Office Suite

Sample report - client name and property address removed

Inspected On: **09-25-2026**

Company Information

Dunsing inspections
847-367-0782

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



In our opinion, the building is in average condition for age and type. It is noteworthy that the building has mostly original systems and equipment installed. As such, we would expect the need for some updating to expensive systems in the next 5 years or so.

Inspected By:

Nick Ralls

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

Description of our service

Scope of the inspection

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

Code and Zoning

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

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

Final Walk-Through Inspections

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

Third Party Liability

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

Questions after the inspection

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

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The inspection and report are not a guarantee or warranty

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

How to Read This Report

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

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

Chapters and Sections

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

Sections have descriptive information and observations.

Definitions and Limitations

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

Phase 1, 2 and 3 environmental assessment

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

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

Cost Estimates

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

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

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

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

Thumbtack - Pricing reports from $99.00

Report Summary

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

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

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

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

Due Diligence / Further Evaluation Required:

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

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

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

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

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

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Full Inspection Report

General Description ..... p. 8
Style of Building and Inspection Conditions ..... p. 8
Roofing ..... p. 9
..... p. 9
Roof Covering Components (Inspected Items) ..... p. 10
Roof System Observations ..... p. 11
Grounds, Drives, Walks ..... p. 15
..... p. 15
Grounds Components (Inspected Items) ..... p. 17
Grounds Observations ..... p. 17
Exterior ..... p. 18
..... p. 18
Exterior Components (Inspected Items) ..... p. 19
Exterior Observations ..... p. 19
Structure ..... p. 20
..... p. 20
Structure Components (Inspected Items) ..... p. 21
Structure Observations ..... p. 22
Electric ..... p. 22
..... p. 22
Electric Components (Inspected Items) ..... p. 23
Electric Observations ..... p. 24
Electric Limitations ..... p. 24
Heating ..... p. 25
..... p. 25
Heating Components (Inspected Items) ..... p. 25
Heating Observations ..... p. 26
Heating Limitations ..... p. 28
Air Conditioning ..... p. 28
..... p. 28
Air Conditioning Components (Inspected Items) ..... p. 29
Air Conditioning Observations ..... p. 29

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Plumbing ..... p. 31
..... p. 31
Plumbing Components (Inspected Items) ..... p. 31
Plumbing Observations ..... p. 32
Plumbing Limitations ..... p. 33
Interior ..... p. 34
..... p. 34
Interior Components (Inspected Items) ..... p. 35
Interior Observations ..... p. 36
Kitchen ..... p. 41
..... p. 41
Kitchen Components (Inspected Items) ..... p. 41
Kitchen Observations ..... p. 41
Bathroom(s) ..... p. 42
..... p. 42
Bathroom Components (Inspected Items) ..... p. 43
Bathroom Observations ..... p. 43
Additional Information ..... p. 45
Additional Information ..... p. 45
Checking Out Procedure ..... p. 47
..... p. 47

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General Description

Style of Building and Inspection Conditions

Type of Building: Commercial Building
Front of building faces: East
Approximate Year of Original Construction: 1994, 31-40 years old
Occupancy: Vacant
Furnishings: Vacant
Temperature: 50 to 65 Degrees F
Start Time of Inspection: 1:00 PM
Weather Conditions During Inspection: Fair
Recent Weather Conditions: Seasonal
Soil Conditions: Wet
Attendees at inspection: Client
Mold Testing: No

⚐ **(GD-1) Items Not Inspected: Vacant Property**- Some buildings present risks well beyond what we are likely to discover during a visual inspection. Vacant buildings fit into this category as various systems cannot be tested under real-life conditions for an extended time. While systems are working at the time of inspection, it is difficult to know how they will respond to regular use after the inspection and they could be unreliable.

- **HVAC System Functionality**

Without occupants regularly using the system, it may be hard to determine if heating and cooling are working optimally or if issues like uneven airflow exist.

- **Plumbing Leaks or Drainage Issues**

Infrequent water usage can mask slow leaks, clogged drains, or sewer gas odors that would be more apparent in an occupied home. Sewer lines with roots may allow water flow, but then fail when waste and tissue are flushed. Plumbing traps may operate with no signs of leaks and then begin to leak when being actively used for a few days.

- **Electrical System Load Handling**

A vacant home typically has minimal electrical load, making it difficult to test how the system handles normal usage or identify overloaded circuits.

- **Roof Leaks or Attic Moisture**

Without signs like water stains or mold actively developing, it can be tough to spot minor leaks or ventilation issues in the attic.

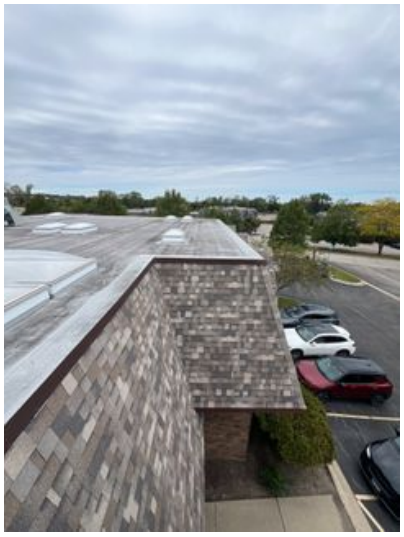
- **Pest Infestations**

Some pests are more active when food and warmth are present. In a vacant home, signs may be subtle or dormant, making detection difficult.

