COMMERCIAL INSPECTION SAMPLE

Industrial / Office-Warehouse Facility

Sample report - client name and property address removed

Inspected On: **10-08-2026**

Company Information

Dunsing inspections
847-367-0782

office@dunsing.com
www.Dunsing.com
Sample PDF Report



In our opinion, this is a roughly 46-year old building that is, in our opinion, average for age and type. Some of the systems have been updated, which is expected at this age. You should get warranty information from the owner/seller for the systems or equipment that have been updated or replaced. Please see the full report for more specific information.

Inspected By:

Carlos Medina, IL State License #450.012513 License Expires November 2028

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Description of our service

Scope of the inspection

The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. Major problems are our prime concern. The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. We are generalists in each of the areas which were inspected, not specialists. ***We highly recommend that a specialist review any areas in which we have found deficiencies to determine costs-to-cure or possible related problems.*** Ideally, this would be done prior to the end of your inspection contingency period and ***before closing escrow***. At that point you can get exact costs required to repair a system or systems. Note that at times you may need to have more than one contractor review the issue, as repairs may require different tradespersons.

Code and Zoning

This is not a code compliance inspection, nor is does it include an ADA (Americans with Disabilities) compliance inspection. No information is offered on the legal use of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. This is usually done by having a Freedom of Information Act Request (aka FOIA) performed at the local municipality. A FOIA can provide a wealth of information about the age of various systems and help to understand if permits were taken out for various improvements. We do not perform a FOIA search.

The inspection and report follow the Standards of Practice of the State of Illinois.

Final Walk-Through Inspections

We require that the buyer conduct a thorough pre-closing walk through inspection to ensure that nothing has changed since the original inspection. We provide a form for this purpose. It will be emailed to you after the inspection.

Third Party Liability

It is not Dunsing Inspections' intent that this report be distributed to other people who are not a party to this inspection transaction other than your real estate agent or attorney. Therefore, if the report is released to others, you agree to indemnify, defend and hold us harmless from any claims caused by unauthorized distribution of the report.

Questions after the inspection

After occupancy, all buildings will have defects which we did not or were unable to identify in the Inspection Report. If you discover such a problem which you feel you were not sufficiently alerted about, please contact us. A telephone consultation or site visit may be of some help to you in deciding what corrective measures to take. We may also be of some assistance in evaluating proposals offered by contractors for remedying the problem. Dunsing Inspections does not perform any repair work. Remember- Our service does not end when the inspection is over. We welcome the opportunity to be your consultant for life!

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The inspection and report are not a guarantee or warranty

We cannot eliminate all of the risk involved with the purchase of a property. There are warranty programs available which can be obtained to insure you against failure of the specific systems in the building. Please contact us for further information about these warranties.

How to Read This Report

The report is in a format that allows you to get to specific information quickly. Your report will have defects, concerns, general information, and things you should look into further (due diligence). When looking at the report you have many different ways the information can be organized. Here are some examples of ways you can view the report:

- **HTML format:** The report comes up in an internet format called HTML. We have tried to prioritize the information for you. For example, in the report if you click on the words "Items not working/Repair" on the left side of your screen you will see only the items that we have marked as "items not working/Repair" and so on with "Major Concerns", "Due Diligence", etc. Our prioritization is our best guess and you should read the full report to avoid missing important information. You will find that all of the comments in the summary do not have any photos but may have photos or illustrations if you look at the full report. ***Failure to read the full report may result in missing important information that can affect your decisions.***
- **PDF format:** From the HTML report, at the top you have an option to print the full report via PDF. You can view the full report in PDF format on your computer. You can also print the full report and read it on paper. Reading the full report is the best way to make sure you do not miss any important information. Please note, we make every effort to include information that we think is relevant. If we discussed anything that did not get into the report or if any information is different than you expected please contact us as soon as possible. We may be able to direct you to the correct location on the report or make modifications to the report so it better meets your specific needs.
- **Repair Request:** This is a very useful tool that can be used for many purposes. You can select items from the report to make your own list of issues or concerns you would like addressed. You can include photos or not include photos and you can add your own comments to the comments and photos in the report. Because you can add your own notes you can specify how you would prefer the issues to be taken care of. Your real estate agent or attorney can also generate a repair request on your behalf. Here is a video showing how to navigate our report and create a request list.

Chapters and Sections

This report is divided into ***chapters*** *(Roofing, Exterior, Electric, for example)*. Each chapter is broken into ***sections***. You can navigate between chapters with the click of a button on the left side margin.

Sections have descriptive information and observations.

Definitions and Limitations

Go here for definitions of terminology used in this report and general limitations to the inspection.

Phase 1, 2 and 3 environmental assessment

We did not perform a Phase I environmental survey on this property. An environmental site assessment is a

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report prepared for a real estate holding that identifies potential or existing environmental contamination liabilities. The analysis, often called an ESA, typically addresses both the underlying land as well as physical improvements to the property, and is typically required by a lender.

Cost Estimates

We realize that commercial building inspections are often centered around determining costs to repair, update, or remodel various areas of the building. However, cost estimates are not a service that we provide. While it is always best to have local contractors see the items in person and to provide specific estimates for each specific item, we know that this may not be practical during a real estate transaction.

Therefore, we have located several services who can review your inspection report and provide cost estimates for various repairs. We have no affiliation with these companies and encourage you to investigate each one to determine the best fit you:

Repair Pricer - Report Pricing reports from about $80.00 - $110.00 (can also provide cost estimates for commercial properties)

Porch Repair Estimate Report - Pricing reports from about $80.00 - $120.00 (can also provide cost estimates for commercial properties)

Thumbtack - Pricing reports from $99.00

Report Summary

We have provided several different ratings for the problems or observations that we find. We have summarized some of these items at the beginning of the report. Note that we have not added every comment/deficiency to the summary of findings. Below are examples of the various summary categories.

Maintenance Item: Items in this category require maintenance. Be aware that during the course of normal maintenance other problems may be discovered and additional repairs or evaluations may be necessary.

Budget For Replacement: These items are older and usually beyond their normal or intended lifespan. These systems may currently be functioning, but will need repair or replacement soon. Functionality during the inspection does not guarantee future performance. Consult specialists for lifespan estimates and replacement costs prior to closing.

Items Not Working / Repair: These items are not working or are not working properly or need repair. A qualified professional should make necessary repairs to restore the item to proper function - prior to closing.

Due Diligence / Further Evaluation Required:

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These items require further evaluation or investigation to determine whether a problem exists, or to determine the extent of problems - prior to closing.

Items Not Inspected: These items were not inspected. These items were not in the scope of the inspection, were shut down, were not visible, or were disconnected. Further investigation, inspection, or consultation may be warranted - prior to closing.

⚠ **Special Information:** These comments contain special information about limitations, items not inspected, or items out of the scope of the inspection.

Improvement or Upgrade: These items are discretionary improvements and are not usually required. You should consider upgrading or improving these items. You may want to get information regarding the cost of these improvements prior to closing.

Note: These items refer to explanations, additional information or limitations to the inspection. Observations in this category are usually for information but may need upgrading or repairs.

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General Description

Style of Building and Inspection Conditions

Type of Building: Commercial Building
Front of building faces: West
Approximate Year of Original Construction: 1980, 41-50 years old
Occupancy: Occupied
Furnishings: Fully Furnished
Temperature: 50 to 65 Degrees F
Start Time of Inspection: 8:30 AM
Weather Conditions During Inspection: Fair
Recent Weather Conditions: Seasonal
Soil Conditions: Wet
Attendees at inspection: Client, Various Contractors, Tenant
Mold Testing: No

(GD-1) Due Diligence / Further Evaluation Required:
A WORD ABOUT SEVERAL ENVIRONMENTAL HAZARDS- You should be aware of several environmental hazards that may exist in a building of this age. If these areas are of concern to you we recommend that you have someone perform inspection and testing for these items.
Radon Gas? This property may have radon gas in it. Radon is a colorless, odorless radioactive gas that originates from uranium contained in a variety of soils that could be below the structure. According to the federal Environmental Protection Agency, radon has been scientifically proven to be the second leading cause of lung cancer. Radon enters the structure through joints, cracks and penetrations. Determination of radon levels that may be present in this structure can only be made with an appropriate test of 48 hours or more. Unless specifically requested, and addressed elsewhere in this report or by separate document, testing for radon is not within the scope of this inspection.
Asbestos? Given the age of this property, it may have some products in it that contain asbestos. Asbestos has been shown to cause a variety of health problems. Asbestos was used as in hundreds of products commonly used in construction. Shingles, floor coverings, ceiling tiles, duct wraps, insulation, ceiling coatings, and wallboard joint compound are but a few of these common products that often contained asbestos in years past. Determination of asbestos in any given product that may be present in this structure can only be made with a laboratory test of the material by a qualified person and laboratory. Investigation and testing for asbestos in any material is not within the scope of this inspection.
Lead Paint? In addition, indications are that this property was built prior to 1978. Prior to this year, many paint and stain products contained lead. Lead is a material that is medically harmful to human health and development, especially children. Testing or inspection for lead is outside the scope of this inspection, but only by testing can one determine the presence or absence of lead in

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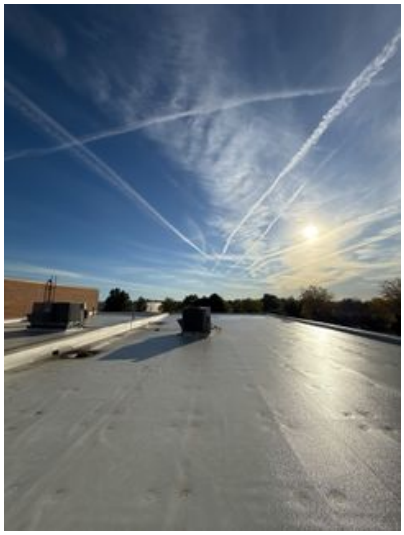
either the interior or exterior painted or stained surfaces.
- ***SUGGESTION***: Check with local authorities for any testing requirements. Have a qualified technician perform any tests as desired.
Older Structure note: Because of the age of this building, there will be features and systems that do not conform to present building standards. While we attempt to point out conditions that might affect health and safety as well as structural issues that may need correction, we do not warrant that all non-conforming conditions are reported. Imperfections such as sloping floors, floors and stairs that squeak, along with sticking doors are common in a building of this age. In addition, for properties built prior to the mid-1970's older ***cloth electrical wiring, old plumbing, asbestos, lead paint, and other unique issues may present challenges in the future.***
An older building such as this will require upgrading and repair now and in the future, as all buildings do.

📌 **(GD-2) Note:** The property was occupied at the time of the inspection. Inspections of occupied homes presents some challenges as occupant belongings can obstruct our visual inspections and can prevent full access to parts of the building. Note that we do not move personal property or furniture. We recommend that you perform a walk through inspection when the building is clear of furniture and belongings.

Roofing

Roof Overview Photos







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Roof Covering Components (Inspected Items)

Type(s) of Roof Covering: ☑ T.P.O. (Thermoplastic Polyolefin)

Method of Roof Inspection: ☑ Roof was not inspected

Number of layers of roofing: ☑ 1 layer

Estimated Age of Roof Covering: ☑ Age unknown, check with owner

Type of Chimney: ☑ Metal Flue Pipe

Gutters and Roof Drainage: ☑ Internal Roof drains integrated into the roof system

Skylights: ☑ Plexiglas

Roof System Limitations

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⚐ **(R-2) Items Not Inspected: Property Roof**- The property roof was not inspected at the client's request.

Grounds, Drives, Walks

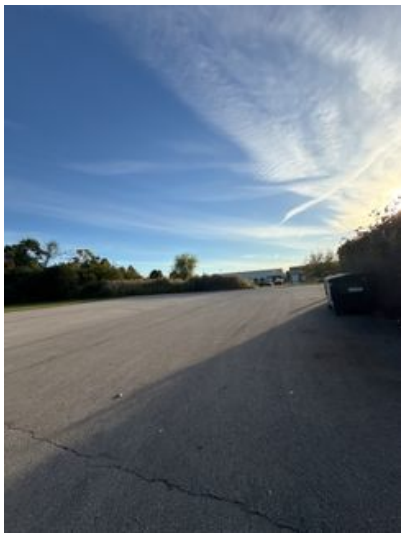
Grounds, Drives, Walks Overview Photos



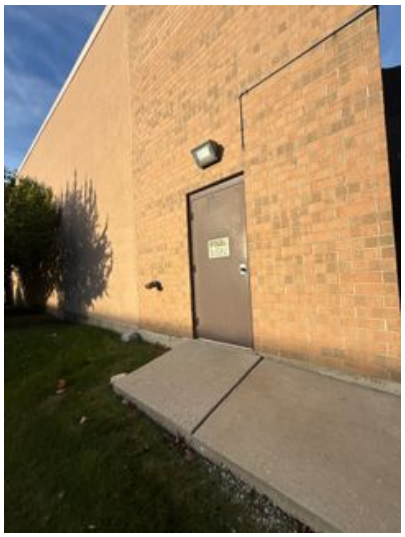





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Grounds Components (Inspected Items)

Lot Topography: ☑ Uneven

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Driveway: ☑ Asphalt ☑ Concrete

Walkways: ☑ Concrete

Grounds Observations

(GDW-2) Maintenance Item: Maintain vegetation- Vegetation on the property should be maintained to prevent overgrowth and encroachment onto and possible damage to the structure.









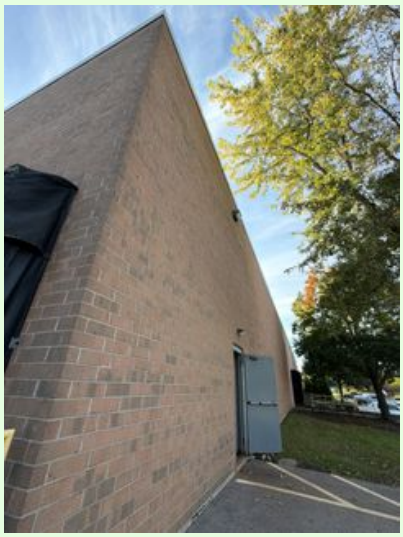
(GDW-3) Maintenance Item: Trim vegetation - Trees or bushes are in contact with the exterior walls. They should be trimmed to prevent damage to the structure.

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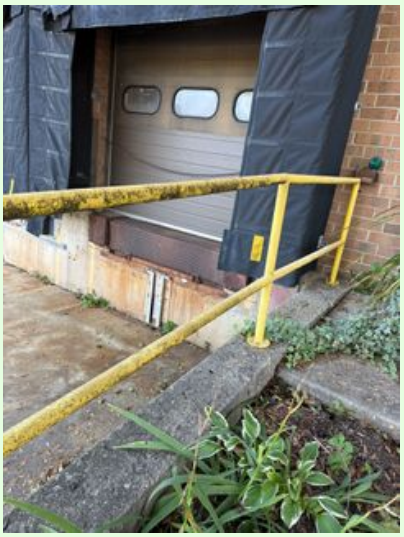


(GDW-4) Maintenance Item: Rusted/Damaged Rails- Metal railing on the property is showing signs of rust and impact damages at several areas. The railing should be repaired, scraped and painted with a rust-inhibiting paint to prevent further damage/deterioration.

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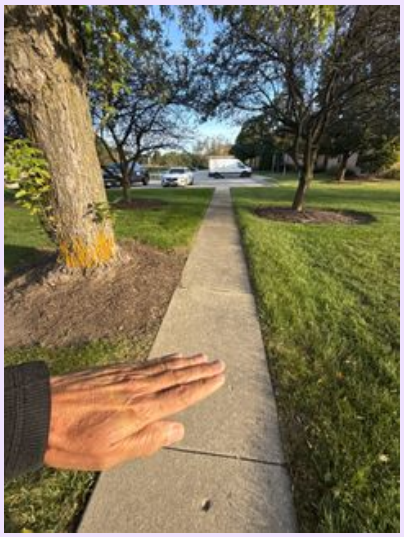







(GDW-5) Items Not Working / Repair: Trip hazard- The walkway at the right path, front and rear has settled or heaved and there is a trip hazard. A qualified contractor should make repairs to prevent an injury.

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Right Walkway



Building Front



Building Rear

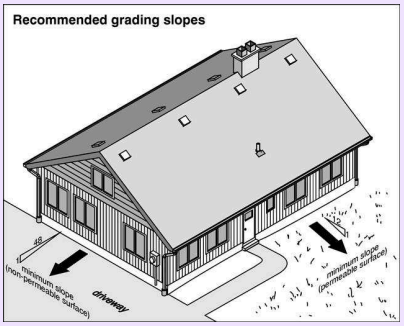
🛠 **(GDW-6) Items Not Working / Repair: Faulty Grading**- There is a negative slope at the front that can cause or contribute to water intrusion. The landscaping should be changed to drain water away from home.



