COMMERCIAL INSPECTION SAMPLE

Mixed-Use Residential and Commercial Building

Sample report - client name and property address removed

Inspected On: **10-01-2026**

Company Information

Dunsing inspections
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Sample PDF Report



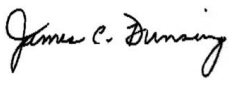
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Sarah Mimo

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.

⚠ Major Concern or Safety Concern:
These items can be significantly deficient items that could be costly or a safety concern. We recommend that you have these items repaired or further evaluated prior to the end of the contingency period. Safety Concerns: These items or components are safety concerns that could cause injury or illness. They need further inspection by a qualified person who can either repair them or provide cost estimates for repairs. Items, components or units that can be repaired to satisfactory condition may not need replacement. For items that are safety concerns we recommend that you notify the current occupants.

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.

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Due Diligence / Further Evaluation Required:
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: Combination residential and commercial, Commercial Building
Approximate Year of Original Construction: 2013, 11-20 years old
Occupancy: Partially Occupied
Furnishings: Partially Furnished
Temperature: 65 to 75 Degrees F
Start Time of Inspection: 9:00 AM
Weather Conditions During Inspection: Moderate Rain
Recent Weather Conditions: Quite Wet
Soil Conditions: Wet
Attendees at inspection: Client's Agent, Listing Agent, Client's Representative
Mold Testing: No

> 📌 **(GD-1) 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.

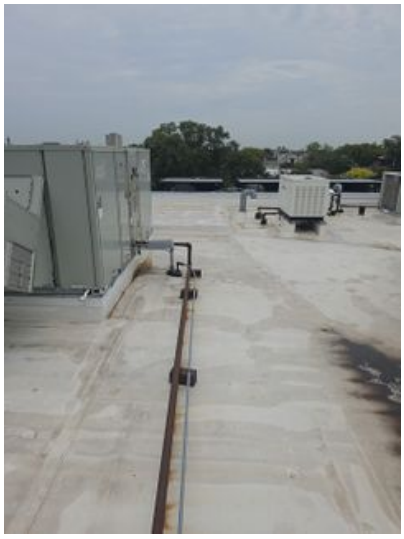
Roofing

> Roof Overview Photos

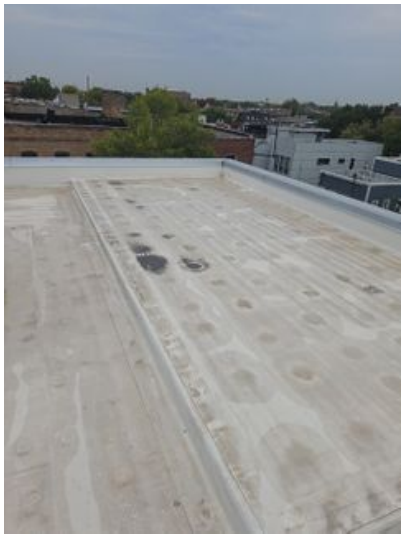
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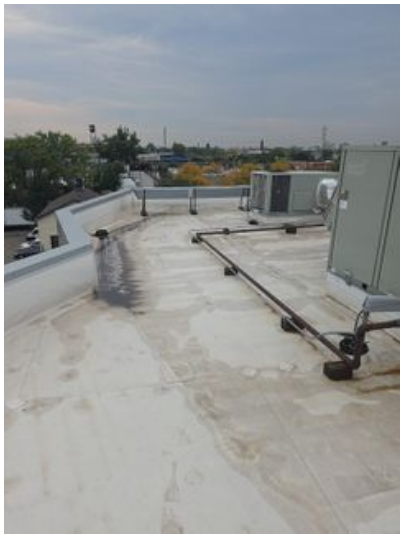
roof looking north



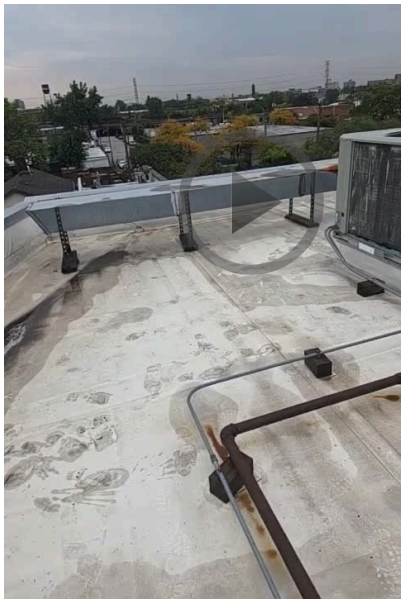
looking north



looking west



looking south



(This video is only viewable online.)
video showing roof overview

Roof Covering Components (Inspected Items)

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

Method of Roof Inspection: ☑ Walked roof

Number of layers of roofing: ☑ unknown how many layers

Estimated Age of Roof Covering: ☑ Original

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

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📌 **(R-2) Note:** The roof is original to the building and does not show any signs of significant wear. Periodic inspections and maintenance are suggested.

Roof System Observations

(R-3) Maintenance Item: Grease on roof- There is grease on the roof near the rooftop exhaust fan. This can damage the roof's surface. We recommend that it be cleaned and the exhaust fans be kept clean to prevent future damage.



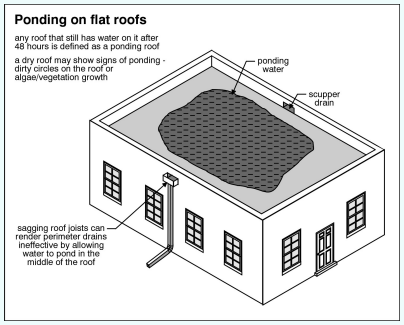


(R-4) Maintenance Item: There are a couple flashing pieces on the parapet wall that are not sealed. We recommend applying sealant where necessary.



(R-5) Improvement or Upgrade: **Ponding Water-** The flat roof shows some ponding water. This can shorten the life of the roof and is considered a defect. Steps should be taken to prevent ponding water. A qualified roofing contractor should review.

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Roof System Limitations

(R-6) Due Diligence / Further Evaluation Required: Roof cannot be inspected- The roof covering under the rooftop balcony could not be inspected. We cannot comment about the conditions of the roof at this area. Monitor the area below this for any signs of leaking and ask the current owner/occupant if they are aware of any problems.

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Grounds, Drives, Walks

Grounds, Drives, Walks Overview Photos







Grounds Components (Inspected Items)

Lot Topography: ☑ Nearly Flat Grading

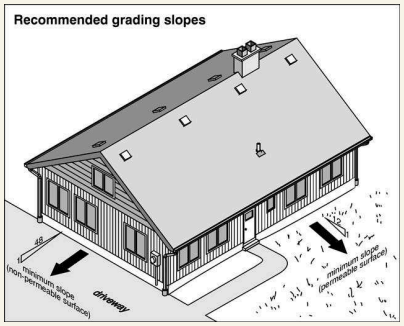
Driveway: ☑ Asphalt

Walkways: ☑ Concrete

Patio Surface: ☑ Concrete Pavers

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(GDW-2) Due Diligence / Further Evaluation Required: The property is very flat, making drainage challenging. Maintain proper soil clearance below siding and ensure water drains away from the structure. Creating a swale may be necessary, which can involve soil removal. A landscaping contractor can assist with this.



Grounds Observations

(GDW-3) Maintenance Item: Sealcoating needed- Sealcoating of the asphalt driveway is needed. This is normal maintenance that will help to preserve the life of the driveway.

(GDW-4) Items Not Working / Repair: There are large puddles in the parking lot, the area is not slopped to the drain correctly. An asphalt contractor can help make this repair.



(GDW-5) Due Diligence / Further Evaluation Required: Large drains on property?- There are large drains at several areas of the property with multiple grates. The functionality and final discharge location of the drainage system was not determined at the time of the inspection. We recommend checking with the owner or other responsible party to understand who is

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responsible for maintaining this system, where it drains and how it should be maintained.

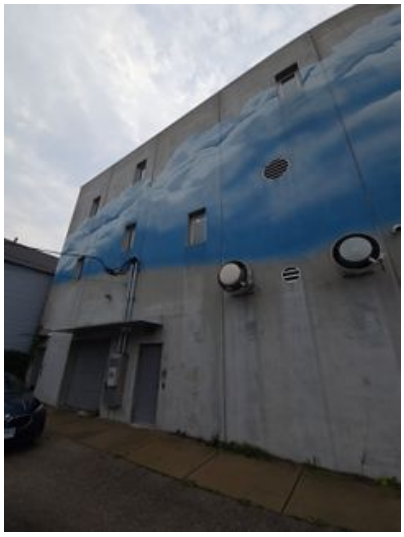


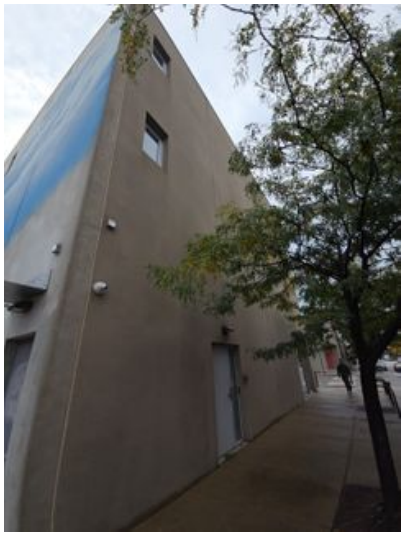
📌 **(GDW-6) Note: Typical cracking**- Typical cracking is noted on the driveway. This is typically not a major concern. If the condition of the driveway worsens, a contractor should replace the driveway.