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Roofing

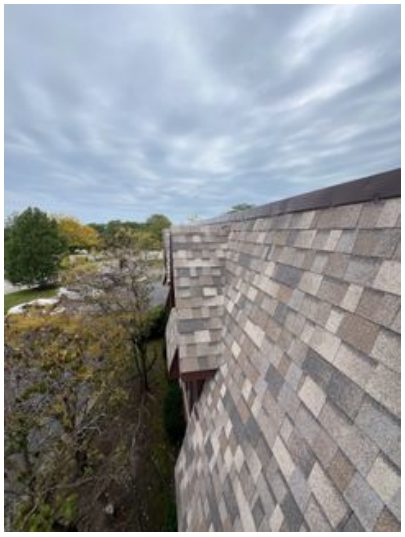
Roof Overview Photos



Roof Overview



Roof Overview



Roof Overview



Roof Overview



Roof Overview

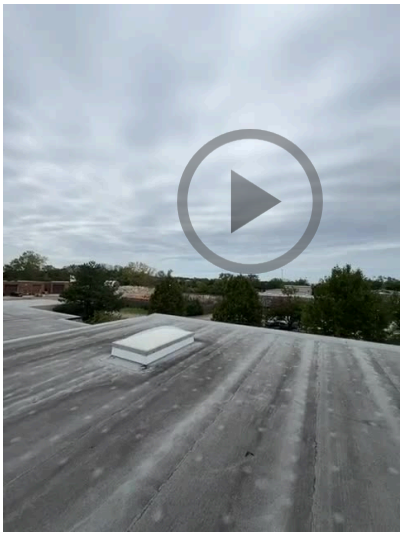


Roof Overview

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Roof Overview



(This video is only viewable online.)
Roof Overview Video

Roof Covering Components (Inspected Items)

Type(s) of Roof Covering: ☑ Asphalt/Fiberglass Shingles ☑ Rolled roofing

Method of Roof Inspection: ☑ Walked roof

Number of layers of roofing: ☑ 1 layer

Estimated Age of Roof Covering: ☑ First Third of Life ☑ Last Third of Life

Type of Chimney: ☑ Metal Flue Pipe

Gutters and Roof Drainage: ☑ Metal Gutters and Downspouts

Skylights: ☑ Plexiglas

🏠 **(R-2) Budget For Replacement: Old Roof-** The main roof for the building is near the end of its expected service life. Budget to replace the roof soon. Check with the seller/responsible party about who's responsible for repairs and/or replacement budgets.

📌 **(R-3) Note:** Estimating the age of roof covering is difficult during an inspection. Roofs can weather and wear at different rates depending on a number of factors. Color, weather exposure, UV radiation, vegetation cover and temperature fluctuations can all affect how a roof looks and how it wears. We recommend that you check with the owner or occupant to determine if they have any information about the age of the roof covering. The local municipality may also have information from building permits that can be useful.

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Roof System Observations

(R-4) Maintenance Item: Clean the roof- Remove leaves and other debris from the roof to prevent damage.





(R-5) Maintenance Item: Clean gutters- The gutters are clogged at some areas. They should be cleaned to ensure that water drains off of the roof properly.



(R-6) Items Not Working / Repair: Roof System Issues Some issues were noted on the roof that will need repair by a qualified contractor. Examples of observations include ***but are not limited to***:

Roof

- The roof is **old and will need replacement** soon
- The f**lat roof exhibits "blisters"** at some locations. These can indicated that moisture

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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.
- **Damaged or missing** shingles were noted
- The **fasteners for the shingles are exposed** at some areas. The only repair method (short of replacing the affected shingles) is to caulk over the exposed fasteners.



Old Roof



Blisers



Blisters



Old/Weathered Roof Cement on Seams



Old/Weathered Roof Cement on Seams



Damaged/Missing Shingles

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Exposed Nails



Exposed Nails

(R-7) Due Diligence / Further Evaluation Required:

Roof Leaks- There are multiple evidence of previous roof leaks on the unit (stains on the ceiling, stains around the skylights, damaged ceiling tiles). These areas were tested for moisture and found to be dry at the time of the inspection. Check with the seller about past issues in these areas and budget for repair or replacement of the building roof covering.



Entry Closet



Entry Closet (Dry)



Entry Closet (Dry)

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Entry Closet (Dry)



Center Section Skylight



Center Section Skylight



Center Section Skylight (Dry)



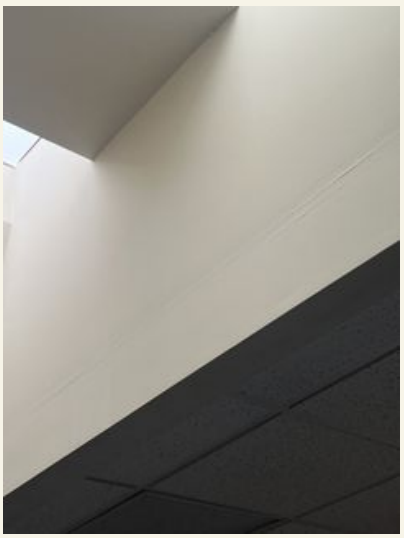
Center Section Skylight (Dry)



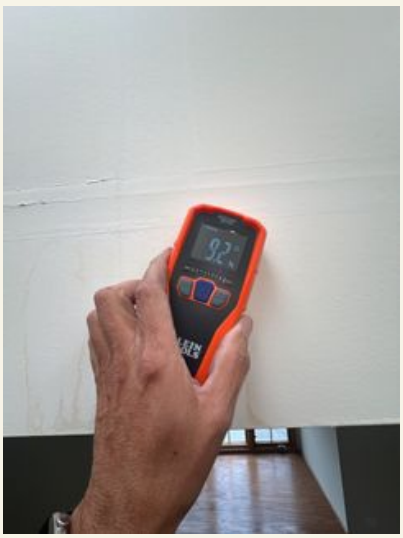
Center Section Skylight (Dry)



Center Section Skylight (Dry)



Office Skylight



Office Skylight (Dry)

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Office Skylight (Dry)

(R-8) Improvement or Upgrade: Fan Cap Rust- The metal cap for the bathroom fans is rusted. This should be repaired or replaced to prevent further deterioration.



