

# Building Maintenance Inspection Report

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## Building Maintenance Inspection Report

**Property Address:** 123 Maple Street, Anytown, USA

**Date of Inspection:** November 1, 2024

**Inspector:** Anne Johnson, Certified Building Inspector

**Client:** City Real Estate Management

## 1. Introduction

- **Purpose of the Inspection:** To assess the maintenance needs of the building.
- **Scope of Inspection:** Detailed examination of all major building systems including structural, HVAC, electrical, and plumbing.

## 2. Methodology

- **Inspection Methods:** Visual inspections, functional testing, and the use of specialized diagnostic tools.
- **Tools Employed:** Infrared cameras, moisture meters, electrical testers, and air quality monitors.

## 3. Executive Summary

- **Overall Condition:** The building is generally in good condition but requires attention to the HVAC system and roof maintenance.

## 4. Structural Assessment

- **Foundations:** No significant issues detected; minor cracking in the west wall foundation.
- **Roof:** Signs of wear on roof materials; gutters need cleaning and minor repairs.

- **Floors:** All floors are stable; carpeting in common areas is worn and needs replacement.
- **Ceilings and Walls:** No leaks or water damage; paint in good condition with minor touch-ups needed in high-traffic areas.

## 5. Mechanical Systems

### 5.1 HVAC

- **Heating System:** Boiler functioning within normal parameters; recommend servicing.
- **Cooling System:** Several air conditioning units showing reduced efficiency; potential refrigerant leak.
- **Ventilation:** Adequate ventilation throughout; filters replaced during inspection.

### 5.2 Plumbing

- **Water Supply:** All faucets and fixtures are functioning; no leaks detected.
- **Drainage Systems:** Inspected and cleared minor blockages in public bathroom drains.

### 5.3 Electrical

- **Main Electrical Panel:** All circuits labeled and functioning; no signs of overheating or damage.
- **Lighting:** Several bulbs out in the stairwell and lobby areas; fixtures in good working order.

## 6. Fire Safety Systems

- **Smoke Detectors:** All tested and working; batteries replaced as necessary.
- **Fire Extinguishers:** Inspected and in date; located in accessible areas.
- **Sprinkler System:** Fully operational with no issues detected during testing.

## 7. Additional Areas

- **Elevators:** Passed recent state inspection; no maintenance required at this time.
- **Parking Garage:** Inspection revealed some sections need resealing; lighting is adequate.

## 8. Urgent Maintenance Issues

- **Roof Repairs:** Immediate attention recommended to prevent potential leaks.
- **HVAC Repairs:** Addressing the efficiency issues and potential refrigerant leak in the AC units.

## 9. Long-term Maintenance Plan

- **Roof:** Plan for replacement within the next 5-7 years.
- **Carpet Replacement:** Schedule for high-traffic areas within the next year.
- **HVAC System Upgrades:** Evaluate potential system upgrades or replacements within 3 years to improve energy efficiency.

## 10. Photographs and Supporting Documents

- **Photographs:** Attached to document areas needing immediate repair and areas inspected.
- **Maintenance Records:** Review of past maintenance records attached.

## 11. Conclusion and Recommendations

- **Summary of Maintenance Needs:** Immediate repairs needed for roof and HVAC systems; other systems in good functional condition.
- **Recommendations:** Follow the urgent maintenance issues as outlined and continue regular inspections to prevent major repairs.