Exterior

Exterior Overview Photos







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Exterior Components (Inspected Items)

Wall Cladding: ☑ Concrete

Exterior Doors: ☑ Aluminum

Windows: ☑ Metal ☑ Aluminum

Window Type(s): ☑ Casement ☑ Fixed pane

Trim Material: ☑ Aluminum

Exterior Observations

(E1-2) Items Not Working / Repair: **Cracks noted -** Cracks were noted in the exterior masonry. This usually indicates some movement in the wall. The cracks noted here are not considered a major problem, but do need repair. A qualified masonry contractor should perform this work.

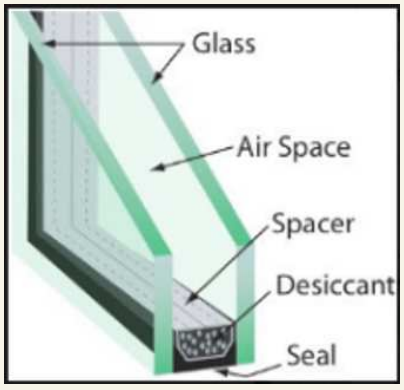
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Upper roof

(E1-3) Due Diligence / Further Evaluation Required:

Window seal failure?- Several panes of glass have a cloudy appearance which could indicate a lost or failed seal. Windows like this can often be impossible to clean if the cloudiness is condensation between the panes of glass. We recommend attempting to clean the glass. If cloudiness persists then you may have a window (or windows) with failed seals. This condition is referred to as a "lost seal," or a failed IGU (Insulated Glass Unit) and is common with insulated glass windows. ***Hire a glass replacement company to further evaluate all of the windows and replace all windows with lost seals***.





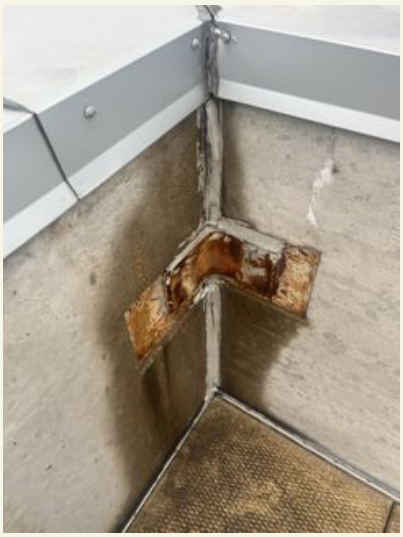
(E1-4) Due Diligence / Further Evaluation Required:

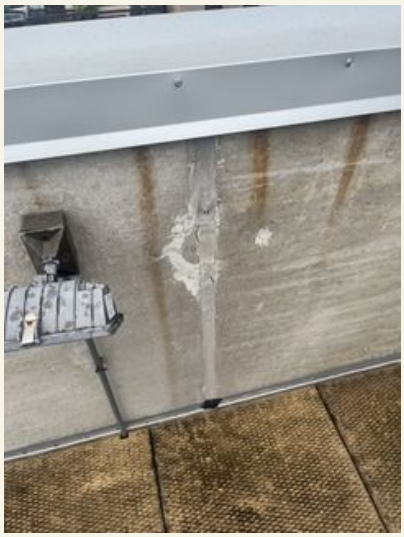
Contractor to review- Staining on the exterior walls at the terrace was noted. This indicates that water is draining down the wall. Continual or excessive water can cause damage to the structure.

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Usually, water is directed to gutters, flashings, or other areas that are intended to control water movement. A contractor should evaluate and take steps to control where the water flows.







(E1-5) Improvement or Upgrade: Caulking is needed at several exterior areas. This helps to prevent water and air entry.



Parapet wall copings



Trim at terrace

Garage

Garage Observations

(G-1) Items Not Working / Repair: Section damage- There is at least one section of the

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garage door(s) that are damaged. The affected sections should be repaired or replaced. If duplicate sections of the door can not be located, the entire door may have to be replaced.





Structure

Structure Components (Inspected Items)

How were the various areas inspected?: ☑ Attic ☑ Attic was not inspected ☑ Percentage of Attic NOT Visible ☑ 100% of attic not visible

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

Foundation description: ☑ Concrete Slab

Foundation Configuration: ☑ Slab on grade

Attic Insulation Type: ☑ Spray Foam

Insulation and Vapor Retarders in Unfinished Spaces (including crawlspaces and attics): ☑ Insulation ☑ Spray Foam ☑ Spray foam

⚐ **(S-1) Items Not Inspected: Some areas not visible**- A notable portion of the foundation could not be inspected. We cannot comment about inaccessible areas.

Structure Observations

(S-2) Maintenance Item: Wall Cracks- There are typical cracks at the warehouse in the

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concrete walls. We recommend that these cracks be repaired to prevent seepage. Of course, if seepage occurs, a waterproofing contractor should be consulted immediately to seal the cracks. The methods used to seal these types of cracks are usually very dependable and often have a long term warranty.





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

Pest activity?- There is evidence of pest activity within the home. We found the following:
evidence of pest activity

- traps

We recommend that you check with the owner/occupant about the history of any problems or treatments that have been done. You should have your own pest inspection by a contractor of your choosing to determine infestation extent, treatment procedures and remediation needs. Note that we do not perform pest inspections and are not qualified to do them. Our observations regarding evidence of pests are not a substitute for inspection by a licensed pest control operator or exterminator.
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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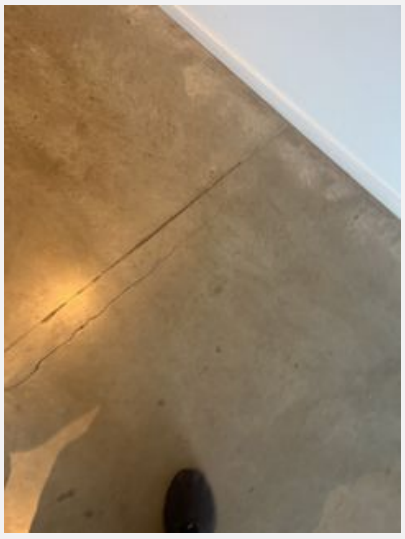
📈 **(S-4) Improvement or Upgrade:** Many of the interior walls are exposed concrete. There is no wall cavity with insulation. This may result in cold walls in the winter and warm walls in the winter. Consider having a contractor install walls with insulation in the living space.

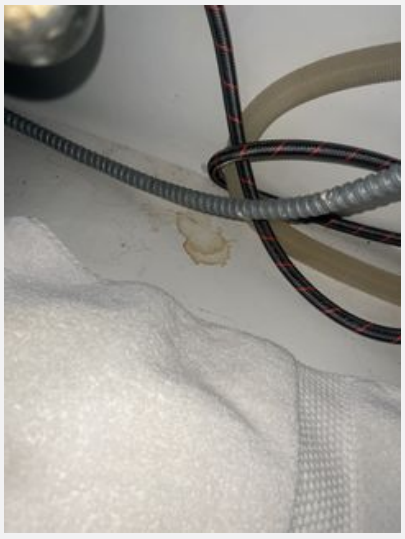


📌 **(S-5) Note:** The concrete floor has typical shrinkage cracks in it. The cracks are of no concern, however, you could seal them.

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Structure Limitations

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⚐ **(S-6) Items Not Inspected: Inaccessible area**- The home has a flat roof. The roof cavity is not accessible. None of the roof structure, insulation or ventilation could be inspected.