Grounds, Drives, Walks

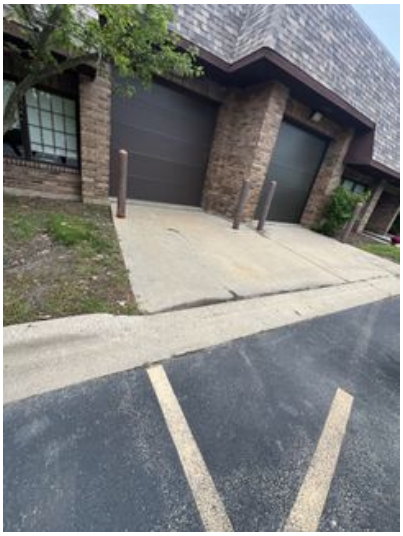
Grounds, Drives, Walks Overview Photos

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Grounds Components (Inspected Items)

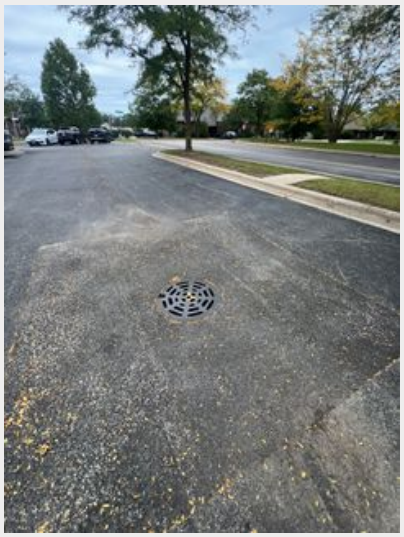
Lot Topography: ☑ Nearly Flat Grading

Driveway: ☑ Asphalt

Walkways: ☑ Concrete

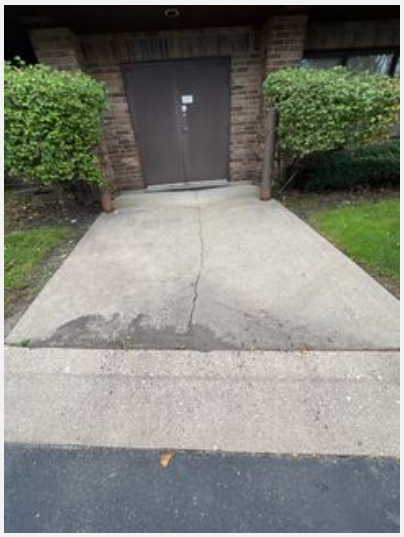
Grounds Observations

⚐ **(GDW-2) Items Not Inspected: Large drains on property?**- There are large drains at several areas of the property with multiple grates. The functionality and final discharge location of the drainage system was not determined at the time of the inspection. We recommend checking with the owner or other responsible party to understand who is responsible for maintaining this system, where it drains and how it should be maintained.



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📌 **(GDW-3) 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.



Exterior

Exterior Overview Photos







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Exterior Components (Inspected Items)

Wall Cladding: ☑ Masonry (brick)

Exterior Doors: ☑ Wood

Windows: ☑ Wood ☑ Aluminum Clad

Window Type(s): ☑ Casement ☑ Fixed pane

Trim Material: ☑ Wood

Exterior Observations

(E1-2) Maintenance Item: Painting needed- Wood trim at several areas has failing and peeling paint. Deterioration can eventually occur if this is not corrected. The paint should be scraped and repainted.

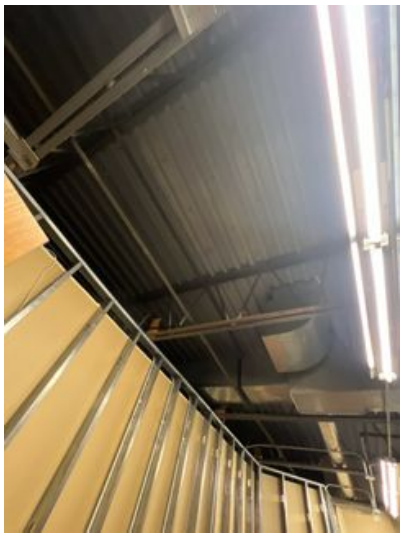
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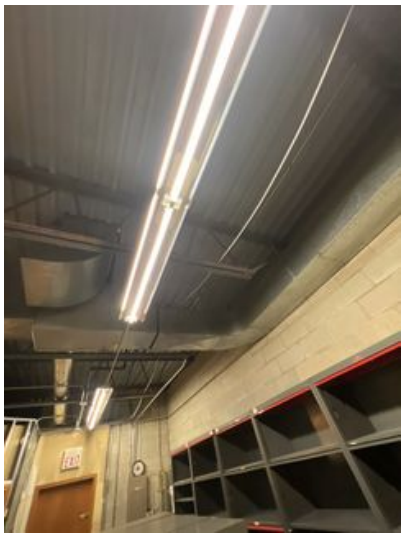




Structure

Overview Photos of Structure

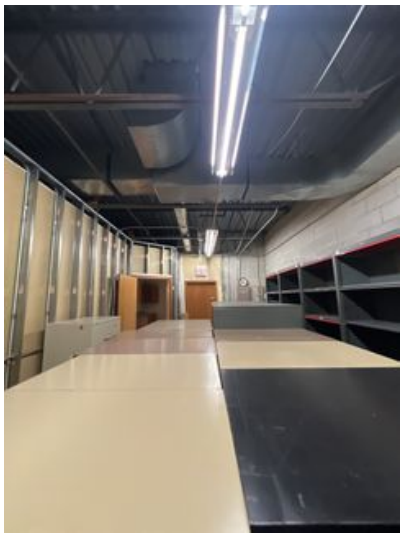






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Structure Components (Inspected Items)

How were the various areas inspected?: ☑ Visual Inspection

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: ☑ Posts and Beams not visible

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

Roof Structure: ☑ Steel Trusses ☑ corrugated metal decking

Attic Insulation Type: ☑ Not Visible

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

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☑ Insulation ☑ Not Visible ☑ Vapor Retarder ☑ Unknown Material

Structure Observations

📌 **(S-2) Note:** The storage room floor has typical shrinkage cracks in it. The cracks are of no concern. The cracks can be sealed as needed.