Building Front



Building Front

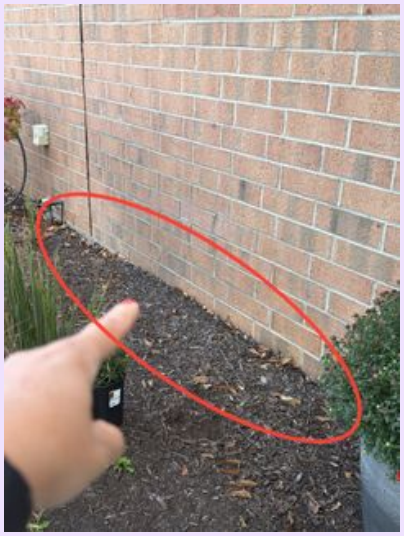


🛠 **(GDW-7) Items Not Working / Repair: Grading too high**- Soil and exterior surfaces are too close to the siding. Ideally, 6–8" of foundation should be visible. Poor grading allows water to collect near the foundation, increasing the risk of basement leaks. Ground should slope away from the home:

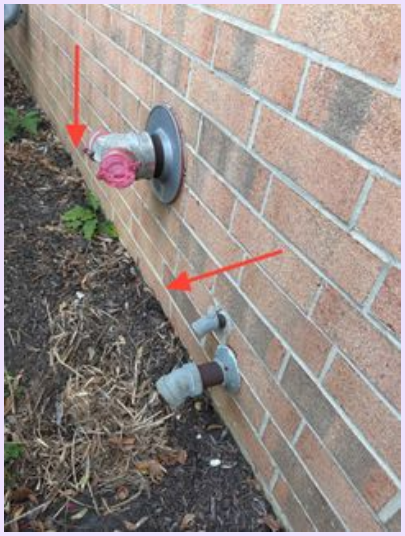
- **Min. slope**: ¼"/ft. for hard surfaces, 1"/ft. for permeable ones
- **Extend**: At least 10' from the foundation, if possible

We recommend evaluation and correction by a qualified landscape contractor.

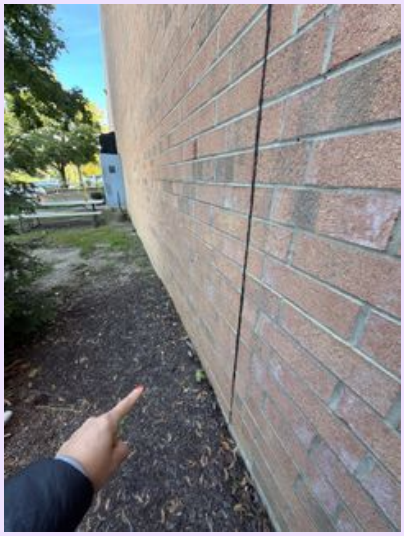
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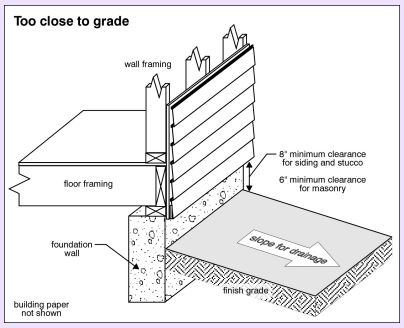
Building Front



Building Front



Building Front



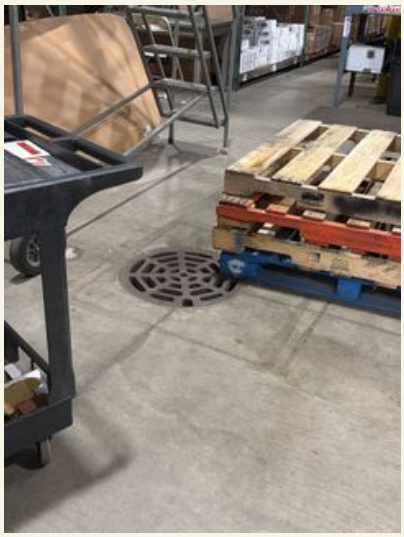
(GDW-8) Due Diligence / Further Evaluation Required:

Drains not tested- The property drainage system was not water-tested during the inspection. We cannot determine the effectiveness of below grade drains.

- ***SUGGESTION***: The operation of the drainage system should be observed during adverse weather.







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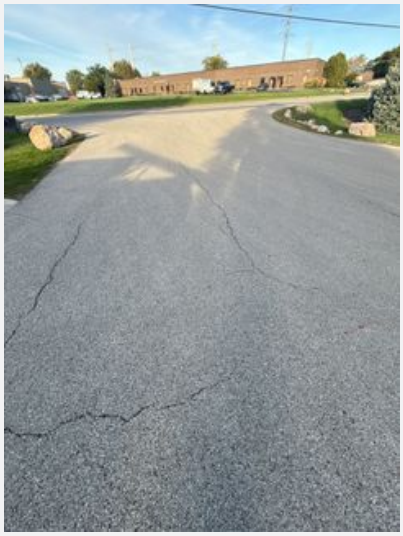


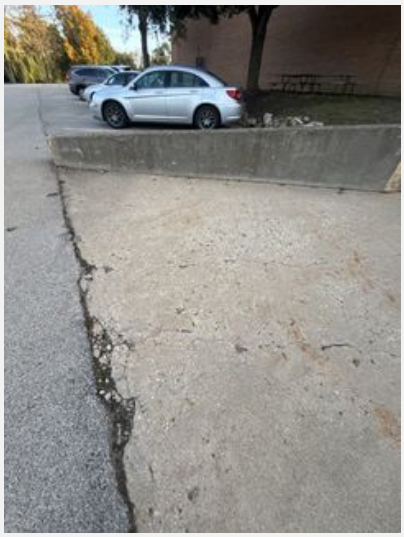
📈 **(GDW-9) Improvement or Upgrade: Retaining wall-** The retaining wall needs a guardrail to prevent people from accidental fall at the loading bay area. We recommend that you add a guardrail.



📌 **(GDW-10) Note: Typical cracking**- Typical cracking is noted on the driveway. This is typically not a major concern. If the condition of the driveway worsens, a contractor should replace the driveway.

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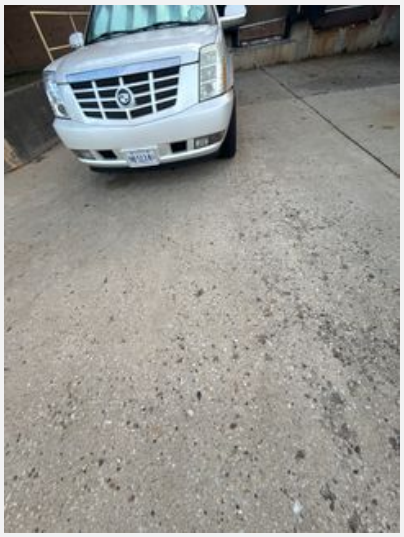


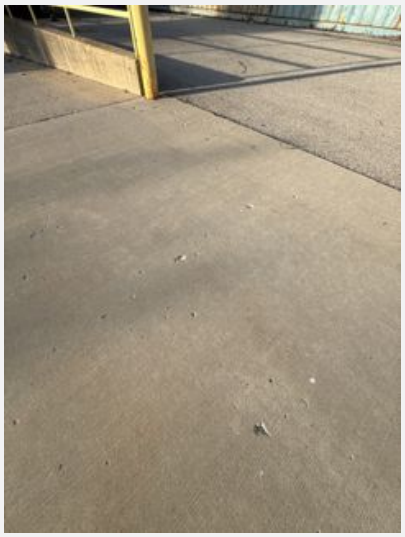




📌 **(GDW-11) Note: "Spalling" noted**- The concrete driveway and walkway shows signs of spalling, which is surface flaking or chipping often caused by moisture penetrating the concrete and expanding during freeze/thaw cycles. While spalling is mostly cosmetic, it can be difficult to repair effectively in this climate due to ongoing weather exposure. We recommend consulting a concrete contractor for repair options and long-term solutions.

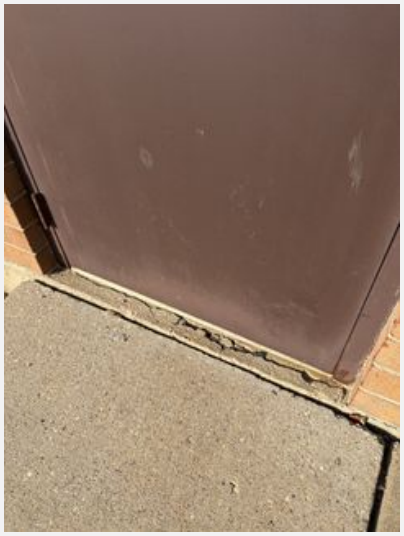
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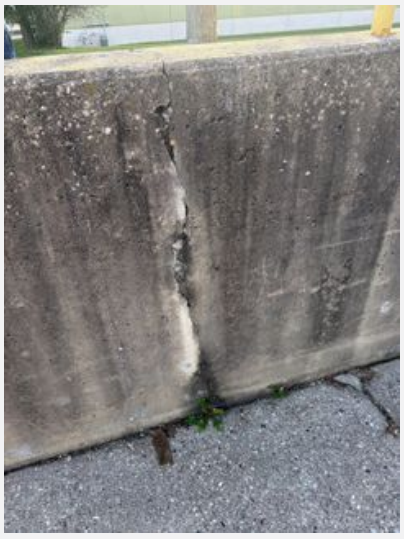
📌 **(GDW-12) Note: Typical cracking** is noted on the sidewalk(s). This is typically not a major concern. If the condition of the walkway worsens, a contractor should replace the walkway.



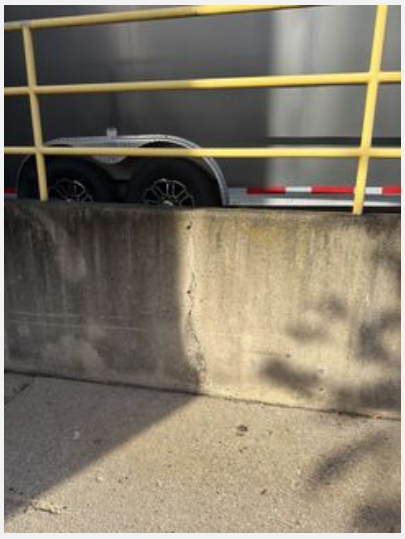
Building Rear

📌 **(GDW-13) Note: Retaining wall movement**- The bay areas retaining wall shows some settlement cracks or evidence of movement, but does not have any signs of abnormal movement. Monitor this for future movement.

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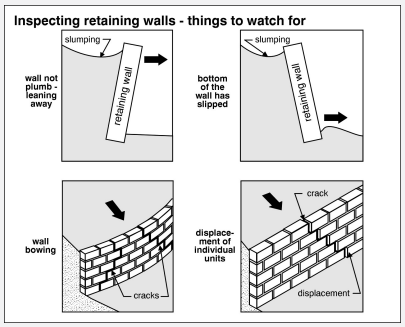












Exterior

Exterior Overview Photos

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Exterior Components (Inspected Items)

Wall Cladding: ☑ Exterior Insulation and Finish System (EIFS) ☑ Masonry (brick)

Exterior Doors: ☑ Metal ☑ Aluminum

Windows: ☑ Aluminum

Window Type(s): ☑ Fixed pane ☑ Glass block

Trim Material: ☑ Metal ☑ Aluminum

(E1-2) Due Diligence / Further Evaluation Required:

Synthetic stucco wall cladding- A portion of this building is clad with EIFS (aka "Dryvit"). EIFS (Exterior Insulating Finishing System) is a type of synthetic stucco which has become popular as an exterior finish. Generally, this material adds insulation value and is supposed to prevent water infiltration into wall structures. Unfortunately, there are many documented problems with this wall finish, usually associated with improper installation. Inspecting this wall system requires

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specialized tools, equipment, invasive testing in the wall cavity and specially trained inspectors. This type of inspection is beyond the scope of our general building inspection. Since we did not open up walls or ceilings to determine if there is damage, we cannot determine if concealed problems exist. Go to our website for further information. www.dunsing.com. You should be aware that periodic inspections and specialized maintenance are required for this type of wall cladding. We do offer this type of special inspection as an additional service.



Building Rear

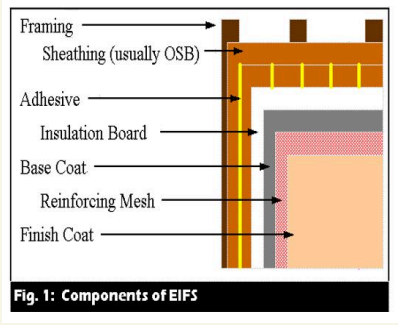


Fig. 1: Components of EIFS

Exterior Observations

(E1-3) Items Not Working / Repair: Exterior Issues- Some issues were noted at the exterior that will need repair by a qualified contractor. Examples of observations and defects noted during inspection include ***but are not limited to***:

Exterior General Comments

- **General maintenance** is needed. A general contractor who can provide carpentry, painting, door and window repairs should be contacted for cost estimates.

Wall Cladding

- **Tuckpointing** is needed at some areas. A masonry contractor should review and make necessary repairs.
- **Cracked /spalled brickwork** was noted. Repairs are needed.
- **Caulking is needed** at several exterior areas. This helps prevent water and air entry.

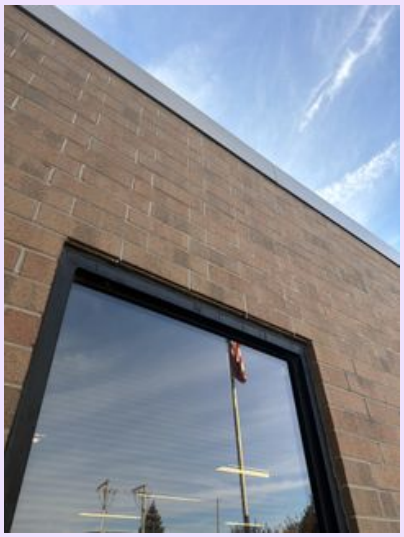
Doors

- The exterior **doors and door frames are rusted/damaged**. Repair or replacement is needed.
- Some of the **door lintels need paint.** Any rust or loose paint should be cleaned prior to painting. The lintel is the steel above the doors that supports stone and masonry above the door. If left unpainted, the lintel can rust and deteriorate.

Windows

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- Some of the **window lintels need paint.** Any rust or loose paint should be cleaned prior to painting. The lintel is the steel above the windows that supports stone and masonry above the window. If left unpainted, the lintel can rust and deteriorate.
- **The brick window sills have cracked or eroded mortar joints.** This design can allow water entry into the wall cavity. Typically, a window sill would be a monolithic material that would prevent water entry (stone or other material). It is essential that these areas be kept sealed to prevent water entry into the wall cavity.
- **Caulking** is needed at windows



Rusted Lintel - Building Front



Caulking - Building Front



Tuckpointing - Building Front



Tuckpointing - Building Front



Rusted Lintel - Building Front

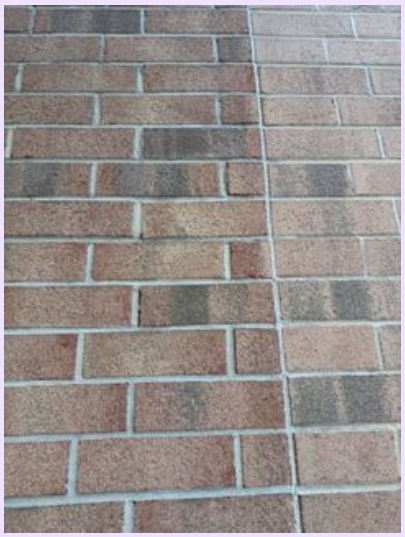


Caulking - Building Front

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Seal Penetration - Building Front



Tuckpointing - Building Front



Seal Penetration - Building Front



Rusted Door Lintel - Building Front



Rusted Door/Frame - Building Front



Rusted Door/Frame - Building Front



Caulking - Building Right



Caulking - Building Right

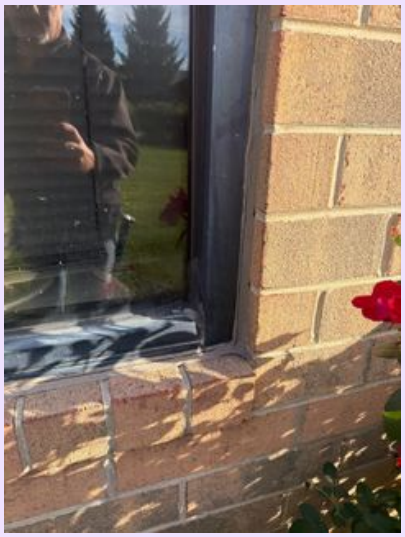


Caulking - Building Right

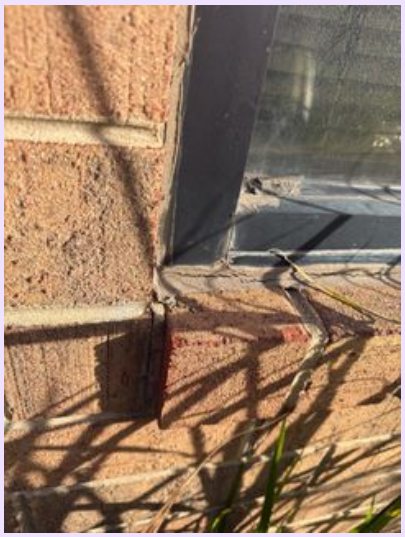
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Caulking - Building Right