Electric

Electrical Overview Photos



Main disconnects



Electric distribution Panel



Electric distribution Panel



Electric distribution Panel



Electric distribution Panel

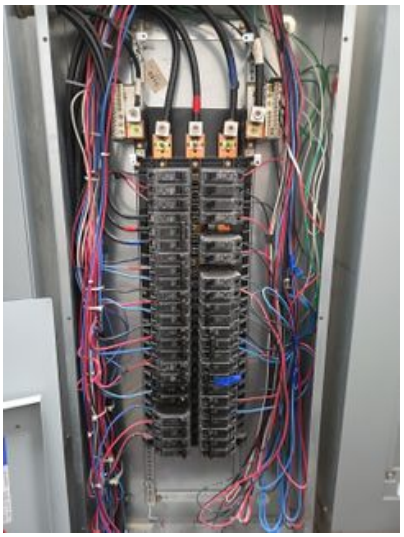


Electric distribution Panel

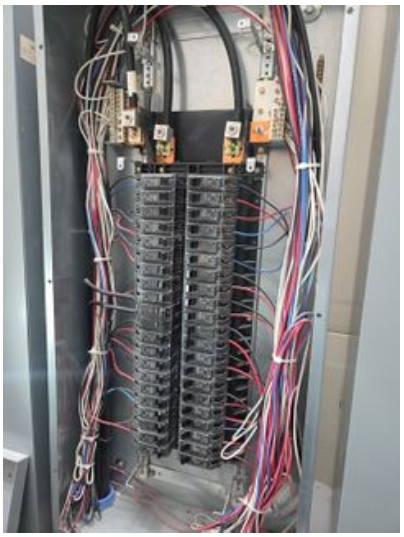
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Electric panel with cover removed



Electric panel with cover removed



Electric panel with cover removed



Electric panel with cover removed



Generator switch panel

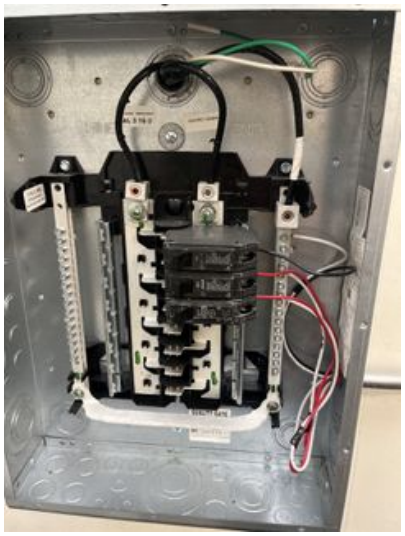


Generator switch with cover removed

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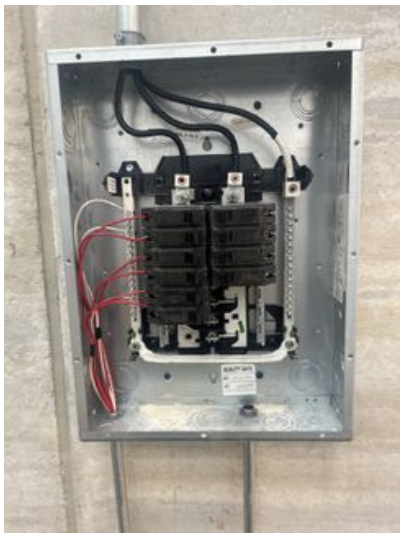
Sub panel



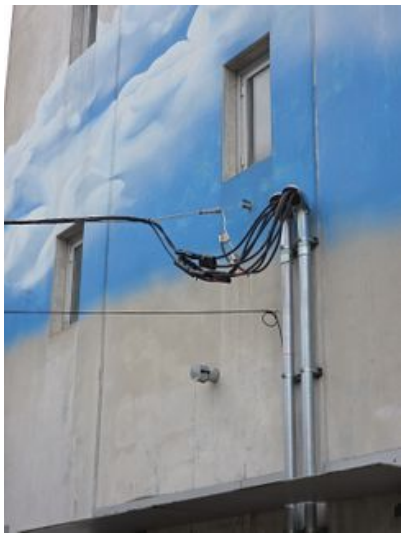
Sub panel with cover removed



Warehouse Sub panel



Wherehouse sub panel with cover removed



Electric Service wires



Electric Meter

Electric Components (Inspected Items)

Electrical Service Conductors and Service Type: ☑ Overhead Service Wiring

Service Voltage: ☑ 120/208 Volts, 3 Phase

Service Ampacity (Size or Capacity): ☑ 800 amp service & multiple panels

Main Panel Location: ☑ Closet

Main Disconnect Location: ☑ In the electric room

Grounding and Bonding: ☑ Grounded to ground rod

Circuit Protection Type: ☑ Circuit Breakers

Branch Wiring: ☑ Copper

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Wiring Distribution and methods: ☑ Conduit

Type of Receptacles (Outlets): ☑ 3 prong

Electric Observations

(E-2) Maintenance Item: Simple repair- There cracked are missing cover plates at some areas. All receptacles should have a proper cover. This is a simple repair.





(E-3) Items Not Working / Repair: Remove Abandoned Wiring- There is abandoned wiring at the roof. All abandoned wiring should be taken out of service and removed. A qualified electrician can perform this work.



Abandon wiring at roof southwest corner



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(E-4) Items Not Working / Repair: Missing screws- The electric panels are missing screws at the covers. These should be installed so that the panel cover is secure.



(E-5) Items Not Working / Repair: Temporary wiring- Extension cord wiring is used as permanent wiring at some areas. This is a hazard. Permanent receptacles (outlets) should be installed rather than using temporary wiring.



Garage

(E-6) Improvement or Upgrade: Label the directory- The electric panel 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.

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Electric Limitations

⚐ **(E-7) Items Not Inspected: Emergency Generator not tested**- This inspection does not include an inspection (or operation) of the emergency generator, transfer switch, and associated wiring. You should check with the owner about the service history of the unit and get guidance about how to operate it.



⚠ **(E-8) 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 #1 (Southwest corner)



Rooftop HVAC



data plate is worn off



rooftop HVAC

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inspection of heat exchanger



inspection of furnace



burners and draft inducer fan



filter for furnace



heat exchanger for furnace



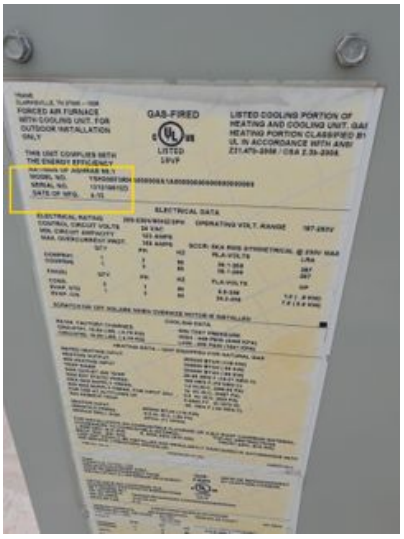
economizer ductwork is blocked off

Heating #2 (West side feeding 1st floor)

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rooftop furnace



data plate showing age is 2013





inspection of burner



blower and evaporator for A/C

Heating #3 (North side of roof)

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inspection of HVAC

Heating #4 (Heat pump / AC for kitchen)



mini split A/C



data plate is worn off

Heating Components (Inspected Items)

Energy Source: ☑ Natural Gas ☑ Electric

Number of Heating Systems: ☑ Four

Heating Manufacturer: ☑ American Standard ☑ Mitsubishi®

Heat System Location: ☑ Rooftop

Age of Heating System: ☑ Original

Venting System: ☑ Power Vented

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Flue Liner: ☑ NA

Heat Source in Habitable Room: ☑ Yes

Elevated Levels of Carbon Monoxide?: ☑ No

🔍 **(H-5) Due Diligence / Further Evaluation Required:**
Leaking ductwork? There is rust on the rooftop ductwork and areas of ponding water. In our experience, these areas frequently leak. You should keep them well sealed to prevent leakage to the interior of the building. Since this ductwork is not longer being used, you may wish to remove it altogether. Other exposed ductwork should be painted to prevent rusting.





📌 **(H-6) Note: Forced Air Furnace**- A forced air heating system uses a furnace to heat air, then blows it through ducts to rooms using a fan. The system pulls cooler air back to the furnace to reheat, creating a continuous cycle.

📌 **(H-7) Note: Heat Pump description**- A heat pump moves heat instead of generating it. In winter, it pulls heat from the outside air and brings it indoors; in summer, it reverses to cool the home. It's an energy-efficient system that can both heat and cool, typically using electricity.

📌 **(H-8) 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.

Heating Observations

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(H-9) Maintenance Item: Clean ductwork- Debris was seen in the ducts and vents. The ducts should be cleaned. This can sometimes be accomplished by vacuuming, but may require a professional cleaning service. Get estimates for this work.



(H-10) Items Not Working / Repair: The heating unit at the rear stairwell did not turn on. Evaluation and repair is needed by a qualified contractor.



(H-11) Due Diligence / Further Evaluation Required:
Out of service ductwork? There is ductwork at the rooftop HVAC units that is not longer being used. This ductwork originally was connected to an "Economizer" that brought fresh air into the building. However, in at least one case, the ductwork has been blocked off. We are not sure whether this needs to be used. The ductwork is badly rusted at some locations and has standing water on it. Our experience is that this frequently leaks water. If it will remain, it should be painted or coated to prevent further rusting and prevent leaking. Check with the owner about why this was

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blocked off. If it is no longer needed, you may wish to have it removed.



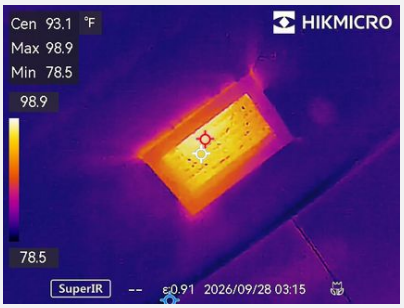



(H-12) Due Diligence / Further Evaluation Required:
Radiant heating? The building has manifolds and tubing for a radiant floor heating system. However, there is not a boiler installed to provide hot water. We cannot determine whether the radiant system will be functional, or will be needed for cold winter weather. Check with the owner to determine if additional heating is needed. You may need to have a boiler installed to provide heating to the radiant floor system.

