening the damage**

Good

☐ **Efflorescence — white mineral deposits indicate water is migrating through the wall; may or may not indicate a serious problem but always warrants further investigation**

Good

☐ **Hydrostatic staining or water marks — check for tide marks indicating recurring water at or below grade**

Good

Masonry Foundation (CMU or brick)

1 action, 4 / 4 (100%)

☐ **Mortar joint condition — check for recessed, crumbling, or missing mortar (tuckpointing needed if joints are recessed more than 3/8 inch from face)**

Good

Mostly good, a few spots worth keeping an eye on.



Photo 39



Photo 40



Photo 41

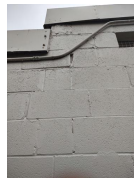


Photo 42

☐ **Block cracking — stair-step cracks in CMU are a critical flag**

Good

☐ **Brick spalling — face of brick breaking away; often caused by freeze-thaw cycles and water absorption**

Good

☐ **Lintel condition — check lintels above all openings in masonry; rust staining below a lintel indicates corroding steel**

Fair

Most lintels are in good condition, but a few exposed to heavy rain have begun showing rust staining underneath. Rust staining below a lintel indicates the steel is beginning to corrode, and corroding steel expands as it rusts, which can eventually crack the surrounding masonry if left unaddressed. Estimated cost to resolve now: \$150-\$400 per lintel for cleaning, rust treatment, and repainting. Estimated cost if deferred: once corrosion cracks the surrounding masonry, repair cost rises into the \$7-\$25 per square foot tuckpointing/masonry repair range.



Photo 43



Photo 44

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:13 PM EDT | Created by: Ian Wheeler

Lintel Rust Treatment

Schedule a mason to clean, treat, and repaint the affected lintels.

Foundation Waterproofing and Penetrations

1 flagged, 1 action, 1 / 2 (50%)

☐ **Damp-proofing or waterproofing membrane — check any exposed section at grade for damage, gaps, or missing material**

N/A

☐ **Utility penetrations — check all locations where pipes and conduit enter the building at or near grade; confirm they are sealed with appropriate waterproof sealant**

Poor

Utility lines pass through the exterior wall approximately 8 feet above grade without proper waterproof sealant at the penetration point. An unsealed utility penetration is a direct pathway for water intrusion into the wall assembly, particularly from wind-driven rain at this height. A second unsealed penetration was also identified elsewhere on the building (see Wall Penetrations and Sealants below) and should be addressed in the same visit. Estimated cost to resolve now: \$300-\$800 to seal all identified penetration points in one visit. Estimated cost if deferred: continued water intrusion can lead to interior moisture damage, materially larger than sealing the entry point now.



Photo 45

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:21 PM EDT | Created by: Ian Wheeler

Utility Penetration Sealing

Schedule a sealant contractor to seal all identified utility penetrations, including the second location noted below, in one visit.

☐ **Window wells — if present, check for drainage and that they are not retaining water against the wall**

Good

Exterior Walls & Facade		1 flagged, 1 action, 23 / 24 (95.83%)
Masonry Walls (Brick and CMU)		8 / 8 (100%)
☐ Overall plumb and alignment — sight down each wall for any bowing, bulging, or leaning		Good
☐ Brick cracking — map all cracks; note width, length, and direction		Good
☐ Spalling brick — note extent as percentage of wall area		Good
☐ Mortar joint condition — see foundation section above; same criteria apply		Good
☐ Weep holes — should be present every 24 inches horizontally at base of brick veneer and at shelf angles; confirm they are open and not painted over or clogged		Good
☐ Lintels — check above every window and door opening; look for rust staining below lintels (indicates corroding steel lintel that will eventually fail) Reference block lintel section		Fair
☐ Shelf angles — at floor lines in multi-story brick buildings; check for rust staining, cracking at angle location, or brick that is displaced at these points		Good
☐ Coping — check top of all masonry walls and parapets; confirm coping is secure, joints are sealed, and no coping stones are displaced or cracked		Good
Concrete Walls and Panels		
☐ Tilt-up concrete panels — check panel-to-panel joints for sealant condition; look for cracks at corners and at panel edges; check reveals for debris and sealant integrity		N/A
☐ Precast concrete — inspect joints and connections; look for rust staining from embedded steel; check for cracking at lifting inserts		N/A
☐ Cast-in-place concrete — check for surface cracks, spalling, honeycombing (voids in concrete), and exposed rebar		N/A
Metal Panel Systems (EIFS, Composite Metal Panel, Corrugated Metal)		3 / 3 (100%)
☐ Panel alignment — check that all panels are flush and flat; buckling or wavy panels indicate fastener failure or thermal		Good