Caulking - Building Right



Caulking - Building Right



Caulking - Building Right



Caulking - Building Right



Caulking - Building Right



Rusted Lintel - Building Right



Caulking - Building Right



Caulking - Building Right

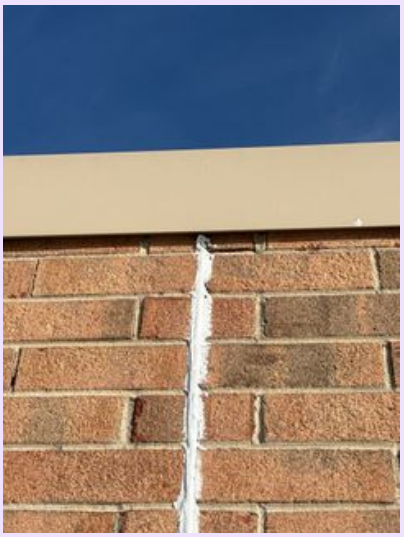
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Rusted Lintel - Building Right



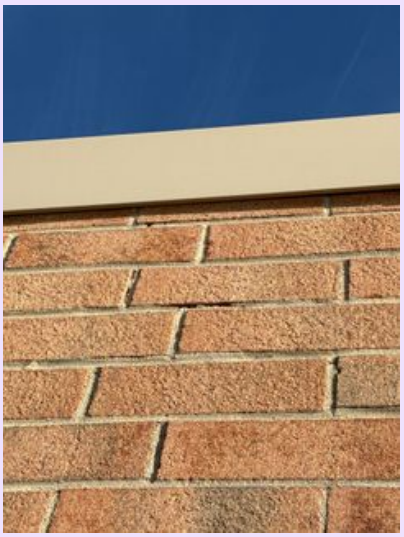
Tuckpointing - Building Right (Roof Area)



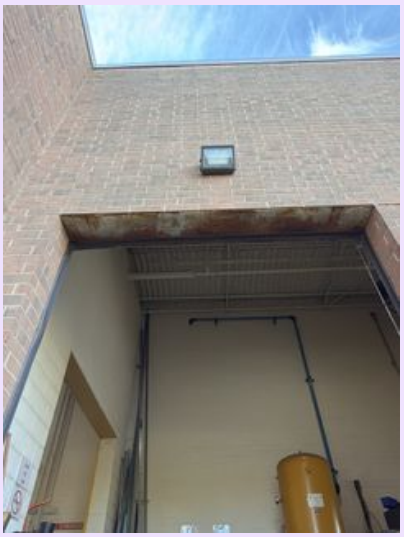
Tuckpointing - Building Right (Roof Area)



Tuckpointing - Building Right (Roof Area)



Tuckpointing - Building Right (Roof Area)

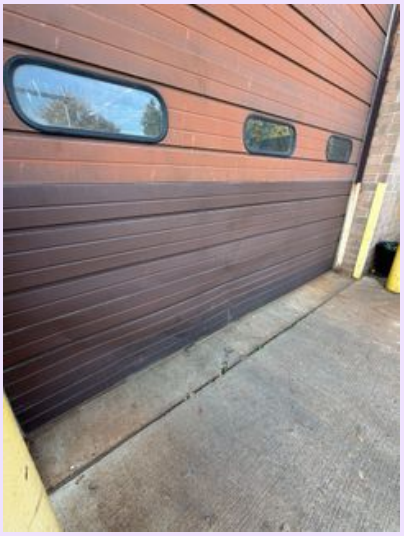


Rusted Lintel - Building Left

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Rusted Lintel - Building Left



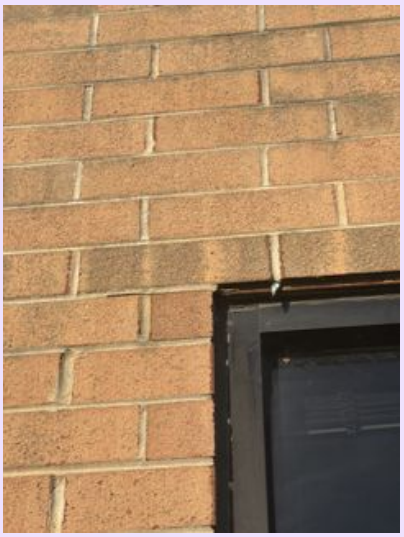
Door Damage - Building Left



Tuckpointing - Building Left



Brick Damage - Building Rear



Rusted Lintel - Building Rear



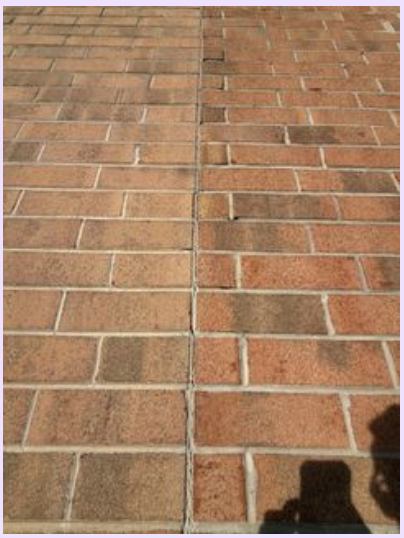
Spalling Brick - Building Rear



Tuckpointing - Building Rear

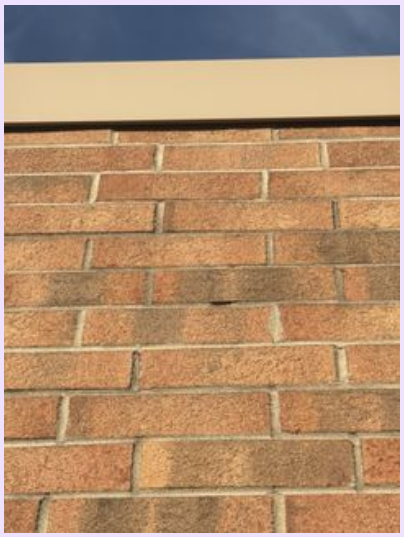


Caulking - Building Rear



Caulking - Building Rear

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Tuckpointing - Building Rear



Tuckpointing - Building Rear



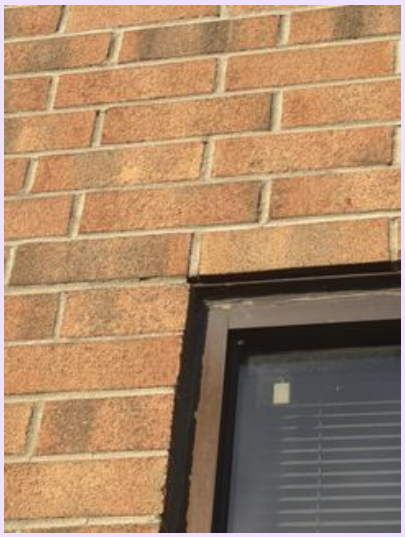
Rusted Door - Building Rear



Tuckpointing - Building Rear



Tuckpointing - Building Rear



Rusted Lintel - Building Rear



Rusted Lintel - Building Rear

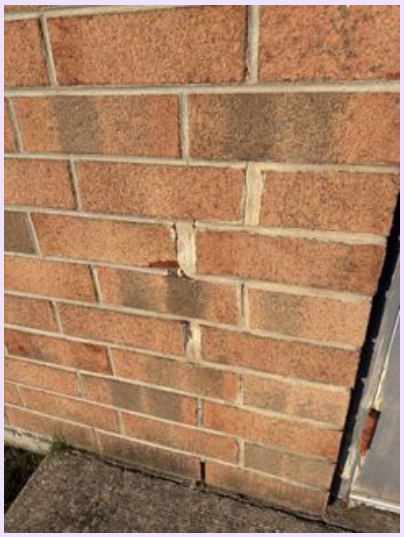


Tuckpointing - Building Rear

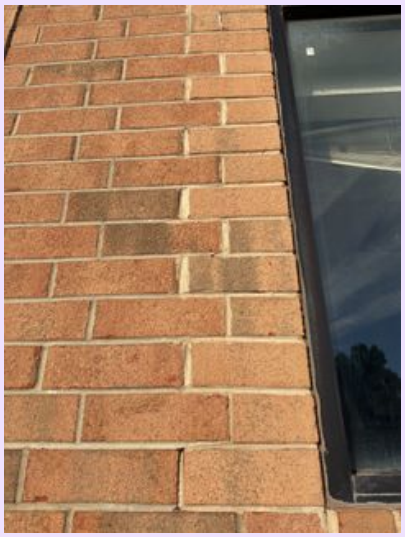


Tuckpointing - Building Rear

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Tuckpointing - Building Rear



Tuckpointing - Building Rear



Tuckpointing - Building Rear



Tuckpointing - Building Rear



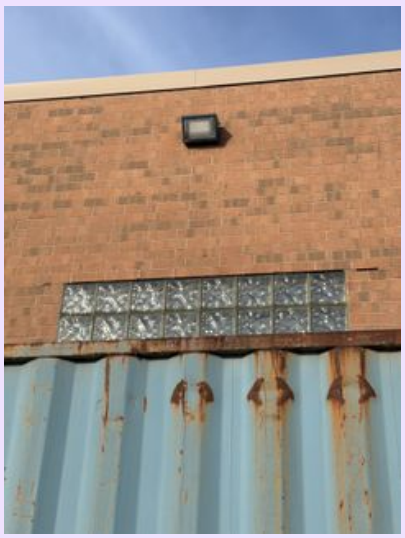
Rusted Lintel - Building Rear



Rusted Door - Building Rear



Rusted Door/Frame



Rusted Lintel - Building Rear



Spalled Bricks - Building Rear

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Tuckpointing - Building Rear



Tuckpointing - Building Rear



Chipped Brick - Building Rear



Tuckpointing - Building Rear



Tuckpointing - Building Rear

(E1-4) Due Diligence / Further Evaluation Required:

Efflorescence (powder substance or staining, usually white in color) on exterior walls indicates moisture is present in the wall. We recommend ensuring that water from the roof, gutters and downspouts drain away from the walls. Efflorescence is found on many buildings without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed. Check with the owner/occupant about the history of any water entry problems into the home.

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Building Rear

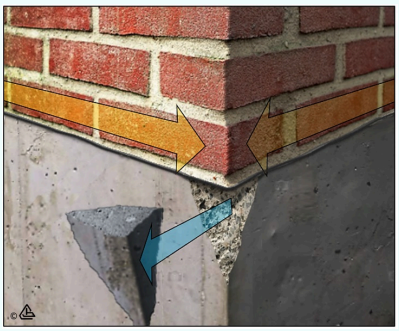


Building Rear

(E1-5) Improvement or Upgrade: Broken concrete- There is some broken concrete at the front right corner of the building. This is a common issue, but is not usually a big concern. The broken concrete can be repaired as desired.



Building Front Right Corner

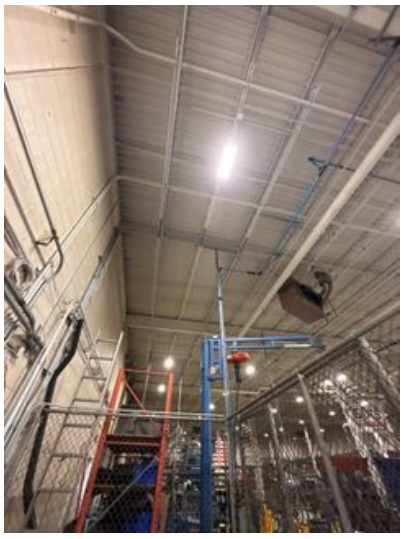
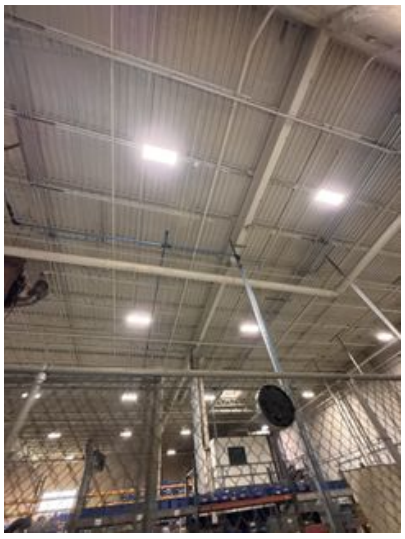


Example of broken concrete (NOT from this inspection)

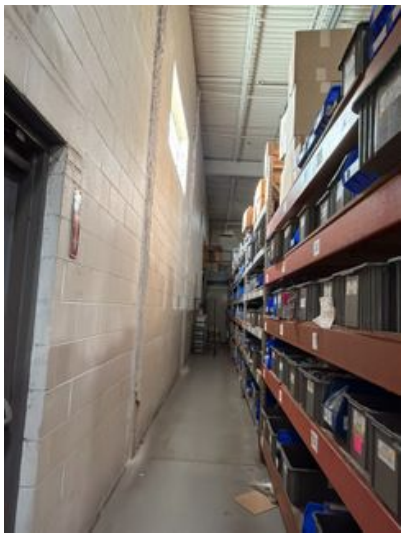
Structure

Overview Photos of Structure

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Structure Components (Inspected Items)

How were the various areas inspected?: ☑ Visual Observation

Inspection Method of Floors, Walls, Ceilings and Framing:
☑ All areas inspected visually (where accessible)

Foundation description: ☑ Concrete Slab

Foundation Configuration: ☑ Slab on grade

Floor System description: ☑ Concrete Slab

Posts/Beams description: ☑ Steel Posts and Beams ☑ Concrete Posts and CMU Interior Walls

Wall Structure: ☑ Masonry Veneer (wood structure with masonry covering) ☑ Masonry

Roof Structure: ☑ Steel Trusses ☑ corrugated metal decking

Attic Insulation Type: ☑ Not Visible

Attic/Roof Cavity Insulation Amount: ☑ Not Visible

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Insulation and Vapor Retarders in Unfinished Spaces (including crawlspaces and attics):
☑ Insulation ☑ Not Visible ☑ Vapor Retarder ☑ Unknown Material

Structure Observations

(S-2) Maintenance Item: Wall Cracks- There are typical cracks at some locations in the exterior foundation. We recommend that these cracks be repaired/sealed.


Building Front


Building Front


Building Front (Loading Bay)


Building Left (Loading Bay)


Building Left


Building Rear

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Building Rear



Building Rear

(S-3) Due Diligence / Further Evaluation Required:

Pest activity- There is evidence of pest activity in the exterior and interior of the building. We found the following:
Evidence of pest activity

- bait stations

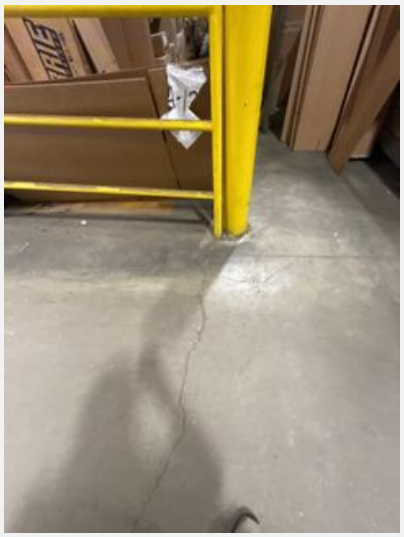
You should have a qualified pest control company inspect this area and the entire structure for other pest activity. Our observations regarding evidence of pests are not a substitute for inspection by a licensed pest control operator or exterminator. You should have your own pest inspection by a contractor of your choosing to determine infestation extent, treatment procedures and remediation needs.
You should be aware that mice can carry Hantavirus. Hantaviruses are a family of viruses spread mainly by rodents and can cause varied disease syndromes in people worldwide. Infection with any hantavirus can produce hantavirus disease in people. Dig deeper here for additional information https://www.cdc.gov/hantavirus/index.html (about a 1 minute read)

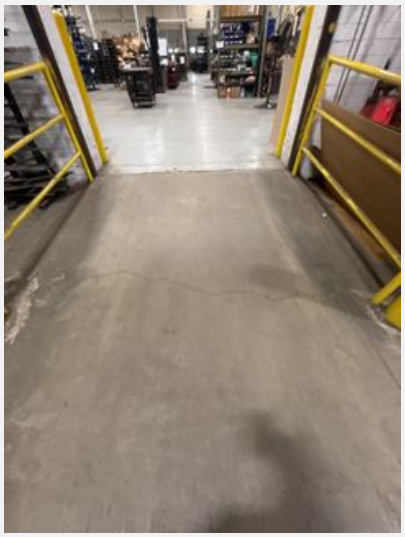




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📌 **(S-4) Note:** The concrete floor has typical shrinkage cracks in it. The cracks are of no concern, however, you could seal them if concerned about radon gas.









