COMMERCIAL INSPECTION SAMPLE

Multi-Tenant Commercial Property

Sample report - client name and property address removed

Inspected On: **09-01-2026**

Company Information

Dunsing inspections
847-367-0782

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



In our opinion, this building has more concerns than we typically see for its age and type. The inspection identified a number of issues, including signs of wear in key systems and evidence of past repairs that may not meet current standards. We recommend planning for the possibility of additional costs, as this inspection was limited to visible and accessible areas. Based on our experience, buildings with this number and type of visible concerns often have hidden issues that may only become apparent during more in-depth repairs or renovations.

Inspected By:

Carlos Medina, IL State License #450.012513 License Expires November 2026

Robert Flary, IL State License #450.013365 License expires November 2026

Joe Harrison, IL State License #450.0012051 License Expires November 2026

James Dunsing, IL State License #450.0000452 License Expires November 2026

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.

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

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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:
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

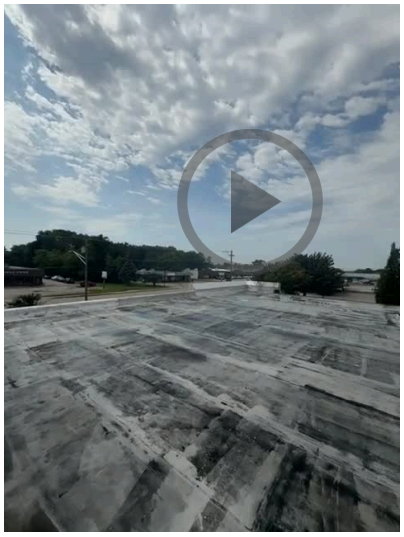
Type of Building: Commercial Building
Front of building faces: South
Approximate Year of Original Construction: 1980
Occupancy: Occupied
Furnishings: Fully Furnished
Temperature: 75 to 90 Degrees F
Start Time of Inspection: 12:00 PM
Weather Conditions During Inspection: Light Rain
Recent Weather Conditions: Seasonal
Soil Conditions: Wet
Attendees at inspection: Client's Representative, Tenants, Fire Marshall
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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(This video is only viewable online.)
Roof Overview Video

Roof Covering Components (Inspected Items)

Type(s) of Roof Covering: ☑ Modified bitumen ☑ Built up roofing

Method of Roof Inspection: ☑ Walked roof

Number of layers of roofing: ☑ unknown how many layers

Estimated Age of Roof Covering: ☑ Last Third of Life

Type of Chimney: ☑ Metal Flue Pipe

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

🏠 **(R-2) Budget For Replacement: Old Roof-** The property roof is near the end of its expected service life.
- SUGGESTION: Budget to replace the roof soon.

Roof System Observations

Flashing/Roof Penetration Defects and Comments: Plumbing stack flashings (flashing roof cement)

⚠ **(R-3) Major Concern or Safety Concern:**
Roof System Issues Some issues were noted on the roof that will need repair by a qualified contractor. ***It is highly likely that a roofing contractor will want to replace the entire roof because***

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of the large number of defects noted. Examples of observations include ***but are not limited to***:

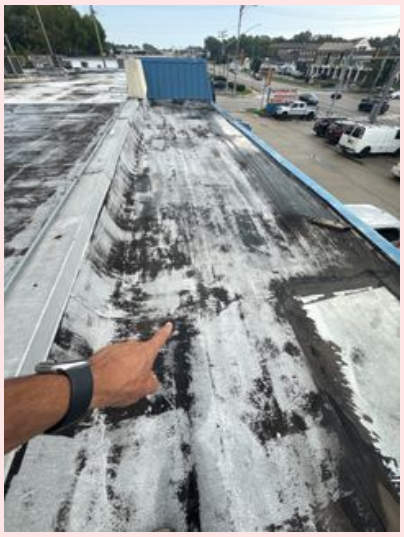
Roof

- The roof is **old and will need replacement** soon
- **Ponding water** was noted on the flat roof.
- The f**lat roof exhibits "blisters"** at some locations. These can indicated that moisture has gotten below the roof membrane and caused the surface to form "blisters".
- The **seams on the flat roof are cracked or split open**. They are a potential leak source.
- There are multiple **soft areas on the flat roof**. This indicates that there is current water intrusion below the roof and possible damaged roof sheathing.
- Multiple **signs of repairs are noted** through out the building roof, indicating previous leaks. A roofer should review and estimate if repair or replacement is needed.
- The **perimeter roof to wall flashing at the flat roof is torn and is not reliable**. It can leak.
- Roof penetrations (plumbing flashings, roof vents, skylights, etc.) are vulnerable to leaks. Typically, a flashing is installed at these areas. **Roof cement** is generally not considered the proper way to seal a roof penetration.

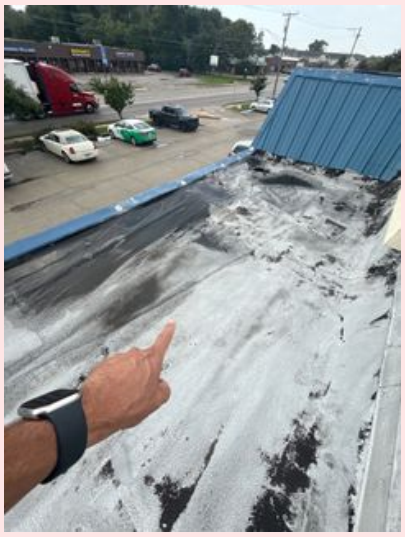
Gutters and Roof Drainage

- Gutters are **full of water** or clogged at some areas. This could indicate a improper pitch. Repair may be needed.
- Gutters are **leaking**
- Downspouts are **loose and/or missing** at some areas. Repair is needed to prevent water flowing down the walls.

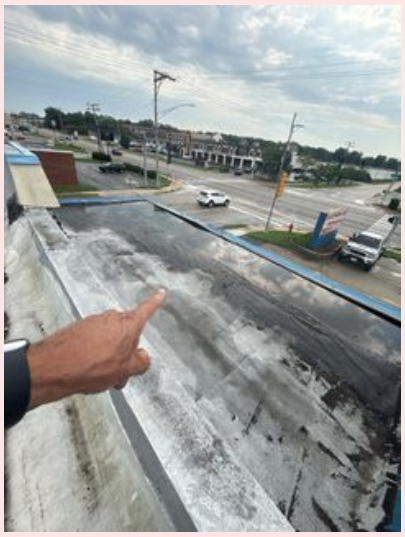
Tradesperson to contact? Roofer



Soft Area



Soft Area at front roof



Soft Area/Ponding Water

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Old Roof



Old Roof



Old Roof/Cracked Surface



Open Flashing



Open Flashing



Gaps in Flashing



Old Roof/Open Seams



Open Seams



Cracks on Roof

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Patches



Cracks/Open Seams



Roof Cement on Penetration



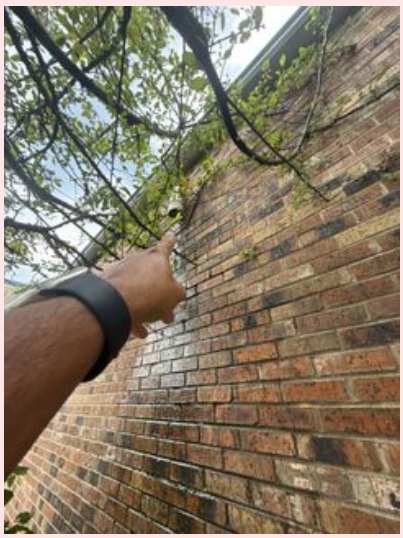
Clogged Internal Drain



Clogged Internal Drain



Clogged Internal Drain



Missing Downspout - Building Right



Gutter Full of Water - Building Left



Leaking Gutter - Building Left

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patching on roof's surface



improperly flashed chimney penetration



patching on roof's surface



another improperly flashed chimney



Ponding Water



Ponding Water

(R-4) Items Not Working / Repair: Damaged gutters- The downspouts are dented at the left side. They should be repaired or replaced.

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Dented Downspout - Building Left

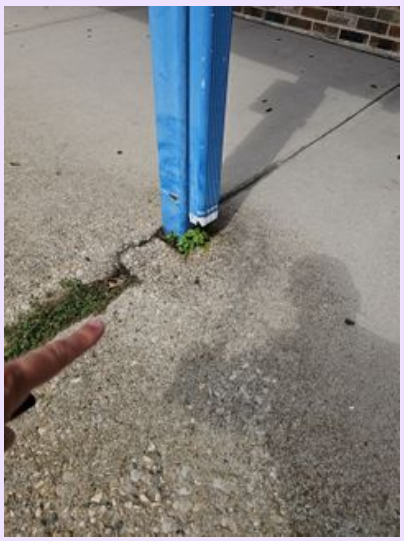


Dented Downspout - Building Left

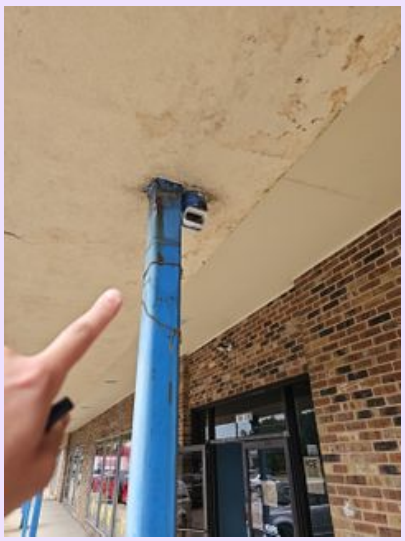


Dented Downspout - Building Left

(R-5) Items Not Working / Repair: Downspout management- General water management of downspouts is needed. There are some downspouts that do not discharge to appropriate locations, while others do not discharge far enough from the house. As a general rule, water should discharge away from the house at least 4 feet.



Building Front



Building Front



Building Front

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Building Front


Building Right


Building Right


Building Right


Building Right

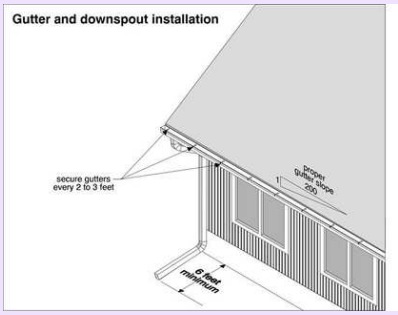

Building Right


Building Right


Building Right


Building Rear

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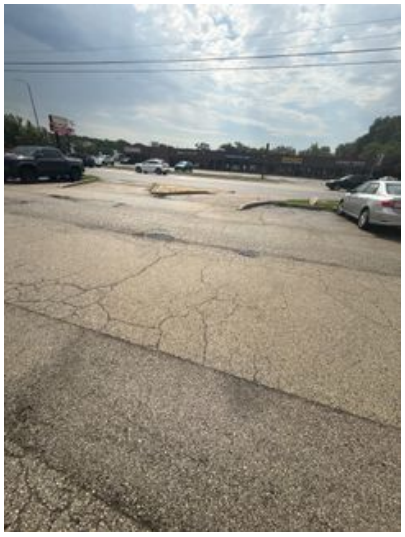


Grounds, Drives, Walks

Grounds, Drives, Walks Overview Photos








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Grounds Components (Inspected Items)

Lot Topography: ☑ Nearly Flat Grading

Driveway: ☑ Asphalt

Walkways: ☑ Concrete

Grounds Observations

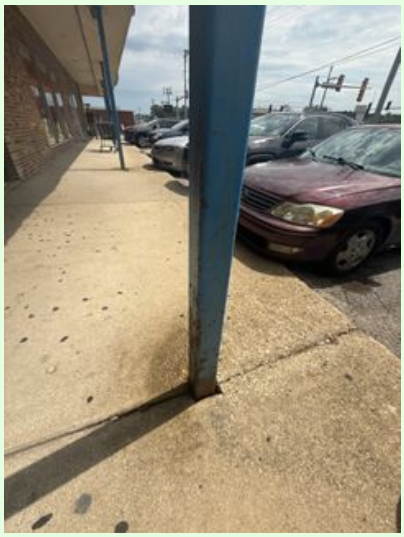
(GDW-2) Maintenance Item: Sealcoating needed- Sealcoating of the asphalt driveway is needed. This is normal maintenance that will help to preserve the life of the driveway.



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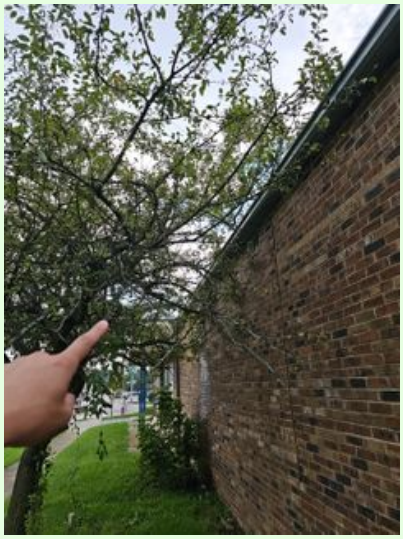
(GDW-3) Maintenance Item: Rusted Posts- Metal posts on the building front is showing signs of rust at several areas. The posts should be scraped/treated and painted with a rust-inhibiting paint to prevent further damage/deterioration.







(GDW-4) Maintenance Item: Maintain vegetation- Vegetation on the property should be maintained to prevent overgrowth and encroachment onto and possible damage to the structure.



Right side

(GDW-5) Items Not Working / Repair: Loading Dock Concrete - Significant cracking was observed in the concrete at the loading dock. The cracks are substantial and appear beyond practical repair by patching. Replacement of the affected concrete is recommended. Have the area evaluated by a qualified concrete contractor to determine the appropriate scope of replacement.

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Left Dock



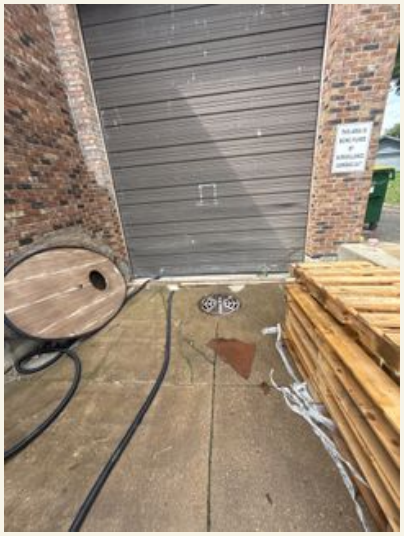
Left Dock

🔍 **(GDW-6) 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.





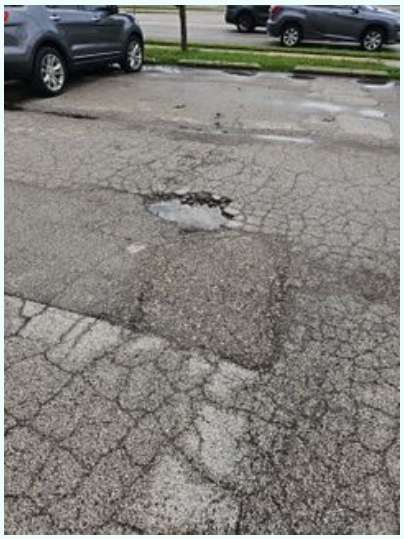
📈 **(GDW-7) Improvement or Upgrade: Major Cracking**- Sections of the driveway are damaged beyond repair. Low spots may collect ice in winter, and broken areas pose year-round tripping hazards. Cracks may worsen due to freeze-thaw cycles. Recommend evaluation and repair by a paving contractor to prevent injury and further damage.

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📌 **(GDW-8) 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

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driveway.





📌 **(GDW-9) 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.

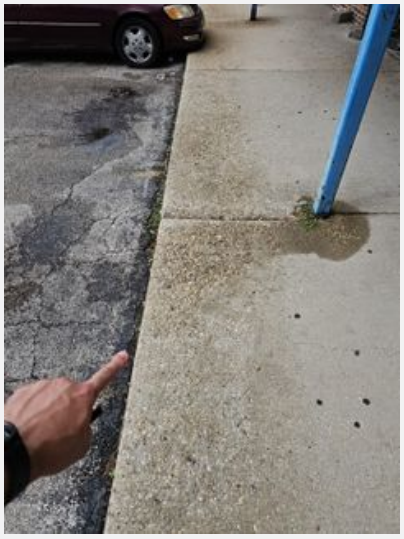






📌 **(GDW-10) Note: "Spalling" noted**- The concrete walkway shows signs of spalling, which is surface flaking or chipping often caused by moisture penetrating the concrete and expanding during freeze/thaw cycles. While spalling is mostly cosmetic, it can be difficult to repair effectively in this climate due to ongoing weather exposure. We recommend consulting a concrete contractor for repair options and long-term solutions.

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Front

Exterior

Exterior Overview Photos







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Exterior Components (Inspected Items)

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

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 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.

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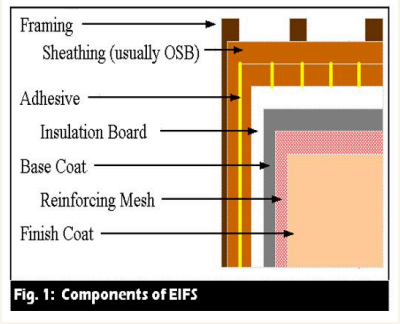


Fig. 1: Components of EIFS

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

- **Bulging and algae/moss growth was noted at the eifs ceilings.** This indicates that water intrusion has occurred. Further investigation will be needed to determine the cause of the bulging and what repairs will be needed. A qualified contractor should review.
- **Cracked brickwork** was noted. Repairs are needed.
- **Cracking was noted in the exterior wall surface.** Cracks can allow water entry to occur. We recommend that a contractor repair or seal cracks to prevent water entry.
- **Tuckpointing** is needed at some areas. A masonry contractor should review and make necessary repairs.
- **Eroded mortar joints** were noted on the exterior CMU walls. Repairs are needed to prevent water intrusion into the wall.
- **Deterioration or damage** was noted at the siding. Repairs will be needed.
- **Penetrations should be closed/sealed** on several exterior areas. This helps prevent water, air or animal entry.
- **Paint or stain** is needed at siding at some areas.
- **Efflorescence** (powder substance or staining, usually white in color) was noted on the exterior walls. This indicates that moisture is present in the wall. We recommend ensuring that water from the roof, gutters and downspouts drain away from the walls.
- **Staining** on the exterior walls was noted. This indicates that water is draining down the

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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.

Trim

- **Painting or staining** is needed at the trim on the exterior. A painting contractor should provide cost estimates for this work.

Doors

- 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.
- **Rust or damages** on the metal doors was noted. Repair or replacement may be needed.

Windows

- **Caulking** is needed at windows
- **Cracked or broken glass** was noted. Repairs are needed.