movement issues	
☐ Fasteners — look for missing, backing out, or corroded fasteners; pull points where panels have separated from the structure	Good
☐ Sealant at panel joints — check all vertical and horizontal joints; look for cracks, gaps, shrinkage, or loss of adhesion	Good
☐ EIFS (synthetic stucco) — probe around all penetrations with a moisture meter; EIFS is prone to trapping water if sealant fails; look for bulging, soft spots, or cracking at corners and penetrations	N/A

Stucco and Concrete Masonry Unit (CMU) Plaster

1 flagged, 1 action, 2 / 3 (66.67%)

☐ **Surface cracking** — hairline cracks may be cosmetic; cracks wider than 1/16 inch require investigation for water intrusion

Poor

The stucco/CMU plaster surface is in good condition throughout most of the property, but one area shows a crack wide enough to require attention rather than being purely cosmetic. Cracks of this width can allow water intrusion behind the plaster surface if left unsealed, leading to deterioration of the substrate underneath. Estimated cost to resolve now: \$200-\$800 for a localized repair. Estimated cost if deferred: if water intrusion develops behind the surface, repair scope can expand into the \$1,000-\$4,000 range.

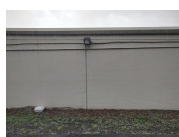


Photo 46



Photo 47

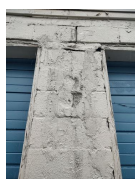


Photo 48

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:23 PM EDT | Created by: Ian Wheeler

Stucco Crack Repair

Schedule a mason and receive a minimum of 2 quotes to repair the affected section.

☐ Delamination — tap the surface with a knuckle; a hollow sound indicates the stucco has separated from the substrate	Good
☐ Staining — check for efflorescence, rust staining, or biological growth (algae, mold)	Good
Metal Siding (Standing Seam, Corrugated)	4 / 4 (100%)
☐ Rust and corrosion — check all panels, especially at base of wall where splash water contacts panels	Good
☐ Fastener condition — screws with failed neoprene washers are common leak points	Good

☐ Seam integrity — check that all standing seams are fully engaged; open seams allow water infiltration	Good
☐ Soffit panels — check underside of any overhangs for rust, holes, or open panel joints	Good
Wall Penetrations and Sealants	3 / 3 (100%)
☐ All penetrations through the exterior wall — HVAC lines, conduit, pipes, gas lines, cable — confirm each is individually sealed with backer rod and weatherproof sealant	Fair
A utility line penetration through the exterior wall is not sealed. This is the same type of issue identified at a separate location on the building (see Utility Penetrations above) and should be addressed in the same contractor visit rather than as a separate call. No separate action or cost applies; resolved by the utility penetration sealing above.   Photo 49 Photo 50	
☐ Sealant condition at all joints — check for cracking, shrinkage, loss of adhesion, or biological growth	Good
☐ Control joints — confirm present at appropriate intervals and properly sealed	Good
Wall-to-Roof Transition	3 / 3 (100%)
☐ Parapet walls — check for cracks, spalling, missing coping, and open joints at the base of parapet on the interior roof side	Good
☐ Wall flashings — metal flashings at roof-to-wall connections should be continuous, properly lapped, and sealed; check for gaps, open laps, or corrosion	Good
☐ Counterflashings — the upper piece of flashing that laps over base flashing at walls; check for separation, missing sections, or failed sealant at reglets	Good