(H-13) Note: The heating systems were operated and are generally functional.

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Garage Heater



Heating Limitations

⚠ **(H-14) 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 Components (Inspected Items)

Air Conditioning Equipment: ☑ Mini-Split Air Conditioning ☑ Combination Heating/Cooling on same chassis

Energy Source: ☑ Electricity

Number of A/C Units: ☑ Four

A/C Manufacturer (Condenser): ☑ American Standard ☑ Mitsubishi®

A/C Age: ☑ Age unknown, check with owner

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(AC-1) Due Diligence / Further Evaluation Required:
Unable to determine age- We were unable to determine the age of all of the AC systems. It appears that the combination units are original to the building and that the mini split unit may be newer (but not much newer). We recommend that you check with the owner or an HVAC contractor to determine the age of the system.

(AC-2) Note: Mini-Split description- A mini split air conditioner (sometimes called "ductless") most often consists of an indoor unit (a "head" or "cassette") mounted on a wall or ceiling and an outdoor compressor, providing individualized cooling to specific areas without ductwork. Some systems can be connected to an existing ductwork (conventional) system. These systems often provide heating and/or cooling to multiple rooms or areas from the same compressor unit, but may not have a cooling source in each room. Frequently, they have a remote to control the system. Dig deeper here for more information about this system. (About a 7 minute video).
Limitations- These systems usually can heat and cool and have a number of features that are unique to them. We have not tested every feature and do not ensure that all features are working properly. Additionally, we do not determine that the capacity of the unit is sufficient to provide heating or cooling in varying temperature conditions. Rather, our testing of the system only determines that the system is heating or cooling. If you have questions about whether the system can provide heating and cooling for entire rooms or areas of the building, a qualified HVAC contractor could perform calculations to ensure that the system is adequate to provide heating and cooling for these various areas. Note also that these systems only provide heating or cooling (but not both at the same time).

Air Conditioning Observations

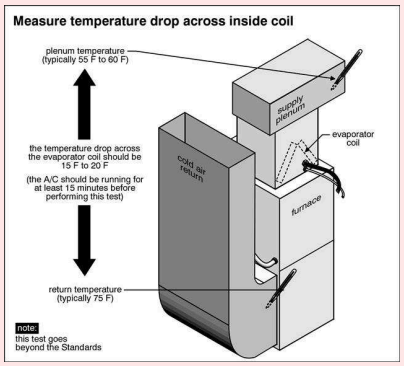
(AC-3) Maintenance Item: Bent condenser fins- The A/C condenser fins are bent at some areas, which reduces air flow into the unit. In most cases, minor denting will not affect the performance of the unit. However, if the bent fins are bad enough, it can affect the A/C system. We recommend that an HVAC technician make repairs.
Dig deeper here (about a 90 second video).

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bent fins

⚠ **(AC-4) Major Concern or Safety Concern:**
A/C not working- One of the rootop air conditioners was not working (southwest corner unit). We turned on the thermostat but it did not operate. This needs service- prior to closing to ensure that it is functional.





This A/C did not turn on

(AC-5) Items Not Working / Repair: The service outlets at the rooftop units were not functioning at the time of inspection. An electrician should evaluate and make repairs.

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(AC-6) Items Not Working / Repair: The remote control screen for the mini-split A/C system is broken, we were not able to determine the settings on the unit to evaluate if it is cooling properly. A new remote should be acquired so that the unit can be tested properly.

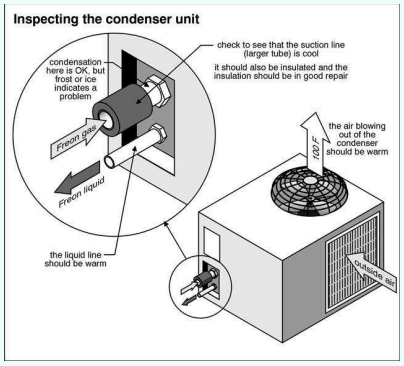






(AC-7) Improvement or Upgrade: Insulate- The insulation on the suction line is missing at the outside unit. Missing insulation on a suction line can cause energy loss and condensation. A qualified HVAC technician should make repairs.

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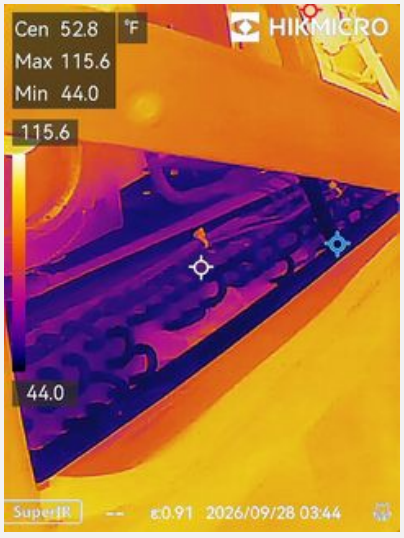


at mitsubishi rooftop unit



at mitsubishi rooftop unit

📌 **(AC-8) Note:** One of the A/C systems was operated and is generally functional.



Air Conditioning Limitations

⚐ **(AC-9) Items Not Inspected: No load calculations**- We do not perform heating and cooling load calculations. A "Manual J" calculation is the standard method for determining if a heating or cooling system is sized correctly. A home inspection does not include this type of calculation. Dig deeper here (about a 3 minute read).

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Plumbing

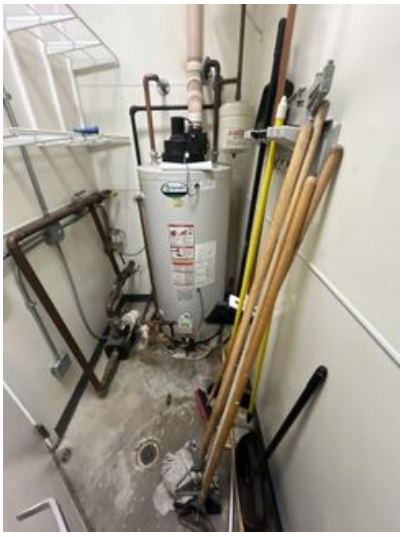
Plumbing Overview Photos



Water heater



Water heater data plate



Water heater



Water heater data plate



Grease Trap



Gas meter

Plumbing Components (Inspected Items)

Water Source: ☑ Public.

Water service material (to the building): ☑ Copper

Water Distribution inside: ☑ Copper

Plumbing Fixtures Description: ☑ Fixtures Description

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Water shut off location: ☑ Closet

Plumbing Waste Disposal: ☑ Municipal System

Waste piping material (DWV): ☑ Cast Iron

Sewer Cleanout Condition: ☑ Cleanout Accessible

Sewer Survey: ☑ Yes, By Dunsing Inspections

Water Heater Description: ☑ Conventional Gas water heater

Water Heater Manufacturer: ☑ A.O. Smith

Water Heater Capacity: ☑ 75 Gallon ☑ Two units

Water Heater Age: ☑ These water heaters are ☑ 13 years

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

Plumbing Observations

🛠️ **(P-3) Items Not Working / Repair: Rusted gas piping**- The gas piping at the exterior 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-4) Items Not Working / Repair: The exhaust pipe for the water heater on the second floor is leaking. A plumber should make repairs.





(P-5) Items Not Working / Repair: **Corrosion**- There is some corrosion at the connection(s) to the first floor water heater. The corrosion indicates a leak. Repair is recommended by a qualified plumber.

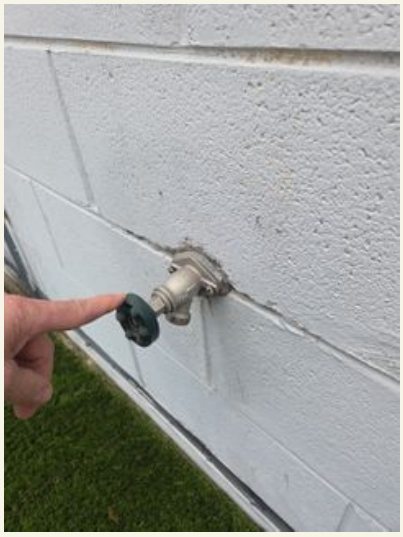


(P-6) Items Not Working / Repair: Piping is detached at the rear stairwell. Repairs are needed.

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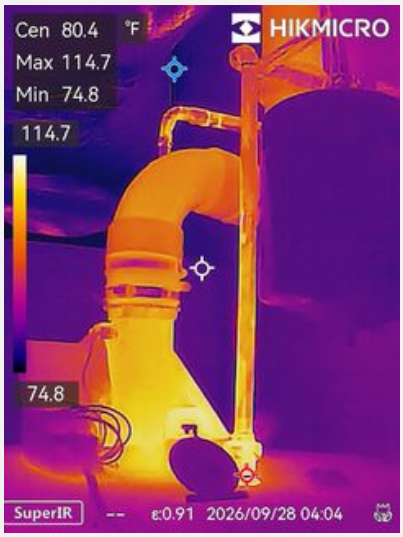


(P-7) Due Diligence / Further Evaluation Required: **Hose faucet shut off?**- The exterior hose faucet is shut off (most likely for the winter). It could not be tested. Some hose faucets need to be drained and shut off for winter weather. Check with the current owner/occupant for further information about this.