📌 **(S-3) Note:** The unit was dry at the time of the inspection.

Electric

Electrical Overview Photos

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Electric Meter



Electric Disconnect



Electric Panel



Electric Panel Interior

Electric Components (Inspected Items)

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

Service Voltage: ☑ 120/208 Volts, 3 Phase

Service Ampacity (Size or Capacity): ☑ 200 Amps

Main Panel Location: ☑ Storage Room

Main Disconnect Location: ☑ At the electric meter

Grounding and Bonding: ☑ Grounded to ground rod

Circuit Protection Type: ☑ Circuit Breakers

Branch Wiring: ☑ Copper

Wiring Distribution and methods: ☑ Conduit

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Type of Receptacles (Outlets): ☑ 3 prong

Electric Observations

(E-2) Maintenance Item: Damaged receptacle- There is a receptacle that is damaged at area . The receptacle should be replaced. An electrician should perform this work.



Center Room



Corner Office



Kitchen



Kitchen

Electric Limitations

⚠ **(E-3) 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

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antenna and cables, alarms (including smoke and carbon monoxide), intercom, and stereo wiring is beyond the scope of this inspection.

Heating

Heating Overview Photos



Rooftop Unit



Unit Interior



Burners/Inducer Fan



Heat Exchanger



Data Label (2005)

Heating Components (Inspected Items)

Energy Source: ☑ Natural Gas

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Number of Heating Systems: ☑ One

Heating Manufacturer: ☑ Trane

Heat System Location: ☑ Rooftop

Age of Heating System: ☑ Manufactured in 2005

Venting System: ☑ Power Vented

Heat Source in Habitable Room: ☑ Yes

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



ASHRAE_Chart_HVAC_Life_Expecta

(H-3) Note: **Rooftop Heating**- A rooftop heating unit, often part of a rooftop HVAC system, is installed on the roof to heat (and often cool) large spaces. It typically uses gas or electricity to warm air, which is then distributed through ducts. These units save indoor space and are common in commercial buildings.

Heating Observations

(H-4) Maintenance Item: **Seasonal Servicing recommended**- Servicing (seasonal) is needed for the heating system. This is typically annual maintenance that is performed to prolong the lifespan of the heating system. A qualified HVAC technician should clean and service the unit(s) ***prior to closing***.

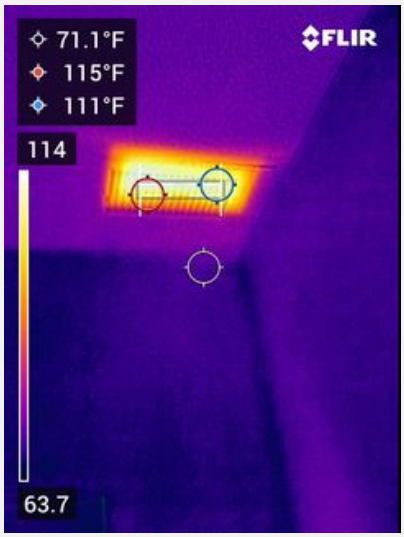
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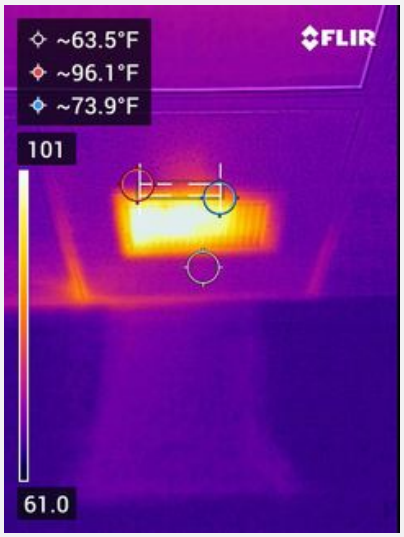


📌 **(H-5) Note:** The heating system was operated and is generally functional.









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Heating Limitations

⚠ **(H-6) Special Information: Is the heating system adequate for this building?**- This inspection does not include determining whether the heat (or cooling) distribution is adequate or even. Rather, we simply determine if there is a heat source in the habitable rooms. If determining adequacy is a concern, you should contact a qualified HVAC contractor or check with the owner or occupant about how the property heats and cools. An HVAC contractor should perform a "Manual J" calculation, along with other tests to ensure how the heating system will perform.

Air Conditioning

Air Conditioning Reference Photos



Rooftop Unit



Cooling Compartment



Air Filters

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Data Label (2005)

Air Conditioning Components (Inspected Items)

Air Conditioning Equipment: ☑ Central Air Conditioning

Energy Source: ☑ Electricity

Number of A/C Units: ☑ One

A/C Age: ☑ Manufactured in 2005

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

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

Air Conditioning Observations

🔍 **(AC-4) Due Diligence / Further Evaluation Required:**
Hail damage?- There is damage to the A/C condenser fins that appears to be hail damage. In most cases, minor denting will not affect the performance of the unit. However, if the denting is bad