Windows, Doors, & Storefront Systems		1 action, 13 / 13 (100%)
Windows (all types)		5 / 5 (100%)
☐ Frame condition — check aluminum, steel, wood, or vinyl frames for corrosion, rot, cracking, or deformation		Good
Windows are all in good condition		
  Photo 51 Photo 52		
☐ Glazing condition — check for cracked, broken, or missing glass		Good
☐ Insulated glass unit (IGU) seal failure — look for fogging or condensation between panes; failed seal means IGU has lost its thermal performance and must be replaced		N/A
☐ Caulking and sealant at window perimeter — check all four sides of every window; this is one of the most common water intrusion paths in commercial buildings		Good
☐ Weep holes in window frames — should be open and clear at the sill; confirm not painted over		Good
☐ Window operation — open and close a representative sample; sashes should move freely; check locks and hardware		N/A
☐ Flashing at window heads and sills — metal flashing should be visible at window head; check for proper slope and sealant at sill flashing		Good
Exterior Doors		1 action, 8 / 8 (100%)
☐ Door frame — check for rust, rot, deformation, or separation from the wall		Fair
Multiple wooden door frames on the mini-storage buildings are beginning to show rot at the base. Wood rot at a door frame will continue to spread if left untreated, particularly at ground contact points where moisture collects, and can eventually compromise the frame's ability to properly support and seal the door. Estimated cost to resolve now: \$100-\$300 per frame for minor rot repair; higher if a full jamb section needs replacement. Estimated cost if deferred: extensive rot requiring full frame replacement typically runs \$350-\$850 or more per frame.		

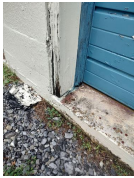


Photo 53

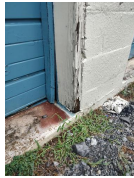


Photo 54

To do | Assignee: Ian Wheeler | Priority: Low | Due: Jul 29, 2026 5:27 PM EDT | Created by: Ian Wheeler

Door Frame Repair

Schedule a contractor to repair or replace the rotted sections of the affected door frames.

☐ **Door panel — check for damage, delamination, rust on steel doors**

Good

☐ **Weather stripping — check all four sides; should create continuous seal when door is closed; compressed or missing weather stripping creates drafts and water infiltration**

Good

☐ **Threshold — check for gap between door bottom and threshold; should be tight; check threshold for damage or deterioration**

Good

☐ **Door hardware — check handle sets, locks, closers, panic hardware, hinges; all should function properly**

Good



Photo 55

☐ **Caulking at door frame perimeter — same criteria as windows**

Good

☐ **Door swing and operation — doors should open and close freely, latch properly, and self-close if equipped with a closer**

Good

☐ **Overhead doors — check springs, cables, tracks, panels, weather seals, operator unit function; test auto-reverse safety feature**

N/A

☐ **Roll-up and coiling doors — check curtain condition, hood, guides, bottom bar seal, motor and controls**

Good

Mini storage doors open and close.

Storefront Systems

☐ **Frame alignment — check that the entire storefront assembly is plumb and square**

N/A

☐ Framing connections — check where the storefront system anchors to the structure	N/A
☐ Sealant at all storefront joints — check both interior and exterior sealant at all frame members	N/A
☐ Glass condition — check all panels for cracks, chips, or failed IGU seals	N/A
☐ Entry door hardware — check closers, hinges, handles, locks, and ADA-required accessible hardware	N/A
☐ Transom and sidelight panels — check for damage and sealant integrity	N/A

Roof	10 / 10 (100%)
General Roof Condition	1 / 1 (100%)
☐ Roof type — identify the roofing system: TPO, EPDM, modified bitumen, built-up roofing (BUR), metal, single-ply membrane, or other	Metal sheeting
	