(P-8) Note: We tested the water heaters and found that they are functioning.

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Plumbing Limitations

⚐ **(P-9) Items Not Inspected:** There is a radiant heating system installed in the upper floor, the system was not hooked up to a boiler. An HVAC technician can evaluate if this system can be made functional.



⚐ **(P-10) Items Not Inspected:** **Fire sprinklers not tested**- Operation and evaluation of fire sprinkler 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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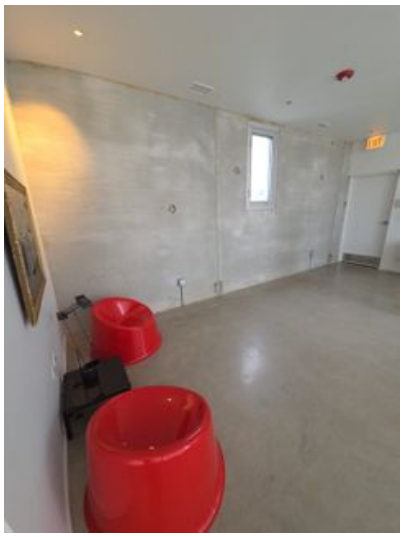
⚠ **(P-11) Special Information: Water pressure and Flow**- Water system pressure and flow (gallons per minute) tests are not within the scope of this inspection.

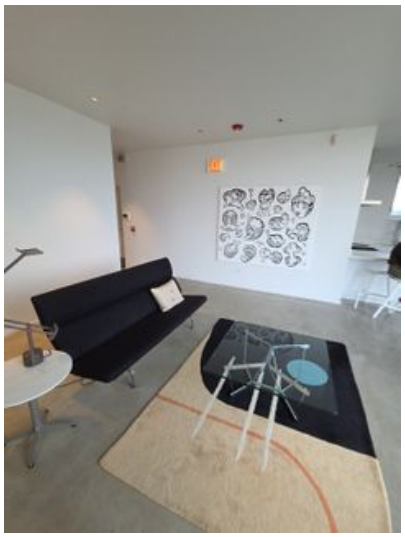
⚠ **(P-12) Special Information: Water Quality**- We did not test the quality of the water supplied to the building.
-SUGGESTION: For information concerning water quality, we suggest contacting the municipality or utility company which provides the water, or have the water independently tested.

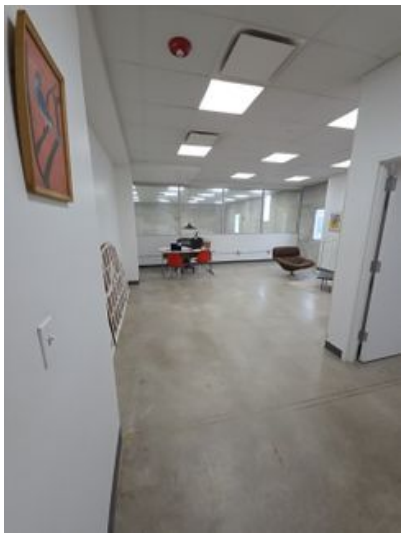
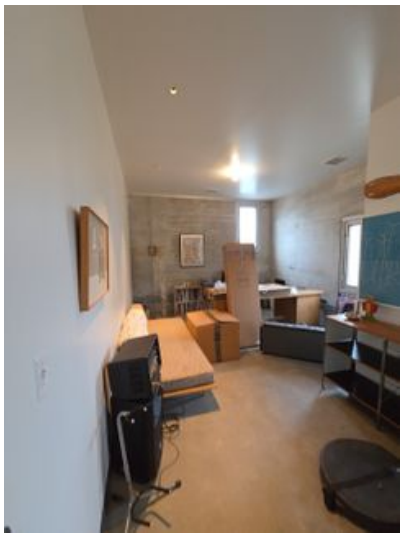
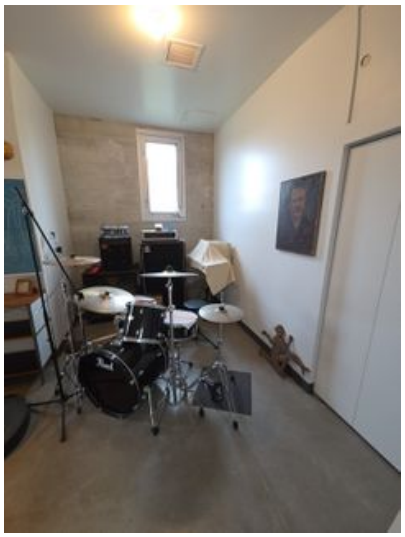
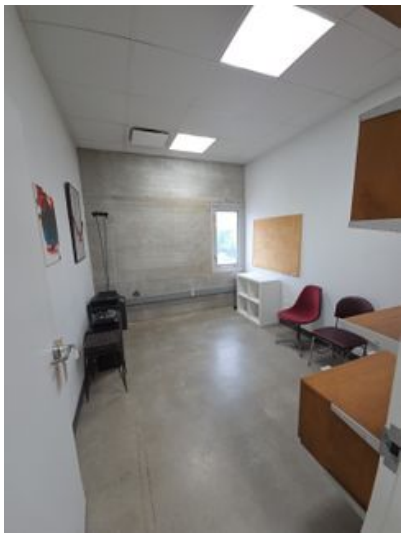
Interior

Interior Overview Photos

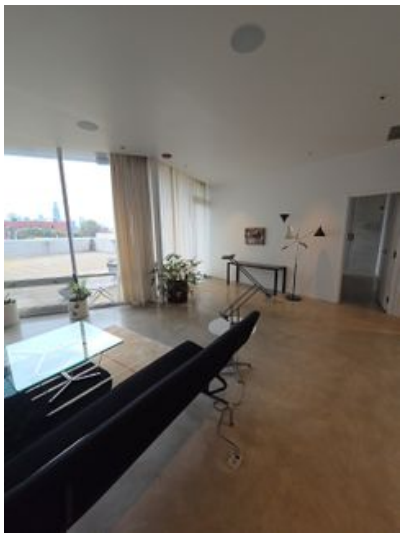
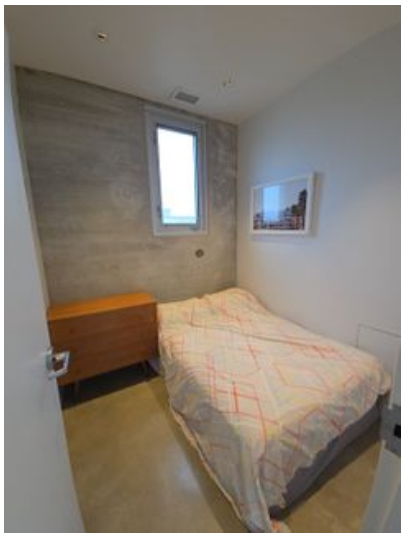
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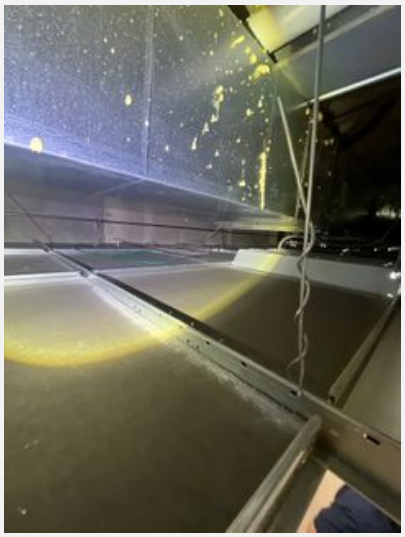
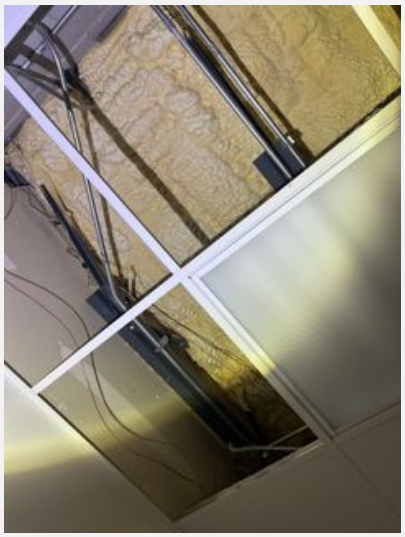




Interior Components (Inspected Items)

Ceiling Material: ☑ Suspended ceiling tiles (not all removed)