📌 **(S-5) Note:** The building was dry at the time of the inspection.

Electric

Electrical Overview Photos

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Electric Meter



Main Disconnect/Service Panel (1200 AMP, 240/120V)



Main Disconnect/Service Panel Interior



Dry Transformer (112.5 KVA, 208/120V)



Electric Panel A (600 AMP, 208/120V)



Electric Panel A Interior

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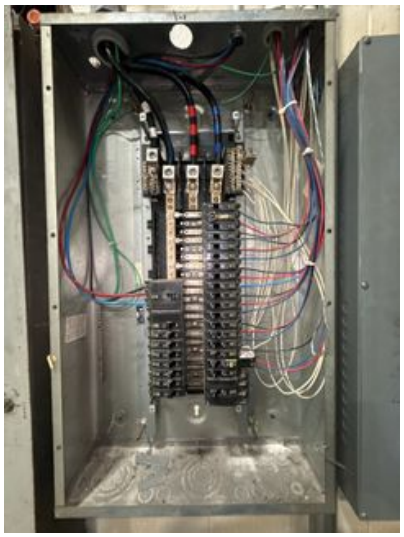
Electric Sub Panel A-B (400 AMP, 208/120V)



Electric Panel A-B Interior



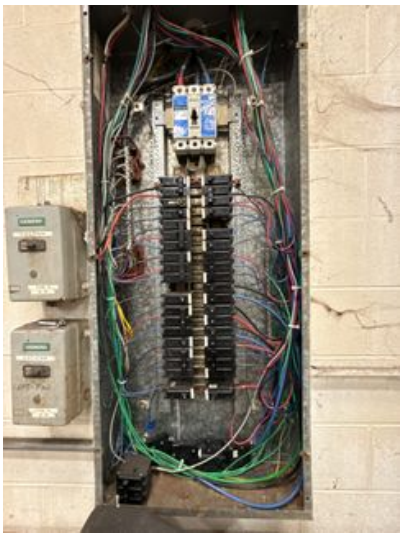
Electric Sub Panel A-C (200 AMP, 208/120V)



Electric Sub Panel A-C Interior



Electric Sub Panel A-E (200 AMP, 208/120V)

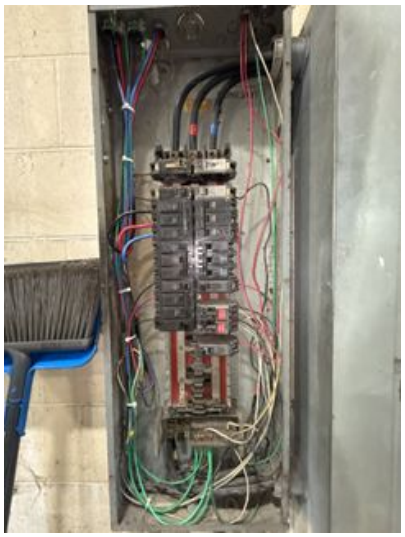


Electric Sub Panel A-E Interior

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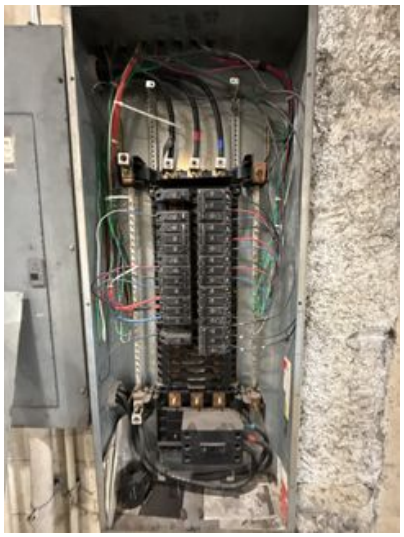
Electric Sub Panel A-1 (200 AMP, 240/120V)



Electric Sub Panel A-1 Interior



Electric Sub Panel A-B-1 (225 AMP, 240/120V)



Electric Sub Panel A-B-1 Interior



Electric Sub Panel A-B-2 (100 AMP)



Electric Sub Panel A-B-2 Interior

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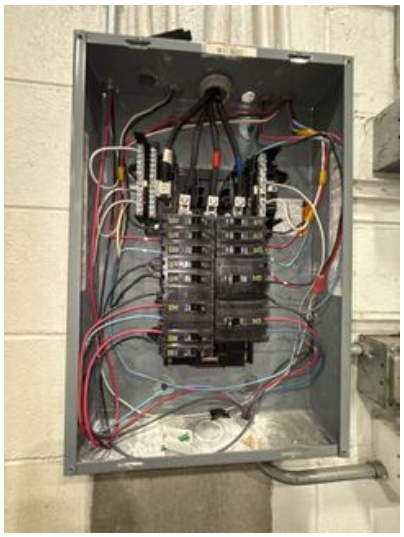
Electric Sub Panel A-B-3 (200 AMP, 240/120V)



Electric Sub Panel A-B-3 Interior



Electric Sub Panel A-B-4-1 (100 AMP, 208/120V)



Electric Sub Panel A-B-4-1 Interior



Electric Sub Panel A-B-5 (100 AMP, 208/120V)

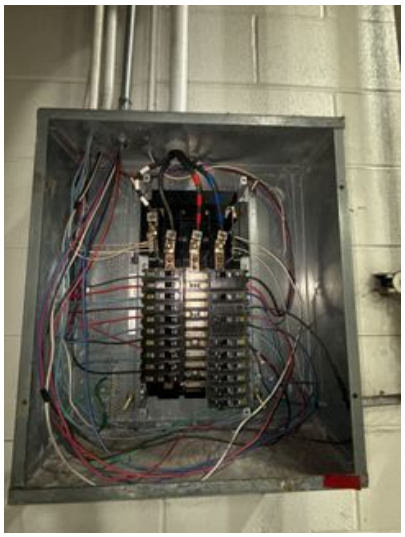


Electric Sub Panel A-B-5 Interior

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Electric Sub Panel A-C-1 (100 AMP)



Electric Sub Panel A-C-1 Interior



Electric Distribution Panel DP-1 (600 AMP, 230V)

Electric Components (Inspected Items)

Electrical Service Conductors and Service Type: ☑ Below Ground Service ☑ Copper

Service Voltage: ☑ 120/240 Volts ☑ 120/208 Volts, 3 Phase ☑ 480 Volts ☑ 3 Phase

Service Ampacity (Size or Capacity): ☑ 1200 Amps

Main Panel Location: ☑ Warehouse

Main Disconnect Location: ☑ Inside the main panel

Sub Panel Location: ☑ Multiple Areas

Grounding and Bonding: ☑ Grounded to ground rod ☑ Bonding is incorrect

Circuit Protection Type: ☑ Circuit Breakers ☑ Fuses (Edison base)

Branch Wiring: ☑ Copper

Wiring Distribution and methods: ☑ Conduit

Type of Receptacles (Outlets): ☑ 3 prong

🛠 **(E-2) Items Not Working / Repair: Improper Bonding**- The bonding strap is loose/not secured at the electrical service ground rod/conduit. We recommend that a qualified electrician check the bonding and grounding to make sure it meets current safety standards and repair as needed. Dig deeper here (about a 3 minute video) for more information about grounding and bonding.

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Unsecured Strap

(E-3) Improvement or Upgrade: Older fuses- There are older "Edison base" or screw in fuses in use at the building. While there is not a problem with the fuses themselves, these systems are generally considered outdated. Replacement is recommended.



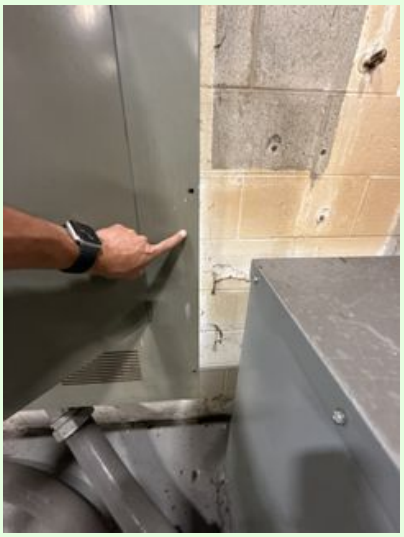
Electric Observations

(E-4) Maintenance Item: Missing screws- The main electric panel is missing screws at the cover. These should be installed so that the panel cover is secure.

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Electric Panel A



Electric Panel A



Electric Sub Panel A-B-3



Electric Sub Panel A-C



Electric Sub Panel A-C



Electric Sub Panel A-C



Electric Sub Panel A-C



Electric Sub Panel A-C-1

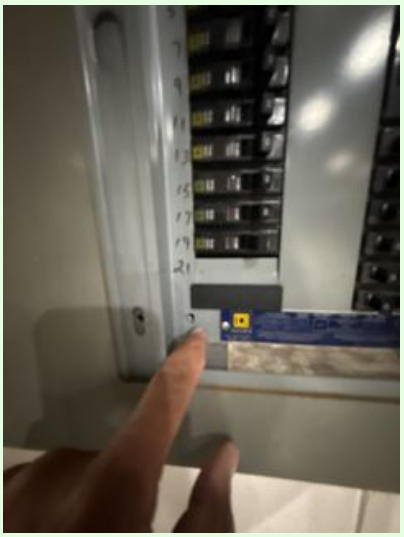


Electric Sub Panel A-C-1

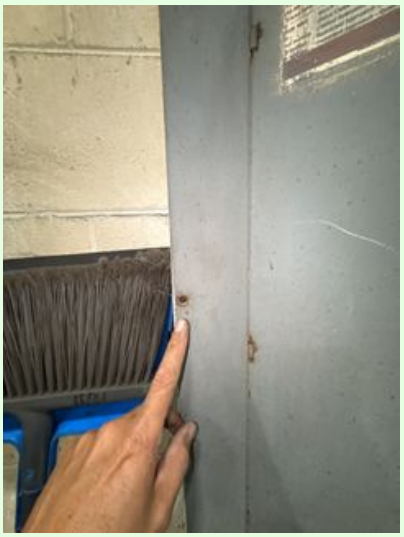
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Electric Sub Panel A-C-1



Electric Sub Panel A-C-1



Electric Sub Panel A-1



Electric Panel A-B-1



Electric Panel A-B-1



Electric Panel A-B-1



Electric Panel A-B-1



Electric Panel A-B-1



Electric Sub Panel A-B-2

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Electric Sub Panel A-E



Electric Sub Panel A-E

(E-5) Maintenance Item: Damaged receptacle- There is a receptacle that is damaged at office entrance area. The receptacle should be replaced. An electrician should perform this work.



Office Entrance Area

(E-6) Maintenance Item: Loose receptacle/cover- There is a loose cover plate at main office. The cover plate should be properly secured. This is a simple repair.

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Main Office SW Wall

(E-7) Items Not Working / Repair: Wrong fasteners- The panel cover is fastened with one or more pointed screws. This could be a hazard if the screws would pierce a wire. The screws should be replaced with blunt tipped screws.



Electric Panel A-B

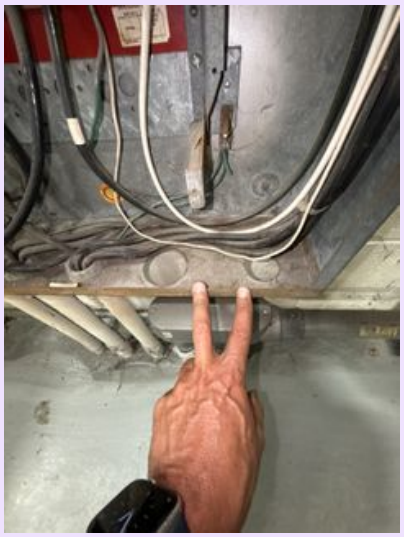


Electric Sub Panel A-1



(E-8) Items Not Working / Repair: Openings in panel- There are missing knockouts in the electric panel. This could be a hazard. The openings in the panel should be filled (covered) to prevent a shock hazard.

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Electric Panel A-B



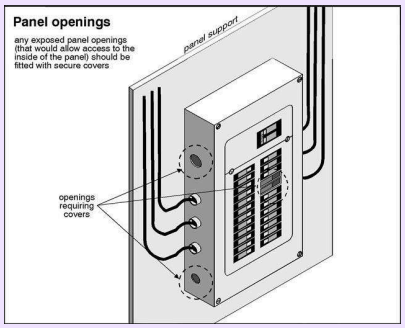
Electric Panel A-C



Electric Sub Panel A-1

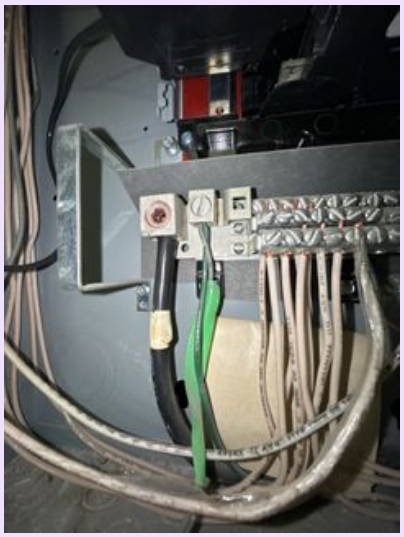


Electric Sub Panel A-B-4-1



(E-9) Items Not Working / Repair: Improper wiring- Multiple hot/neutral wires are installed at terminals on the bus bar inside the distribution panels. The connectors do not appear to be designed to accommodate two wires. This "double tapping" can be a safety hazard.
- SUGGESTION: An electrician should make immediate repairs.

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Electric Sub Panel A-B-5



Electric Panel A-B



Electric Panel A-B

(E-10) Items Not Working / Repair: **Improper wiring**- Multiple wires are installed on one or more circuit terminals. The connectors are not designed to accommodate two wires. This "double tapping" can be a safety hazard. - ***SUGGESTION***: An electrician should make immediate repairs.



Electric Sub Panel A-E



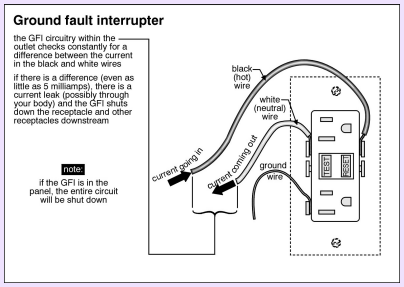
Electric Sub Panel A-E

(E-11) Items Not Working / Repair: **Electric not working**- One GFCI (ground fault circuit interrupter) outlet is not working properly at the exterior (it will not trip when tested with a device specifically meant for this application). A qualified electrician should make all repairs that involve wiring.

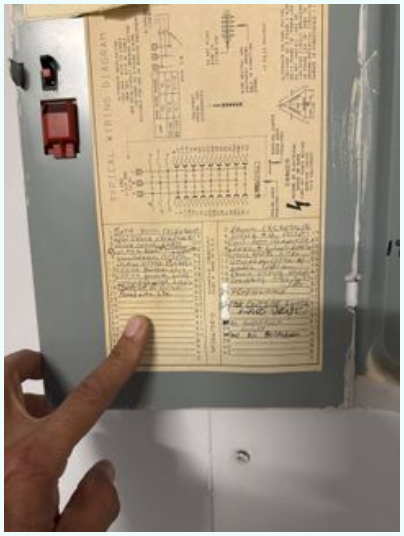
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Building Front (Exterior)



(E-12) Improvement or Upgrade: Label the directory- The electric panels should have all of the individual circuits labeled so that they can be identified. Without proper labeling, we cannot determine what the various circuits are for or whether there are an adequate number of circuits for various items such as appliances or other equipment.



Electric Sub Panel A-B-5

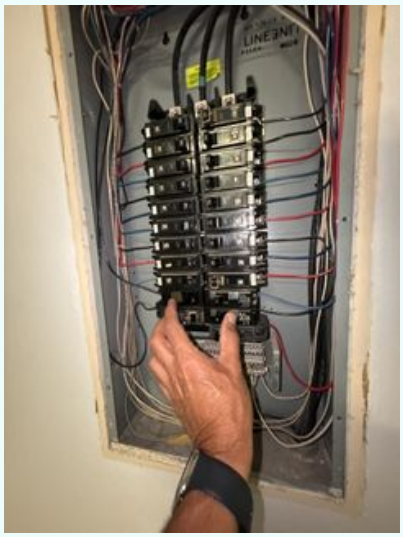


Electric Sub Panel A-C

(E-13) Improvement or Upgrade: Wrong Breaker in panel- There is at least one circuit breaker in the panel that does not match the panel manufacturer. That is, the breaker is manufactured by a different company. The breaker may not fit properly and could be a hazard. We recommend that the breaker be replaced with the correct type. An electrician should make immediate repairs. Be aware that there are some "classified" circuit breakers that are manufactured and are considered to be allowable for use in certain panels. Further investigation

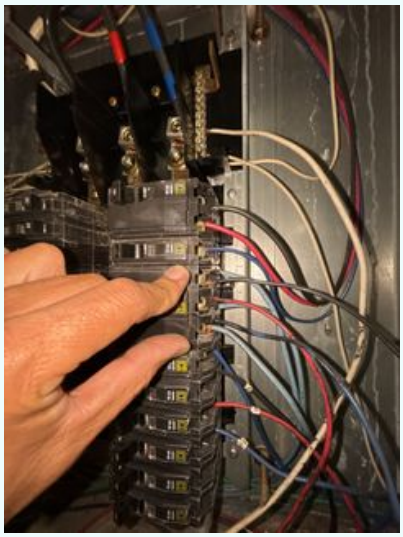
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and research by a qualified electrician is recommended to determine if these circuit breakers are of this type and are acceptable in this panel.