Photo 56	
☐ Estimated roof age — check with seller or estimate from visible wear; most commercial membrane roofs have a 15-25 year lifespan	7 years old
☐ Overall membrane condition — assess percentage of membrane that shows wear, damage, or approaching end of life	N/A
☐ Roof slope — verify the roof has adequate slope to drain; minimum 1/4 inch per foot for membrane roofs	Pass
Membrane and Surface	
☐ Blisters — raised bubbles in the membrane; indicate trapped moisture or air; compromise membrane integrity	N/A
☐ Ridging — raised ridges in the membrane; indicate movement in the substrate	N/A
☐ Alligatoring — a network of surface cracks resembling alligator skin; indicates the membrane has oxidized and cracked through; advanced age failure	N/A
☐ Open seams — on single-ply membranes (TPO, EPDM), seams that have separated are immediate leak paths; check all field seams and laps	N/A
☐ Punctures and tears — check for any holes or cuts in the membrane; common at mechanical equipment and traffic areas	N/A
☐ Membrane at penetrations — check all pipe boots, vent flanges, and curb flashings; these are the most common failure points	N/A
Roof Drainage	4 / 4 (100%)
☐ Primary drains — inspect all primary roof drains; confirm	Good

domes are present and clear; check membrane detail at drain collar; probe for softness in the membrane around drains (common area for ponding damage)	
☐ Overflow drains and scuppers — confirm overflow drains are 2 inches higher than primary drains and are clear; scuppers should be open and properly flashed	Good
☐ Ponding water — any water standing on the roof is a problem; standing water more than 48 hours after rain is a critical finding; note location and extent	Good
☐ Gutters (where applicable) — check attachment, slope, joint integrity, and condition; full gutters during inspection indicate drainage problem	Good
Reference gutter and scupper section	
Flashings	4 / 4 (100%)
☐ Base flashing at all walls — the flashing that runs up the vertical wall where it meets the roof; should be continuous, well-adhered, and fully sealed at the top edge (terminated into a reglet or sealed under counterflashing)	Good
☐ Counterflashing — should lap over base flashing by at least 4 inches; check for separation and open joints	Good
☐ Penetration flashings — every pipe, conduit, gas line, and HVAC connection through the roof must have an individual watertight flashing boot or curb; check condition and seal at the top of each	Good
☐ Parapet cap and coping — check that coping joints are sealed, no pieces are displaced, and no cracks allow water into the parapet	Good
Roof Deck and Structure	1 / 1 (100%)
☐ Soft spots — walk the roof and note any areas that feel spongy or deflect underfoot; indicates wet, rotted, or delaminated decking	N/A
Unable to walk roof due to rain	
☐ Visible sagging from below (check from interior or from exterior at eave) — indicates structural failure in the roof framing	Good
☐ Metal deck corrosion — on exposed metal decks (visible at overhangs), check for rust and section loss	N/A
HVAC and Mechanical Equipment on Roof	

☐ Equipment curbs — check curb flashings; confirm curbs are at proper height (minimum 8 inches above the finished roof surface); look for cracked or separated curb cap flashing	N/A
☐ Equipment condition (noted for reference; mechanical inspector will assess in detail) — check for obvious damage, fallen components, refrigerant line insulation condition, and condensate drainage	N/A
☐ Conduit and pipe penetrations — each must be individually sealed; check all	N/A