Caulking - Building Front



Caulking - Building Front



Damage/Delamination - Building Front

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Crack/Caulking - Building Front (Roof Area)



Bulging/Water Intrusion - Building Front



Bulging/Water Intrusion - Building Front



Bulging/Loose Material - Building Front

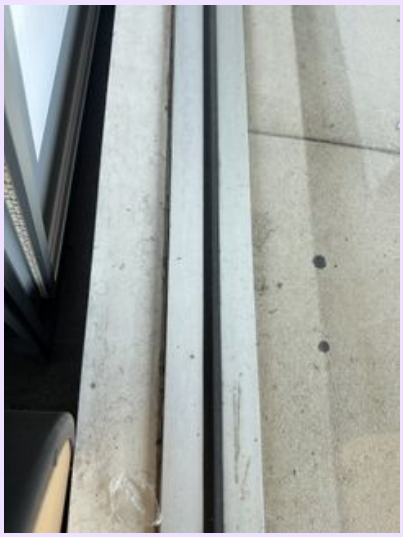


Step Crack/Tuckpointing - Building Front

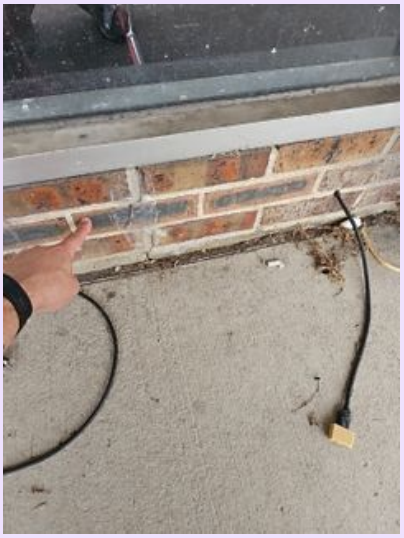


Cracked Glass - Building Front

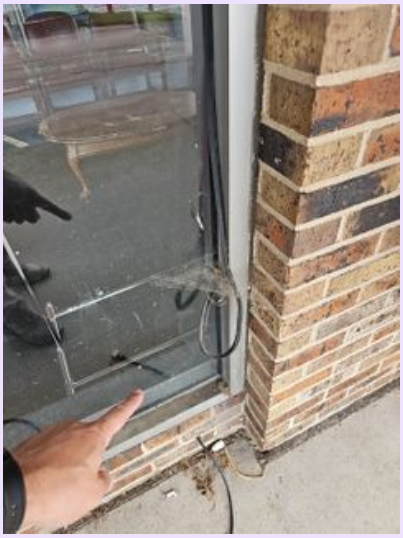
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Caulking - Building Front (Unit C)



Crack - Building Front



Damaged Weatherstrip - Building Front



Staining - Building Right

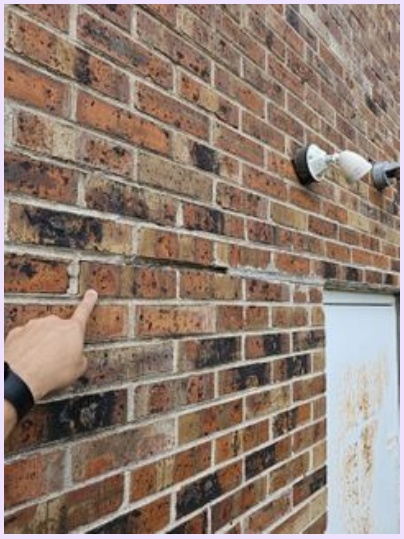


Tuckpointing/Secured Vent - Building Right



Efflorescence - Building Right

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Tuckpointing - Building RIght



Rusted Door - Building RIght



Rusted Lintel/Tuckpointing - Building RIght



Step Crack/Tuckpointing - Building Right

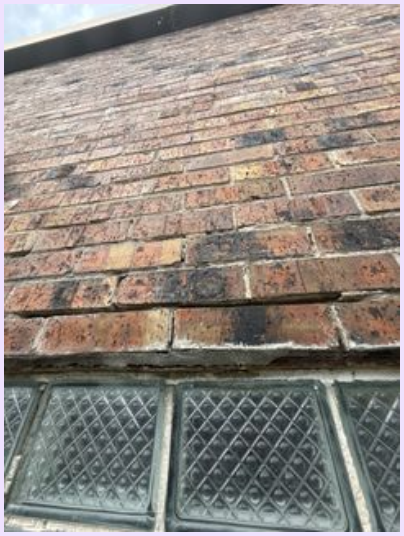


Tuckpointing - Building RIght



Rusted Lintel/Tuckpointing - Building Right

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Tuckpointing - Building Right



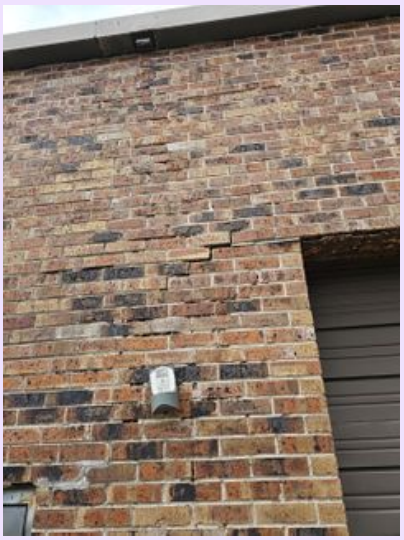
Cracked Glass Block - Building Right



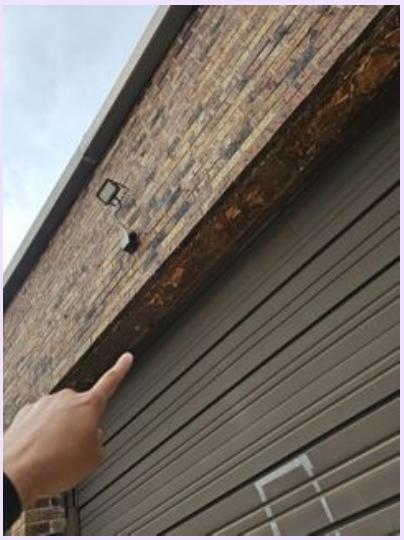
Tuckpointing - Building Right



Cracked Glass Block - Building Right



Step Crack/Tuckpointing - Building Right



Rusted Lintel - Building Right

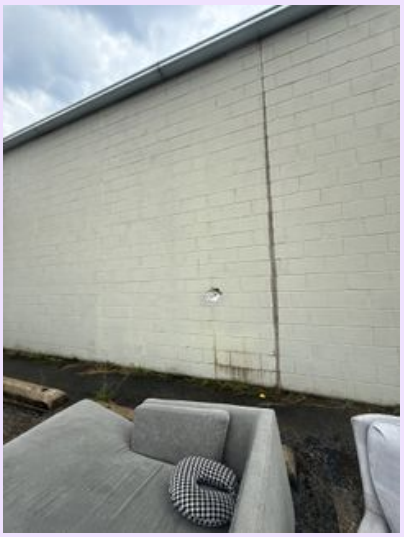
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Step Crack/Tuckpointing - Building Right



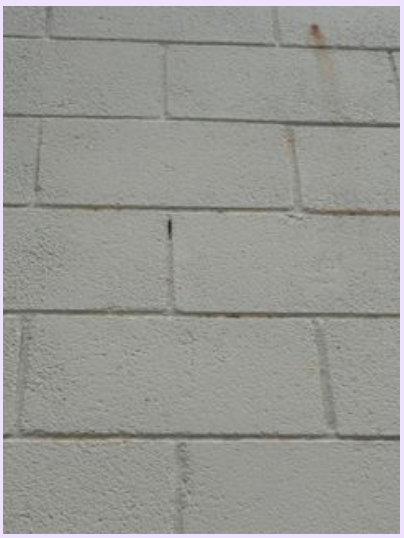
Caulking - Building Left



Damage/Water Stains - Building Leftt



Cracks - Building Left

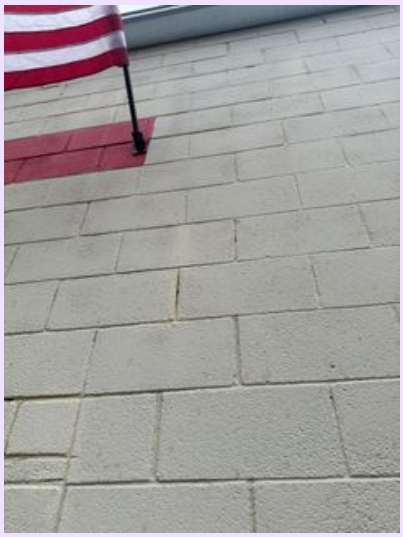


Eroded Mortar/Tuckpointing - Building Left



Eroded Mortar/Tuckpointing - Building Left

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Eroded Mortar/Tuckpointing - Building Left



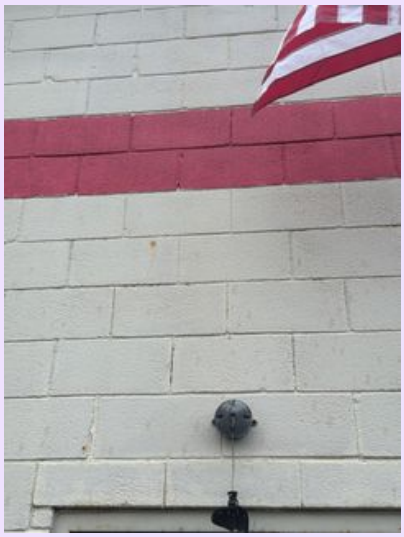
Damage - Building Left



Tuckpointing - Building Left



Rusted Door - Building Left



Eroded Mortar/Tuckpointing - Building Left



Eroded Mortar/Tuckpointing - Building Left

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Paint - Building Left



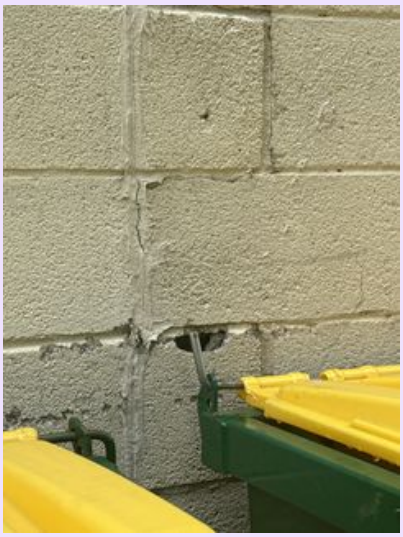
Eorded Mortar/Tuckpointing - Building Left



Paint - Building Left



Cracks/Tuckpointing/Paint - Building Left



Cracks, Eroded Mortar, Holes - Building Rear



Cracks/Eroded Mortar Joints - Building Rear

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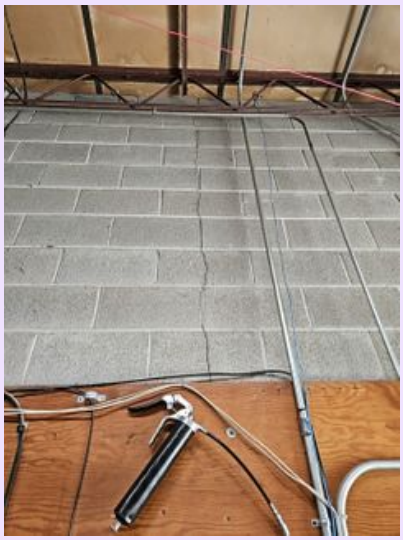
Cracks, Eroded Mortar, Holes - Building Rear



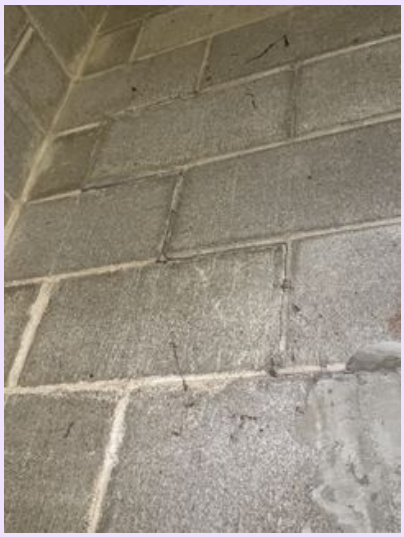
Rusted Lintel - Building Rear



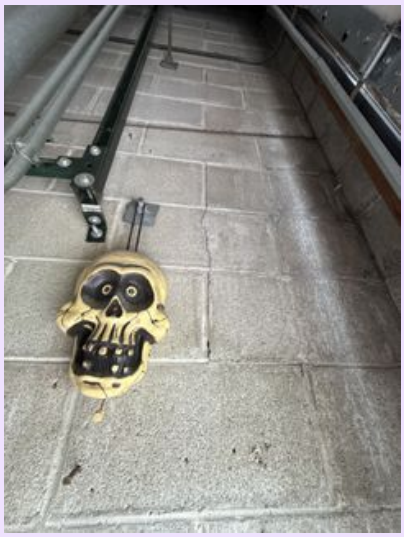
Rusted Door - Building Rear



Cracks - Building Rear (Unit C Docking Area)

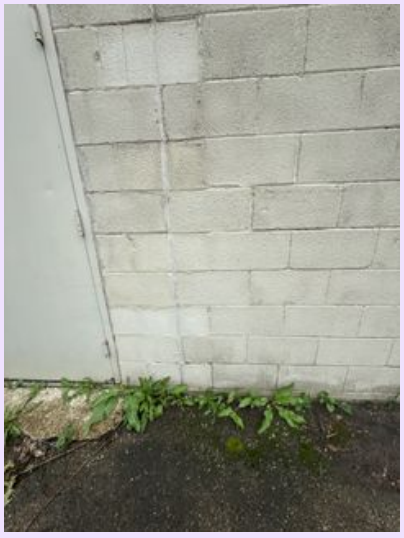


Cracks - Building Rear (Unit C Interior)



Cracks - Building Rear (Unit C Interior)

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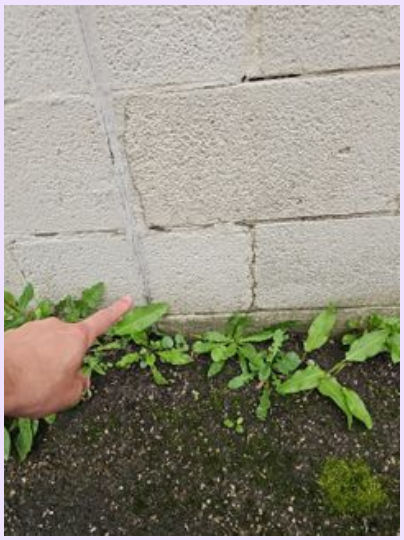
Cracks, Eroded Mortar - Building Rear



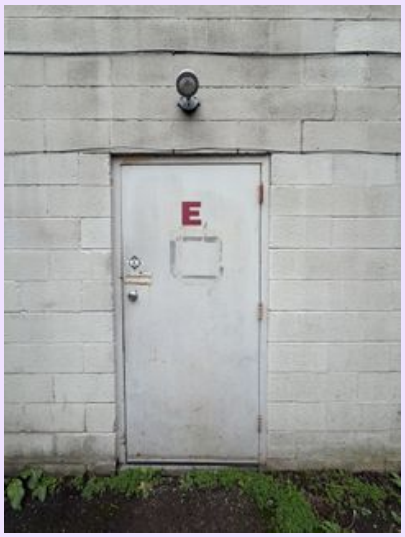
Seal Penetration - Building Rear



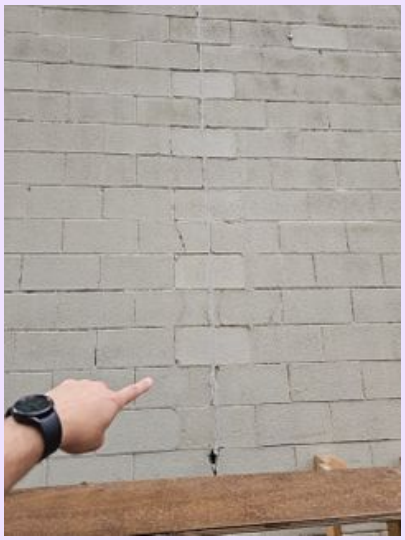
Seal Penetration - Building Rear



Cracks - Rear exterior

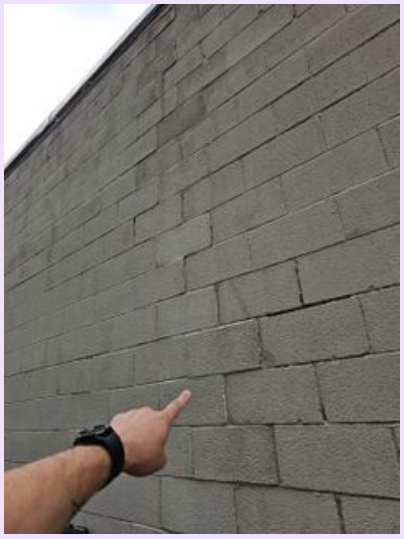


Rusted Door - Building Rear



Cracks - Exterior rear

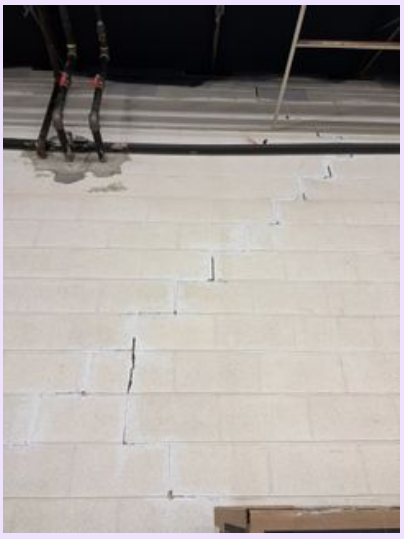
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Cracks - Exterior rear



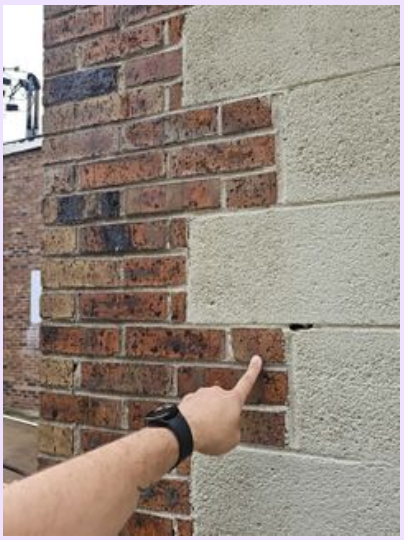
Eroded Mortar/Tuckpointing - Building Rear



Step Crack - Building Rear (Unit I)



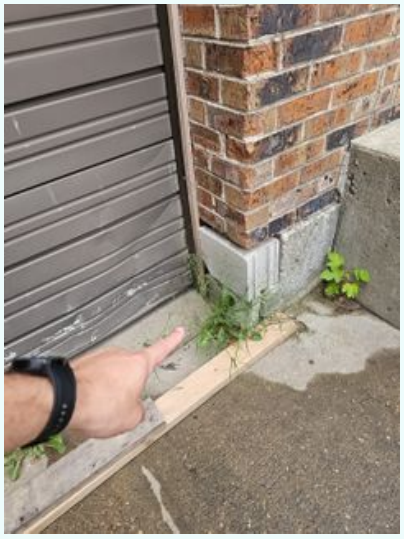
Eroded Mortar/Tuckpointing - Building Rear



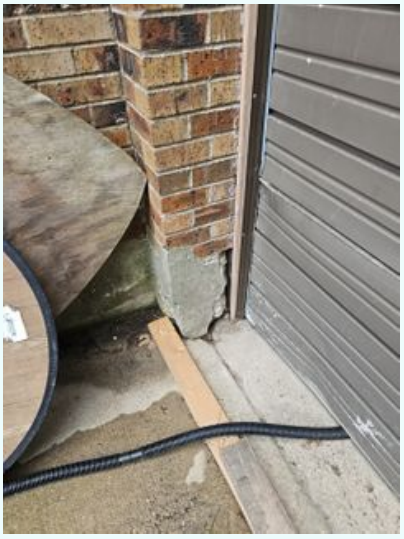
Eroded Mortar/Tuckpointing - Building Exterior

(E1-4) Improvement or Upgrade: Broken concrete- There is some broken concrete at the right rear corner of the building. This is a common issue, but is not usually a big concern. The broken concrete can be repaired as desired.