Electric Sub Panel A-B-5

(E-14) Improvement or Upgrade: There are some circuits in the distribution panel that are "double tapped". Basically, this means that there are multiple wires connected to the same circuit breaker. This can often be a nuisance or safety problem if the circuits are not designed for multiple wire connections. In this case, the circuit breakers are designed for multiple wire connections. In our opinion, no action is needed.



Electric Sub Panel A-C-1

Electric Limitations

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⚐ **(E-15) Items Not Inspected: Obstructed Panel-** Access to the electric distribution panel DP-1 was blocked at the time of our inspection (stored items prevented). The panel was not inspected. We recommend that this panel be inspected once the stored items are removed or prior to closing.



Electric Distribution Panel DP-1

⚠ **(E-16) Special Information: NOTE THIS ITEM WAS NOT INSPECTED- Low voltage systems are not inspected**- Evaluation of any low voltage wiring, including but not necessarily limited to landscaping lights (and timers), telephone, security and camera systems, data transfer lines, TV antenna and cables, alarms (including smoke and carbon monoxide), intercom, and stereo wiring is beyond the scope of this inspection.







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Heating

Heating Overview Photos



Rooftop Unit #1



Rooftop Unit #1 Data (2017)



Rooftop Unit #2

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Rooftop Unit #2 Data (2017)



Rooftop Unit #3



Rooftop Unit #3 Data (1996)



Gas Space Heater #1



Gas Space Heater #2



Gas Space Heater #3



Gas Space Heater #4



Gas Space Heater #5



Gas Space Heater #6

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Gas Space Heater #7



Gas Space Heater #8

Heating Components (Inspected Items)

Energy Source: ☑ Natural Gas

Number of Heating Systems: ☑ Eleven

Heating Manufacturer: ☑ Carrier ☑ Modine® ☑ Reznor® ☑ Sterling

Heat System Location: ☑ Rooftop

Age of Heating System: ☑ Age unknown, check with owner ☑ Manufactured in 2017 ☑ Manufactured in 1996

Venting System: ☑ Power Vented

Flue Liner: ☑ Metal

Heat Source in Habitable Room: ☑ Yes

Elevated Levels of Carbon Monoxide?: ☑ xNot Tested

🏠 **(H-2) Budget For Replacement:** **Old Heating System- Budget for replacement**- In our judgment, the roof top heating system #3 is near the end of its useful service life. You should expect to replace it at any time. In the meantime, make sure that an HVAC technician cleans and services the HVAC at least once a year.

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ASHRAE_Chart_HVAC_Life_Expecta

(H-3) Due Diligence / Further Evaluation Required:
Unable to determine age- We were unable to determine the age of the gas space heaters. We recommend that you check with the seller/responsible party or an HVAC contractor to determine the age of the system.

(H-4) Note: Rooftop Heating- A rooftop heating unit, often part of a rooftop HVAC system, is installed on the roof to heat (and often cool) large spaces. It typically uses gas or electricity to warm air, which is then distributed through ducts. These units save indoor space and are common in commercial buildings.

(H-5) Note: Space heater- A space heater burns natural gas or propane to produce heat for a small area or single room. It can be vented or unvented and typically uses a flame or ceramic element to generate warmth. These heaters offer quick, localized heating without relying on a central system.

Heating Observations

(H-6) Due Diligence / Further Evaluation Required: Heat Shut-Off- The rooftop unit #3 appears to be non functional. The gas valves are currently shut-off. Check with the seller/ responsible party about any issues with this system. A qualified HVAC contractor can be of assistance.

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Rooftop Unit #3

Heating Limitations

⚐ **(H-7) Items Not Inspected: Heating units not tested**- The heating units were not tested at the client request.

⚠ **(H-8) Special Information: Is the heating system adequate for this building?**- This inspection does not include determining whether the heat (or cooling) distribution is adequate or even. Rather, we simply determine if there is a heat source in the habitable rooms. If determining adequacy is a concern, you should contact a qualified HVAC contractor or check with the owner or occupant about how the property heats and cools. An HVAC contractor should perform a "Manual J" calculation, along with other tests to ensure how the heating system will perform.

Air Conditioning

Air Conditioning Reference Photos

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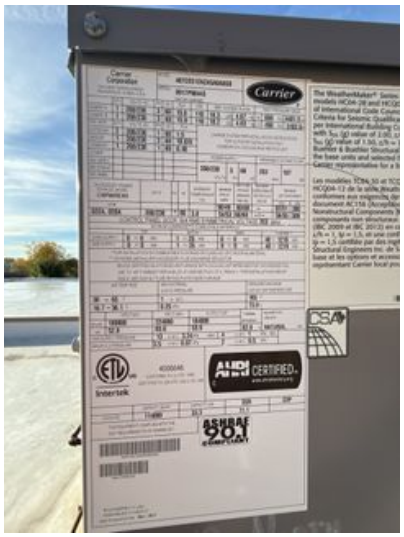
Rooftop Unit #1



Rooftop Unit #1 Data (2017)



Rooftop Unit #2



Rooftop Unit #2 Data (2017)



Rooftop Unit #3



Rooftop Unit #3 Data (1996)



Condenser



Condenser Data (2011)



Through Wall AC

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Through Wall AC Data (2002)

Air Conditioning Components (Inspected Items)

Air Conditioning Equipment: ☑ Central Air Conditioning

Energy Source: ☑ Electricity

Number of A/C Units: ☑ Four

A/C Manufacturer (Condenser): ☑ Carrier ☑ LG® ☑ Reznor® ☑ Thermal Zone

A/C Age: ☑ Manufactured in 2017 ☑ Manufactured in 2011 ☑ Manufactured in 2002 ☑ Manufactured in 1996

(AC-2) Budget For Replacement: **Budget for replacement**- In our judgment, the Air Conditioning system #3 and through wall unit are near the end of its useful service life. You should expect to replace them at any time. In the meantime, make sure that an HVAC technician cleans and services the HVAC's at least once a year.

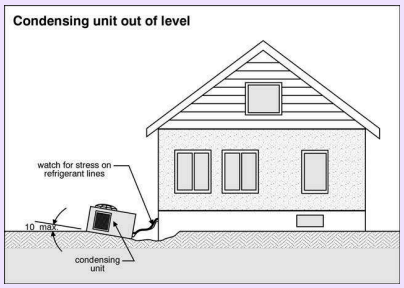
(AC-3) Note: **Central Air Conditioning description**- The air conditioning is provided via a central air conditioner, or "split" system. This is the most common method of air conditioning that we see. This system circulates cooled air through ducts to multiple rooms in a building, using a compressor, evaporator, condenser, and thermostat for temperature control and distribution.

Air Conditioning Observations

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(AC-4) Items Not Working / Repair: Level the A/C- The A/C condenser should be leveled for optimum efficiency. A qualified HVAC technician should make repairs.





Air Conditioning Limitations

(AC-5) Items Not Inspected: AC units not tested- The A/C units were not tested at the client request.

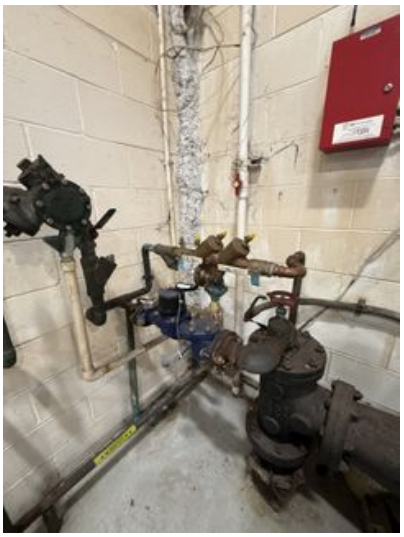
Plumbing

Plumbing Overview Photos

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Gas Meter



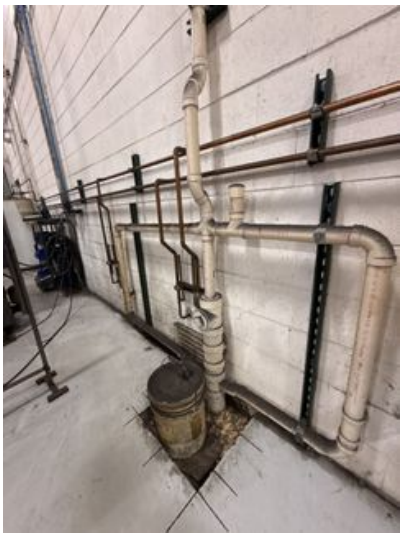
Water Meter/Shut-Off



Water Heater



Water Heater Data (2003)



Sewer Cleanout



Catch Basin

Plumbing Components (Inspected Items)

Water Source: ☑ Public.

Water service material (to the building): ☑ Copper

Water Distribution inside: ☑ Copper

Plumbing Fixtures Description: ☑ Fixtures Description

Water shut off location: ☑ Warehouse

Plumbing Waste Disposal: ☑ Municipal System

Waste piping material (DWV): ☑ PVC

Sewer Cleanout Condition: ☑ Cleanout Accessible

Sewer Survey: ☑ No

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Water Heater Description: ☑ Conventional Gas water heater

Water Heater Manufacturer: ☑ General Electric

Water Heater Capacity: ☑ 75 Gallon

Water Heater Age: ☑ This water heater is ☑ Over 20 years ☑ 2003

Fuel Storage and Distribution:
☑ Gas piping with a system of pipes throughout the building delivering gas to mechanical equipment

Location of Fuel Gas Shut Off: ☑ Exterior

(P-2) Budget For Replacement: Aged Water Heaters- This water heater is beyond its anticipated service life. You should expect to replace it in the near future..

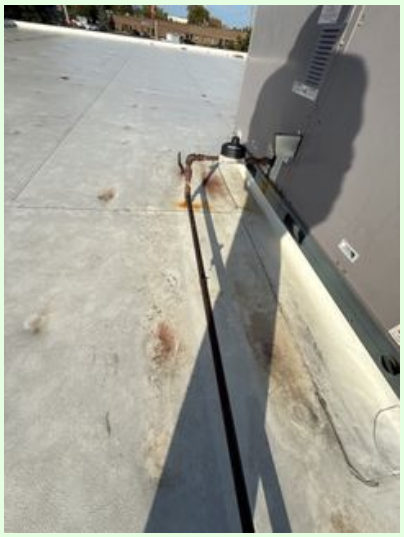
(P-3) Due Diligence / Further Evaluation Required:
Sewer Survey recommended- Regardless of age, it is recommended that you obtain a sewer lateral inspection during your negotiation period. The sewer lateral is the pipe that discharges all waste to the city sewer. Sewers can be clay or plastic, depending on age, but both can have problems. A sewer line can become cracked, collapsed or infiltrated with tree roots. Sewer repairs can sometimes be quite expensive to repair. We did run water to test the system. A licensed plumber should camera the sewer for defects. If repairs are needed, you should contact the city to determine if they have partial reimbursement programs. Dig deeper here (about a 1 minute video) for more information about a sewer survey.

(P-4) Note: Plumbing Fixtures Description- The plumbing fixtures in the building are described as follows:
Fixtures
- Conventional Flush Toilets, Porcelain or China Sink(s), Hot and Cold Controls at sinks, tubs, showers

Plumbing Observations

(P-5) Maintenance Item: Rusted gas piping- The rooftop units surrounding piping has some rust on it. Rusted piping can corrode further and cause gas leaks. We recommend that the rust be removed and repainted.

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(P-6) Items Not Working / Repair: **Corrosion**- There is some corrosion at the connection(s) to the water heater. The corrosion indicates a leak. Repair is recommended by a qualified plumber.



(P-7) Due Diligence / Further Evaluation Required: **Discolored water?**- Rusty water was noted at some of the plumbing fixtures. This is most often caused by older steel piping that is rusting on the inside or can indicate a problem with the water heater. Usually, this occurs when a fixture is not used very often. Flushing the water for several seconds usually clears the water. If flushing the water does not clear up the discoloration, you may have to replace some water piping or the water heater, which a plumber can do. Have a plumber review and provide a repair recommendation.

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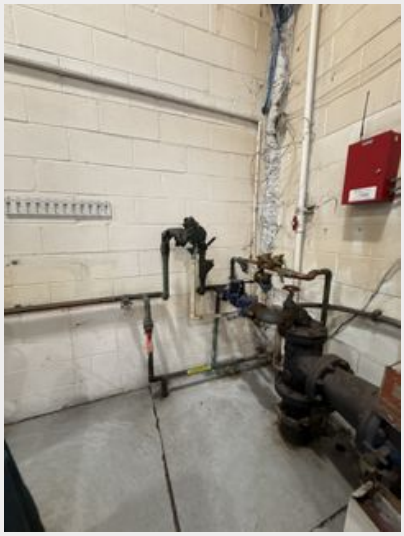


Women's Bathroom

⚐ **(P-8) Items Not Inspected:** **Sprinklers not inspected**- Operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection.
- ***SUGGESTION***: We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment before closing.

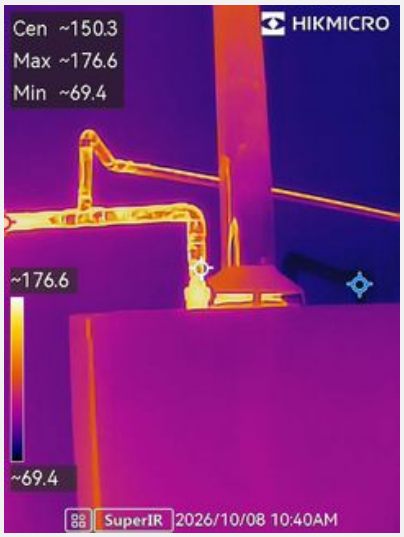


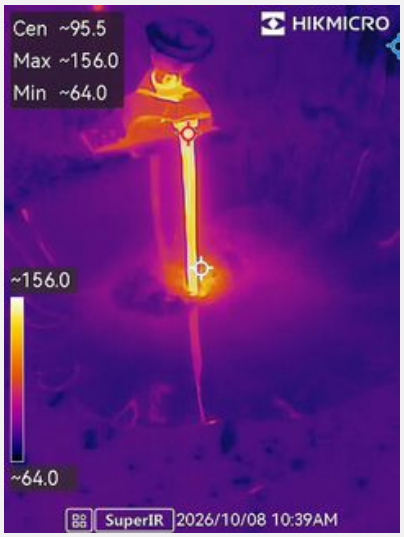




📌 **(P-9) Note:** We tested the water heater and found that it is functioning.

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Plumbing Limitations

⚐ **(P-10) Items Not Inspected: Filtration system not tested**- We did not check the operation or effectiveness of the water filtration unit, including any point of use, or reverse osmosis systems. A qualified water purification company should check the unit(s). You can have water samples sent to a laboratory to check the quality of the water.



⚠ **(P-11) Special Information: Water pressure and Flow**- Water system pressure and flow (gallons per minute) tests are not within the scope of this inspection.