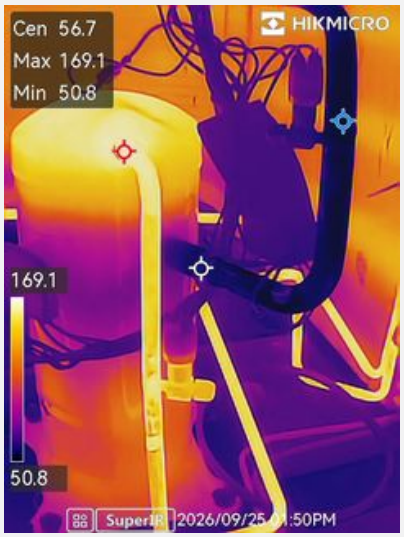
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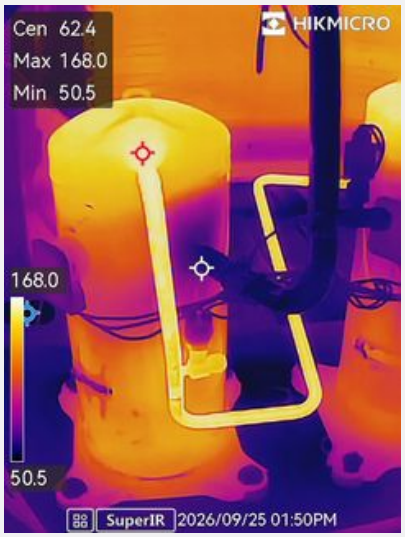
enough, it can affect the A/C system

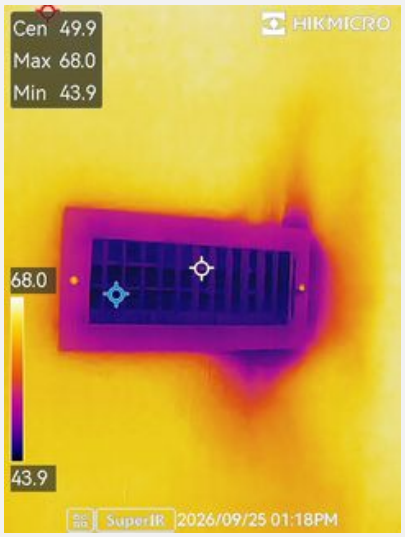


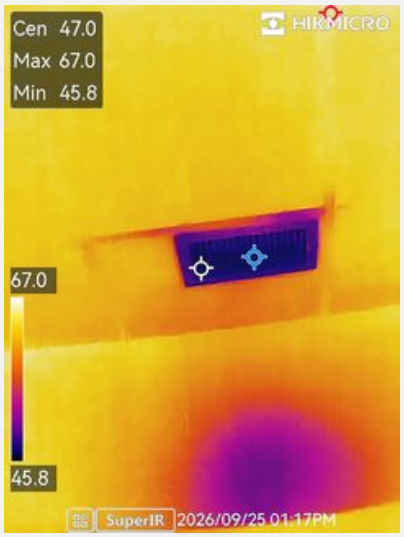


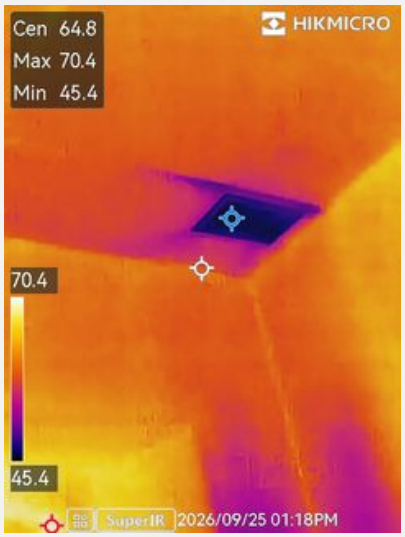
📌 **(AC-5) Note:** The A/C system was operated and is generally functional.

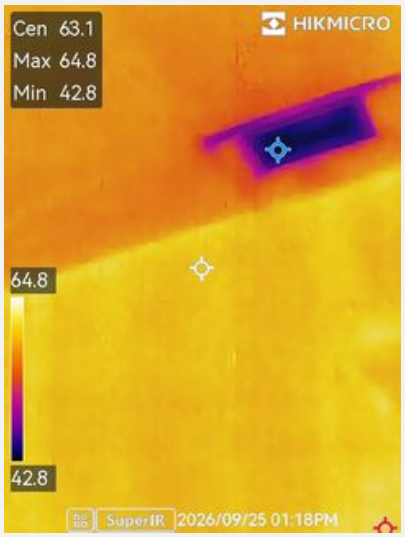












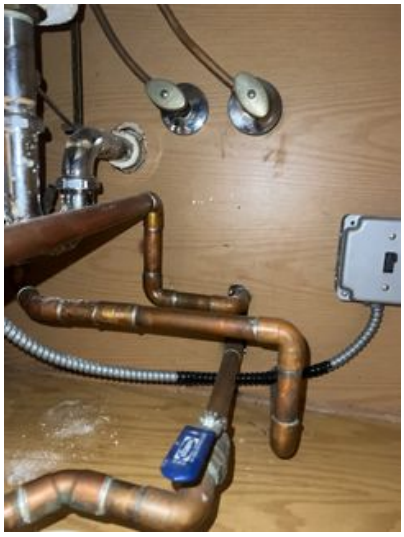
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Plumbing

Plumbing Overview Photos



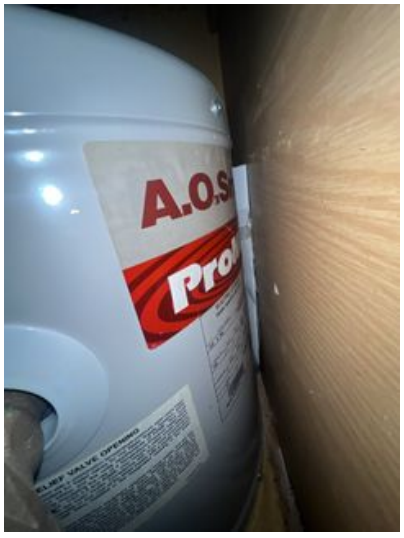
Gas Meters



Water Shut/Off



Water Heater



Water Heater Data (2004)



Catch Basin

Plumbing Components (Inspected Items)

Water Source: ☑ Public.