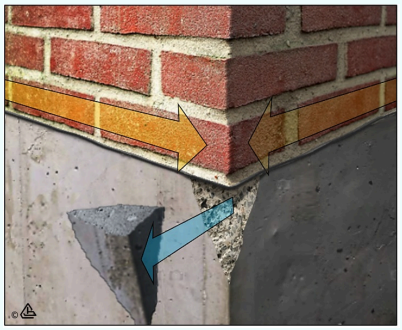
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Building Right



Building Right



Example of broken concrete (NOT from this inspection)

Garage

Garage Overview Photos





Garage Components (Inspected Items)

Garage Type: ☑ Attached

Exterior Wall cladding: ☑ Masonry ☑ Concrete Block

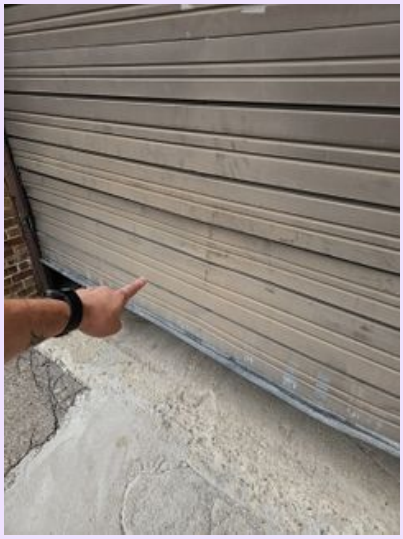
Roof: ☑ Modified bitumen

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Overhead Door(s) Material: ☑ Metal

Garage Observations

(G-2) Items Not Working / Repair: Section damage- There is at least one section of the right side 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.



Building Right

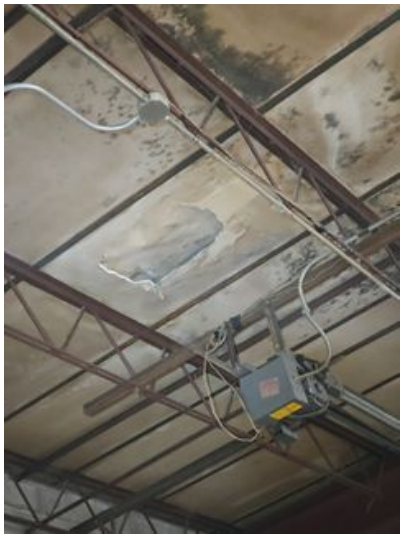


Building Right

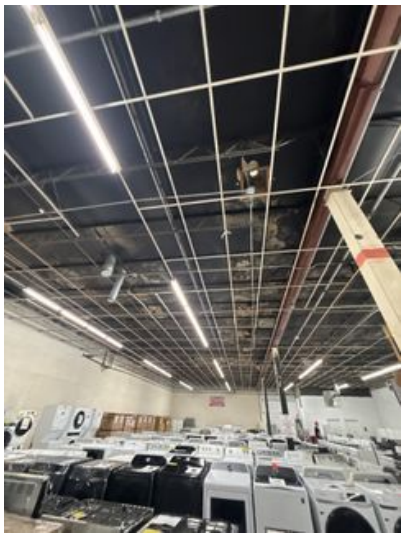
Structure

Overview Photos of Structure

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Structure Components (Inspected Items)

How were the various areas inspected?: ☑ Visual Inspection of the building structure

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: ☑ Interior CMU Supporting Walls

Wall Structure: ☑ Masonry

Roof Structure: ☑ Steel Trusses ☑ Plywood sheathing

Attic Insulation Type: ☑ Not Visible

Insulation and Vapor Retarders in Unfinished Spaces (including crawlspaces and attics):

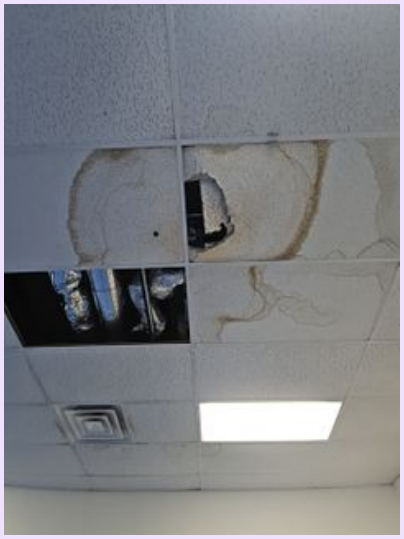
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☑ Insulation ☑ Not Visible

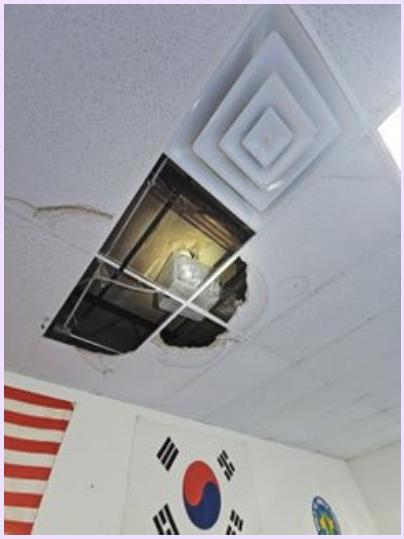
Structure Observations

(S-2) Items Not Working / Repair: Staining/Soft Sheathing- There are multiple areas thought out the building with signs of roof leaks. Stains on the ceiling/wall and soft sheathing was noted. These areas may need to be repaired or replaced when the roof is replaced.

Tradesperson to contact? Roofer



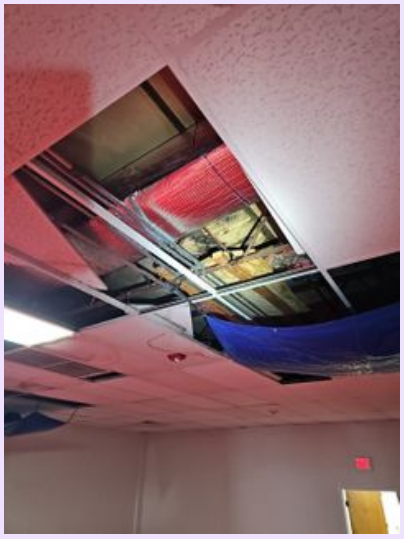
Unit A



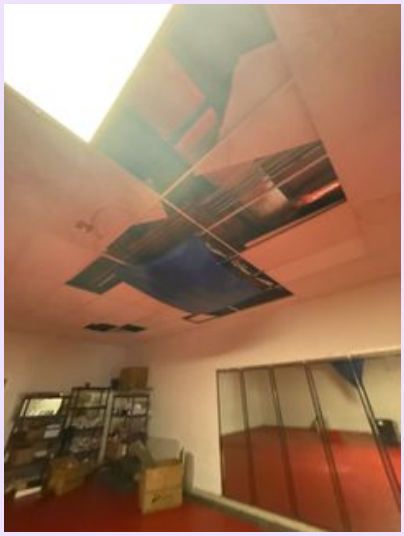
Unit A



Unit A



Unit A

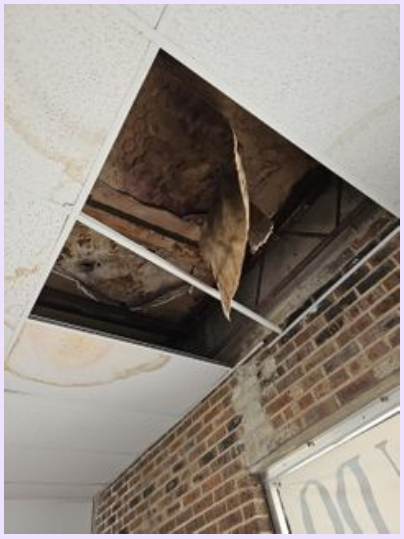


Unit A



Unit A

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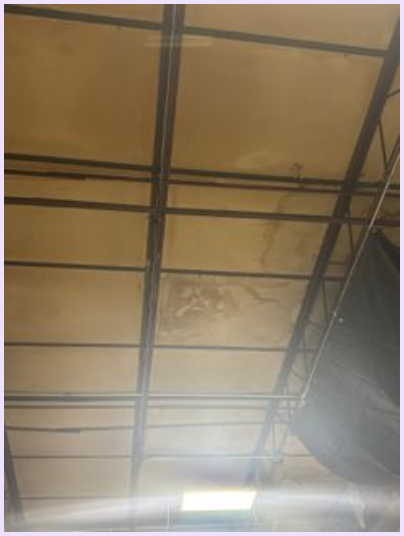
Unit A



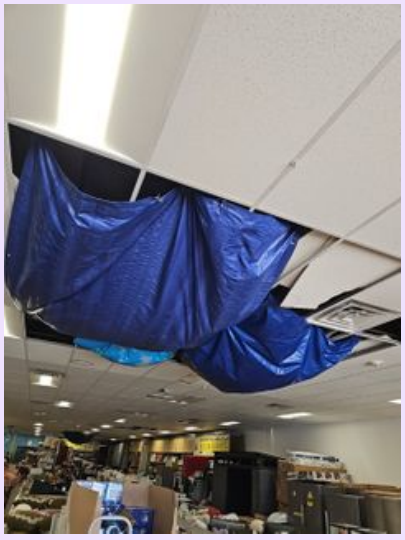
Unit A



Unit A



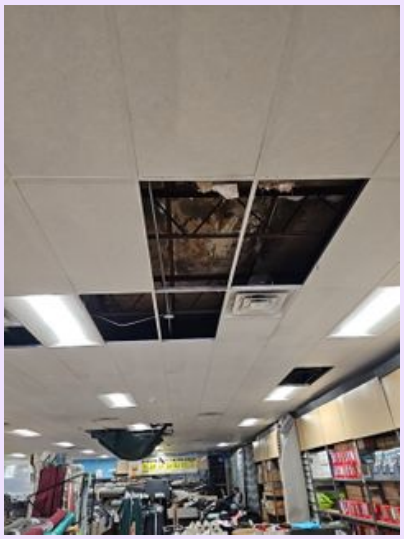
Unit C



Unit C



Unit C



Unit C



Unit C

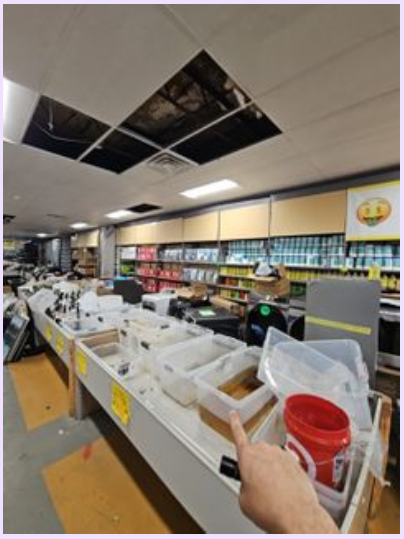


Unit C

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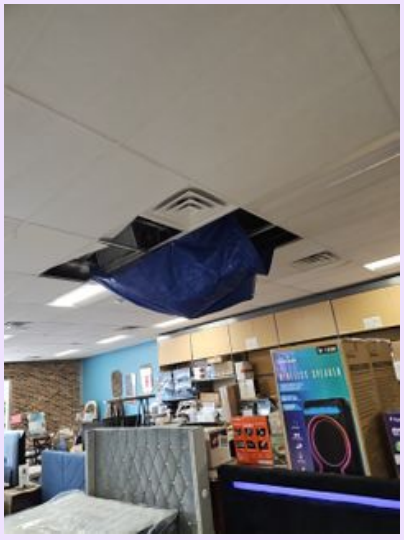
Unit C



Unit C



Unit C



Unit C



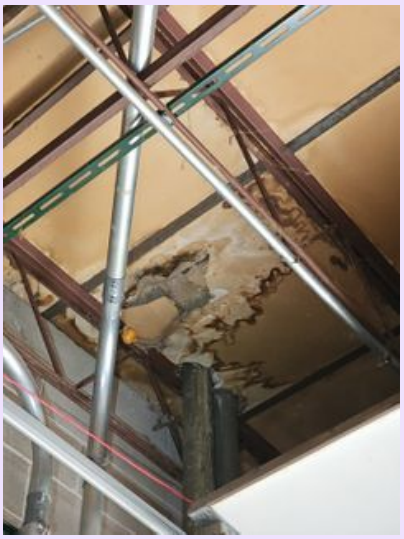
Unit C



Unit C



Unit C



Unit C



Unit C

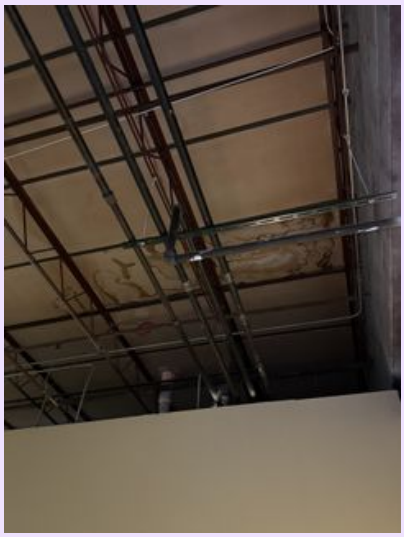
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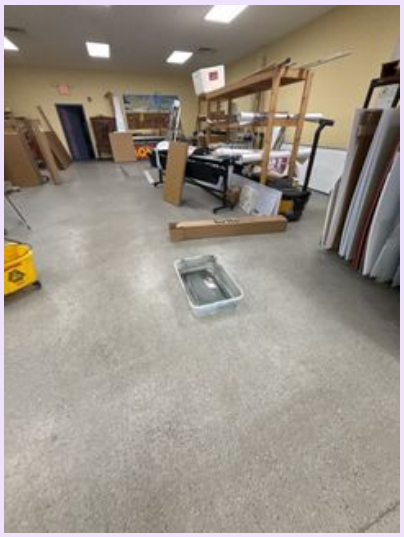
Unit C



Unit C



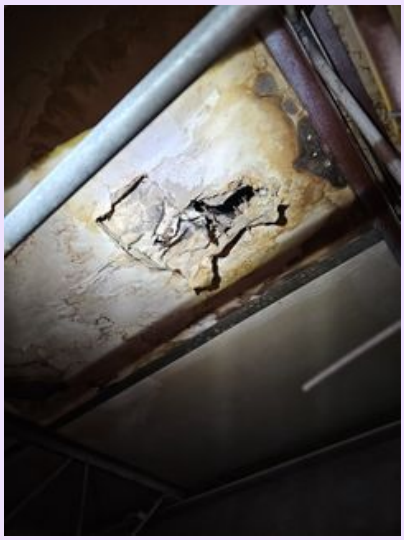
Unit E



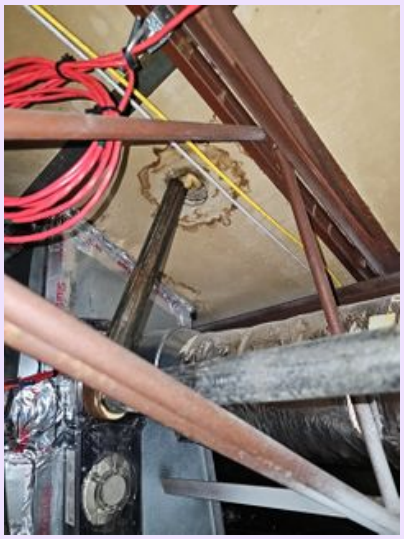
Unit E



Unit E



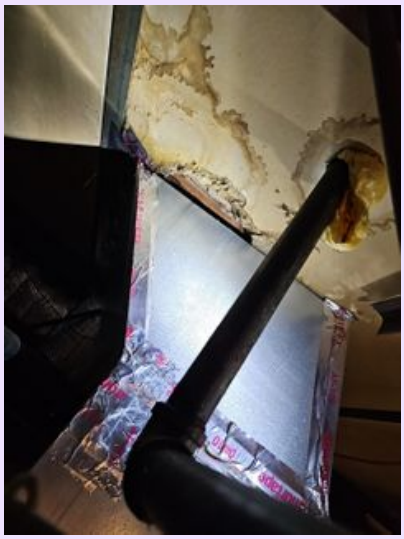
Unit E



Unit E

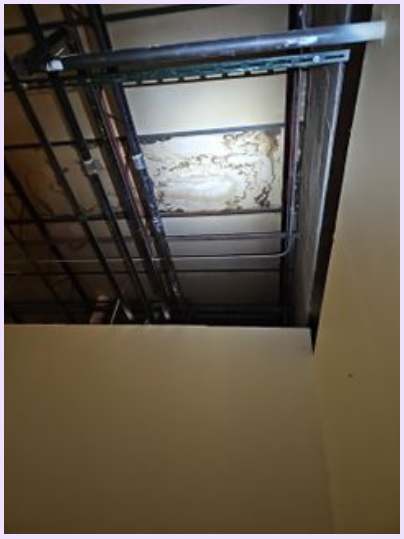


Unit E

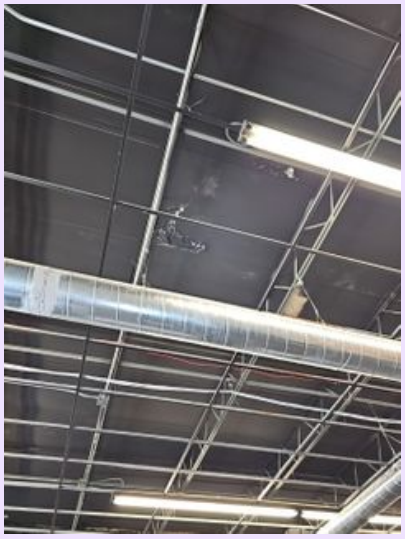


Unit E

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Unit E



Unit H



Unit H



Unit I



Unit I



Unit I



Unit I



Unit I



Unit I

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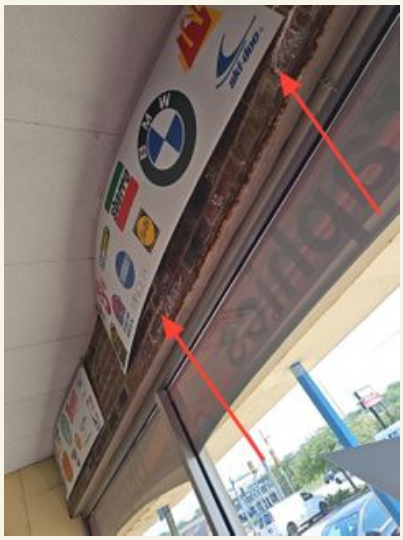


Unit I

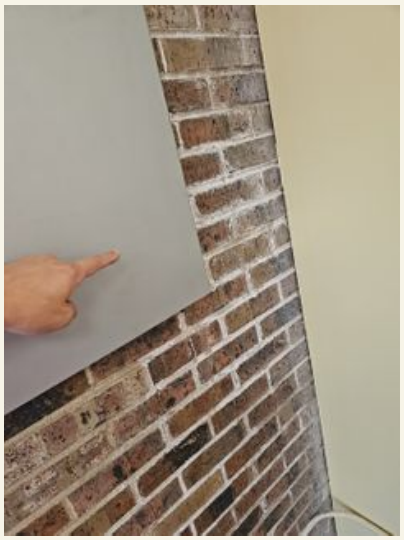
(S-3) Due Diligence / Further Evaluation Required:

Efflorescence- Efflorescence (powder substance) on foundation wall indicates moisture is in contact with the wall. This does not necessarily indicate that bulk water intrusion will occur. We recommend checking the gutters and the downspout drain lines for proper operation. Efflorescence is found on many buildings without water intrusion occurring inside. 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 in the lower level.

Tradesperson to contact? Masonry General Contractor



Building Front (Unit E)



Building Front (Unit E)

(S-4) Due Diligence / Further Evaluation Required: **Pest activity**- There is evidence of

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pest activity in the 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)

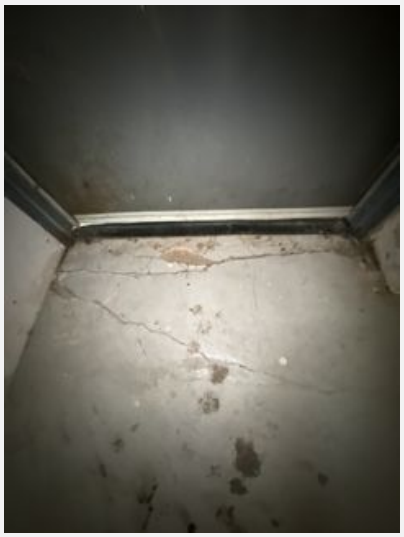
Tradesperson to contact? Pest Control



Unit A

📌 **(S-5) 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.