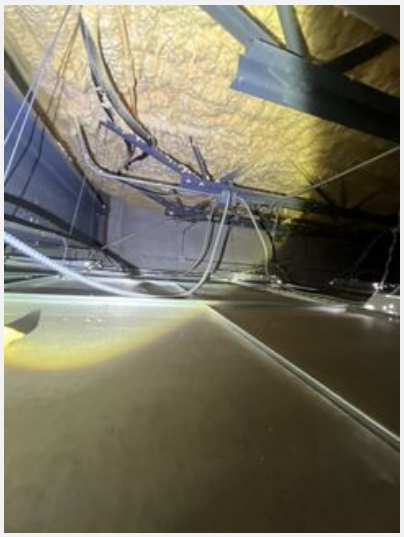
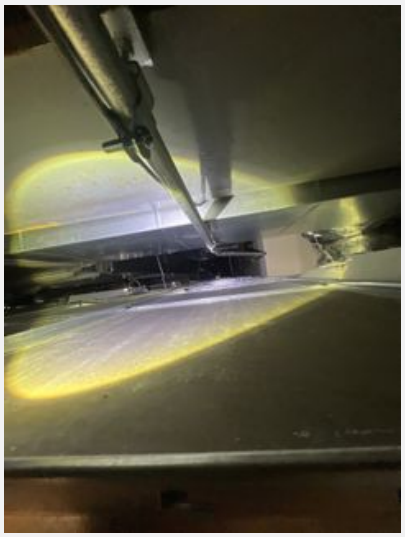
Smoke and Carbon Monoxide Alarms: ☑ Present

📌 **(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

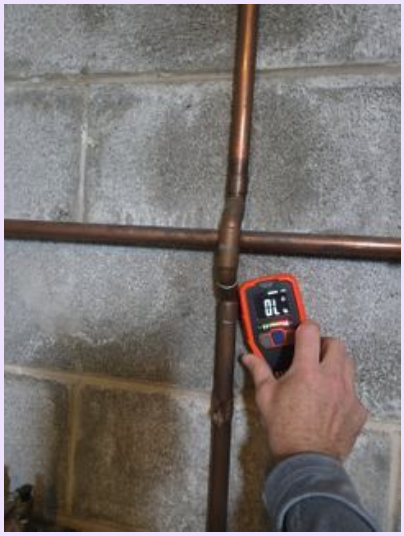
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(I-3) Maintenance Item: There is some wall damage in the wearhouse space. A drywaller can make this repair.



(I-4) Items Not Working / Repair: **Stains**- There is evidence of prior leakage at the walls in the stairwell. ***We tested this area for moisture and found that it shows signs of dampness (it is wet)***. Check with the current owner/occupant for further information about this issue. Repairs will be needed to stop any water leakage or water entry. Be aware that there could be concealed damage there. We cannot determine the extent of any concealed damage.

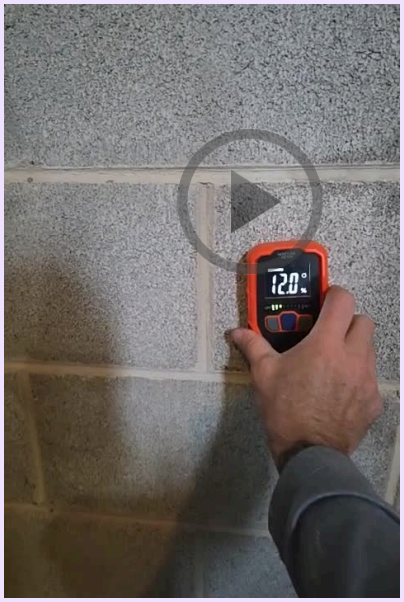






(This video is only viewable online.)

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(This video is only viewable online.)



(I-5) Items Not Working / Repair: Failed Insulated Glass- One or more insulated glass window(s) are cloudy (bad seal) at some areas. 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.



Storefront



Left side

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(I-6) Items Not Working / Repair: Tile problems- Wall tile at the kitchen is damaged. The tile will need repair or replacement. -***Suggestion***: Check with the owner to determine if they have replacement tiles.





(I-7) Items Not Working / Repair: A doorknob is missing at the second floor rear room. Repairs are needed.



(I-8) Items Not Working / Repair: Window Screens- Screens are damaged at the apartment. A qualified contractor should repair or replace all ripped screens to prevent insect intrusion.

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⚠ **(I-9) Special Information: Smoke and Carbon Monoxide Alarm/Detector Information-**
Information specific to Smoke Detectors- Effective January 1, 2023 single and multi-family homes that are still using smoke alarms/detectors with removable batteries (non-hardwired alarms) are required to install new alarms that feature 10-year non-removable, non-replaceable sealed batteries. There are some exceptions: Homes built after 1988 that already have hardwired smoke alarms; and homes with wireless integrated alarms that use low-power radio frequency communications, Wi-Fi or other Wireless Local Area Networking capability do not have to make the switch. We are not aware of any requirements for commercial properties, but recommend that both smoke and carbon monoxide alarms be installed.
We have not removed smoke detectors or their covers to determine whether this building is equipped with older style detectors or whether there are Wi-Fi or other wireless Local Area Networking detectors. Also, be aware that we have not tested the Smoke or Carbon monoxide alarms.
Information specific to Carbon Monoxide Detectors- Similar to smoke alarms/detectors, effective January 1, 2007 single and multi-family homes shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.
For more information on these laws visit: https://www.ifsa.org/smoke-alarm-law and here (for carbon monoxide information) https://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=1640&ChapterID=38
We recommend installing new smoke and carbon monoxide alarms/detectors. Smoke and carbon monoxide detectors are relatively inexpensive considering the importance of their function. Unless you are sure that the existing detectors are new (and compliant with the state law), we recommend that the existing smoke and carbon monoxide detectors be replaced with new units upon taking ownership. Go here for more information and placement information.

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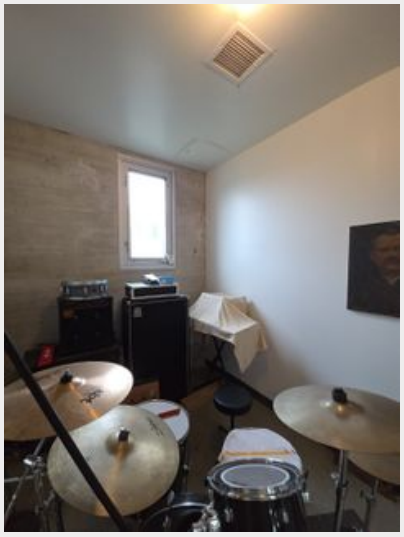
📌 **(I-10) Note: Minor cracking**- There are cracks in the walls and ceiling in the home. These appear to be cosmetic in nature. Repair can be undertaken as desired.





Interior Limitations

⚐ **(I-11) Items Not Inspected:** There is an access panel in the second floor office space that was blocked by occupant items. We were unable to open the panel.



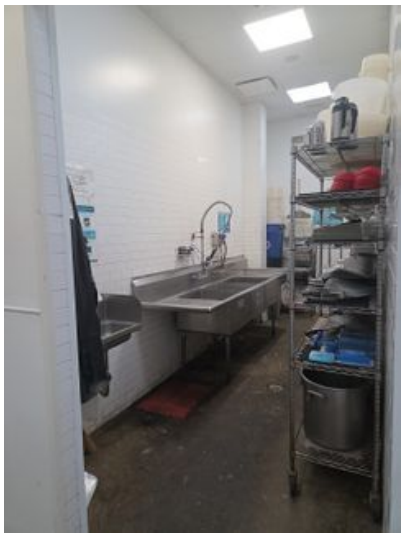
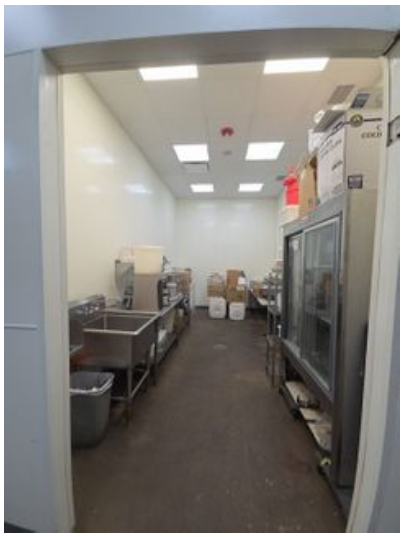


Kitchen

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Kitchen Overview Photos




Kitchen Observations

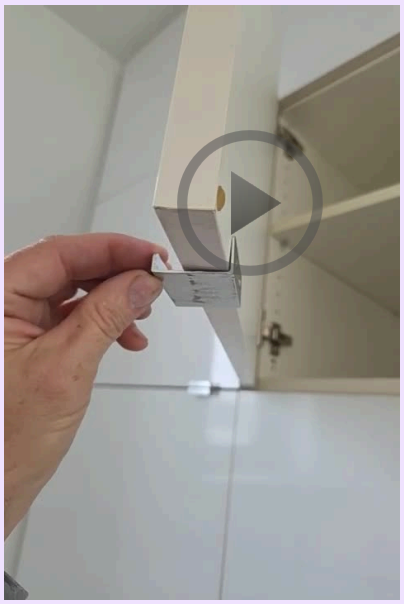
(K-2) Maintenance Item: There is a broken knob on the range in the apartment. The knob should be replaced.

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(K-3) Items Not Working / Repair: There are loose handles on the kitchen cabinets in the apartement. They should be repaired.