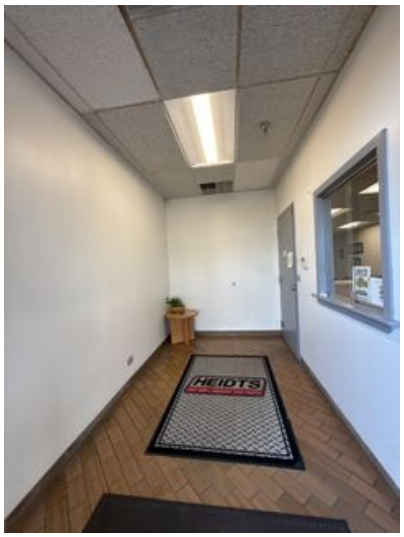
⚠ **(P-12) Special Information: Water Quality**- We did not test the quality of the water supplied

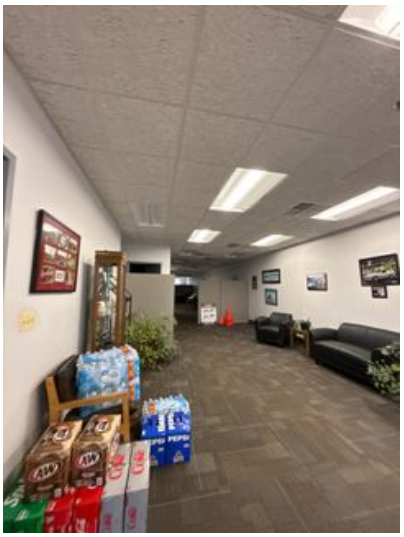
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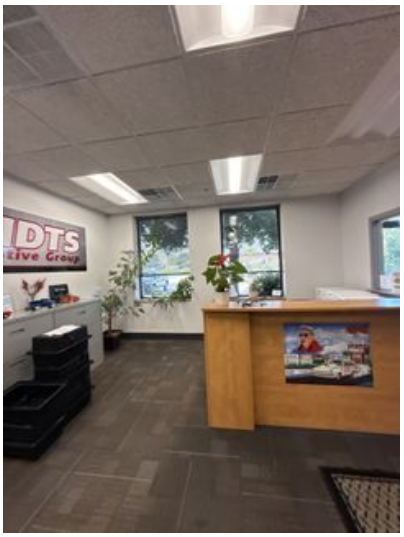
to the building.
-SUGGESTION: For information concerning water quality, we suggest contacting the municipality or utility company which provides the water, or have the water independently tested.

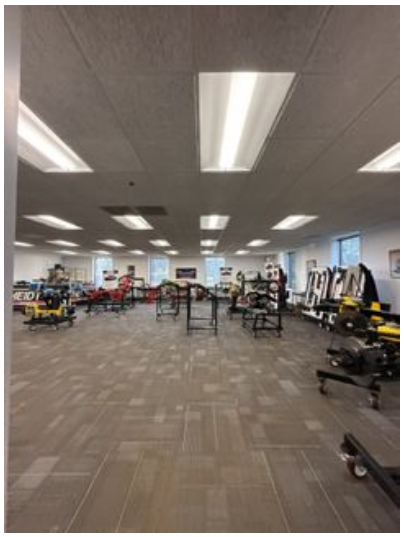
Interior

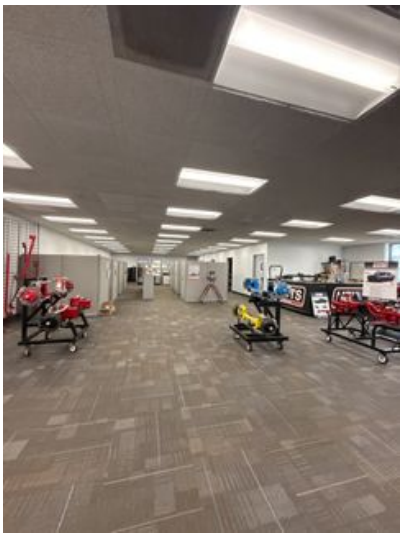
Interior Overview Photos





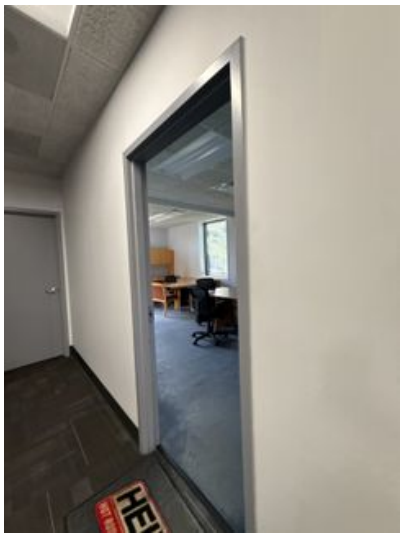
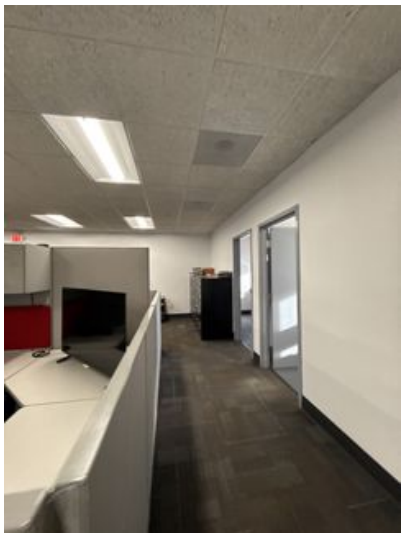
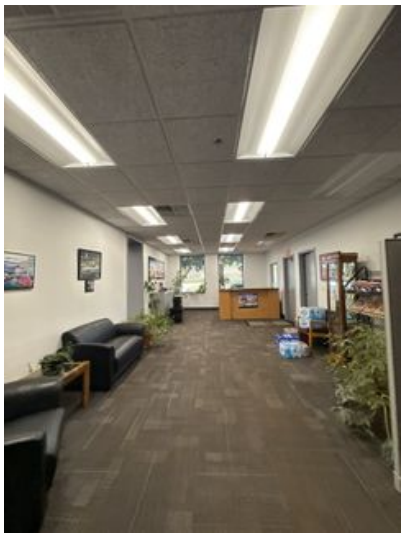
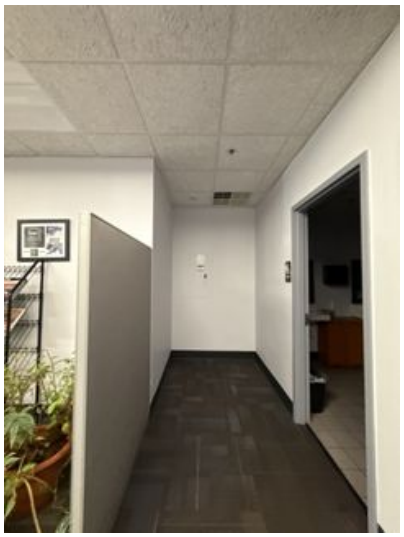
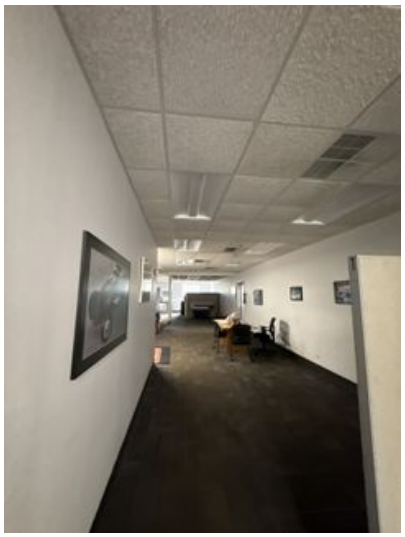
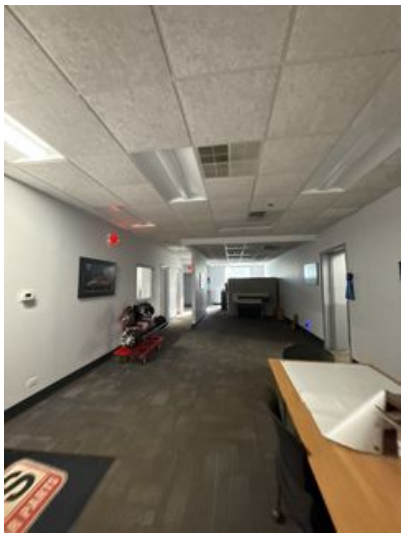
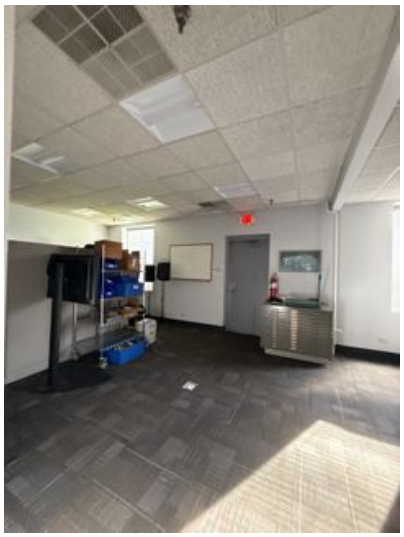


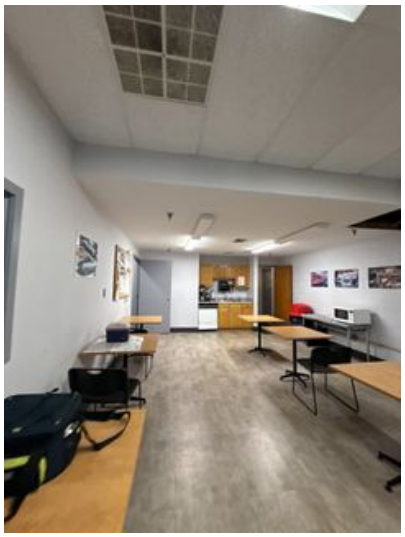




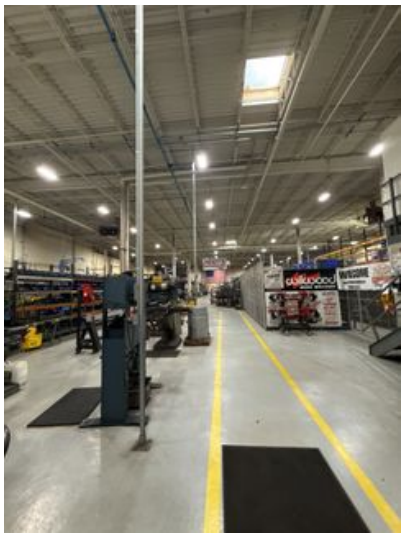
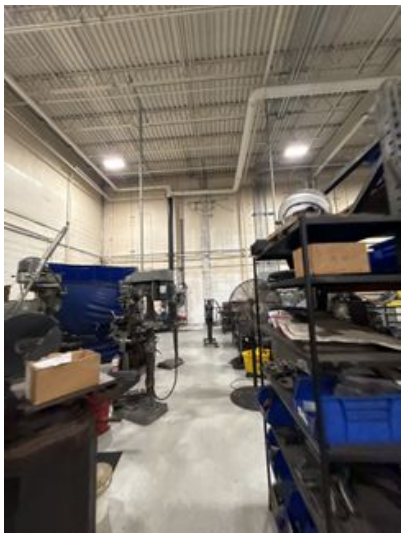
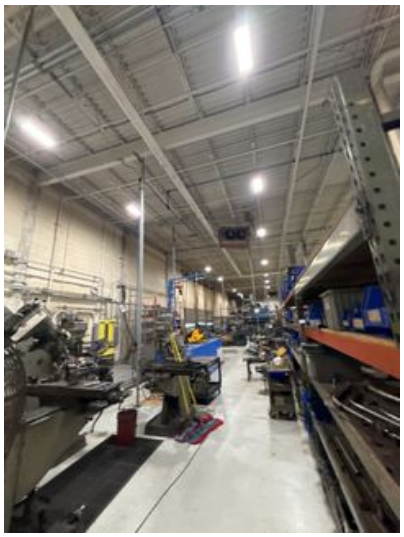
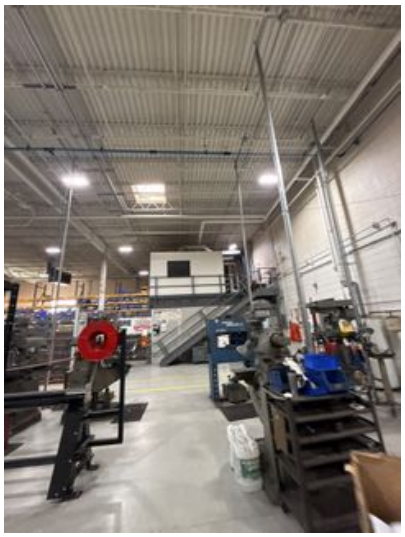
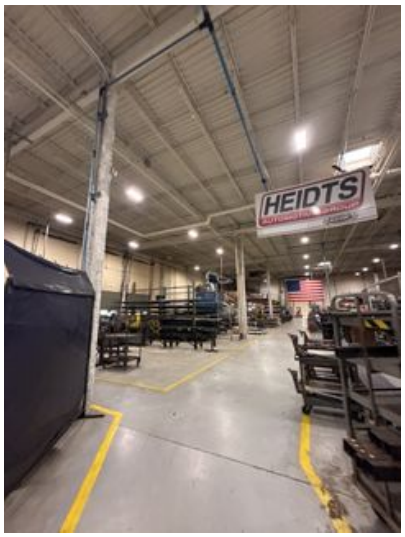


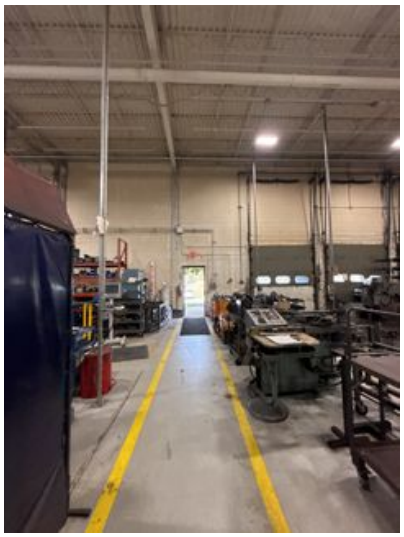
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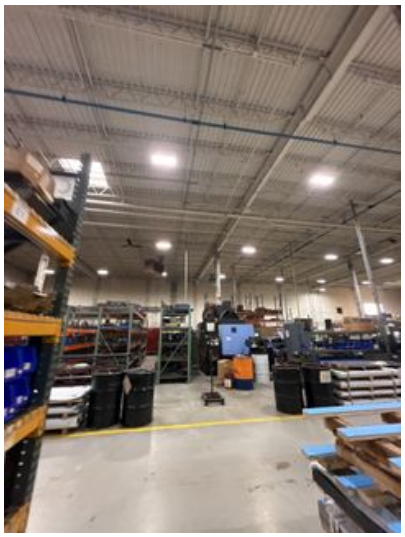