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Electric

Building Common Area Electrical Overview Photos

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Right Side Electric Service



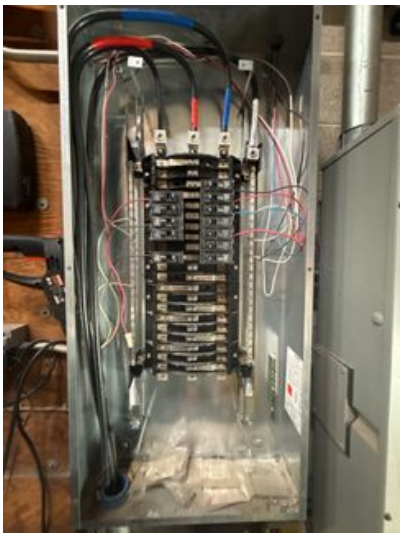
Right Side Electric Meters



Right Side Main Incoming Panel Interior



Common Electric Panel



Common Electric Panel Interior



Left Side Electric Service



Left Side Common Electric Meter



Left Side Common Panel



Left Side Common Panel Interior

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Left Side Electric Meters

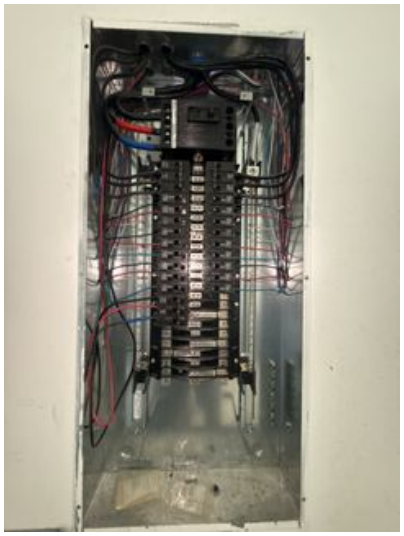


Left Side Main Disconnect

Unit A Electrical Overview Photos



Unit A Electric Panel



Unit A Electric Panel Interior

Unit C Electrical Overview Photos

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Unit C Electric Panel #1



Unit C Electric Panel #1 Interior



Unit C Electric Panel #2



Unit C Electric Panel #2 Interior

Unit E Electrical Overview Photos

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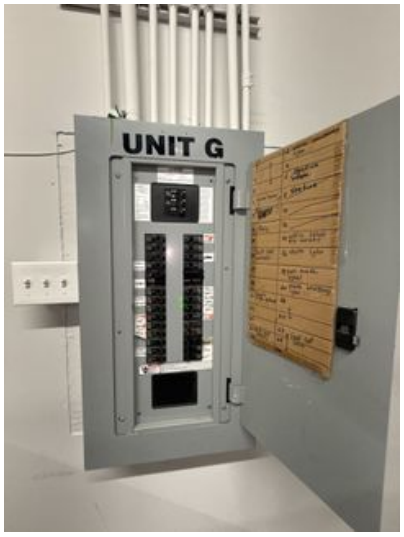


Unit E Electric Panel

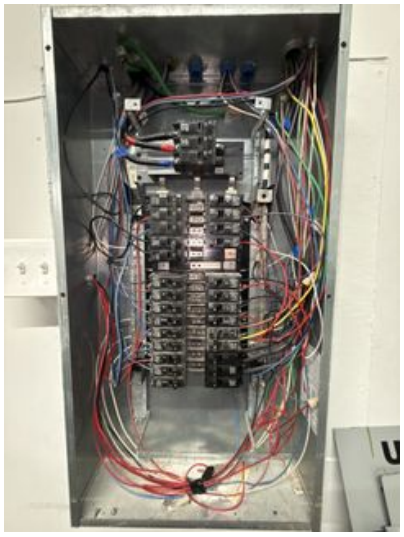


Unit E Electric Panel Interior

Unit G Electrical Overview Photos



Unit G Electric Panel



Unit G Electric Panel Interior

Unit H Electrical Overview Photos

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Unit H Electric Panel



Unit H Electric Panel Interior



Unit H Electric Sub Panel



Unit H Electric Sub Panel Interior

Unit I Electrical Overview Photos

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Unit I Electric Panel



Unit I Electric Panel Interior

Electric Components (Inspected Items)

Electrical Service Conductors and Service Type: ☑ Overhead Service Wiring ☑ Copper

Service Voltage: ☑ 3 phase ☑ 120/208 Volts

Service Ampacity (Size or Capacity): ☑ 400 Amps ☑ 800 Amps ☑ Multiple 200 and 100 AMP Service Panels

Main Panel Location: ☑ Warehouse Rear

Main Disconnect Location: ☑ Inside the main panel

Sub Panel Location: ☑ next to main panel

Grounding and Bonding: ☑ Grounded to both water service and ground rod

Circuit Protection Type: ☑ Circuit Breakers

Branch Wiring: ☑ Copper

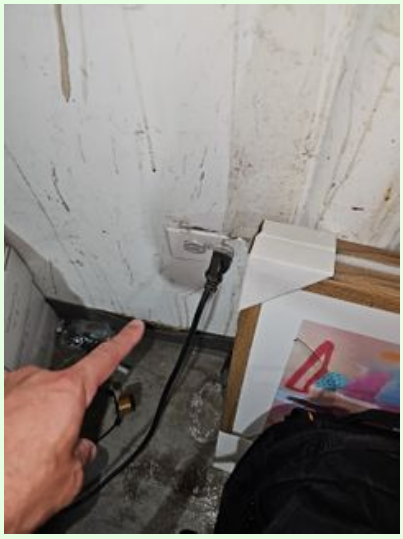
Wiring Distribution and methods: ☑ Conduit

Type of Receptacles (Outlets): ☑ 3 prong

Electric Observations

(E-8) Maintenance Item: Simple repair- There are missing and damaged cover plates at the unit C and the unit G. All receptacles should have a proper cover. This is a simple repair.

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Unit C (Docking Area)



Unit G (Nail Room)

(E-9) Maintenance Item: Lights not working- Lights are not working at the unit C. We did not check to see if this is simply failed light bulbs. Replacing bulbs should be the first step in checking why the lights are not working. If changing the light bulbs does not solve the issue, a qualified electrician should make repairs.



Unit C

⚠ **(E-10) Major Concern or Safety Concern: Electric hazard**- There is an improperly sized breaker in the right side common electric panel. That is, the breaker size and wire size do not match. This is a safety problem. A qualified electrician should make this repair immediately.

Tradesperson to contact? Electrician

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Right Side Common Electric Panel

⚠ **(E-11) Major Concern or Safety Concern: Overheated wiring**- There is a wire in the unit C electric panel #2 that shows signs of overheating. This could be due to a number of reasons, but is considered a fire hazard. An electrician should make immediate repair.

Tradesperson to contact? Electrician



Unit C Electric Panel #2

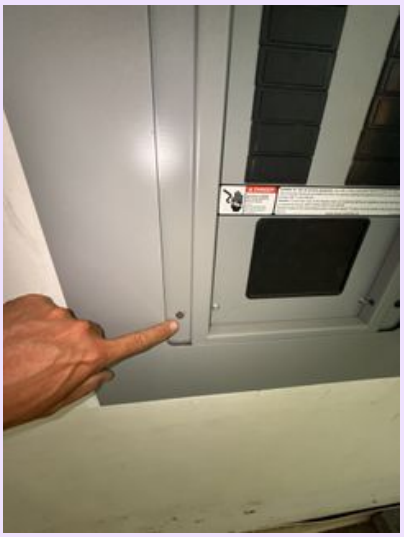
(E-12) Items Not Working / Repair: Missing screws- Several electric panels are missing screws at the cover. These should be installed so that the panel cover is secure.

Tradesperson to contact? Electrician

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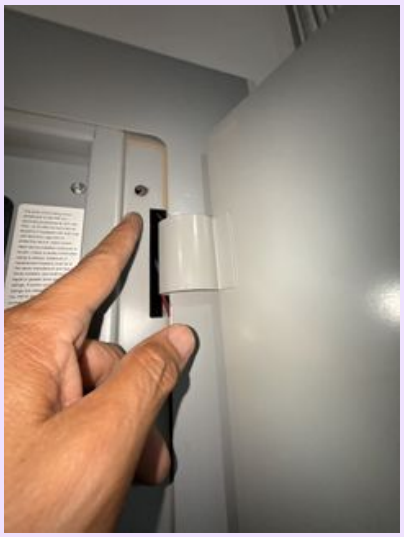
Unit A Electric Panel



Unit A Electric Panel



Unit C Electric Panel #2



Unit C Electric Panel #2



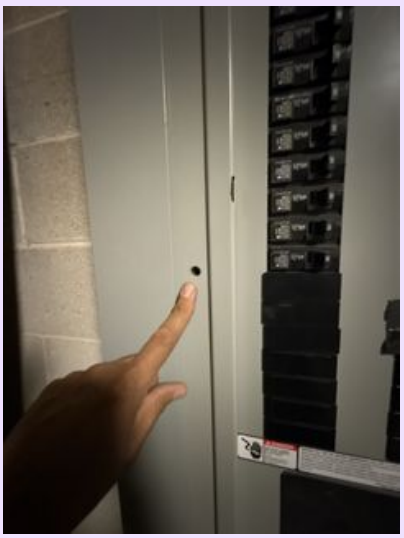
Unit C Electric Panel #2



Unit C Electric Panel #2



Unit C Electric Panel #2



Unit E Electric Panel



Unit G Electric Panel

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Unit G Electric Panel



Unit G Electric Panel



Unit I Electric Panel



Unit I Electric Panel

(E-13) Items Not Working / Repair: Openings in panel- There are missing knockouts at some electric panels. This could be a hazard. The openings in the panel should be filled (covered) to prevent a shock hazard.

Tradesperson to contact? Electrician

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Unit C Electric Panel #2



Unit E Electric Panel



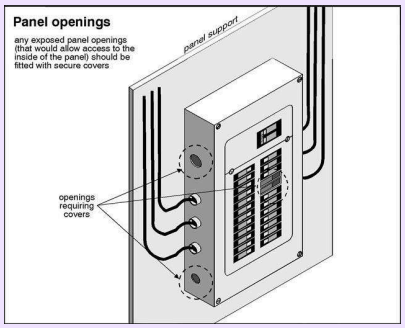
Unit G Electric Panel



Unit H Electric Panel



Unit I Electric Panel



(E-14) Items Not Working / Repair: Missing covers- There are several missing covers on some junction boxes at the unit C warehouse. Exposed wiring can be a hazard. This needs a new cover.

Tradesperson to contact? Electrician

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Unit C Warehouse



Unit C Warehouse



Unit C Warehouse

(E-15) Items Not Working / Repair: **Non-functional receptacle**- At least one outlet at the left does not have power. A qualified electrician should make all repairs that involve wiring.

Tradesperson to contact? Electrician



Building Left

(E-16) Items Not Working / Repair: **Temporary wiring**- Extension cord wiring is used as permanent wiring at the building left (Unit I). This is a hazard. Permanent receptacles (outlets) should be installed rather than using temporary wiring.

Tradesperson to contact? Electrician

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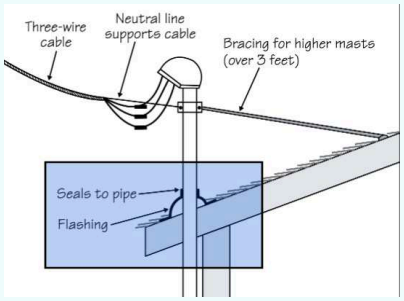
Unit l (Building Left)

(E-17) Improvement or Upgrade: Potential water leakage- The electric mast is not properly flashed or sealed where it penetrates the roof. It can allow water leakage into the meter or the electric panel, or can cause damage to the roof structure. Repair is recommended.

Tradesperson to contact? Roofer



Right Side Electric Service



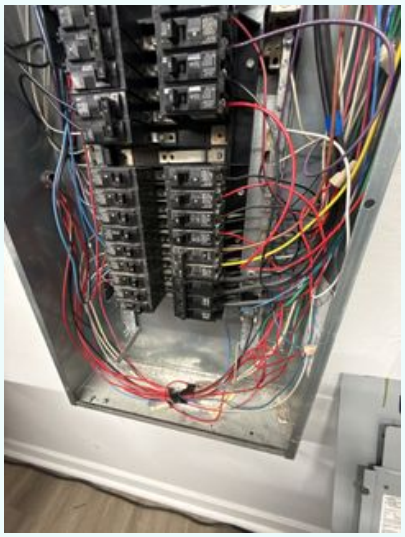
(E-18) Improvement or Upgrade: Messy Panel/Unprofessional Work- The unit G and unit H electric panels shows signs of unprofessional works. Labels are messy, wires are not properly routed and/or wires are not properly secured. We recommend that you have a qualified electrician "clean up" this panel.

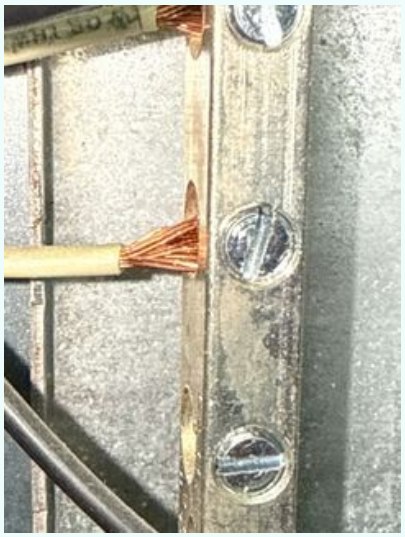
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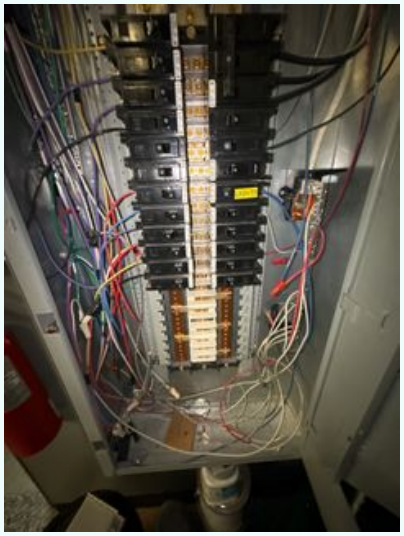
Tradesperson to contact? Electrician



Unit G Electric Panel


Unit G Electric Panel


Unit G Electric Panel


Unit H Electric Panel

(E-19) Improvement or Upgrade: Wrong Breaker in panel- There is at least one circuit breaker in the unit I electric 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 and research by a qualified electrician is recommended to determine if these circuit breakers are of this type and are acceptable in this panel.

Tradesperson to contact? Electrician

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Unit I Electric Panel



Unit I Electric Panel



Unit I Electric Panel

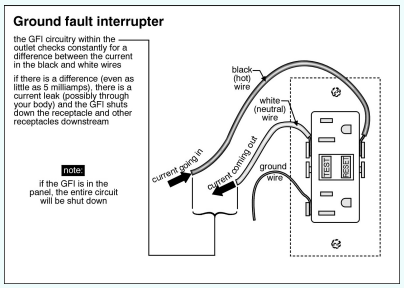
(E-20) Improvement or Upgrade: Recommend adding GFCI protection- We recommend upgrading by installing GFCI (ground fault circuit interrupter) receptacles at the exterior. They are also commonly utilized for equipment such as whirlpools, spas and pool equipment. GFCI's have two different forms: receptacles with test/reset buttons, and panel breakers, and either form is effective in protecting appropriate outlets or fixtures.

SUGGESTION: Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.

Tradesperson to contact? Electrician



Building Left



Electric Limitations

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⚠ **(E-21) 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.





Heating

Unit A Heating Overview Photos



Unit A #1 Inspection



Unit A #1 Data (2010)



Unit A #2 Inspection

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Unit A #2 Data (2022)

Unit C Heating Overview Photos (this was a large space with multiple HVAC units)



Unit C #1 Inspection



Unit C #1 (note that cover was laying loose on roof at start of inspection)



Unit C #1 Data (2011)

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Unit C #2 Inspection



Unit C #2 Data (2011)



Unit C #3 Inspection



Unit C #3 Data (2005)



Unit C #4 Inspection (note that A/C portion is missing and unit is disconnected)



Unit C #4 Data (2011)

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Typical inspection of rooftop HVAC



Typical inspection of rooftop HVAC



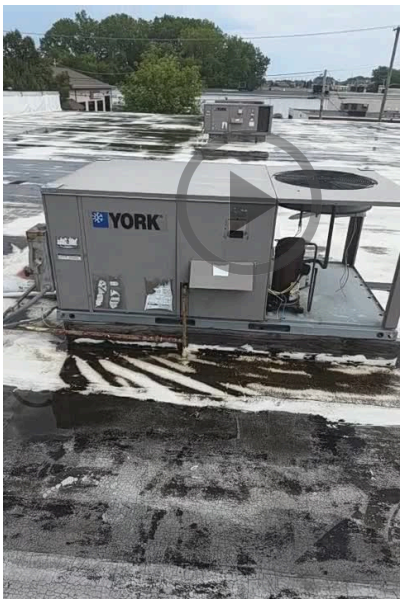
(This video is only viewable online.)
Video showing inspection of the front middle unit)



(This video is only viewable online.)
Video of inspection of hvac (note that unit is not functional)



(This video is only viewable online.)
Video of inspection of HVAC (note that unit is not functional)



(This video is only viewable online.)
Unit C (non-functional/ abandoned unit)

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Space Heater #1



Space Heater #2

Unit E Heating Overview Photos



Unit E #1 Inspection



Unit E Data (2005)



Unit E #2 Inspection

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Unit E #2 Data (2011)



Typical inspection of rooftop HVAC



Typical inspection of rooftop HVAC



(This video is only viewable online.)
Video showing inspection of rooftop HVAC

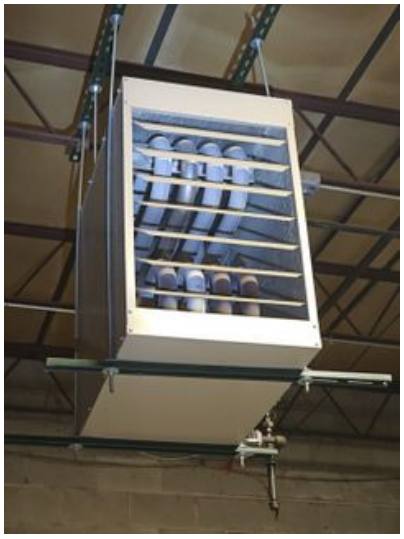


Broken condensate drain



Broken condensate drain

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Space Heater

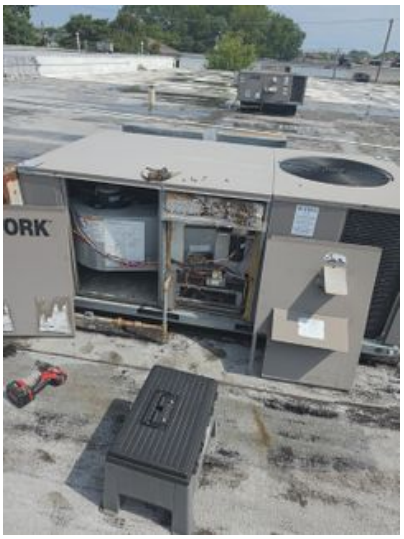
Unit G Heating Overview Photos



Unit G #1 Inspection



Unit G #1 Data (2013)



Unit G #2 Inspection

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Unit G #2 Data (2011)

Unit H Heating Overview Photos



Unit H #1 Inspection of rooftop HVAC



Unit H #1 Data (2011)



Unit H #2 Inspection of rooftop HVAC

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Unit H #2 Data (2011)



Unit H Typical inspection of heat exchanger

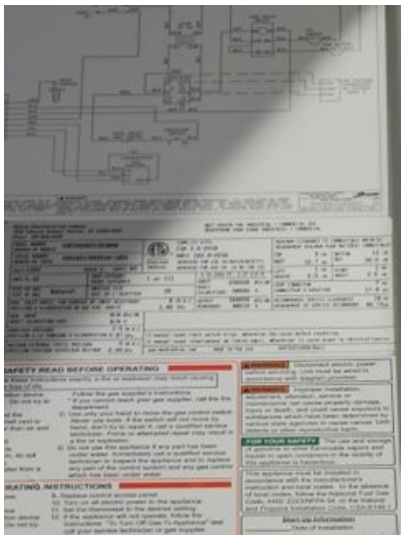


Space Heater

I Heating Overview Photos



Space Heater #1

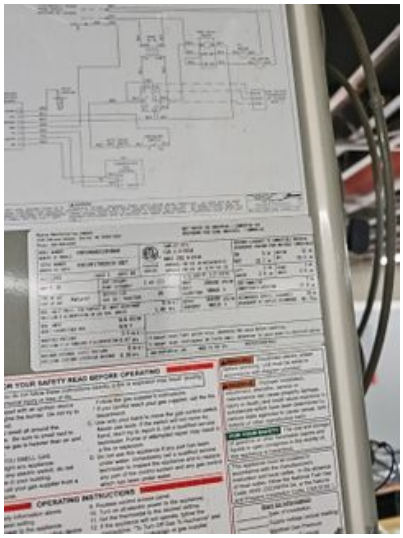


Space Heater #1 Data (2019)



Space Heater #2

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Space Heater #2 Data (2019)

Heating Components (Inspected Items)

Energy Source: ☑ Natural Gas ☑ Electric

Number of Heating Systems: ☑ Eight ☑ Eighteen

Heating Manufacturer: ☑ Modine® ☑ Rheem® ☑ York® ☑ Dyna Glo ☑ Hot Dawg

Heat System Location: ☑ Rooftop ☑ Unit's Interior/Warehouse

Age of Heating System: ☑ Manufactured in 2022 ☑ Manufactured in 2019 ☑ Manufactured in 2013 ☑ Manufactured in 2011 ☑ Manufactured in 2010 ☑ Manufactured in 2005

Venting System: ☑ Power Vented

Flue Liner: ☑ Metal

Heat Source in Habitable Room: ☑ No ☑ t all rooms have heat sources, and some are not working

Elevated Levels of Carbon Monoxide?: ☑ No

(H-7) Budget For Replacement: **Old Heating System- Budget for replacement**- In our judgment, most of the heating systems are 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-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.