Water service material (to the building): ☑ Copper

Water Distribution inside: ☑ Copper

Plumbing Fixtures Description: ☑ Fixtures Description

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Water shut off location: ☑ near water heater

Plumbing Waste Disposal: ☑ Municipal System

Waste piping material (DWV): ☑ PVC ☑ Undetermined (Not visible)

Water Heater Description: ☑ Conventional Electric water heater

Water Heater Manufacturer: ☑ A.O. Smith

Water Heater Capacity: ☑ 6 Gallon

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

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

Location of Fuel Gas Shut Off: ☑ Exterior

🏠 **(P-2) Budget For Replacement: Aged Water Heaters**- The water heaters are beyond their anticipated service life. You should expect to replace them in the near future..

📌 **(P-3) Note: Plumbing Fixtures Description**- The plumbing fixtures in the building are described as follows:
Fixtures
- Conventional Flush Toilets, Porcelain or China Sink(s), Steel or cast iron tub(s), Hot and Cold Controls at sinks, tubs, showers

📌 **(P-4) Note: A word about main water shut off valves**- We do not operate main water shut off valves. Past experience is that they can leak when turned, particularly the older gate valves. Have the owner show you that the main shut off valve works.

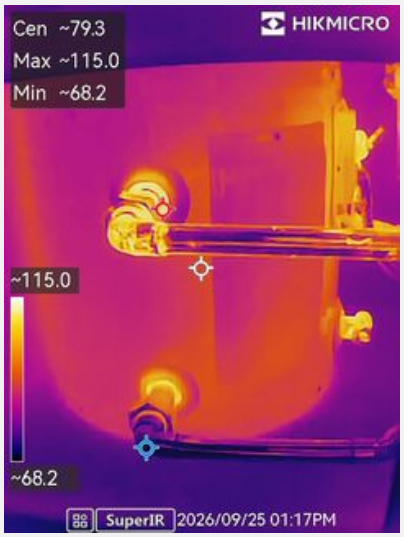
Plumbing Observations

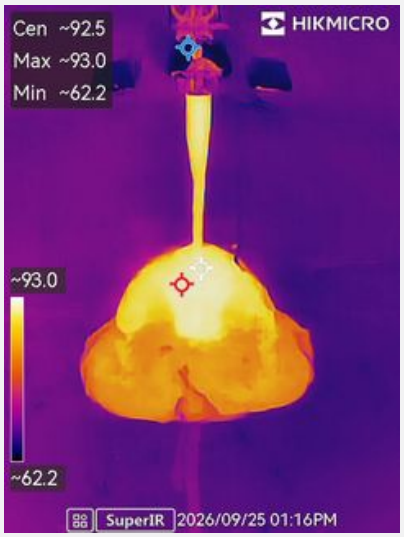
🖌 **(P-5) Maintenance Item: Rusted gas piping**- The rooftop HVAC unit gas piping has some rust on it. Rusted piping can corrode further and cause gas leaks. We recommend that the rust be removed and repainted.

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📌 **(P-6) Note:** We tested the water heater and found that it is functioning.





Plumbing Limitations

⚠ **(P-7) Special Information: Water pressure and Flow**- Water system pressure and flow (gallons per minute) tests are not within the scope of this inspection.

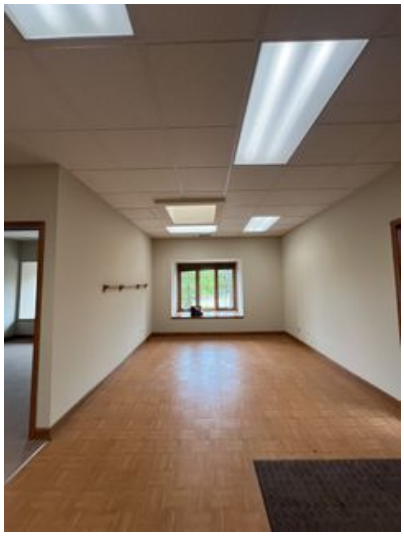
⚠ **(P-8) Special Information: Water Quality**- We did not test the quality of the water supplied to the building.
-SUGGESTION: For information concerning water quality, we suggest contacting the municipality or utility company which provides the water, or have the water independently tested.

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Interior

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 ☑ Wood ☑ Exposed concrete slab

Window Type: ☑ Casement ☑ Fixed Pane ☑ Thermal/Insulated

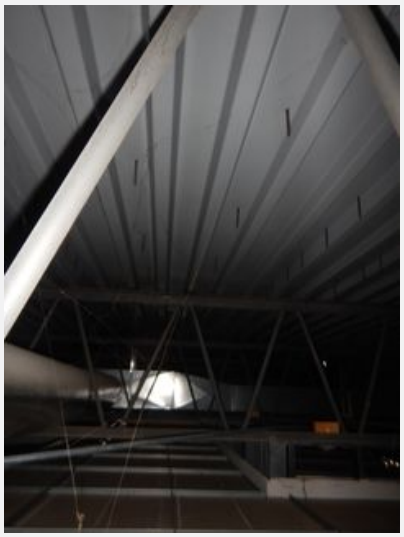
📌 **(I-2) Note: Limited inspection above ceiling**- Note that we did not remove all of the ceiling tiles for inspection above the dropped ceiling. Rather, we randomly inspected above these areas to review the various components of the property and noted any concerns. Removing entire sections of ceiling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







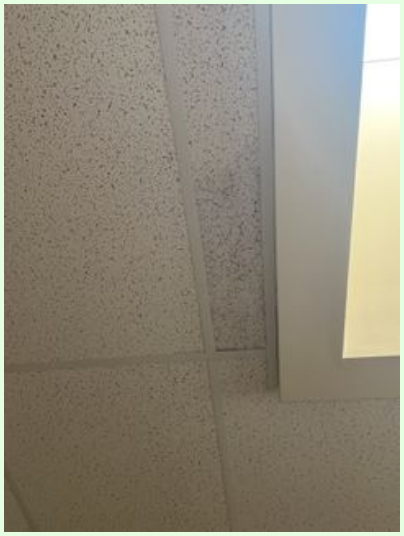
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Interior Observations

(I-3) Maintenance Item: Ceiling Tiles- Cracked and stained ceiling tiles were noted through out the unit interior. Replacement can be undertaken as needed.