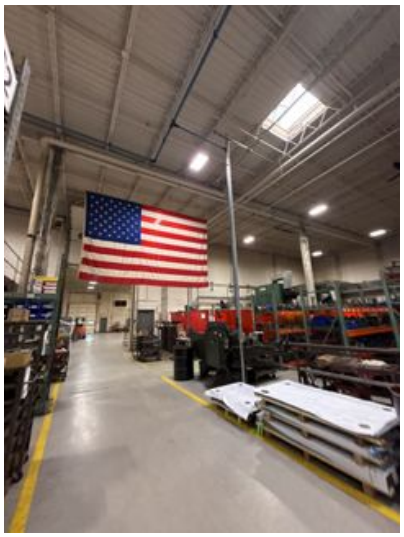
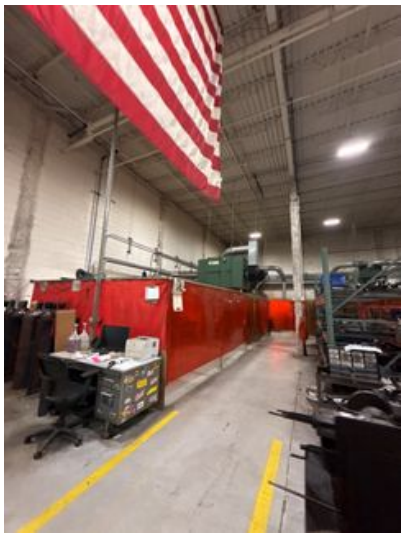
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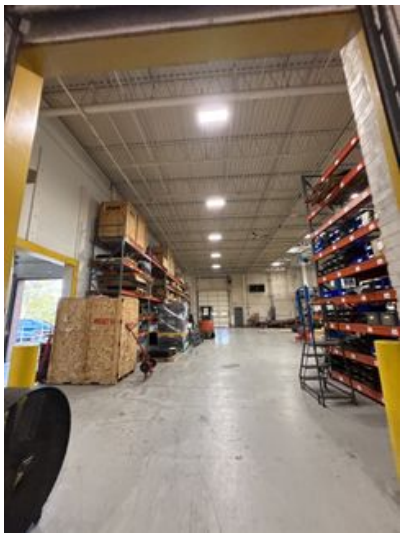
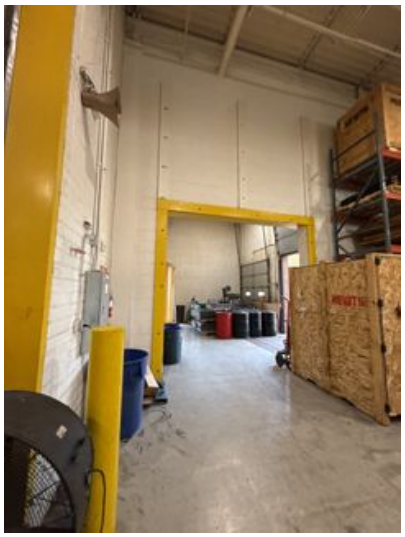
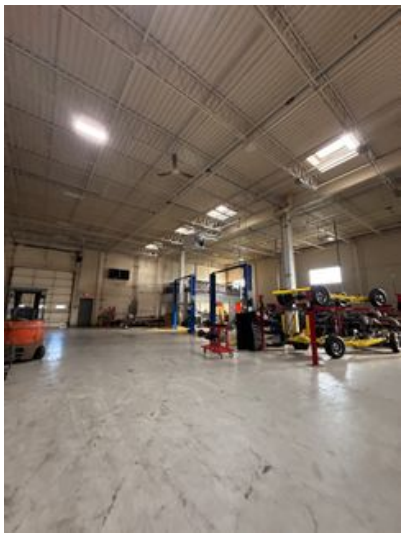
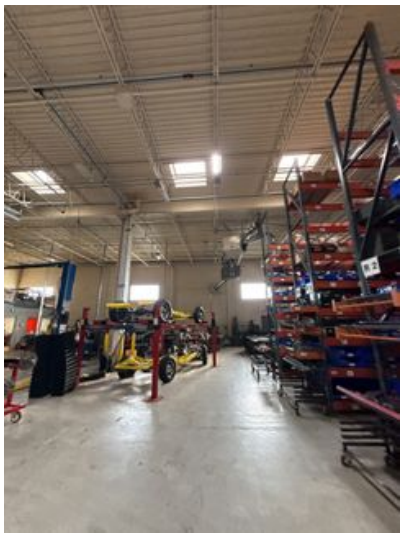
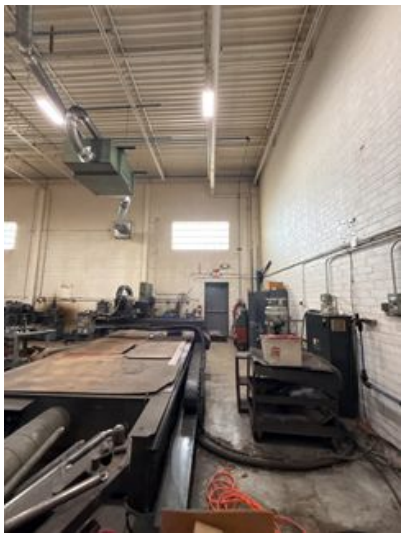
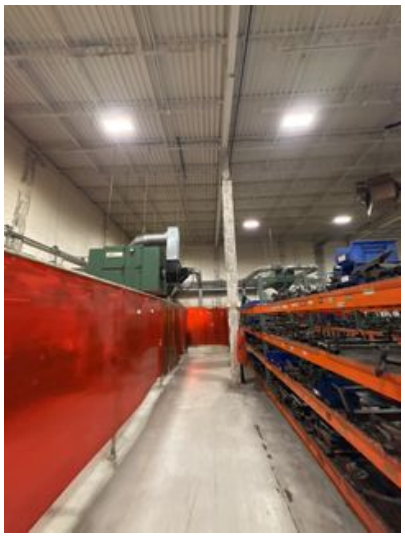









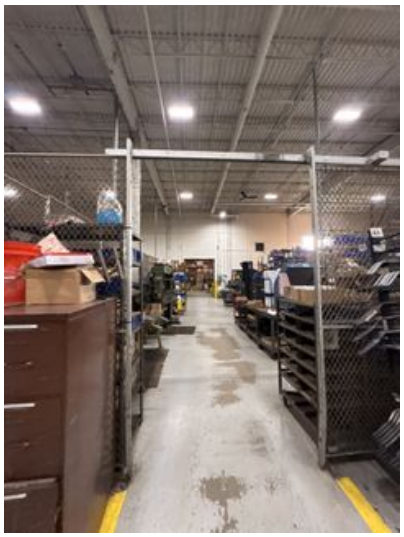
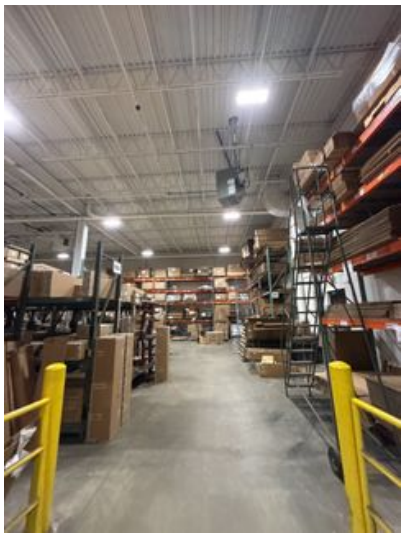
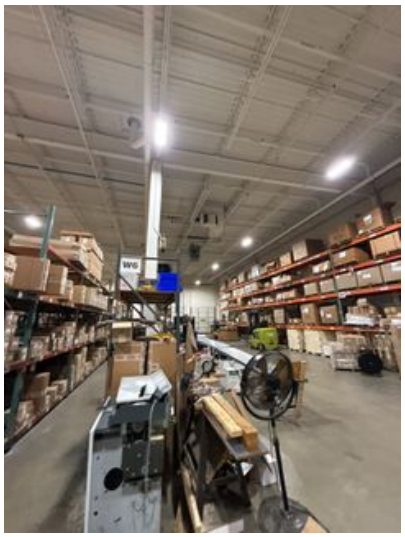
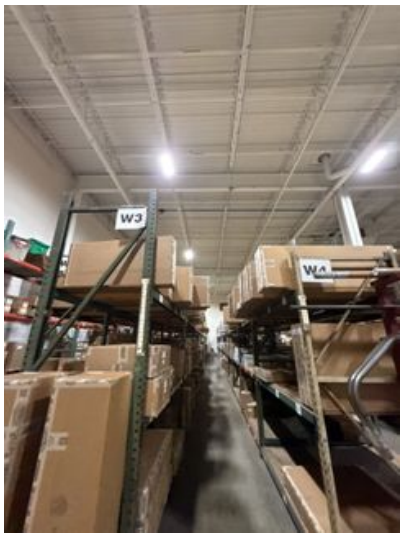


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Interior Components (Inspected Items)

Ceiling Material: ☑ Sheetrock/Drywall/Gypsum Board ☑ Suspended ceiling tiles (not all removed) ☑ Unfinished

Wall Material: ☑ Sheetrock/drywall/Gypsum Board ☑ Unfinished

Floor Covering: ☑ Carpet ☑ Tile ☑ Exposed concrete slab

Window Type: ☑ Fixed Pane

Smoke and Carbon Monoxide Alarms: ☑ Present

> 📌 **(I-2) Note: Limited inspection above ceiling**- Note that we did not remove all of the ceiling tiles for inspection above the dropped ceiling. Rather, we randomly inspected above these areas to review the various components of the property and noted any concerns. Removing entire sections of ceiling tile is not within the scope of this inspection.

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Interior Observations

(I-3) Maintenance Item: Minor Damages- There are impact damages, cracks and/or loose drywall tape at the walls in the building. These appear to be cosmetic in nature. Repair can be undertaken as desired.

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Office Area



First Office On Right



Cantine Area



Men WC Area



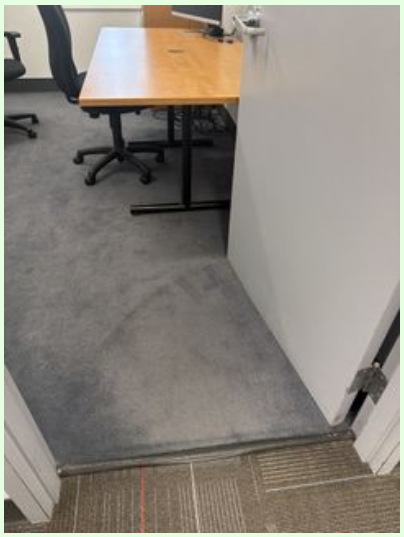
Women's WC

(I-4) Maintenance Item: Door Problems- Doors in the home have some problems that should be corrected. Repairs are needed to allow doors to operate properly. A carpenter can make repairs to the doors.

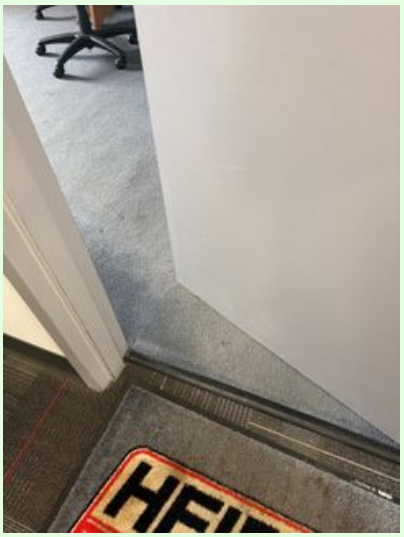
Interior Door Problems

- Rubs floor when opened. Adjustments or repair is needed.
- Door has a cracked glass. Repair or replacement is needed.

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Rubs at Floor - Third Office On Right



Rubs at Floor - Forth Office on Right



Cracked Glass - Office/ Warehouse Door

(I-5) Items Not Working / Repair: **Failed Insulated Glass**- One or more insulated glass window(s) are cloudy (bad seal) at the lab area. In order to correct the cloudy appearance of the glass a replacement of the glass or the entire unit will be necessary. A glazing contractor should be contacted for cost estimates for this work. Be aware that at times, depending on temperature, humidity, lighting, or other conditions, windows can show evidence of failed insulated glass, or not. We recommend that you have a glazing contractor review all of the windows to determine if any other windows are showing signs of failed seals prior to the end of the inspection contingency period.



Lab Area

(I-6) Due Diligence / Further Evaluation Required:

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Stains- There is evidence of prior leakage at the ceiling in the building. ***We tested this area for moisture and found that it is dry***. Check with the current owner/occupant for further information about this issue. Be aware that there could be concealed damage there. We cannot determine the extent of any concealed damage.



Office Area



Lab Area



Lab Area

(I-7) Improvement or Upgrade: Spacing between balusters- The balusters on the railing at the warehouse stairs are spaced too far apart for safety. A fall or injury could occur if not corrected. A qualified technician should review and repair or replace as needed.



Kitchen

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Kitchen Overview Photos





Kitchen Components (Inspected Items)

Countertops: ☑ Laminate

Cabinets: ☑ Wood

Dishwasher: ☑ Tappan

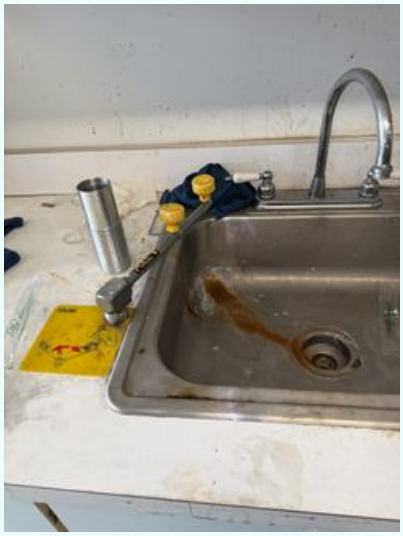
Disposer: ☑ In-Sinkerator

Cooking Fuel: ☑ Electric

Kitchen Observations

(K-2) Improvement or Upgrade: Corrosion- There is corrosion at the lab area sink. The sink should be cleaned or replaced as needed. A plumber can perform this work.

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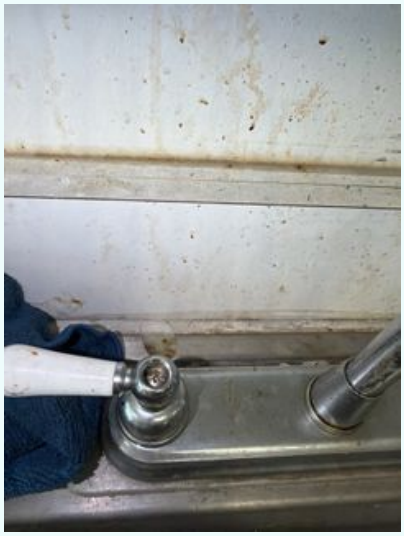
Lab Sink

(K-3) Improvement or Upgrade: Cabinet tune-up needed- The lab cabinets need maintenance (a tune-up). A handyman can often repair these items. We found the following issues: Cabinet Tune-up

- Surface damage
- There are holes in the rear or bottoms of the cabinets
- There is damage to the cabinet below the sink



Kitchen Sink

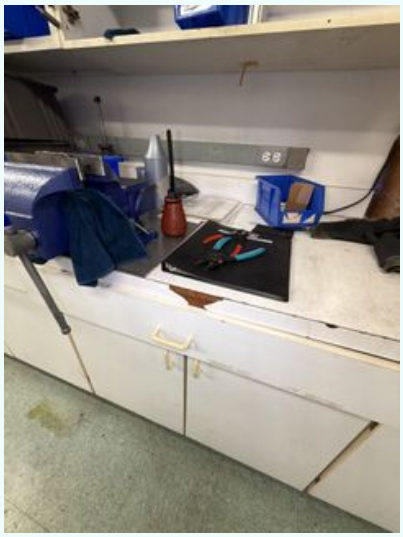


Lab Countertop



Lab Countertop

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Lab Countertop



Lab Sink

(K-4) Improvement or Upgrade: Improper drainage- The dishwasher drains to the garbage disposal. This is not recommended as water could back up into the dishwasher. A plumber should correct this drain.



Bathroom(s)

Bathroom Overview Photos

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Women's Bathroom



Women's Bathroom



Women's Bathroom



Men's Bathroom



Men's Bathroom



Men's Bathroom



Men's Utility Bathroom

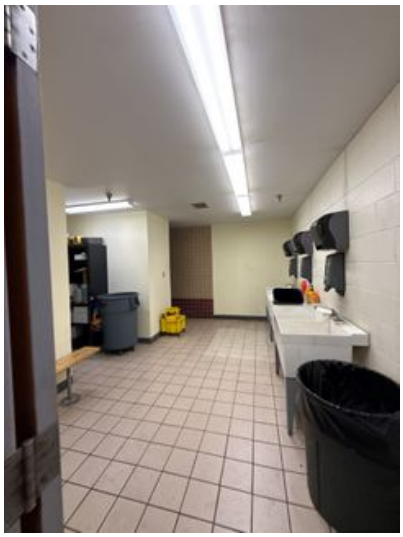


Men's Utility Bathroom



Men's Utility Bathroom

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Men's Utility Bathroom



Men's Utility Bathroom

Bathroom Components (Inspected Items)

Number of Bathrooms: ☑ Three

Bathroom ventilation: ☑ Fan

Tub/Shower enclosure material: ☑ Ceramic Tile

Bathroom Electric Receptacles: ☑ GFCI (Ground Fault Circuit Interrupters)

Bathroom Observations

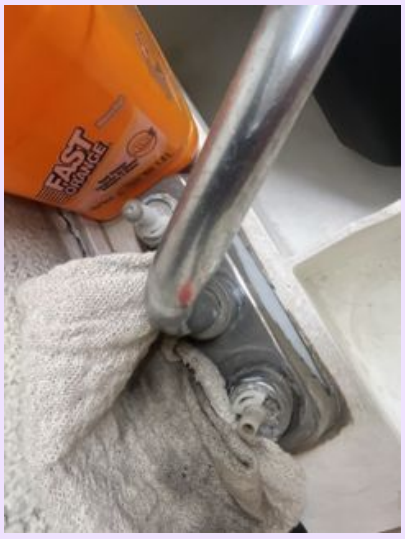
🛠 **(B-2) Items Not Working / Repair:** Faucets and fixtures have several issues at the utility area. A plumber should make repairs. These include, but are not limited to...

- Faucet leaking/difficult to shut off
- Faucet missing handles/did not operate
- Slow drain at utility sink

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Faucet leaking/difficult to shut off



Faucet missing handles/did not operate



Slow drain at utility sink

(B-3) Items Not Working / Repair: **Drain stopper**- The drain stopper at the men's utility bathroom sink is missing. A new stopper should be installed. A plumber can perform this work.



Men's Utility Bathroom



Men's Utility Bathroom

(B-4) Items Not Working / Repair: **Damaged wall**- The sink tiles are missing/damaged at the men's utility bathroom. This should be repaired.

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Men's Utility Bathroom

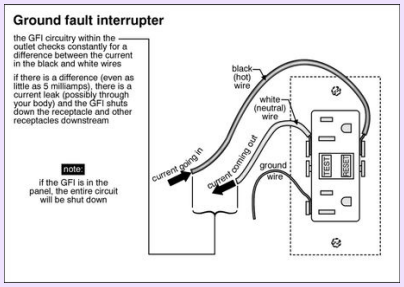
(B-5) Items Not Working / Repair: GFCI not working- The GFCI receptacle at the men's utility bathroom is not working properly.
GFCI problems

- It won't "trip" when tested with a device specifically meant for this type of testing.

A qualified electrician should immediately make repairs.