📌 **(H-9) Note: Space heater use at some areas**- 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-10) Major Concern or Safety Concern:**
Heat not working- Multiple heating systems did not respond to normal controls (in this case, these are interior hanging unit heaters). We could not determine why they would not turn on. A qualified HVAC contractor should review and make necessary repairs.

Tradesperson to contact? HVAC

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Unit A



Unit E



Unit E



Unit E



Unit E



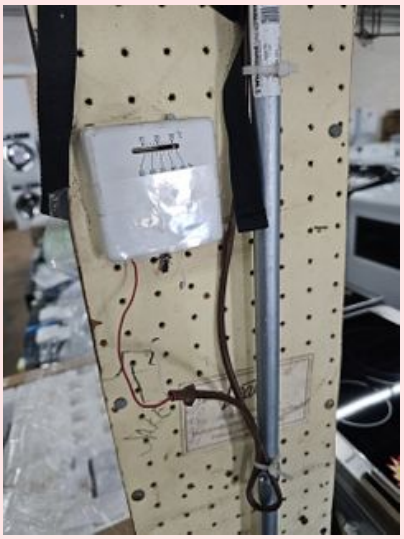
Unit I



Unit I



Unit I



Unit I

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⚠ **(H-11) Major Concern or Safety Concern:**
HVAC in poor condition- Overall, the HVAC for the building is in poor condition. The units are of mixed ages, with many of them being older and many of them in disrepair and some of them missing major components or disconnected and taken out of service. We attempted to operate the units in both heating and cooling modes, but many of them were not functional. ***Rather than itemizing the individual problems we recommend that an HVAC contractor review each unit individually and make necessary repairs or provide cost estimates to replace the units.*** Note that some of the units are completely disconnected (no gas, electric, or control wiring), and others are missing entire portions of the A/C system and have no ductwork connected.
Anticipate that many of the units will need to be replaced, which can be quite expensive.

Tradesperson to contact? HVAC

Heating Limitations

⚠ **(H-12) 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

Unit	A Air Conditioning Reference Photos

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Unit A #1



Unit A #1 Data (2010)



Unit A #2



Unit A #2 Data (2022)

Unit C Air Conditioning Reference Photos

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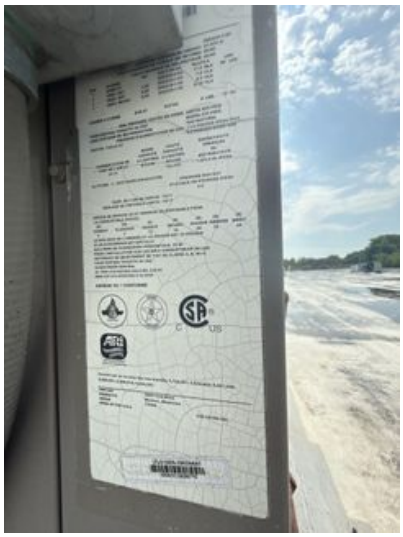
Unit C #1



Unit C #1 Data (2011)



Unit C #2



Unit C #2 Data (2011)



Unit C #3



Unit C #3 Data (2005)



Unit C #4



Unit C #4 Data (2011)



Unit C #5 (Not Present/ Removed)

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Unit E Air Conditioning Reference Photos



Unit E #1



Unit E #1 Data (2005)



Unit E #2



Unit E #2 Data (2011)

Unit G Air Conditioning Reference Photos

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Unit G #1



Unit G #1 Data (2013)



Unit G #2



Unit G #2 Data (2011)

Unit H Air Conditioning Reference Photos

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Unit H #1



Unit H #1 Data (2011)



Unit H #2



Unit H #2 Data (2011)

Air Conditioning Components (Inspected Items)

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

Energy Source: ☑ Electricity

Number of A/C Units: ☑ Twelve

A/C Manufacturer (Condenser): ☑ Rheem® ☑ York®

A/C Age: ☑ Manufactured in 2022 ☑ Manufactured in 2013 ☑ Manufactured in 2011 ☑ Manufactured in 2010 ☑ Manufactured in 2005 ☑ Ages vary, see photos

(AC-6) Budget For Replacement: **Budget for replacement**- In our judgment, most of the Air Conditioning systems are near the end of its useful service life. You should expect to replace it at

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any time. In the meantime, make sure that an HVAC technician cleans and services the HVAC at least once a year.

Air Conditioning Observations

⚠ **(AC-7) Major Concern or Safety Concern:**
A/C Replacements- Similar to the heating portion of the rooftop HVAC, some of the units are in disrepair or are completely disconnected. Many are older and will need replacement soon. ***Rather than itemizing the individual problems we recommend that an HVAC contractor review each unit individually and make necessary repairs or provide cost estimates to replace the units.***

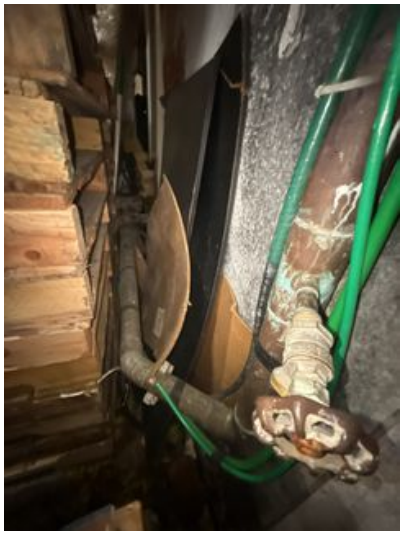
Tradesperson to contact? HVAC

Plumbing

Building Common Area Plumbing Overview Photos



Gas Meters



Water Meter/Shut-Off

Unit A Plumbing Overview Photos

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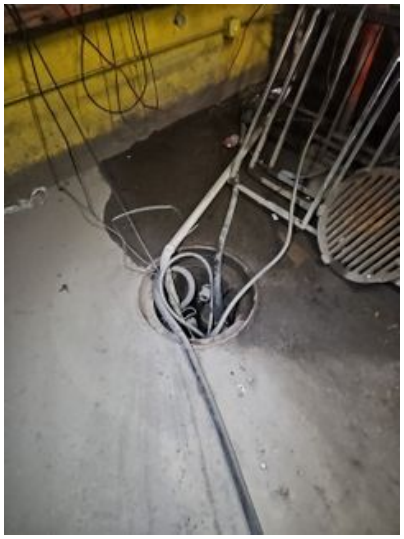


Unit A Water Heater



Unit A Water Heater Data (2010)

Unit C Plumbing Overview Photos



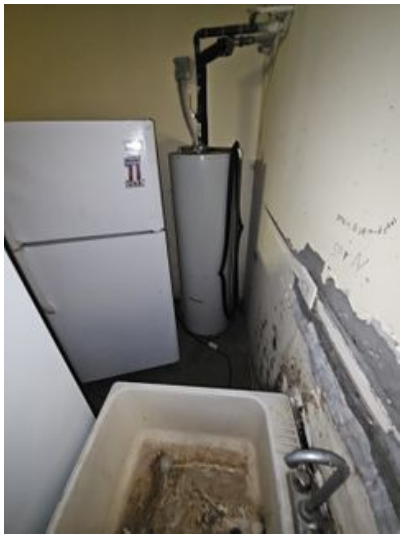
Unit C Sump Pump



Unit C

Unit E Plumbing Overview Photos

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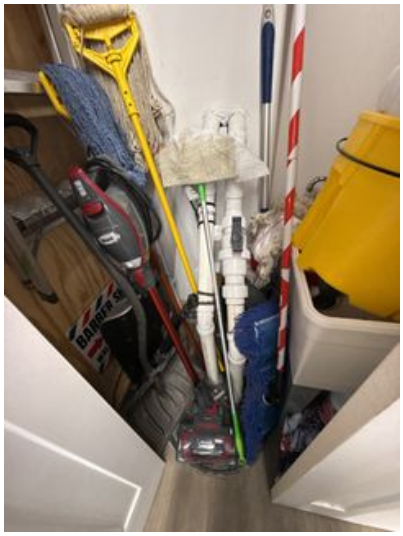


Unit E Water heater



Unit E Water Heater Data (2010)

Unit G Plumbing Overview Photos



Unit G Ejector Pump

Unit H Plumbing Overview Photos

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Unit H Water Heater (Data Plate Not Legible)

Unit I Plumbing Overview Photos



Unit I Water Heater (Data Plate Not Legible)



Unit I Sump Pump

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: ☑ Unit C Warehouse

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Plumbing Waste Disposal: ☑ Municipal System

Waste piping material (DWV): ☑ PVC

Sewer Cleanout Condition: ☑ Cleanout Accessible

Sewer Survey: ☑ No

Water Heater Description: ☑ Conventional Gas water heater ☑ Conventional Electric water heater

Water Heater Manufacturer: ☑ General Electric

Water Heater Capacity: ☑ 50 Gallon

Water Heater Age: ☑ These water heaters are ☑ 16 years ☑ Age unknown, check with owner

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

Sump Pump: Tested and found to be functional, Disconnected/Not Tested

Ejector Pump: ☑ Tested and found to be functional

🏠 **(P-8) Budget For Replacement: Aged Water Heaters**- Some of the water heaters are beyond their anticipated service life. You should expect to replace some of them in the near future..

🔍 **(P-9) 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-10) Due Diligence / Further Evaluation Required:**
Unable to determine age- We were unable to determine the age of some of the water heaters. We recommend that you check with the owner or a plumbing contractor to determine the age of the unit.

📌 **(P-11) Note: Plumbing Fixtures Description**- The plumbing fixtures in the building are described as follows:
Fixtures

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- Conventional Flush Toilets, Porcelain or China Sink(s), Steel or cast iron tub(s), Hot and Cold Controls at sinks, tubs, showers

📌 **(P-12) Note: Sump pump is functional**- The sump pump was tested and is functional.

Plumbing Observations

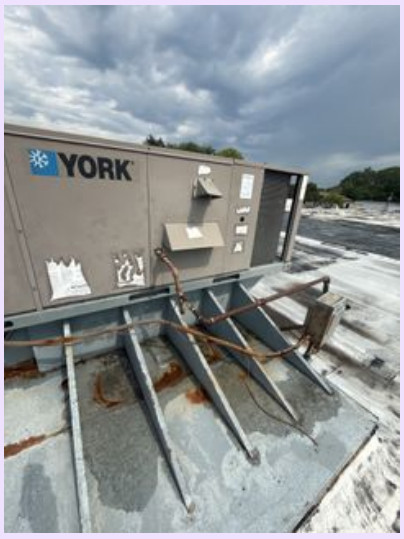
🛠️ **(P-13) Items Not Working / Repair: Rusted gas piping**- The gas meter and rooftop hvac units surrounding piping has some rust on it. Rusted piping can corrode further and cause gas leaks. We recommend that the rust be removed and repainted. The gas company may want to replace the meter, if the rust is bad enough.

Tradesperson to contact? HVAC Plumber







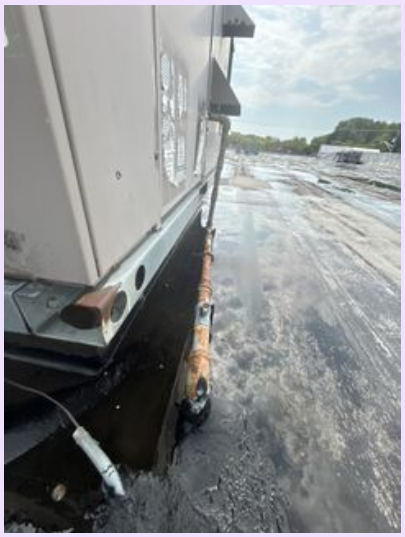






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(P-14) Items Not Working / Repair: **Sump pump not working**- The Unit I sump pump is connected to a extension cord/power strip (this is usually not acceptable). The power to the

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sump pump was turned off at the time of the inspection and a puddle of water was noted at the lower area on the docking area (exterior). Check with the tenant about any issues wit this pump and why is turned off. A qualified plumber should review this pump and replace it if needed, immediately.

Tradesperson to contact? Electrician Plumber





(P-15) Items Not Working / Repair: Water Fountains - Water fountains were not operational at the time of the inspection and could not be tested. Recommend evaluation and repair by a qualified professional.

Tradesperson to contact? Plumber



C

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(P-16) Items Not Working / Repair: Venting problem?- There is evidence that the unit A water heater has problems venting properly. "Spillage" of flue gases were noted at the **top** of the water heater. Further investigation and repair is needed.

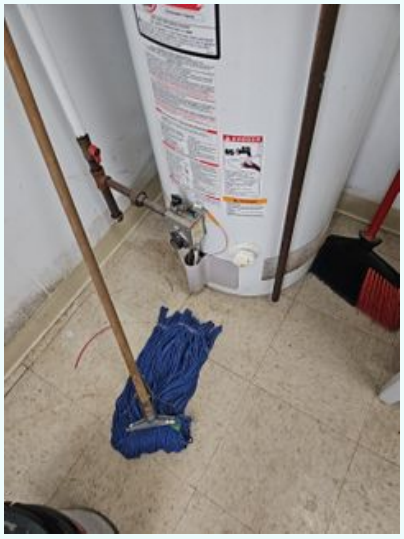
Tradesperson to contact? Plumber



Unit A

(P-17) Improvement or Upgrade: Drain pan recommended- We recommend that you install a drain pan under the water heater. This would prevent damage to the area below should a leak occur. Ideally, a drain would be installed in the pan to allow water to drain away.

Tradesperson to contact? Plumber



Unit A

Plumbing Limitations

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🔍 **(P-18) Due Diligence / Further Evaluation Required:** Could not get the hatch door open over the unit G bathrooms. It is likely that the water heater for this unit is located in this inaccessible space.



Unit G

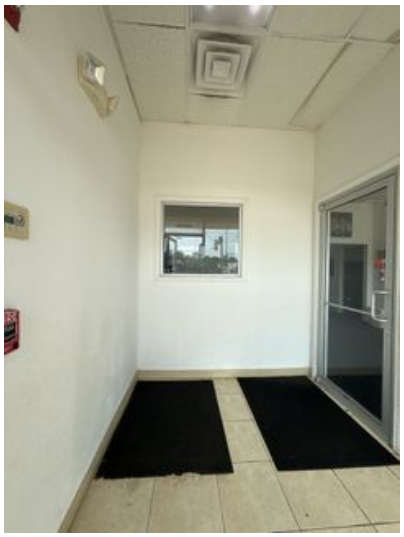
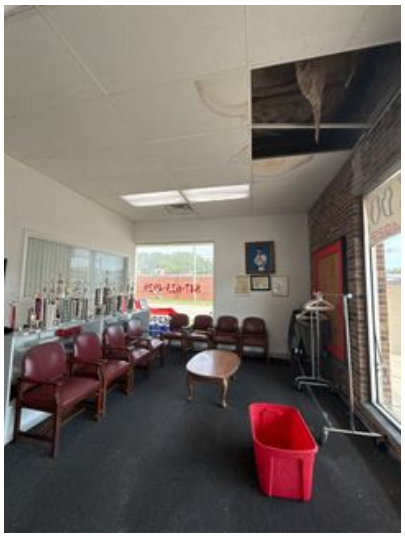
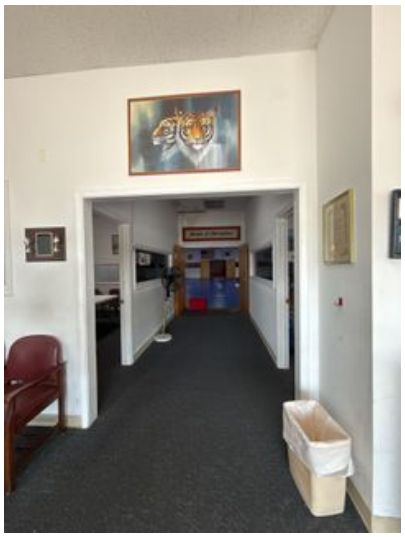
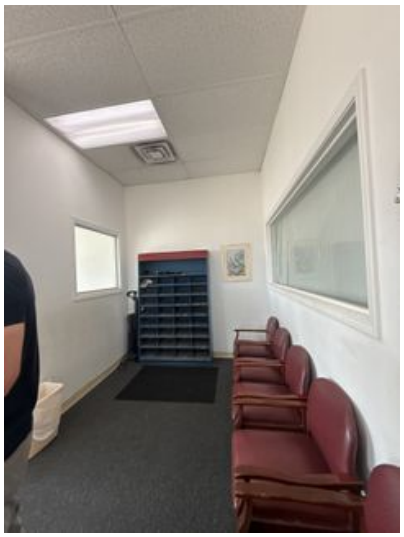
⚠ **(P-19) Special Information: Water pressure and Flow**- Water system pressure and flow (gallons per minute) tests are not within the scope of this inspection.