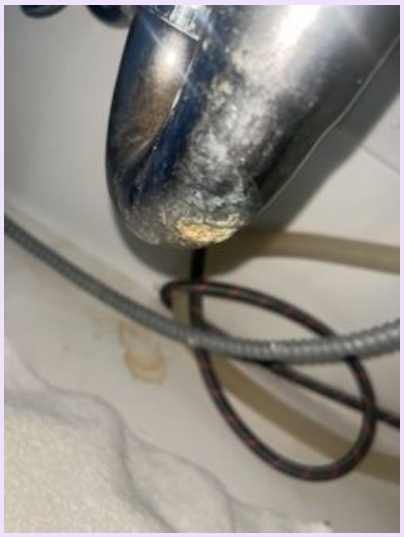




(This video is only viewable online.)

(K-4) Items Not Working / Repair: **Corrosion**- There is corrosion at the drain trap at the sink. The trap or corroded drain piping should be replaced before leakage occurs. A plumber can perform this work.

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Residential unit

(K-5) Items Not Working / Repair: Drain leak- The drain for the front kitchen sink leaks and the sink is damaged. A licensed plumber should make repairs.





(K-6) Items Not Working / Repair: leaking faucet- The control at the rear kitchen hand sink faucet leaks when the faucet is turned on. A licensed plumber should make repairs or replace the fixture.

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(K-7) Improvement or Upgrade: The dishwasher drain is connected directly to the sink drain line (the dishwasher tee). This can allow contaminated water from the sink drain to back up into the dishwasher. This configuration can sometimes cause food and other waste to back up into the dishwasher. If this occurs, a separate trap should be provided for the dishwasher discharge. A plumber could perform this work.



(K-8) Improvement or Upgrade: **Spalling Concrete Floor**- There is some spalling (deteriorated) concrete on the kitchen. Patching can be done, but our experience is that this frequently continues to deteriorate. Eventual replacement of the damaged sections of concrete may be required.

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Kitchen Limitations

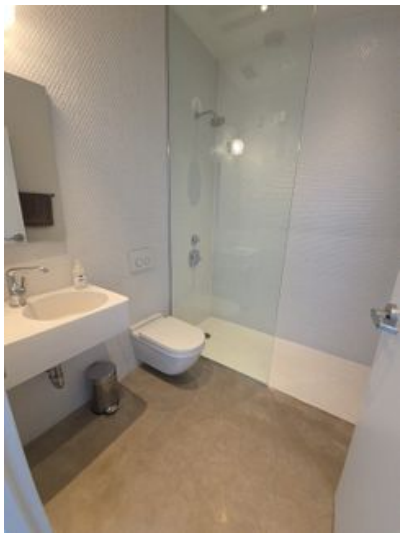
⚐ **(K-9) Items Not Inspected:** Some of the commercial kitchen equipment was not tested.



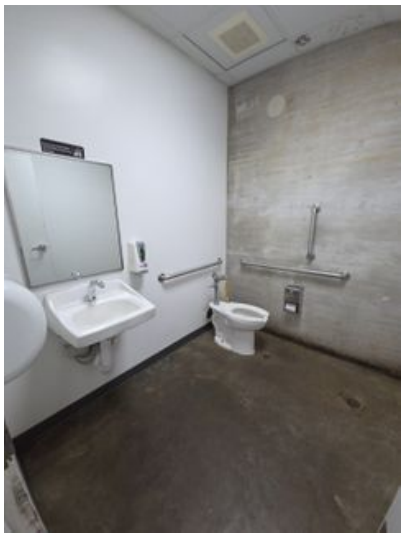
Bathroom(s)

Bathroom Overview Photos

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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)

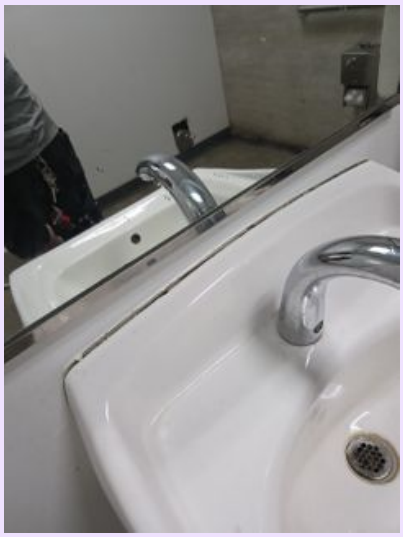
Bathroom Observations

(B-2) Items Not Working / Repair: **Cracked tile**- The wall tile at the front residential bathroom is cracked. It needs repair or replacement. A flooring contractor should review and make repairs.

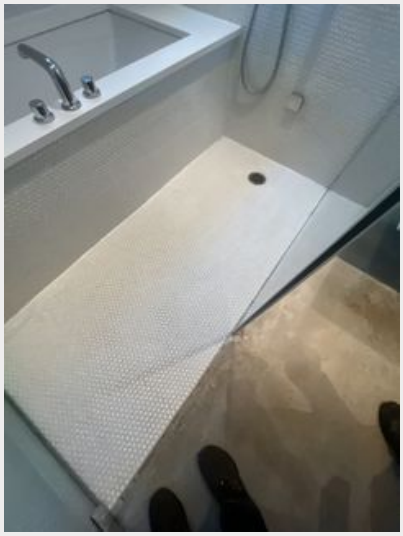


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(B-3) Items Not Working / Repair: The wall mounted sink in the first floor bathroom is loose on the wall. A contractor should secure the sink.

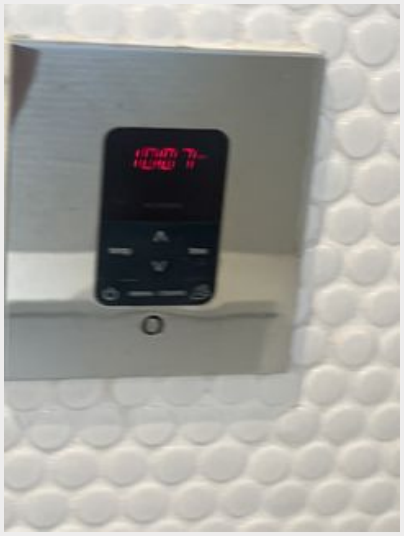


(B-4) Items Not Inspected: **Shower pan not tested for leaks**- We did not test the shower pan for leaks, other than to run water in it. Testing the pan requires that the drain be plugged and water left to sit for an extended period of time, which is beyond the scope of a normal home inspection.



(B-5) Items Not Inspected: **Steam Shower**- The building is equipped with a steam shower. Testing steam showers and steam generators is outside of the scope of our inspection. Experience has shown us that these units are not used on a regular basis and that they often fail when we test them. We recommend that you have the homeowner or other responsible party show you how the steam shower works.

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Sewer Survey

Sewer Survey Overview Photos



Sewer Survey Components

Type of Sewer (Municipal or Private): ☑ Municipal

Sewer and Drain Pipe Material: ☑ Cast Iron

Access (Cleanout) Location: ☑ Bathroom

Condition of Access: ☑ Functional ☑ Could not open

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Was entire line surveyed?: ☑ No

Length of sewer (that was surveyed): ☑ 0-10 feet

Under floor sewer line: ☑ Not surveyed

📌 **(SS-2) Note: Entire sewer not surveyed**- Conditions beyond the furthest visible point of the inspection camera remain unknown. At times, we are unable to survey the entire sewer line. This can be for a variety of reasons. As noted in this report, there will be some further investigation required, or a repair to allow the sewer to be fully surveyed. A return visit to survey the remainder of the sewer will require an additional fee.

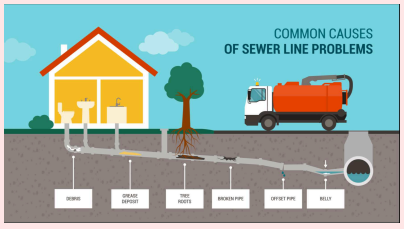
Sewer Survey Observations

⚠ **(SS-3) Major Concern or Safety Concern:**

Sewer Survey- We performed a sewer survey and found some problems that need correction immediately. ***We recommend that a plumber review and make repairs prior to closing.*** After repairs are made, the sewer should be re-surveyed to ensure that it is functional. Problems that were found, but are not limited to include:

Sewer Problems

- ***Blockage Limits Sewer Survey***- Due to the blockage in the sewer line we were prevented from pushing our camera all the way out to the termination and view the entire line. Blockage can cause sewer backup. We recommend that a licensed plumber make immediate repairs to prevent sewer backup.
- ***Rough cast iron*** prevents us from pushing a camera fully to the city tap. The sewer line needs cleaning or jetting to provide a smooth flow of waste through the sewer and to allow an inspection of the entire sewer line.
- ***Heavy Rust and Scaling***- The cast iron has heavy rust and scaling and needs cleaning. This rust can slow down the drainage of waste and can conceal other problems. Scale and corrosion is a natural process, however, grease, detergents and drain chemicals can accelerate development of the corrosion. Left untreated, scaling will progress and will impact the performance of the sewer leading to blockages. Often, this requires that the sewer line be "hydro-jetted" or "de-scaled" to clean the line. A plumber should review and provide advice on what steps to take.