Men's Utility Bathroom



(B-6) Items Not Inspected: Shower pan not tested for leaks- We did not test the shower pan for leaks, other than to run water in it. Testing the pan requires that the drain be plugged and water left to sit for an extended period of time, which is beyond the scope of a normal home inspection.

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(B-7) Improvement or Upgrade: Sink Surface Damage- The men's utility bathroom sinks are showing signs of surface damage. The sinks should be repaired or replaced as needed.





Additional Information

Additional Information

⚠ (AI-1) Special Information: SHOULD I TEST FOR MOLD?
The Environmental Protection Agency does not recommend testing as a first step to determine if you have a mold problem. The simplest way to deal with a suspicion of mold contamination is, if you can see or smell mold, you likely have a problem and should take steps outlined by the EPA.

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Mold growth is likely to recur unless the source of moisture that is allowing mold to grow is removed and the contaminated area cleaned.
In a real estate transaction, testing may be necessary to prove that a suspected material is actually mold. In addition, air quality testing is sometimes necessary to determine if there are elevated levels of mold inside the home or building.
Mold inspection and cleanup is usually considered a housekeeping task that is the responsibility of the owner or landlord, as are roof and plumbing repairs, house cleaning, and yard maintenance.
If you have concerns about mold and or other indoor air quality issues ***we can perform both surface sampling and air testing*** to determine if a suspected area is moldy. The fact that we may have noted mold or bio growth (or the possibility of mold or bio growth) does not mean that we have noted every instance of mold.
For further information regarding mold and other indoor air contaminates we recommend that you visit the CDC website at: CDC Mold information or the EPA at: EPA mold information

⚠ **(AI-2) Special Information: What about cost estimates for the items that were noted during the inspection?**
We are frequently asked about the costs related to repairing or replacing certain items found during an inspection. As you are aware, costs can vary greatly depending on the type, location, or style of a building component or system. We are prohibited from providing cost estimates for repairs, so we are unable to provide them to you. However, we recognize that determining the cost to repair certain items is crucial in your decision-making process. While it is always best to have local contractors see the items in person and to provide specific estimates for each specific item, we know that this may not be practical during a real estate transaction.
Therefore, we have located several services who can review your inspection report and provide cost estimates for various repairs. We have no affiliation with these companies and encourage you to investigate each one to determine the best fit you:
Repair Pricer - Report Pricing reports from about $80.00 - $110.00 (can also provide cost estimates for commercial properties)
Thumbtack - Pricing reports from free to $99.00
TheQwikFix® Pricing reports from $79.95

⚠ **(AI-3) Special Information: Insurance Information**- We did not check for past insurance claims on this property. You may want to check to see if any insurance claims have been made on this property within the past few years. A CLUE - "Comprehensive Loss Underwriters Exchange" report may be available for the property to determine if any claims have been made that may affect insurability or other items in the property. These reports can sometimes identify if any flood, storm, or other damage has occurred at this property. NOTE: You will only be able to able to obtain reports on property that you own, so you may request that the seller, or your insurance agent request this report.

⚠ **(AI-4) Special Information: No Check for recalls**- We do not research product recalls or

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notices of any kind. This inspection and report do not include the identification of, or research for, appliances and other items installed in the building that may be recalled or have a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily. Be aware that researching recalls is a laborious process and will involve gathering model and serial number information for the various items. We recommend visiting the following internet site if recalls are a concern to you. www.cpsc.gov

⚠ **(AI-5) Special Information: No Permit Check**- We did not check that permits were obtained for construction work on or in the building. Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

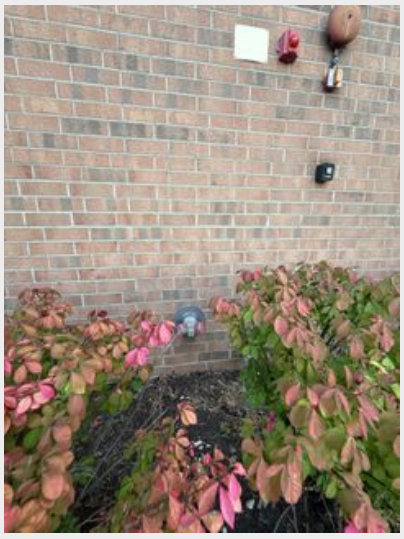
⚠ **(AI-6) Special Information: Insurance Information**- This inspection does not determine whether the subject property is insurable. This is something that you should check with your insurance agent or underwriter.

Various Systems Not Inspected

Systems not inspected

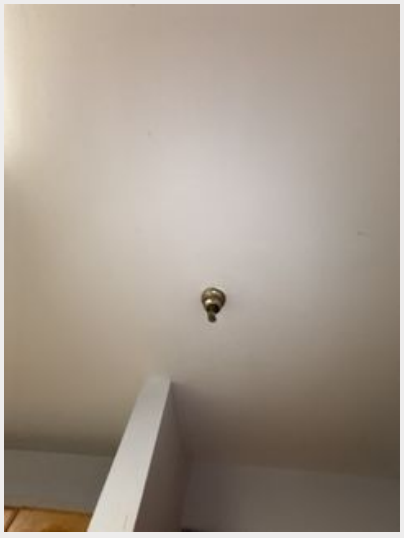
⚐ **(VSNI-1) Items Not Inspected: Fire suppression not tested**- Operation and evaluation of fire suppression system is outside of the scope of this inspection. - ***SUGGESTION***: We suggest that you have the owner provide an inspection certificate showing up to date inspections. Be aware that some jurisdictions require a periodic inspection of the system. Check with your local municipality.

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Checking Out Procedure

Thermostat: ☑ Left as found at start of inspection

Dishwasher Status: ☑ Dishwasher off

Bathrooms / Plumbing: ☑ All fixtures were left off at completion of inspection

Lights/Electricity: ☑ Lights turned off as various rooms were inspected

House Secured?: ☑ Others at inspection will secure the property

People Present At completion of inspection: ☑ Tenant at building when inspection completed

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Summary of Findings (Does not include Photos)

Items Not Working

GDW-5 Grounds, Drives, Walks:

Trip hazard- The walkway at the right path, front and rear has settled or heaved and there is a trip hazard. A qualified contractor should make repairs to prevent an injury.

GDW-6 Grounds, Drives, Walks:

Faulty Grading- There is a negative slope at the front that can cause or contribute to water intrusion. The landscaping should be changed to drain water away from home.

GDW-7 Grounds, Drives, Walks:

Grading too high- Soil and exterior surfaces are too close to the siding. Ideally, 6–8" of foundation should be visible. Poor grading allows water to collect near the foundation, increasing the risk of basement leaks. Ground should slope away from the home:

- **Min. slope**: ¼"/ft. for hard surfaces, 1"/ft. for permeable ones
- **Extend**: At least 10' from the foundation, if possible

We recommend evaluation and correction by a qualified landscape contractor.

E1-3 Exterior:

Exterior Issues- Some issues were noted at the exterior that will need repair by a qualified contractor. Examples of observations and defects noted during inspection include ***but are not limited to***:

Exterior General Comments

- **General maintenance** is needed. A general contractor who can provide carpentry, painting, door and window repairs should be contacted for cost estimates.

Wall Cladding

- **Tuckpointing** is needed at some areas. A masonry contractor should review and make necessary repairs.
- **Cracked /spalled brickwork** was noted. Repairs are needed.
- **Caulking is needed** at several exterior areas. This helps prevent water and air entry.

Doors

- The exterior **doors and door frames are rusted/damaged**. Repair or replacement is needed.
- Some of the **door lintels need paint.** Any rust or loose paint should be cleaned prior to painting. The lintel is the steel above the doors that supports stone and masonry above the door. If left unpainted, the lintel can rust and deteriorate.

Windows

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- Some of the **window lintels need paint.** Any rust or loose paint should be cleaned prior to painting. The lintel is the steel above the windows that supports stone and masonry above the window. If left unpainted, the lintel can rust and deteriorate.
- **The brick window sills have cracked or eroded mortar joints.** This design can allow water entry into the wall cavity. Typically, a window sill would be a monolithic material that would prevent water entry (stone or other material). It is essential that these areas be kept sealed to prevent water entry into the wall cavity.
- **Caulking** is needed at windows

E-2 Electric:

Improper Bonding- The bonding strap is loose/not secured at the electrical service ground rod/ conduit. We recommend that a qualified electrician check the bonding and grounding to make sure it meets current safety standards and repair as needed. Dig deeper here (about a 3 minute video) for more information about grounding and bonding.

E-7 Electric:

Wrong fasteners- The panel cover is fastened with one or more pointed screws. This could be a hazard if the screws would pierce a wire. The screws should be replaced with blunt tipped screws.

E-8 Electric:

Openings in panel- There are missing knockouts in the electric panel. This could be a hazard. The openings in the panel should be filled (covered) to prevent a shock hazard.

E-9 Electric:

Improper wiring- Multiple hot/neutral wires are installed at terminals on the bus bar inside the distribution panels. The connectors do not appear to be designed to accommodate two wires. This "double tapping" can be a safety hazard.
- SUGGESTION: An electrician should make immediate repairs.

E-10 Electric:

Improper wiring- Multiple wires are installed on one or more circuit terminals. The connectors are not designed to accommodate two wires. This "double tapping" can be a safety hazard. - ***SUGGESTION***: An electrician should make immediate repairs.

E-11 Electric:

Electric not working- One GFCI (ground fault circuit interrupter) outlet is not working properly at the exterior (it will not trip when tested with a device specifically meant for this application). A qualified electrician should make all repairs that involve wiring.

AC-4 Air Conditioning:

Level the A/C- The A/C condenser should be leveled for optimum efficiency. A qualified HVAC technician should make repairs.

P-6 Plumbing:

Corrosion- There is some corrosion at the connection(s) to the water heater. The corrosion indicates a leak. Repair is recommended by a qualified plumber.

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I-5 Interior:

Failed Insulated Glass- One or more insulated glass window(s) are cloudy (bad seal) at the lab area. In order to correct the cloudy appearance of the glass a replacement of the glass or the entire unit will be necessary. A glazing contractor should be contacted for cost estimates for this work. Be aware that at times, depending on temperature, humidity, lighting, or other conditions, windows can show evidence of failed insulated glass, or not. We recommend that you have a glazing contractor review all of the windows to determine if any other windows are showing signs of failed seals prior to the end of the inspection contingency period.

B-2 Bathroom(s):

Faucets and fixtures have several issues at the utility area. A plumber should make repairs. These include, but are not limited to...

- Faucet leaking/difficult to shut off
- Faucet missing handles/did not operate
- Slow drain at utility sink

B-3 Bathroom(s):

Drain stopper- The drain stopper at the men's utility bathroom sink is missing. A new stopper should be installed. A plumber can perform this work.

B-4 Bathroom(s):

Damaged wall- The sink tiles are missing/damaged at the men's utility bathroom. This should be repaired.

B-5 Bathroom(s):

GFCI not working- The GFCI receptacle at the men's utility bathroom is not working properly.
GFCI problems

- It won't "trip" when tested with a device specifically meant for this type of testing.

A qualified electrician should immediately make repairs.

Due Diligence / Further Evaluation Required

GD-1 General Description:

A WORD ABOUT SEVERAL ENVIRONMENTAL HAZARDS- You should be aware of several environmental hazards that may exist in a building of this age. If these areas are of concern to you we recommend that you have someone perform inspection and testing for these items.
Radon Gas? This property may have radon gas in it. Radon is a colorless, odorless radioactive gas that originates from uranium contained in a variety of soils that could be below the structure. According to the federal Environmental Protection Agency, radon has been scientifically proven to be the second leading cause of lung cancer. Radon enters the structure through joints, cracks and penetrations. Determination of radon levels that may be present in this structure can only be made with an appropriate test of 48 hours or more. Unless specifically requested, and addressed elsewhere in this report or by separate document, testing for radon is not within the scope of this

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inspection.
Asbestos? Given the age of this property, it may have some products in it that contain asbestos. Asbestos has been shown to cause a variety of health problems. Asbestos was used as in hundreds of products commonly used in construction. Shingles, floor coverings, ceiling tiles, duct wraps, insulation, ceiling coatings, and wallboard joint compound are but a few of these common products that often contained asbestos in years past. Determination of asbestos in any given product that may be present in this structure can only be made with a laboratory test of the material by a qualified person and laboratory. Investigation and testing for asbestos in any material is not within the scope of this inspection.
Lead Paint? In addition, indications are that this property was built prior to 1978. Prior to this year, many paint and stain products contained lead. Lead is a material that is medically harmful to human health and development, especially children. Testing or inspection for lead is outside the scope of this inspection, but only by testing can one determine the presence or absence of lead in either the interior or exterior painted or stained surfaces.
- ***SUGGESTION***: Check with local authorities for any testing requirements. Have a qualified technician perform any tests as desired.
Older Structure note: Because of the age of this building, there will be features and systems that do not conform to present building standards. While we attempt to point out conditions that might affect health and safety as well as structural issues that may need correction, we do not warrant that all non-conforming conditions are reported. Imperfections such as sloping floors, floors and stairs that squeak, along with sticking doors are common in a building of this age. In addition, for properties built prior to the mid-1970's older ***cloth electrical wiring, old plumbing, asbestos, lead paint, and other unique issues may present challenges in the future.***
An older building such as this will require upgrading and repair now and in the future, as all buildings do.

GDW-8 Grounds, Drives, Walks:

Drains not tested- The property drainage system was not water-tested during the inspection. We cannot determine the effectiveness of below grade drains.
- ***SUGGESTION***: The operation of the drainage system should be observed during adverse weather.

E1-2 Exterior:

Synthetic stucco wall cladding- A portion of this building is clad with EIFS (aka "Dryvit"). EIFS (Exterior Insulating Finishing System) is a type of synthetic stucco which has become popular as an exterior finish. Generally, this material adds insulation value and is supposed to prevent water infiltration into wall structures. Unfortunately, there are many documented problems with this wall finish, usually associated with improper installation. Inspecting this wall system requires specialized tools, equipment, invasive testing in the wall cavity and specially trained inspectors. This type of inspection is beyond the scope of our general building inspection. Since we did not open up walls or ceilings to determine if there is damage, we cannot determine if concealed problems exist. Go to our website for further information. www.dunsing.com. You should be aware that periodic inspections and specialized maintenance are required for this type of wall cladding. We do offer this type of special inspection as an additional service.

E1-4 Exterior:

Efflorescence (powder substance or staining, usually white in color) on exterior walls indicates

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moisture is present in the wall. We recommend ensuring that water from the roof, gutters and downspouts drain away from the walls. Efflorescence is found on many buildings without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed. Check with the owner/occupant about the history of any water entry problems into the home.

S-3 Structure:

Pest activity- There is evidence of pest activity in the exterior and interior of the building. We found the following:
Evidence of pest activity

- bait stations

You should have a qualified pest control company inspect this area and the entire structure for other pest activity. Our observations regarding evidence of pests are not a substitute for inspection by a licensed pest control operator or exterminator. You should have your own pest inspection by a contractor of your choosing to determine infestation extent, treatment procedures and remediation needs.
You should be aware that mice can carry Hantavirus. Hantaviruses are a family of viruses spread mainly by rodents and can cause varied disease syndromes in people worldwide. Infection with any hantavirus can produce hantavirus disease in people. Dig deeper here for additional information https://www.cdc.gov/hantavirus/index.html (about a 1 minute read)

H-3 Heating:

Unable to determine age- We were unable to determine the age of the gas space heaters. We recommend that you check with the seller/responsible party or an HVAC contractor to determine the age of the system.

H-6 Heating:

Heat Shut-Off- The rooftop unit #3 appears to be non functional. The gas valves are currently shut-off. Check with the seller/responsible party about any issues with this system. A qualified HVAC contractor can be of assistance.

P-3 Plumbing:

Sewer Survey recommended- Regardless of age, it is recommended that you obtain a sewer lateral inspection during your negotiation period. The sewer lateral is the pipe that discharges all waste to the city sewer. Sewers can be clay or plastic, depending on age, but both can have problems. A sewer line can become cracked, collapsed or infiltrated with tree roots. Sewer repairs can sometimes be quite expensive to repair. We did run water to test the system. A licensed plumber should camera the sewer for defects. If repairs are needed, you should contact the city to determine if they have partial reimbursement programs. Dig deeper here (about a 1 minute video) for more information about a sewer survey.

P-7 Plumbing:

Discolored water?- Rusty water was noted at some of the plumbing fixtures. This is most often caused by older steel piping that is rusting on the inside or can indicate a problem with the water heater. Usually, this occurs when a fixture is not used very often. Flushing the water for several seconds usually clears the water. If flushing the water does not clear up the discoloration, you may

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have to replace some water piping or the water heater, which a plumber can do. Have a plumber review and provide a repair recommendation.

I-6 Interior:

Stains- There is evidence of prior leakage at the ceiling in the building. ***We tested this area for moisture and found that it is dry***. Check with the current owner/occupant for further information about this issue. Be aware that there could be concealed damage there. We cannot determine the extent of any concealed damage.

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