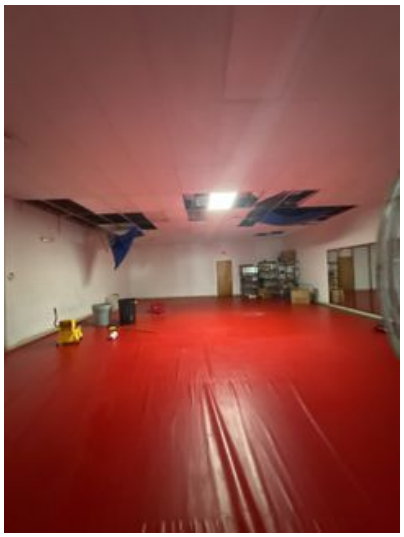
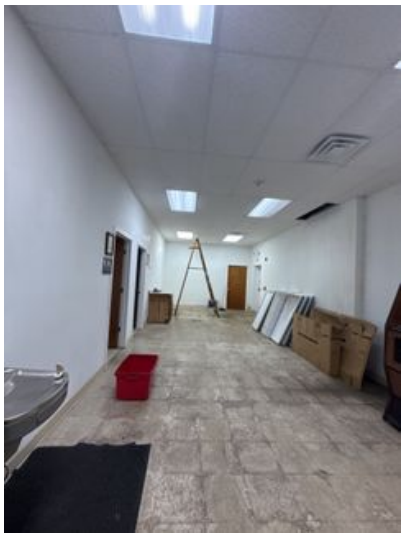
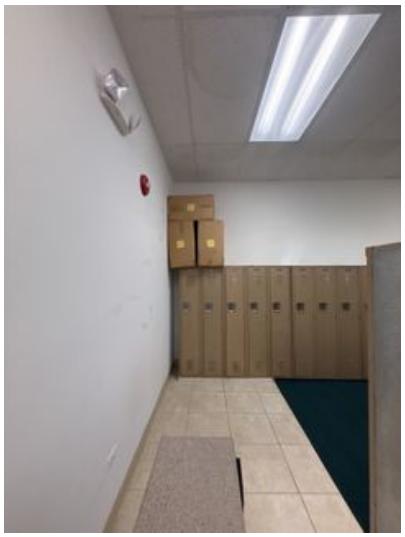
⚠ **(P-20) Special Information: Water Quality**- We did not test the quality of the water supplied to the building.
-SUGGESTION: For information concerning water quality, we suggest contacting the municipality or utility company which provides the water, or have the water independently tested.

Interior

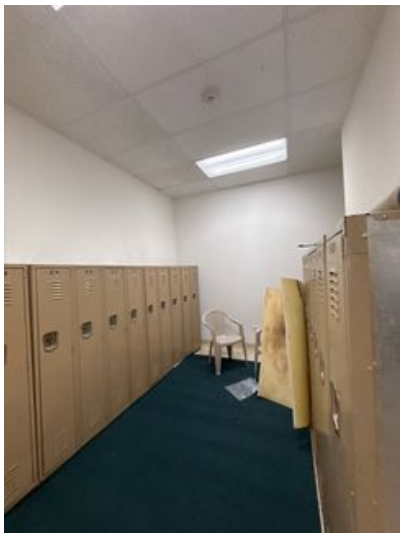
Unit A ( ) Interior Overview Photos

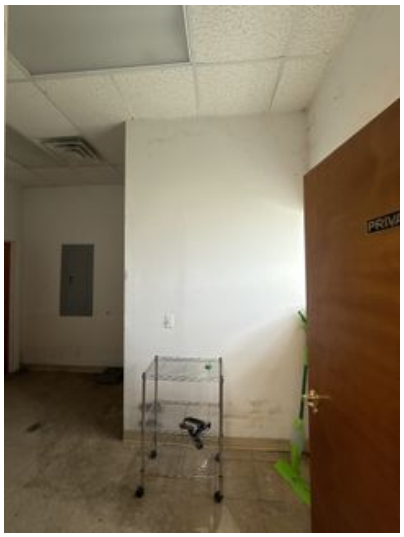
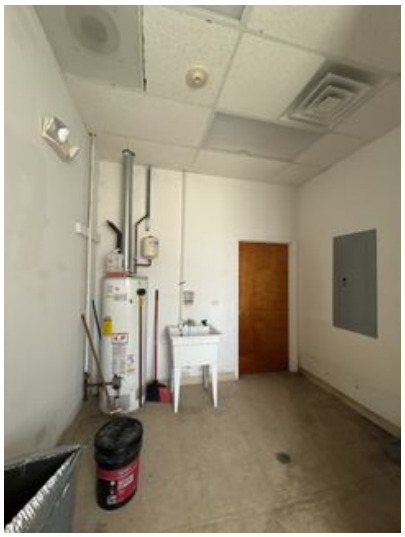
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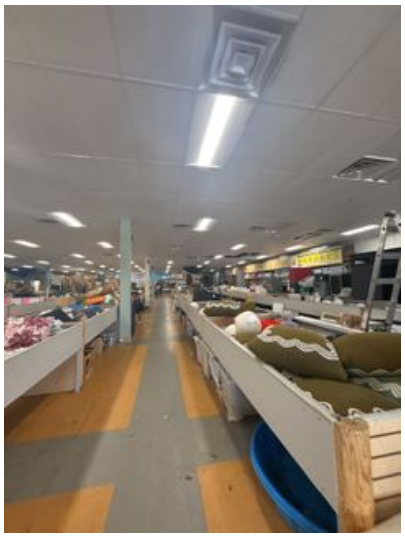





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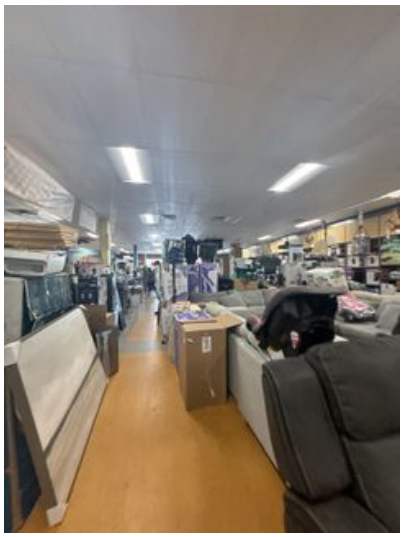
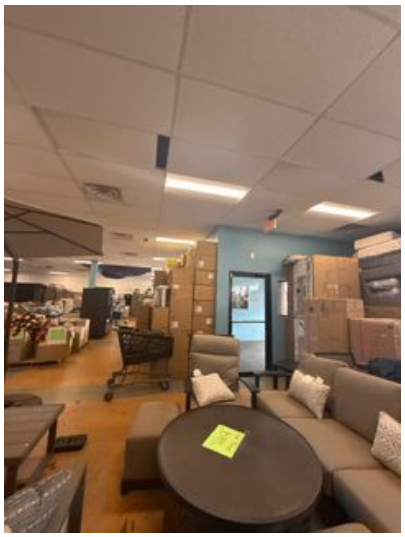


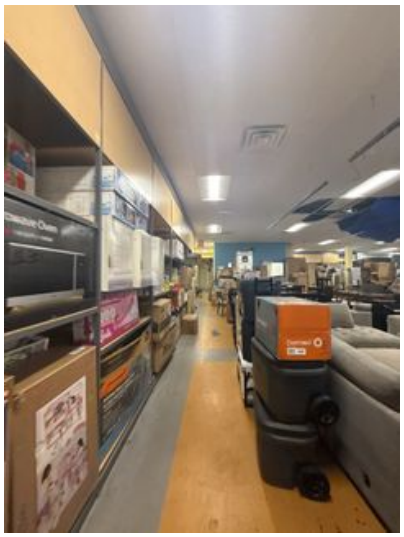
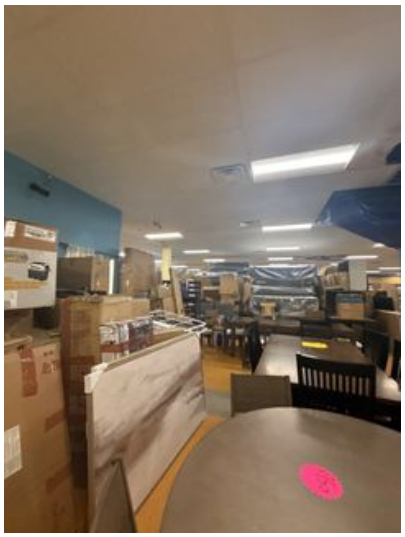
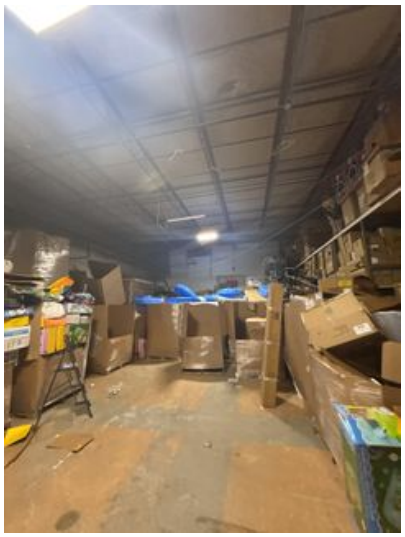




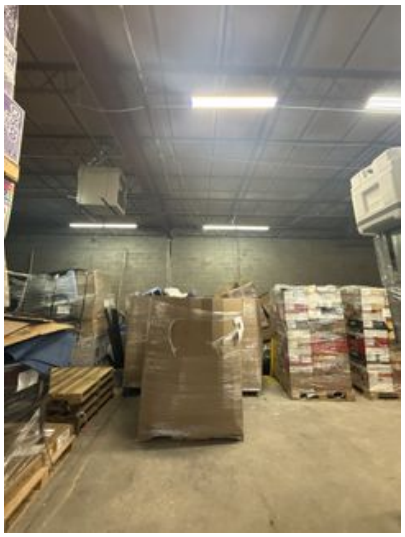

Unit C ( ) Interior Overview Photos


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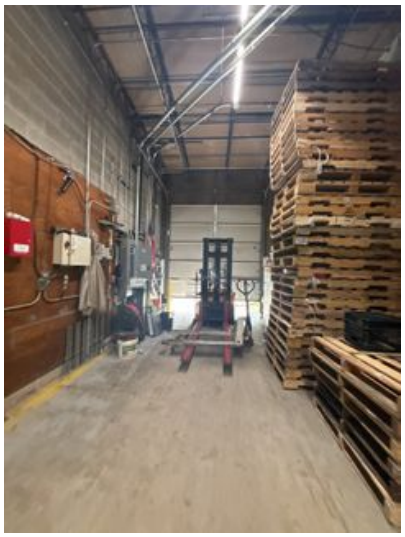



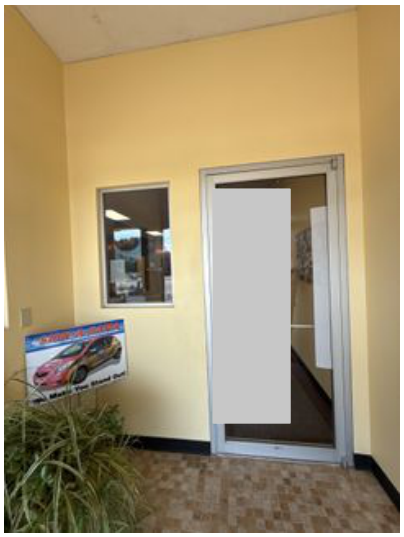


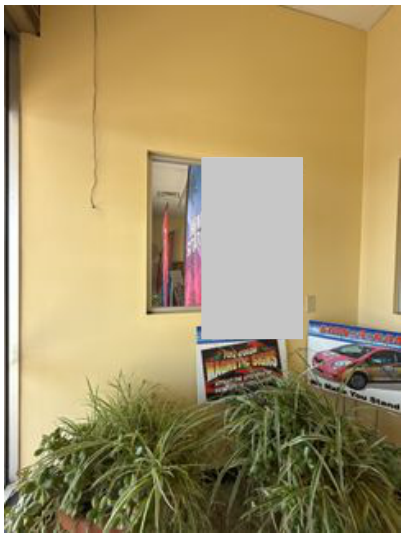

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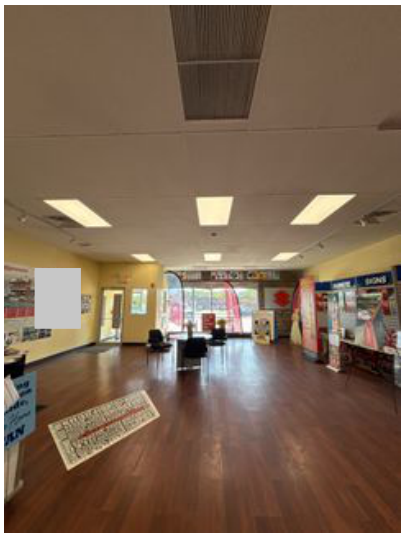


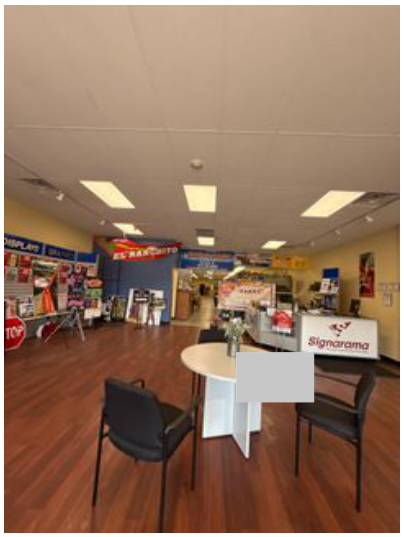


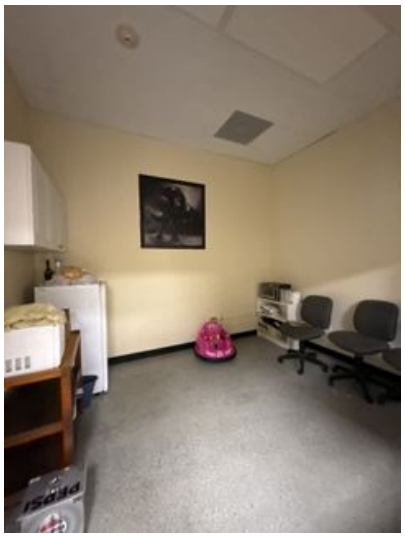
Unit E ( ) Interior Overview Photos

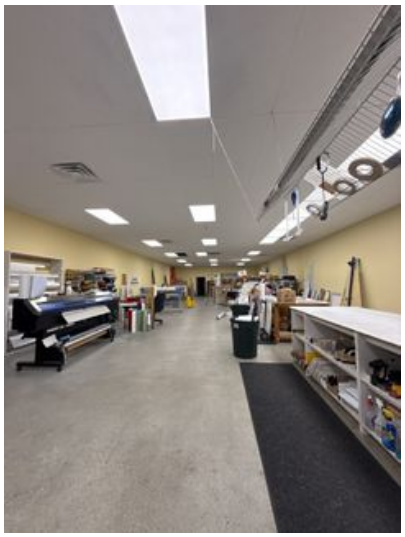




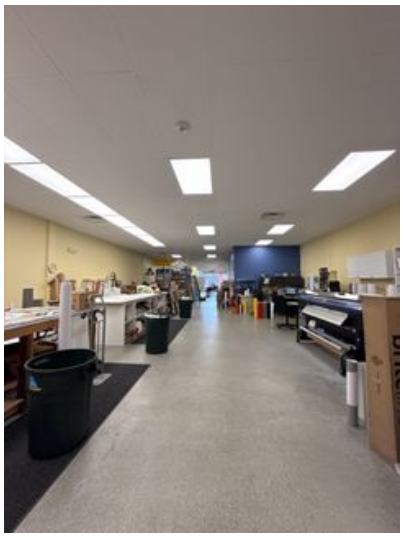
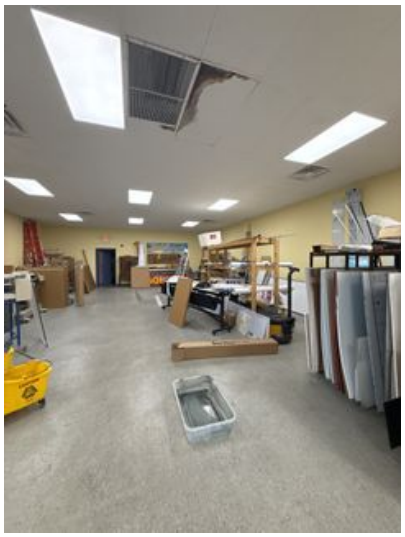
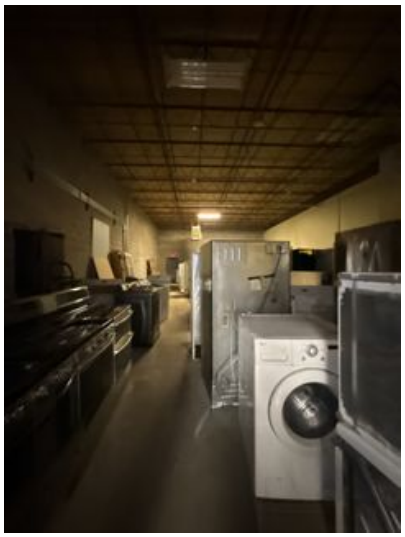
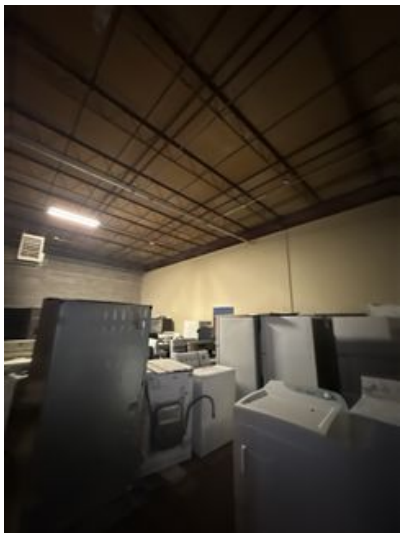
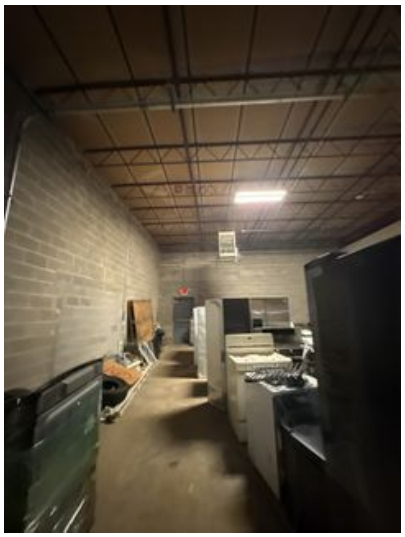




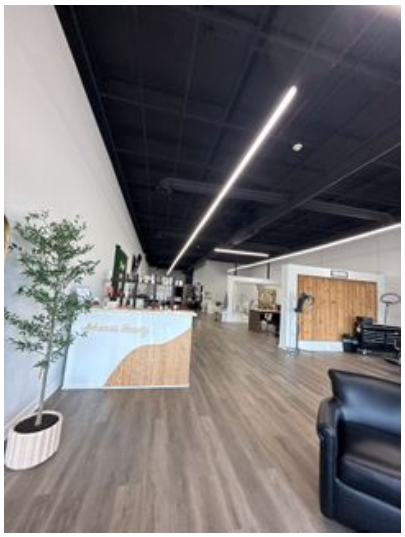
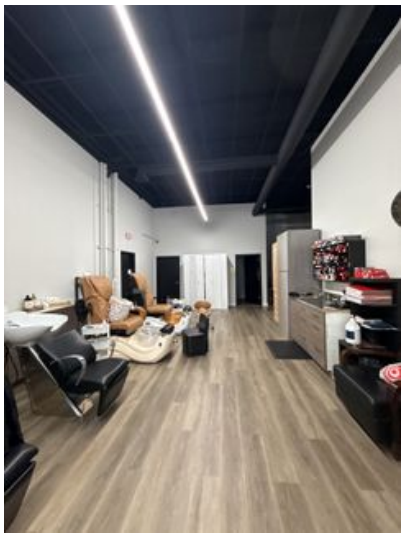