(I-4) Maintenance Item: Window Maintenance- Although the windows in general are functional, there is evidence wear and tear typical of these window's age. General maintenance, cleaning and painting is recommended.

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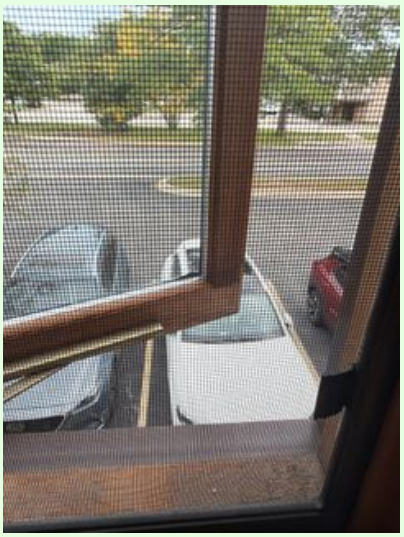





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(I-5) Items Not Working / Repair: Rotted Window(s)- There is rotted or damaged wood at the windows at the corner office. Continued water entry can further damage the window and the

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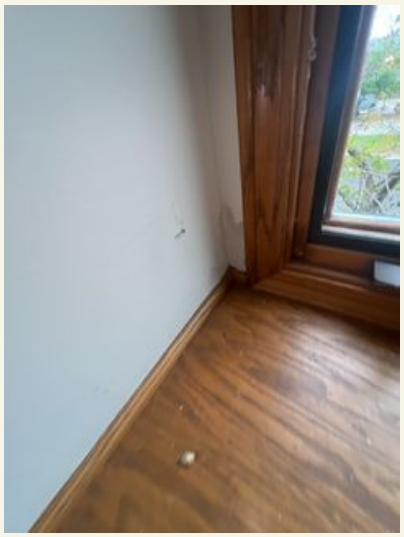
wall structure. We cannot determine if any hidden damage is present. A window specialist should review and make repairs. it is likely that part of the window or the entire window will need replacement.

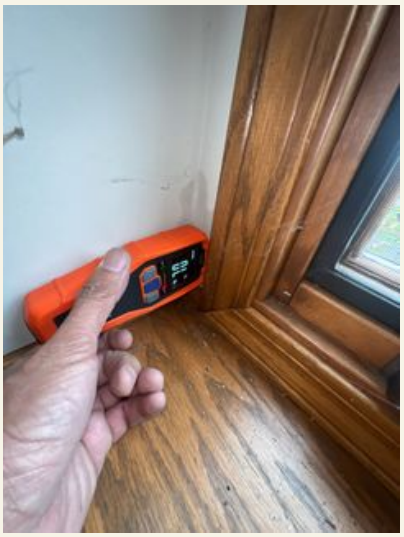


Corner Office Window

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

Leaking window?- There is evidence of water around the north office window(s). We used a moisture meter and found that the ***area is wet*** and that the window is likely leaking. Note that there could be a considerable amount of concealed damage in the wall cavity. We recommend that a window or siding contractor review the window to determine what repairs are needed. Be aware that often the solution for a contractor is to replace windows rather than to repair.







📌 **(I-7) Note: Minor cracking**- There are cracks and loose drywall tape in the ceiling/wall at several areas of the unit. These appear to be cosmetic in nature. Repair can be undertaken as

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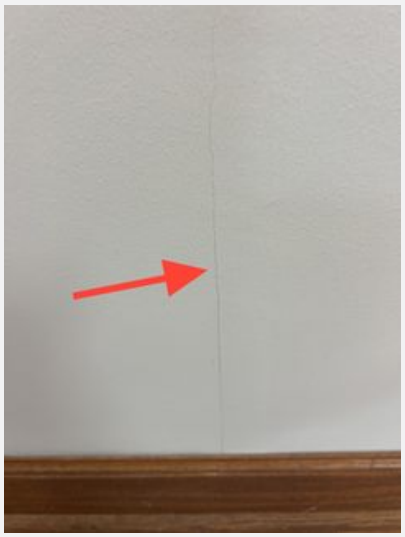
desired.



Waiting Room



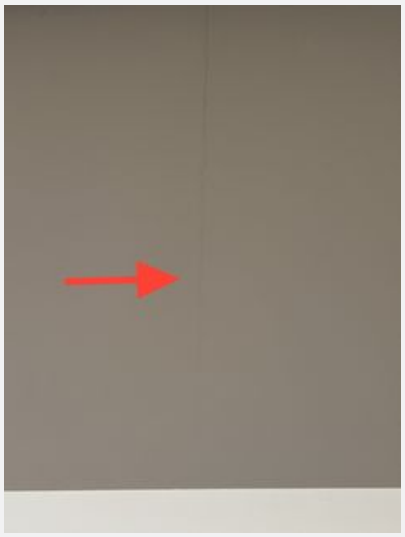
Center Skylight



Kitchen Area



East Office



Corner Office



Corner Office Skylight



North Office

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Kitchen

Kitchen Overview Photos



Kitchen Components (Inspected Items)

Countertops: ☑ Laminate

Cooking Fuel: ☑ Electric

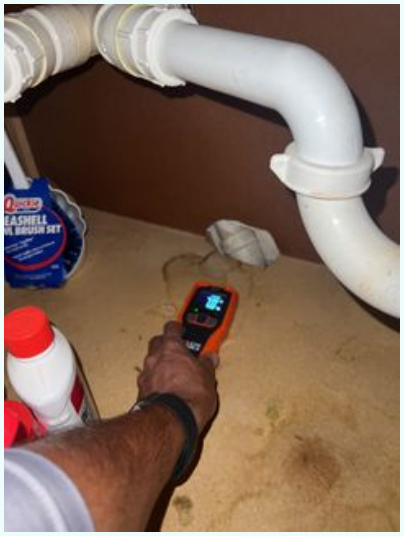
Kitchen Observations

(K-2) Improvement or Upgrade: Faucet issues- The cover for the kitchen faucet hot water is broken. Repair is needed. A new cover should be installed as needed.