Sewer Survey Limitations

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⚐ **(SS-4) Items Not Inspected:** The second cleanout plug was obstructed by the toilet in the bathroom. Opening the plug was a risk to damaging the toilet. We recommend having a plumbing contractor perform the survey on this side as removal of the toilet may be necessary.



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. 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

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⚠ **(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 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.

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⚠ **(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: Elevator**- The building has an elevator. Elevators are unique systems and are outside the scope of our inspection and standards of practice. We did not inspect the elevator. We are not qualified to inspect elevators and recommend you have a qualified specialist contractor inspect the elevator prior to settlement/close of escrow. The elevator should not be used until it is certified safe by a licensed and qualified elevator technician.



⚐ **(VSNI-2) 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

Oven Status: ☑ Oven Off

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: ☑ Listing Agent at home when inspection completed

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Summary of Findings (Does not include Photos)

Major Concern or Safety Concern

⚠ AC-4 Air Conditioning:

A/C not working- One of the rootop air conditioners was not working (southwest corner unit). We turned on the thermostat but it did not operate. This needs service- prior to closing to ensure that it is functional.

⚠ SS-3 Sewer Survey:

Sewer Survey- We performed a sewer survey and found some problems that need correction immediately. ***We recommend that a plumber review and make repairs prior to closing.*** After repairs are made, the sewer should be re-surveyed to ensure that it is functional. Problems that were found, but are not limited to include:

Sewer Problems

- ***Blockage Limits Sewer Survey***- Due to the blockage in the sewer line we were prevented from pushing our camera all the way out to the termination and view the entire line. Blockage can cause sewer backup. We recommend that a licensed plumber make immediate repairs to prevent sewer backup.
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Items Not Working

GDW-4 Grounds, Drives, Walks:

There are large puddles in the parking lot, the area is not slopped to the drain correctly. An asphalt contractor can help make this repair.

E1-2 Exterior:

Cracks noted - Cracks were noted in the exterior masonry. This usually indicates some movement in the wall. The cracks noted here are not considered a major problem, but do need repair. A qualified masonry contractor should perform this work.

G-1 Garage:

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Section damage- There is at least one section of the garage door(s) that are damaged. The affected sections should be repaired or replaced. If duplicate sections of the door can not be located, the entire door may have to be replaced.

E-3 Electric:

Remove Abandoned Wiring- There is abandoned wiring at the roof. All abandoned wiring should be taken out of service and removed. A qualified electrician can perform this work.

E-4 Electric:

Missing screws- The electric panels are missing screws at the covers. These should be installed so that the panel cover is secure.

E-5 Electric:

Temporary wiring- Extension cord wiring is used as permanent wiring at some areas. This is a hazard. Permanent receptacles (outlets) should be installed rather than using temporary wiring.

H-10 Heating:

The heating unit at the rear stairwell did not turn on. Evaluation and repair is needed by a qualified contractor.

AC-5 Air Conditioning:

The service outlets at the rooftop units were not functioning at the time of inspection. An electrician should evaluate and make repairs.

AC-6 Air Conditioning:

The remote control screen for the mini-split A/C system is broken, we were not able to determine the settings on the unit to evaluate if it is cooling properly. A new remote should be acquired so that the unit can be tested properly.

P-3 Plumbing:

Rusted gas piping- The gas piping at the exterior has some rust on it. Rusted piping can corrode further and cause gas leaks. We recommend that the rust be removed and repainted.

P-4 Plumbing:

The exhaust pipe for the water heater on the second floor is leaking. A plumber should make repairs.

P-5 Plumbing:

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

P-6 Plumbing:

Piping is detached at the rear stairwell. Repairs are needed.

I-4 Interior:

Stains- There is evidence of prior leakage at the walls in the stairwell. ***We tested this area for moisture and found that it shows signs of dampness (it is wet)***. Check with the current owner/ occupant for further information about this issue. Repairs will be needed to stop any water leakage

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or water entry. Be aware that there could be concealed damage there. We cannot determine the extent of any concealed damage.

I-5 Interior:

Failed Insulated Glass- One or more insulated glass window(s) are cloudy (bad seal) at some areas. 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.

I-6 Interior:

Tile problems- Wall tile at the kitchen is damaged. The tile will need repair or replacement.
-***Suggestion***: Check with the owner to determine if they have replacement tiles.

I-7 Interior:

A doorknob is missing at the second floor rear room. Repairs are needed.

I-8 Interior:

Window Screens- Screens are damaged at the apartment. A qualified contractor should repair or replace all ripped screens to prevent insect intrusion.

K-3 Kitchen:

There are loose handles on the kitchen cabinets in the apartement. They should be repaired.

K-4 Kitchen:

Corrosion- There is corrosion at the drain trap at the sink. The trap or corroded drain piping should be replaced before leakage occurs. A plumber can perform this work.

K-5 Kitchen:

Drain leak- The drain for the front kitchen sink leaks and the sink is damaged. A licensed plumber should make repairs.

K-6 Kitchen:

leaking faucet- The control at the rear kitchen hand sink faucet leaks when the faucet is turned on. A licensed plumber should make repairs or replace the fixture.

B-2 Bathroom(s):

Cracked tile- The wall tile at the front residential bathroom is cracked. It needs repair or replacement. A flooring contractor should review and make repairs.

B-3 Bathroom(s):

The wall mounted sink in the first floor bathroom is loose on the wall. A contractor should secure the sink.

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Due Diligence / Further Evaluation Required

R-6 Roofing:

Roof cannot be inspected- The roof covering under the rooftop balcony could not be inspected. We cannot comment about the conditions of the roof at this area. Monitor the area below this for any signs of leaking and ask the current owner/occupant if they are aware of any problems.

GDW-2 Grounds, Drives, Walks:

The property is very flat, making drainage challenging. Maintain proper soil clearance below siding and ensure water drains away from the structure. Creating a swale may be necessary, which can involve soil removal. A landscaping contractor can assist with this.

GDW-5 Grounds, Drives, Walks:

Large drains on property?- There are large drains at several areas of the property with multiple grates. The functionality and final discharge location of the drainage system was not determined at the time of the inspection. We recommend checking with the owner or other responsible party to understand who is responsible for maintaining this system, where it drains and how it should be maintained.

E1-3 Exterior:

Window seal failure?- Several panes of glass have a cloudy appearance which could indicate a lost or failed seal. Windows like this can often be impossible to clean if the cloudiness is condensation between the panes of glass. We recommend attempting to clean the glass. If cloudiness persists then you may have a window (or windows) with failed seals. This condition is referred to as a "lost seal," or a failed IGU (Insulated Glass Unit) and is common with insulated glass windows. ***Hire a glass replacement company to further evaluate all of the windows and replace all windows with lost seals***.

E1-4 Exterior:

Contractor to review- Staining on the exterior walls at the terrace was noted. This indicates that water is draining down the wall. Continual or excessive water can cause damage to the structure. Usually, water is directed to gutters, flashings, or other areas that are intended to control water movement. A contractor should evaluate and take steps to control where the water flows.

S-3 Structure:

Pest activity?- There is evidence of pest activity within the home. We found the following:
evidence of pest activity

- traps

We recommend that you check with the owner/occupant about the history of any problems or treatments that have been done. You should have your own pest inspection by a contractor of your choosing to determine infestation extent, treatment procedures and remediation needs. Note that we do not perform pest inspections and are not qualified to do them. Our observations regarding evidence of pests are not a substitute for inspection by a licensed pest control operator or exterminator.
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

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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-5 Heating:

Leaking ductwork? There is rust on the rooftop ductwork and areas of ponding water. In our experience, these areas frequently leak. You should keep them well sealed to prevent leakage to the interior of the building. Since this ductwork is not longer being used, you may wish to remove it altogether. Other exposed ductwork should be painted to prevent rusting.

H-11 Heating:

Out of service ductwork? There is ductwork at the rooftop HVAC units that is not longer being used. This ductwork originally was connected to an "Economizer" that brought fresh air into the building. However, in at least one case, the ductwork has been blocked off. We are not sure whether this needs to be used. The ductwork is badly rusted at some locations and has standing water on it. Our experience is that this frequently leaks water. If it will remain, it should be painted or coated to prevent further rusting and prevent leaking. Check with the owner about why this was blocked off. If it is no longer needed, you may wish to have it removed.

H-12 Heating:

Radiant heating? The building has manifolds and tubing for a radiant floor heating system. However, there is not a boiler installed to provide hot water. We cannot determine whether the radiant system will be functional, or will be needed for cold winter weather. Check with the owner to determine if additional heating is needed. You may need to have a boiler installed to provide heating to the radiant floor system.

AC-1 Air Conditioning:

Unable to determine age- We were unable to determine the age of all of the AC systems. It appears that the combination units are original to the building and that the mini split unit may be newer (but not much newer). We recommend that you check with the owner or an HVAC contractor to determine the age of the system.

P-7 Plumbing:

Hose faucet shut off?- The exterior hose faucet is shut off (most likely for the winter). It could not be tested. Some hose faucets need to be drained and shut off for winter weather. Check with the current owner/occupant for further information about this.

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