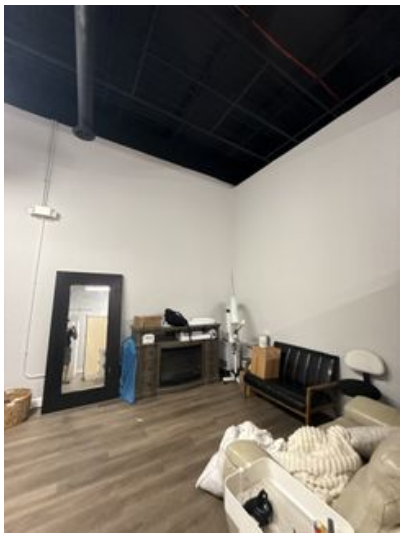
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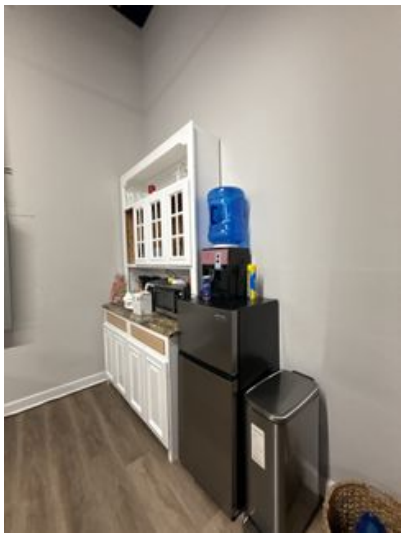






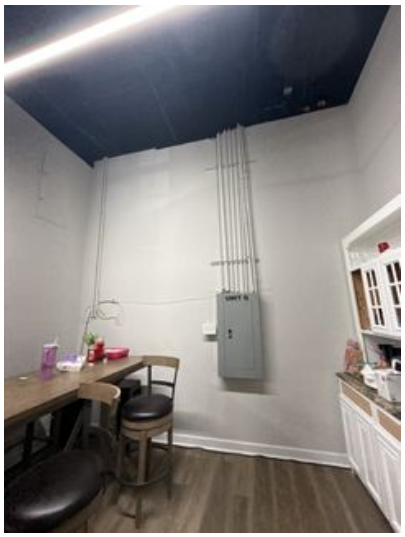
Unit G Interior Overview Photos

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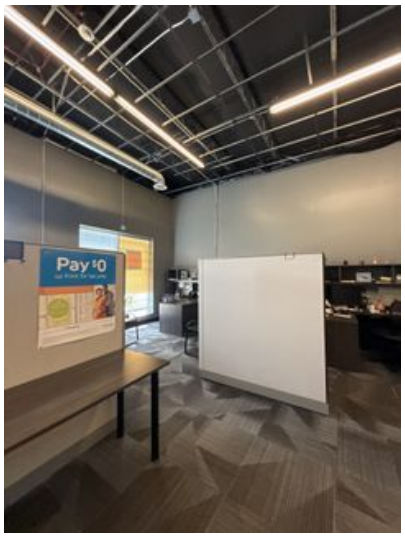


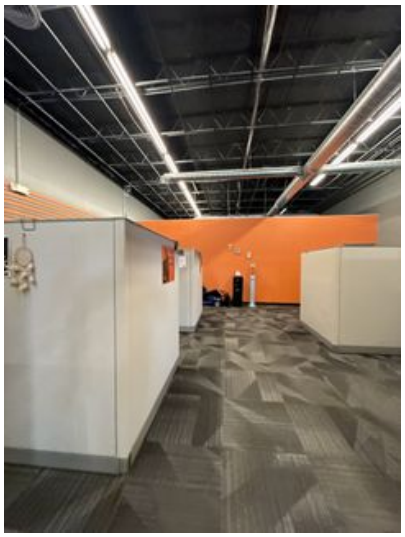




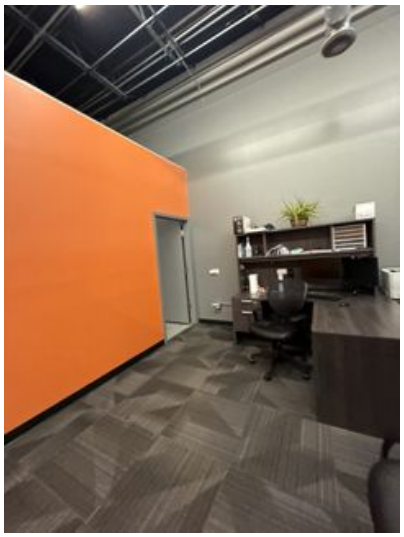
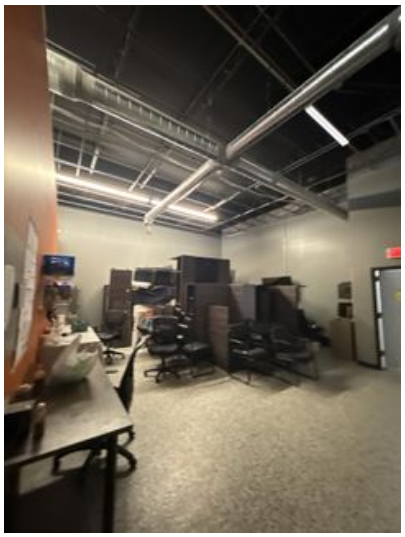
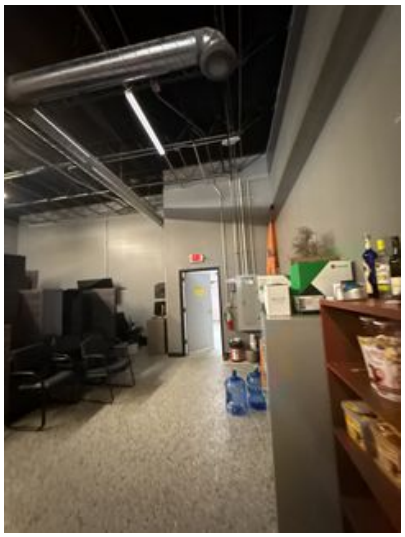
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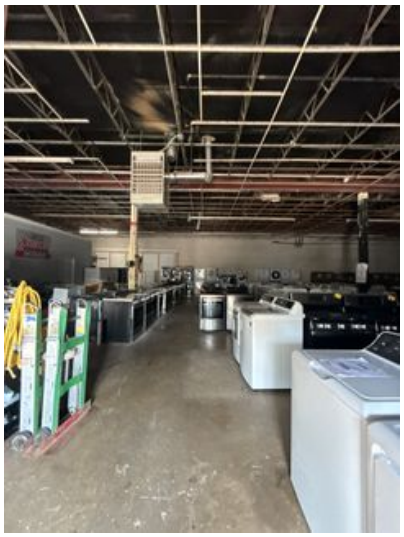




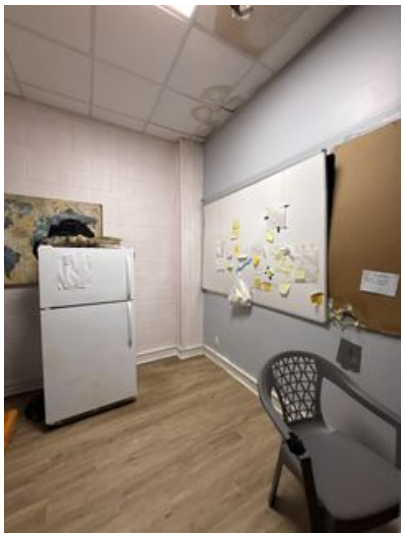
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Unit I ( ) Interior Overview Photos





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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: ☑ Glass Block ☑ Fixed Pane ☑ Thermal/Insulated

Smoke and Carbon Monoxide Alarms: ☑ Present with exceptions

📌 **(I-7) 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.

Interior Observations

⚠ **(I-8) Major Concern or Safety Concern: Old Smoke or Carbon Monoxide Alarms?**- The Smoke alarms appear to be old at some areas. They should be replaced. Industry standards recommend changing these alarms no more than every 10 years. The alarms were inspected for location only, and not tested at the time of the inspection. We recommend installing new alarms prior to occupancy.
Effective January 1, 2023 single and multi-family homes that are still using smoke alarms with removable batteries (non-hardwired alarms) are required to install new alarms that feature 10-year non-removable, non-replaceable sealed batteries.

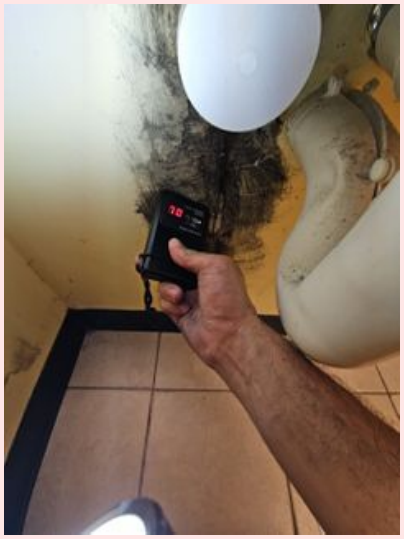
Tradesperson to contact? Electrician



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⚠ **(I-9) Major Concern or Safety Concern: Stains**- There is evidence of prior leakage at the walls in the unit E. ***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.

Tradesperson to contact? General Contractor



Unit E

(I-10) Items Not Working / Repair: Floor Tile problems- Floor tile at the unit A foyer is cracked. The tile will need repair or replacement. -***Suggestion***: Check with the owner to determine if they have replacement tiles.

Tradesperson to contact? General Contractor



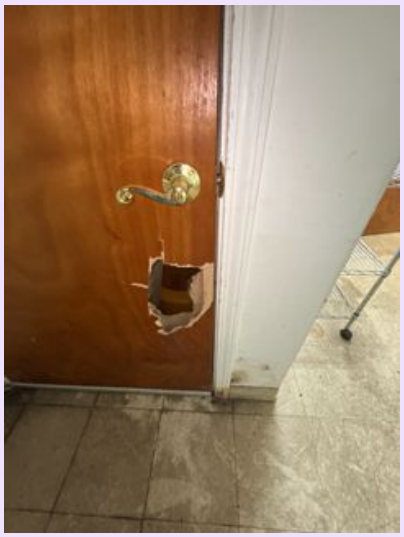
Unit A

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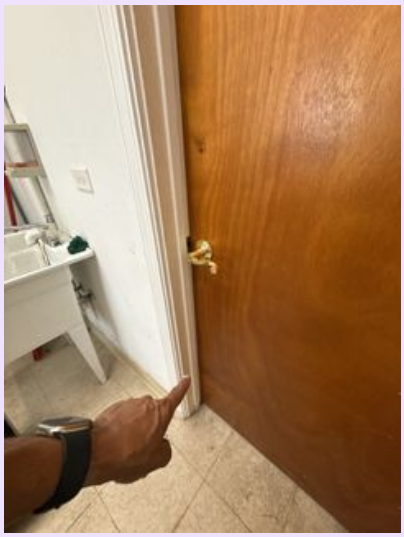
(I-11) Items Not Working / Repair: Door Problems- Doors in the building have some problems that should be corrected. Repairs are needed to allow doors to operate properly. A carpenter can make repairs to the doors.
Interior Door Problems

- Damaged doors were noted
- Rubs at jamb when closing

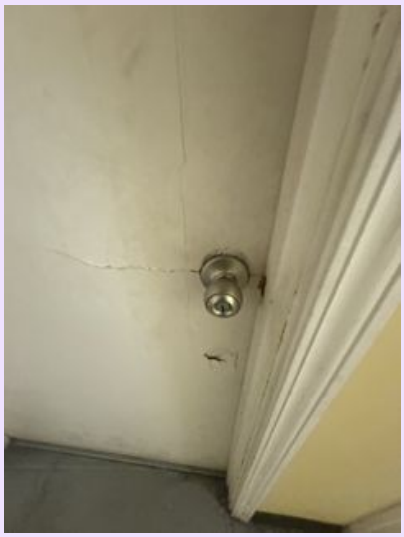
Tradesperson to contact? General Contractor



Damaged Door - Unit A



Rubs at Jamb - Unit A



Unit C



Unit C



Bathroom - C

(I-12) Due Diligence / Further Evaluation Required:
Bio-growth/Mold Growth?- Signs of bio-growth or mold growth are present in the building. Mold testing was not conducted. EPA guidelines state visible mold indicates a problem. Specialist evaluation is recommended; Dunsing Inspections assumes no liability for undetected mold. The underlying cause of the this growth is usually related to moisture or dampness. Other areas in the

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building could also have problems.
In small areas (less than a few square feet) the growth can be easily removed by somebody other than a contractor. Larger areas will likely require a professional to remediate.
Note: we can provide testing for mold or other growth at specific locations, or air testing for mold at this location, or throughout the building. Contact our office for further information. In most cases, additional ventilation will be required to prevent continued problems. 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 in the building.

Tradesperson to contact? Environmental Contractor



Unit A



Unit A



Unit A



Unit A

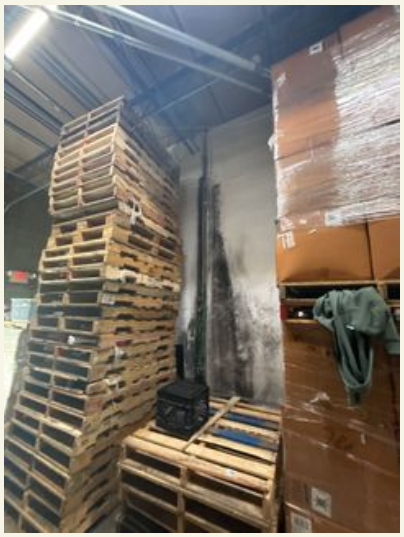


Unit A

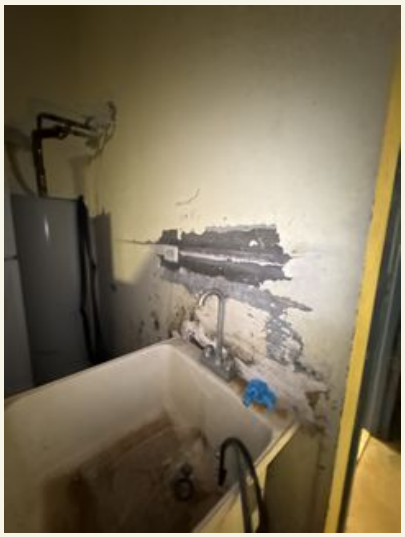


Unit C

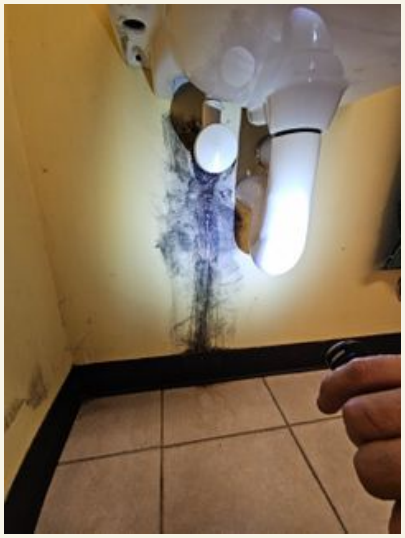
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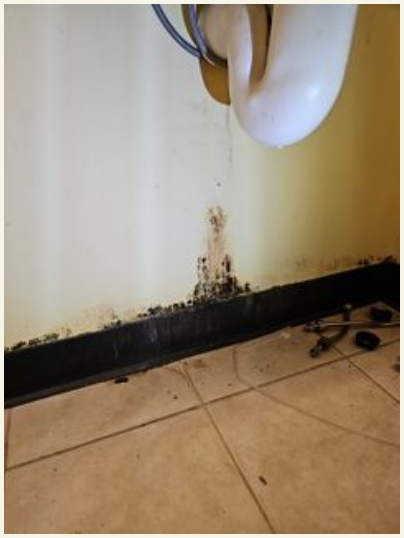
Unit C



Unit E



Unit E



Unit E

(I-13) Due Diligence / Further Evaluation Required: **Bulging** was noted in the rear wall in the unit A. Determining why this has occurred is difficult without performing destructive testing. Check with the seller/tenant to find out what they know about this. A contractor may need to cut open the wall to investigate further.

Tradesperson to contact? General Contractor

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Unit A

⚠ **(I-14) 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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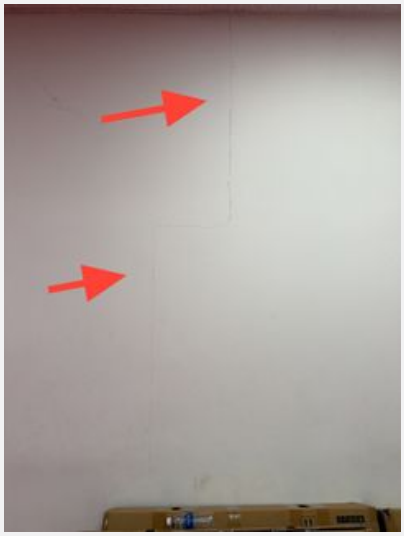


(I-15) Improvement or Upgrade: Carbon Monoxide Detectors - This building is equipped with plug-in (removable) carbon monoxide detectors at some locations, but not at all recommended locations. These detectors are important safety devices. - ***SUGGESTION***: We recommend that you have hard wired detectors installed. Check to ensure that there are carbon monoxide alarms installed during any pre-closing walk throughs.

(I-16) Note: Minor cracking- There are cracks, loose drywall tape, and blemishes/damages in the wall at some areas. These appear to be cosmetic in nature. Repair can be undertaken as desired.



Unit A



Unit A



Unit A

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Unit A



Unit C



Unit E



Unit C Bathroom



Unit H

Bathroom(s)

Unit	A Bathroom Overview Photos

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Unit A



Unit A



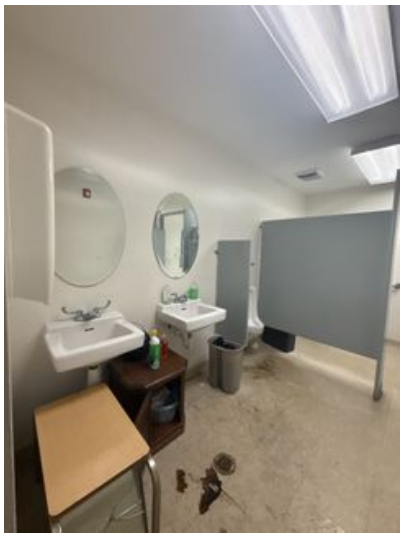
Unit A



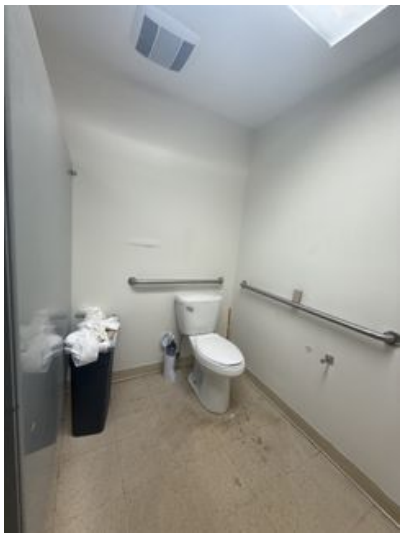
Unit A

Unit C Bathroom Overview Photos

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Unit C



Unit C

Unit E Bathroom Overview Photos



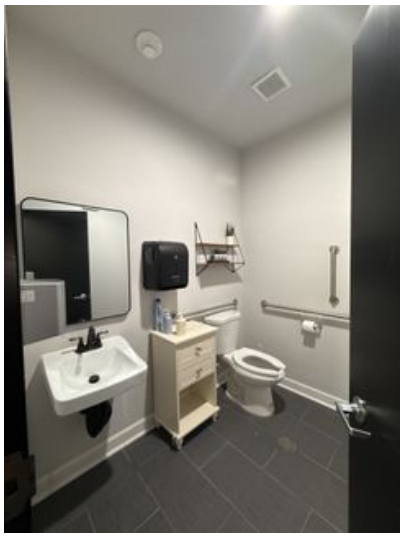
Unit E



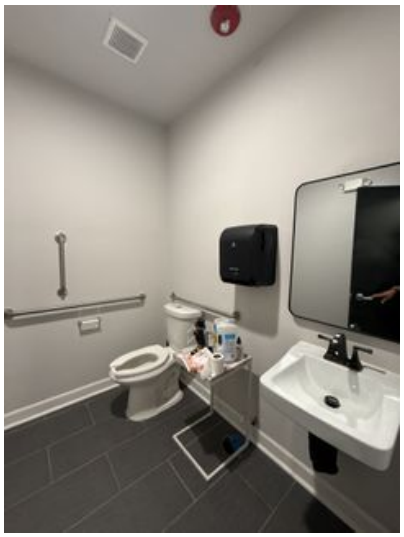
Unit E

Unit G Bathroom Overview Photos

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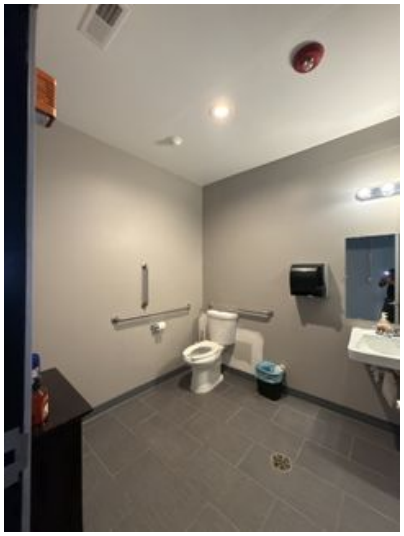


Unit G



Unit G

Unit H Bathroom Overview Photos



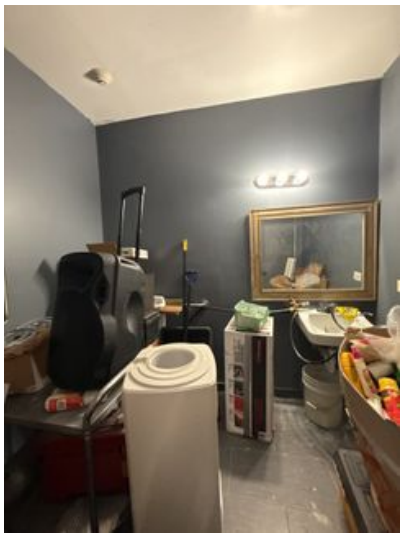
Unit H

Unit I Bathroom Overview Photos

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Unit I



Unit I

Bathroom Components (Inspected Items)

Number of Bathrooms: ☑ Ten

Bathroom ventilation: ☑ Fan

Tub/Shower enclosure material: ☑ Ceramic Tile

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

Bathroom Observations

(B-7) Items Not Working / Repair: **Faucet issues**- The bathroom faucet has no cold water. Repairs are needed.

