



WALLS™ Inspection Report

Wall Analysis for Longevity, Lifecycle & Safety

SAMPLE REPORT

For illustration purposes only. Actual report content will vary based on the number, type, age, configuration, and condition of the operable walls inspected.

Property: Sample Conference & Education Center

Inspection Date: August 2026

Areas Inspected: Conference Rooms A–C and Multipurpose Room

Systems Inspected: 4 Operable Walls / 28 Panels

Manufacturers: Multiple

Prepared By: Continental Partition Systems

Executive Summary

Continental inspected four operable wall systems throughout the property to document their current condition, identify maintenance and repair needs, and establish a baseline for future planning.

Overall, the systems inspected remain functional and serviceable. Most panels, carriers, seals, and operating hardware were found to be in good working condition. Several maintenance and repair items were identified, including worn seals, an operating mechanism requiring adjustment, and damaged hardware on one panel.

No immediate conditions requiring removal of a wall from service were identified during this sample inspection.



Overall Property Condition

Overall Rating: Good

Area	Wall	Condition	Priority
Conference Room A	Wall A	Excellent	Routine Maintenance
Conference Room B	Wall B	Good	Recommended Repair
Conference Room C	Wall C	Fair	Priority Repair
Multipurpose Room	Wall D	Good	Monitor / Maintenance

Key Takeaways

- Three of four walls remain fully operational.
- One wall requires corrective work to restore proper seal operation.
- Several developing issues were identified before complete component failure.
- No major track or carrier failures were observed.
- Recommended repairs can be addressed through planned maintenance rather than emergency response.

System Condition Overview

The WALLS™ inspection evaluates the visible and accessible condition and operation of the operable partition system.



Typical Inspection Categories

Category	Assessment	Notes
Track System	Good	No visible damage or significant obstruction noted
Carriers / Trolleys	Good	Panels travel smoothly through the track
Panel Condition	Good	Minor wear consistent with age and use
Panel Alignment	Fair	Adjustment recommended on one wall
Bulb / Vertical Seals	Good	Minor wear identified
Top / Bottom Seals	Fair	One operating mechanism requires repair
Operating Hardware	Good	One damaged component identified
Pass Doors	Good	Operable at time of inspection
Pocket / Storage Area	Good	No major obstruction noted
General Operation	Good	Systems remain serviceable
Immediate Safety Concerns	None Observed	No immediate condition identified during inspection

Rating Guide

Excellent — System or component is operating properly with little or no visible wear.

Good — System is functional with normal wear or minor maintenance needs.

Fair — System remains usable but has deficiencies or repairs that should be addressed.

Poor — Significant deficiencies affect operation or reliability, and corrective action should be prioritized.

Out of Service — System or component cannot be operated as intended and should not be relied upon until evaluated or repaired.

Ratings reflect conditions observed at the time of inspection.

Detailed Findings

Finding 1 — Priority Repair

Location: Conference Room C

Wall: Wall C

Panel: Panel 4

Component: Top / Bottom Seal Operating Mechanism

Observed Condition

The operating mechanism does not fully retract the top and bottom seals. The panel can be positioned, but normal operation is restricted.

Recommended Action

- Repair or replace the failed operating mechanism.
- Restore proper extension and retraction of the seals.
- Adjust panel alignment as needed.
- Test the panel after repair.

Priority: High

Why It Matters

Continued operation in the current condition may make the panel increasingly difficult to use and may contribute to additional wear.

Finding 2 — Recommended Repair

Location: Conference Room B

Wall: Wall B

Panel: Panel 2

Component: Operating Hardware

Observed Condition

Operating hardware shows visible wear but remains functional at the time of inspection.



Recommended Action

- Replace worn hardware during planned service.
- Inspect related components during repair.
- Test operation after replacement.

Priority: Recommended

Finding 3 — Monitor / Maintenance

Location: Multipurpose Room

Wall: Wall D

Component: Vertical Seals

Observed Condition

Seals remain functional but show age-related compression and wear.

Recommended Action

- Monitor during future inspections.
- Replace when sealing performance or operation begins to decline.

Priority: Monitor

Positive Inspection Notes

A WALLS™ inspection documents what is working well in addition to deficiencies.

Positive findings during this sample inspection include:

- Track systems remain clean and free of visible damage.
- Carriers move smoothly through the track.



- Most panels remain properly aligned.
- Panel finishes are generally in good condition.
- Pass doors operate properly.
- Pocket and storage areas remain usable.
- Operating hardware is functioning normally on most panels.
- No widespread carrier or track deterioration was observed.

Documenting positive conditions provides a useful baseline for future annual inspections and helps facility teams distinguish normal wear from developing problems.

Repair & Maintenance Planning

Recommended Next Steps

The inspection identified the following maintenance and repair priorities.

Priority 1 — Address Soon

Wall C — Seal Operating Mechanism

Repair the failed operating mechanism and restore proper seal operation.

Priority 2 — Planned Repair

Wall B — Operating Hardware

Replace worn hardware during planned service before the component reaches complete failure.

Priority 3 — Monitor

Wall D — Vertical Seals

Continue monitoring condition during routine use and future inspections.

Parts That May Be Required

Based on the findings above, repair work may require components such as:



- Seal operating mechanism
- Operating hardware
- Replacement seals
- Fasteners or related adjustment hardware

Final parts requirements are confirmed during repair planning and may depend on manufacturer, model, age, and parts availability.

Repair Quotation

When repairable deficiencies are identified, Continental can provide a separate repair proposal outlining recommended corrective work, available parts, labor, and other project requirements.

Technician Photo Documentation

Photographs are collected during the inspection to document overall wall condition, operating components, identified deficiencies, and other relevant observations.

Representative Photos

Photo 1 — Overall Wall Condition

Example of a fully extended operable wall at the time of inspection.

Photo 2 — Track / Carrier Area

Representative view of the track and panel connection.

Photo 3 — Operating Hardware

Close-up of operating hardware or closure mechanism.

Photo 4 — Identified Deficiency

Example of worn, damaged, or failed component requiring corrective action.

Photo 5 — Seal Condition

Representative view of top, bottom, or vertical seal condition.



Photo 6 — Pocket / Storage Area

Representative view of panel storage or pocket condition.

Actual WALLS inspections may include a separate technician photo report containing additional photographs for each wall and identified condition.

Overall Property Assessment

The operable wall systems inspected at this sample property remain generally serviceable, with a combination of routine maintenance needs and isolated repair items.

Addressing identified deficiencies through planned maintenance can help preserve reliable operation, reduce the likelihood of unexpected disruption, and provide facility teams with better information for budgeting and future replacement planning.

The WALLS™ Program is designed to create a repeatable record of system condition over time. Annual inspections allow Continental and the facility team to compare findings year to year, monitor developing conditions, and plan maintenance based on documented system needs.

What Your WALLS Report May Include

Depending on the property and systems inspected, your report may include:

- Executive summary
- Property and wall inventory
- Overall condition ratings
- Component condition assessments
- Detailed deficiencies
- Repair priorities
- Recommended corrective actions
- Parts identified
- Positive inspection findings

- Overall property assessment
- Technician photo documentation
- Recommended next steps

About WALLS™

WALLS™ — **Wall Analysis for Longevity, Lifecycle & Safety** — is Continental's proactive operable wall inspection program designed to document system condition, identify maintenance needs, and support long-term planning.

Plan ahead. Avoid surprises.

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