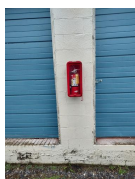
Exterior Mechanical & Utilities		9 / 9 (100%)
Gas Service (Exterior)		4 / 4 (100%)
☐ Gas meter — check for damage, corrosion, proper support, and secure mounting  Photo 57	Good	
☐ Gas piping (exterior) — check for corrosion, improper support, or physical damage; confirm yellow identification markings are present	Good	
☐ Gas shutoff — confirm location and that it is accessible and functional	Good	
☐ Gas meter enclosure or screen — if present, confirm adequate ventilation and that it is not blocking meter access	Good	
Electrical Service (Exterior)		5 / 5 (100%)
☐ Utility transformer or service entrance — confirm it is accessible and not encroached upon by landscaping or structures	Good	
☐ Service entrance conduit — check condition of conduit from service entrance to building; look for damaged conduit, improper sealing at building entry, rust	Good	
☐ Main disconnect — confirm location and that it is accessible from the exterior	Good	
☐ Electrical panels (exterior mounted) — check for rust, damage, open knockouts, and proper labeling	Good	
☐ Site electrical conduit (exterior) — check all exposed conduit on the building exterior for damage, corrosion, and proper support	Good	
Water Service (Exterior)		
☐ Water meter — location, condition, accessibility Unable to locate	N/A	
☐ Backflow preventer — confirm presence, accessibility, and proper installation; check for leaks or damage; most	N/A	

municipalities require annual testing	
☐ Exterior hose bibbs — check for damage, proper frost protection in cold climates, and backflow prevention	N/A
☐ Irrigation system backflow preventer — if irrigation is present, confirm separate backflow preventer is installed	N/A
Telecommunications and Low-Voltage (Exterior)	
☐ Aerial utility connections — check condition of service drops from utility poles; flag any wires draped on the roof or vegetation	N/A
☐ Telecommunications conduit and boxes — check for damage and weatherproofing	N/A
HVAC Equipment (Exterior / Ground-Level)	
☐ Condensing units and chillers — check for physical damage, refrigerant line insulation condition, clearance around units (minimum 18 inches on all sides), pad condition and levelness	N/A
☐ Cooling towers — check for corrosion, basin condition, fan and motor condition (visual only)	N/A
☐ Condensate drainage — confirm condensate lines discharge away from the building and do not drain onto pedestrian areas	N/A

Exterior Lighting & Signage	2 / 2 (100%)
Exterior Lighting	1 / 1 (100%)
☐ Building-mounted fixtures — check all wall pack lights, canopy lights, and security lights for damage, missing globes, and function Unable to check for burnt out bulbs	N/A
☐ Pole-mounted site lights — check pole bases for corrosion, pole condition, fixture heads, and function; note any poles that are leaning	Good
☐ Parking lot lighting levels — assess whether the existing lighting provides adequate coverage; dark areas are a safety and liability concern	N/A
☐ Emergency egress lighting — exterior path-of-egress lighting must function; check all exit signs and emergency lights visible from exterior	N/A
☐ Photocell and time controls — confirm auto-on controls are working where present	N/A
Signage	1 / 1 (100%)
☐ Monument signs — check structural condition of sign base, visible rust or damage, lighting function, and panel condition	Good
☐ Building-mounted signs — check secure attachment to building, panel condition, lighting, and electrical connections	N/A
☐ Pylon signs — check structural integrity of pole, sign cabinet condition, and lighting; note any signs that have shifted or are visibly tilted	N/A
☐ Regulatory signage — fire lane signs, no parking signs, speed limit signs; confirm all are present, legible, and mounted at code-required locations	N/A