Tradesperson to contact? Plumber

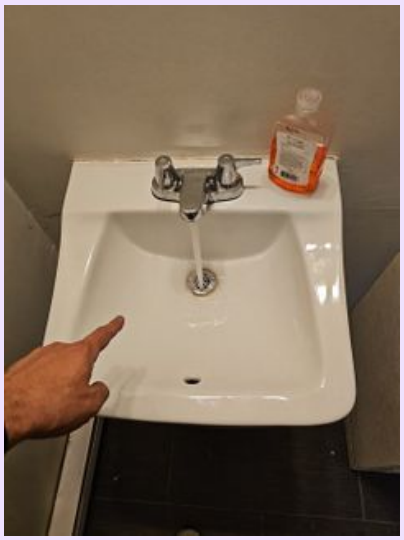
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No Cold Water - C
Bathroom

(B-8) Items Not Working / Repair: **Faucet issues**- The bathroom faucet has no hot water. Repairs are needed.

Tradesperson to contact? Plumber



Unit I

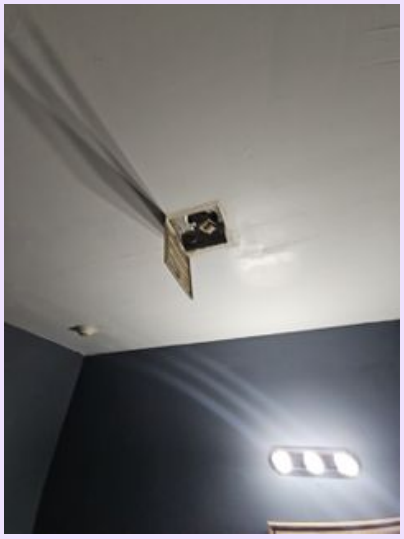
(B-9) Items Not Working / Repair: **Fan not working**- The exhaust fan at the bathroom is dirty. Cleaning is needed..

Tradesperson to contact? Plumber Electrician

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C Bathroom



Unit I

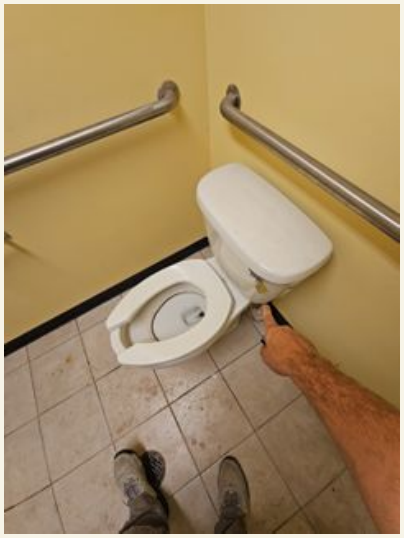
(B-10) Due Diligence / Further Evaluation Required:

Toilet shut off- The toilet in the bathroom was turned off and drained at time of the inspection. We did not turn on or operate the toilet. We cannot determine if any problems will arise after toilet has been turned back on and for extended normal periods. We recommend that this be investigated further prior to closing. The owner may have more information about this.

Tradesperson to contact? Plumber



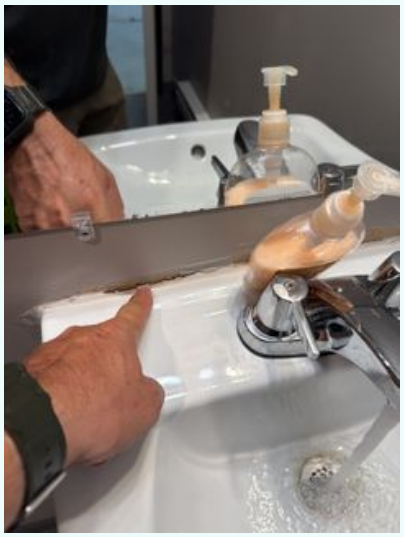
Unit A Rear bathroom



Unit E Men's bathroom

(B-11) Improvement or Upgrade: Caulking needed- Caulking is recommended at the sink/ wall joint. Water can enter the wall behind the sink and cause hidden damage.

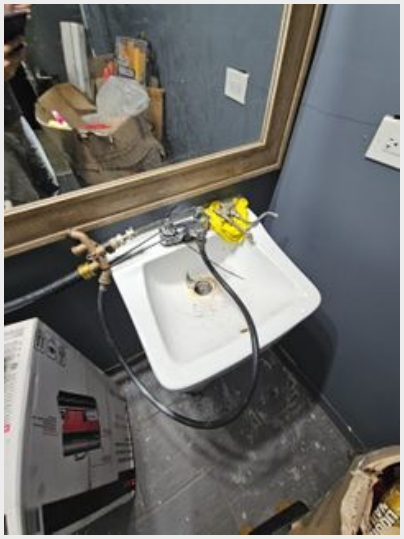
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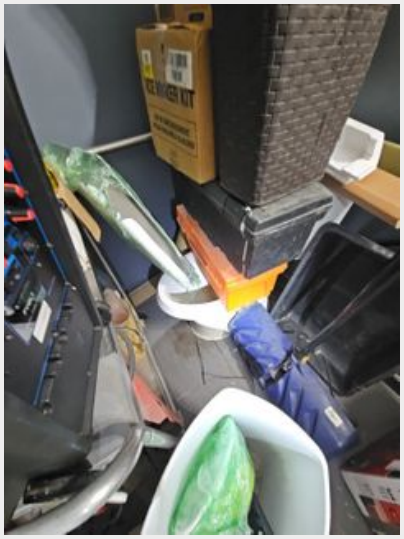
Unit H

Bathroom Limitations

(B-12) Items Not Inspected: Blocked Access- Personal belongings and stored items prevented the inspection of the unit I men's bathroom sink and toilet. The bathroom sink and toilet should be tested when conditions permits.



Unit I



Unit I

Additional Information

Additional Information

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⚐ **(AI-1) Items Not Inspected: Phase I Environmental-** We did not perform a Phase I environmental survey on this property. An environmental site assessment is a 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.

⚠ **(AI-2) 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

⚠ **(AI-3) 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)

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

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⚠ **(AI-4) 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-5) 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-6) 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-7) 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.

Checking Out Procedure

Thermostat: ☑ Left as found at start of inspection

Oven Status: ☑ NA

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

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

Sump Pump: ☑ Working ☑ Problems with sump (see plumbing section of report

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

People Present At completion of inspection:

☑ Multiple people and tenants at building when inspection completed

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Summary of Findings (Does not include Photos)

Major Concern or Safety Concern

⚠ R-3 Roofing:

Roof System Issues Some issues were noted on the roof that will need repair by a qualified contractor. ***It is highly likely that a roofing contractor will want to replace the entire roof because of the large number of defects noted.*** Examples of observations include ***but are not limited to***:

Roof

- The roof is **old and will need replacement** soon
- **Ponding water** was noted on the flat roof.
- The f**lat roof exhibits "blisters"** at some locations. These can indicated that moisture has gotten below the roof membrane and caused the surface to form "blisters".
- The **seams on the flat roof are cracked or split open**. They are a potential leak source.
- There are multiple **soft areas on the flat roof**. This indicates that there is current water intrusion below the roof and possible damaged roof sheathing.
- Multiple **signs of repairs are noted** through out the building roof, indicating previous leaks. A roofer should review and estimate if repair or replacement is needed.
- The **perimeter roof to wall flashing at the flat roof is torn and is not reliable**. It can leak.
- Roof penetrations (plumbing flashings, roof vents, skylights, etc.) are vulnerable to leaks. Typically, a flashing is installed at these areas. **Roof cement** is generally not considered the proper way to seal a roof penetration.

Gutters and Roof Drainage

- Gutters are **full of water** or clogged at some areas. This could indicate a improper pitch. Repair may be needed.
- Gutters are **leaking**
- Downspouts are **loose and/or missing** at some areas. Repair is needed to prevent water flowing down the walls.

Tradesperson to contact? Roofer

⚠ E-10 Electric:

Electric hazard- There is an improperly sized breaker in the right side common electric panel. That is, the breaker size and wire size do not match. This is a safety problem. A qualified electrician should make this repair immediately.

Tradesperson to contact? Electrician

⚠ E-11 Electric:

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Overheated wiring- There is a wire in the unit C electric panel #2 that shows signs of overheating. This could be due to a number of reasons, but is considered a fire hazard. An electrician should make immediate repair.

Tradesperson to contact? Electrician

⚠ H-10 Heating:

Heat not working- Multiple heating systems did not respond to normal controls (in this case, these are interior hanging unit heaters). We could not determine why they would not turn on. A qualified HVAC contractor should review and make necessary repairs.

Tradesperson to contact? HVAC

⚠ H-11 Heating:

HVAC in poor condition- Overall, the HVAC for the building is in poor condition. The units are of mixed ages, with many of them being older and many of them in disrepair and some of them missing major components or disconnected and taken out of service. We attempted to operate the units in both heating and cooling modes, but many of them were not functional. ***Rather than itemizing the individual problems we recommend that an HVAC contractor review each unit individually and make necessary repairs or provide cost estimates to replace the units.*** Note that some of the units are completely disconnected (no gas, electric, or control wiring), and others are missing entire portions of the A/C system and have no ductwork connected.
Anticipate that many of the units will need to be replaced, which can be quite expensive.

Tradesperson to contact? HVAC

⚠ AC-7 Air Conditioning:

A/C Replacements- Similar to the heating portion of the rooftop HVAC, some of the units are in disrepair or are completely disconnected. Many are older and will need replacement soon. ***Rather than itemizing the individual problems we recommend that an HVAC contractor review each unit individually and make necessary repairs or provide cost estimates to replace the units.***

Tradesperson to contact? HVAC

⚠ I-8 Interior:

Old Smoke or Carbon Monoxide Alarms?- The Smoke alarms appear to be old at some areas. They should be replaced. Industry standards recommend changing these alarms no more than every 10 years. The alarms were inspected for location only, and not tested at the time of the inspection. We recommend installing new alarms prior to occupancy.
Effective January 1, 2023 single and multi-family homes that are still using smoke alarms with removable batteries (non-hardwired alarms) are required to install new alarms that feature 10-year non-removable, non-replaceable sealed batteries.

Tradesperson to contact? Electrician

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⚠ I-9 Interior:

Stains- There is evidence of prior leakage at the walls in the unit E. ***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.

Tradesperson to contact? General Contractor

Items Not Working

R-4 Roofing:

Damaged gutters- The downspouts are dented at the left side. They should be repaired or replaced.

R-5 Roofing:

Downspout management- General water management of downspouts is needed. There are some downspouts that do not discharge to appropriate locations, while others do not discharge far enough from the house. As a general rule, water should discharge away from the house at least 4 feet.

GDW-5 Grounds, Drives, Walks:

Loading Dock Concrete - Significant cracking was observed in the concrete at the loading dock. The cracks are substantial and appear beyond practical repair by patching. Replacement of the affected concrete is recommended. Have the area evaluated by a qualified concrete contractor to determine the appropriate scope of replacement.

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

- **Bulging and algae/moss growth was noted at the eifs ceilings.** This indicates that water intrusion has occurred. Further investigation will be needed to determine the cause of the bulging and what repairs will be needed. A qualified contractor should review.
- **Cracked brickwork** was noted. Repairs are needed.
- **Cracking was noted in the exterior wall surface.** Cracks can allow water entry to occur. We recommend that a contractor repair or seal cracks to prevent water entry.

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- **Tuckpointing** is needed at some areas. A masonry contractor should review and make necessary repairs.
- **Eroded mortar joints** were noted on the exterior CMU walls. Repairs are needed to prevent water intrusion into the wall.
- **Deterioration or damage** was noted at the siding. Repairs will be needed.
- **Penetrations should be closed/sealed** on several exterior areas. This helps prevent water, air or animal entry.
- **Paint or stain** is needed at siding at some areas.
- **Efflorescence** (powder substance or staining, usually white in color) was noted on the exterior walls. This indicates that moisture is present in the wall. We recommend ensuring that water from the roof, gutters and downspouts drain away from the walls.
- **Staining** on the exterior walls 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.

Trim

- **Painting or staining** is needed at the trim on the exterior. A painting contractor should provide cost estimates for this work.

Doors

- 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.
- **Rust or damages** on the metal doors was noted. Repair or replacement may be needed.

Windows

- **Caulking** is needed at windows
- **Cracked or broken glass** was noted. Repairs are needed.

G-2 Garage:

Section damage- There is at least one section of the right side 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.

S-2 Structure:

Staining/Soft Sheathing- There are multiple areas thought out the building with signs of roof leaks. Stains on the ceiling/wall and soft sheathing was noted. These areas may need to be repaired or replaced when the roof is replaced.

Tradesperson to contact? Roofer

E-12 Electric:

Missing screws- Several electric panels are missing screws at the cover. These should be installed

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so that the panel cover is secure.

Tradesperson to contact? Electrician

E-13 Electric:

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

Tradesperson to contact? Electrician

E-14 Electric:

Missing covers- There are several missing covers on some junction boxes at the unit C warehouse. Exposed wiring can be a hazard. This needs a new cover.

Tradesperson to contact? Electrician

E-15 Electric:

Non-functional receptacle- At least one outlet at the left does not have power. A qualified electrician should make all repairs that involve wiring.

Tradesperson to contact? Electrician

E-16 Electric:

Temporary wiring- Extension cord wiring is used as permanent wiring at the building left (Unit I). This is a hazard. Permanent receptacles (outlets) should be installed rather than using temporary wiring.

Tradesperson to contact? Electrician

P-13 Plumbing:

Rusted gas piping- The gas meter and rooftop hvac 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. The gas company may want to replace the meter, if the rust is bad enough.

Tradesperson to contact? HVAC Plumber

P-14 Plumbing:

Sump pump not working- The Unit I sump pump is connected to a extension cord/power strip (this is usually not acceptable). The power to the sump pump was turned off at the time of the inspection and a puddle of water was noted at the lower area on the docking area (exterior). Check with the tenant about any issues wit this pump and why is turned off. A qualified plumber should review this pump and replace it if needed, immediately.

Tradesperson to contact? Electrician Plumber

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P-15 Plumbing:

Water Fountains - Water fountains were not operational at the time of the inspection and could not be tested. Recommend evaluation and repair by a qualified professional.

Tradesperson to contact? Plumber

P-16 Plumbing:

Venting problem?- There is evidence that the unit A water heater has problems venting properly. "Spillage" of flue gases were noted at the **top** of the water heater. Further investigation and repair is needed.

Tradesperson to contact? Plumber

I-10 Interior:

Floor Tile problems- Floor tile at the unit A foyer is cracked. The tile will need repair or replacement. -***Suggestion***: Check with the owner to determine if they have replacement tiles.

Tradesperson to contact? General Contractor

I-11 Interior:

Door Problems- Doors in the building 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

- Damaged doors were noted
- Rubs at jamb when closing

Tradesperson to contact? General Contractor

B-7 Bathroom(s):

Faucet issues- The bathroom faucet has no cold water. Repairs are needed.

Tradesperson to contact? Plumber

B-8 Bathroom(s):

Faucet issues- The bathroom faucet has no hot water. Repairs are needed.

Tradesperson to contact? Plumber

B-9 Bathroom(s):

Fan not working- The exhaust fan at the bathroom is dirty. Cleaning is needed..

Tradesperson to contact? Plumber Electrician

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Due Diligence / Further Evaluation Required

GDW-6 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.

S-3 Structure:

Efflorescence- Efflorescence (powder substance) on foundation wall indicates moisture is in contact with the wall. This does not necessarily indicate that bulk water intrusion will occur. We recommend checking the gutters and the downspout drain lines for proper operation. Efflorescence is found on many buildings without water intrusion occurring inside. 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 in the lower level.

Tradesperson to contact? Masonry | General Contractor

S-4 Structure:

Pest activity- There is evidence of pest activity in the 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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Tradesperson to contact? Pest Control

P-9 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-10 Plumbing:

Unable to determine age- We were unable to determine the age of some of the water heaters. We recommend that you check with the owner or a plumbing contractor to determine the age of the unit.

P-18 Plumbing:

Could not get the hatch door open over the unit G bathrooms. It is likely that the water heater for this unit is located in this inaccessible space.

I-12 Interior:

Bio-growth/Mold Growth?- Signs of bio-growth or mold growth are present in the building. Mold testing was not conducted. EPA guidelines state visible mold indicates a problem. Specialist evaluation is recommended; Dunsing Inspections assumes no liability for undetected mold. The underlying cause of the this growth is usually related to moisture or dampness. Other areas in the building could also have problems.
In small areas (less than a few square feet) the growth can be easily removed by somebody other than a contractor. Larger areas will likely require a professional to remediate.
Note: we can provide testing for mold or other growth at specific locations, or air testing for mold at this location, or throughout the building. Contact our office for further information. In most cases, additional ventilation will be required to prevent continued problems. 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 in the building.

Tradesperson to contact? Environmental Contractor

I-13 Interior:

Bulging was noted in the rear wall in the unit A. Determining why this has occurred is difficult without performing destructive testing. Check with the seller/tenant to find out what they know about this. A contractor may need to cut open the wall to investigate further.

Tradesperson to contact? General Contractor

B-10 Bathroom(s):

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Toilet shut off- The toilet in the bathroom was turned off and drained at time of the inspection. We did not turn on or operate the toilet. We cannot determine if any problems will arise after toilet has been turned back on and for extended normal periods. We recommend that this be investigated further prior to closing. The owner may have more information about this.

Tradesperson to contact? Plumber

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