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(K-3) Improvement or Upgrade: Damaged cabinet base- The floor of the kitchen sink cabinet is damaged. The damage appears to be from a past leak from the sink. Repairs or replacement are needed.







Bathroom(s)

Bathroom Overview Photos

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Front Bathroom



Rear Bathroom

Bathroom Components (Inspected Items)

Number of Bathrooms: ☑ Two

Bathroom ventilation: ☑ Fan

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

Bathroom Observations

(B-2) Maintenance Item: Caulking needed- Caulking is recommended at the rear bathroom countertop backsplash. Water can enter the wall behind the cabinet and cause hidden damage.



Rear Bathroom



Rear Bathroom

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(B-3) Maintenance Item: Corroded Drain- The drain at the rear bathroom is corroded. This can leak at any time. We recommend that the drain part(s) be replaced as soon as possible. Replacing a drain is usually a simple task. Dig deeper here for more information. (about a 4:30 second video) A plumber can make this repair.



Rear Bathroom

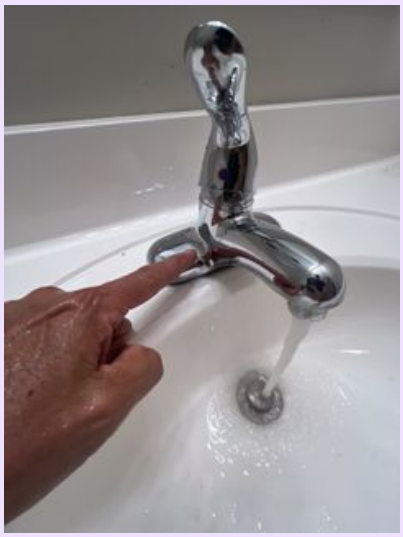
(B-4) Maintenance Item: Faucet issues- Signs of previous leaks were noted at the rear bathroom toilet water valve. A qualified plumber should review and repair as needed.



Rear Bathroom

(B-5) Items Not Working / Repair: Faucet issues- The front bathroom and rear bathroom faucet is **leaking**. Repairs are needed.

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Front Bathroom



Rear Bathroom

🛠 **(B-6) Items Not Working / Repair: Hot and cold reversed**- The hot and cold water is reversed at the rear bathroom sink. Reversed hot and cold water can result in hot water burns. A licensed plumber should make repairs.



Rear Bathroom

Additional Information

Additional Information

⚠ **(AI-1) Special Information: SHOULD I TEST FOR MOLD?**

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

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

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⚠ **(AI-4) Special Information: No Check for recalls**- We do not research product recalls or notices of any kind. This inspection and report do not include the identification of, or research for, appliances and other items installed in the building that may be recalled or have a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily. Be aware that researching recalls is a laborious process and will involve gathering model and serial number information for the various items. We recommend visiting the following internet site if recalls are a concern to you. www.cpsc.gov

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

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

Checking Out Procedure

Thermostat: ☑ Left as found at start of inspection

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

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

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

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

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Summary of Findings (Does not include Photos)

Items Not Working

R-6 Roofing:

Roof System Issues Some issues were noted on the roof that will need repair by a qualified contractor. Examples of observations include ***but are not limited to***:
Roof

- The roof is **old and will need replacement** soon
- 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.
- **Damaged or missing** shingles were noted
- The **fasteners for the shingles are exposed** at some areas. The only repair method (short of replacing the affected shingles) is to caulk over the exposed fasteners.

I-5 Interior:

Rotted Window(s)- There is rotted or damaged wood at the windows at the corner office. Continued water entry can further damage the window and the wall structure. We cannot determine if any hidden damage is present. A window specialist should review and make repairs. it is likely that part of the window or the entire window will need replacement.

B-5 Bathroom(s):

Faucet issues- The front bathroom and rear bathroom faucet is **leaking**. Repairs are needed.

B-6 Bathroom(s):

Hot and cold reversed- The hot and cold water is reversed at the rear bathroom sink. Reversed hot and cold water can result in hot water burns. A licensed plumber should make repairs.

Due Diligence / Further Evaluation Required

R-7 Roofing:

Roof Leaks- There are multiple evidence of previous roof leaks on the unit (stains on the ceiling, stains around the skylights, damaged ceiling tiles). These areas were tested for moisture and found to be dry at the time of the inspection. Check with the seller about past issues in these areas and budget for repair or replacement of the building roof covering.

AC-4 Air Conditioning:

Hail damage?- There is damage to the A/C condenser fins that appears to be hail damage. In most cases, minor denting will not affect the performance of the unit. However, if the denting is bad enough, it can affect the A/C system

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I-6 Interior:

Leaking window?- There is evidence of water around the north office window(s). We used a moisture meter and found that the ***area is wet*** and that the window is likely leaking. Note that there could be a considerable amount of concealed damage in the wall cavity. We recommend that a window or siding contractor review the window to determine what repairs are needed. Be aware that often the solution for a contractor is to replace windows rather than to repair.

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