ADA & Code Compliance (Exterior)		8 / 8 (100%)
Accessible Parking		
☐ Correct number of accessible spaces — minimum 1 per 25 spaces; see 2010 ADA Standards Table 208.2		N/A
☐ Minimum 1 van-accessible space per 6 accessible spaces		N/A
☐ Car stall: minimum 8 feet wide + 5-foot access aisle		N/A
☐ Van stall: minimum 8 feet wide + 8-foot access aisle (or 11 feet wide + 5-foot aisle)		N/A
☐ Maximum slope of accessible stall and access aisle: 1:48 (2.08%) in any direction		N/A
☐ International Symbol of Accessibility on pavement and on sign post; sign height minimum 60 inches to bottom		N/A
☐ "Van Accessible" designation on van space sign		N/A
Accessible Route		4 / 4 (100%)
☐ Continuous accessible route from each accessible parking space to each accessible building entrance		Good
☐ Route must be at least 36 inches wide		Pass
☐ Route surface must be firm, stable, and slip-resistant (no loose gravel, thick mulch, or heavy pavement cracking on the accessible route)		Good
☐ Running slope on route must not exceed 1:20 (5%) unless it is a ramp		N/A
☐ Cross slope on route must not exceed 1:48 (2.08%)		N/A
☐ Curb cuts — confirm presence at each location where the accessible route crosses a curb; slope of curb cut must not exceed 1:12 (8.33%); landing at top of curb cut must be minimum 36 x 36 inches		N/A
☐ No protruding objects along the route between 27 and 80 inches above the ground that project more than 4 inches		Pass
Accessible Building Entrance		4 / 4 (100%)
☐ Minimum one accessible entrance that serves the same function as the primary entrance		Pass

☐ Accessible entrance must have a 60 x 60 inch maneuvering clearance (on pull side of door; see ADA for push side)	Pass
☐ Door hardware must be operable without tight grasping, pinching, or twisting (lever handles comply; round knobs do not)	Pass
☐ Door threshold must not exceed 1/2 inch in height (3/4 inch for existing conditions with beveled edges)	Pass
☐ Automatic door openers — check function and ensure they open in time for a wheelchair user to enter	N/A
Other Exterior ADA Items	
☐ Accessible exterior seating — if benches or seating are provided, at least one accessible seating space must be adjacent	N/A
☐ Accessible signage — accessible entrance must be signed with ISA if it is not the main entrance	N/A

Exterior Life Safety		5 / 5 (100%)
Fire Suppression (Exterior)		
☐ Fire department connection (FDC / Siamese connection) — locate all FDC connections; confirm they are accessible, unobstructed, caps are in place, and connection is not damaged; minimum 18-inch clearance required	N/A	
☐ Fire hydrants on property — confirm they are accessible, not blocked by vegetation or parking, and caps are in place; check for visible damage or corrosion	N/A	
Couldn't locate the fire hydrants but there are inspected fire extinguishers placed around the property well within eyesight and reach in case of a fire.		
		
Photo 58	Photo 59	
☐ Post-indicator valves (PIV) — if present, confirm they are in the "open" position (indicating open to the sprinkler system)	N/A	
Egress (Exterior)		4 / 4 (100%)
☐ Exit discharge — confirm all exit doors discharge to a public way or safe area at grade; the path from exit door to public way must be clear, unobstructed, and a minimum of 44 inches wide	Good	
☐ Exit door hardware — all exit doors must open from the inside without a key; check that panic hardware (crash bars) are present and functioning on all required exits	Pass	
☐ Stairways — exterior stairways serving as means of egress must have continuous guardrails, proper rise and run dimensions, and non-slip treads	Pass	
☐ Clear height — minimum 7 feet 6 inches overhead clearance on all egress paths	Pass	
Exterior Emergency Equipment		1 / 1 (100%)
☐ Knox box — if present, confirm it is mounted at the correct location near the primary building entrance; coordinate with seller on key contents	N/A	
☐ Emergency shut-offs — confirm location and accessibility of gas and electrical emergency shutoffs	Good	

☐ **Generator (exterior) — if present, check fuel level, condition, transfer switch, and clearances**

N/A

Critical Issues		0 / 8 (0%)
FOUNDATION FAILURE?		No
ACTIVE ROOF LEAK OR SYSTEMIC ROOF FAILURE?		No
ENVIRONMENTAL CONTAMINATION?		No
STRUCTURAL DEFICIENCIES?		No
WATER INTRUSION AND MOLD?		No
FIRE AND LIFE SAFETY VIOLATIONS?		No
ADA NON-COMPLIANCE? (SYSTEMIC)		No
OPEN CODE VIOLATIONS OR UNPERMITTED WORK?		No