COMMERCIAL INSPECTION SAMPLE

Restaurant / Bar Building

Sample report - client name and property address removed

Inspected On: **05-15-2026**

Company Information

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Sample PDF Report



Inspected By:

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Description of our service

Scope of the inspection

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

Code and Zoning

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

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

Final Walk-Through Inspections

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

Third Party Liability

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

Questions after the inspection

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

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The inspection and report are not a guarantee or warranty

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

How to Read This Report

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

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

Chapters and Sections

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

Sections have descriptive information and observations.

Definitions and Limitations

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

Phase 1, 2 and 3 environmental assessment

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

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

Cost Estimates

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

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

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

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

Thumbtack - Pricing reports from $99.00

Report Summary

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

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

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, 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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Commercial Inspection Report

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General Description

Style of Building and Inspection Conditions

Type of Building: Commercial Building
Front of building faces: East
Occupancy: Vacant
Furnishings: Fully Furnished
Temperature: 65 to 75 Degrees F
Start Time of Inspection: 1:00 PM
Weather Conditions During Inspection: Fair
Recent Weather Conditions: Seasonal
Soil Conditions: Normal
Attendees at inspection: Client
Mold Testing: No

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.

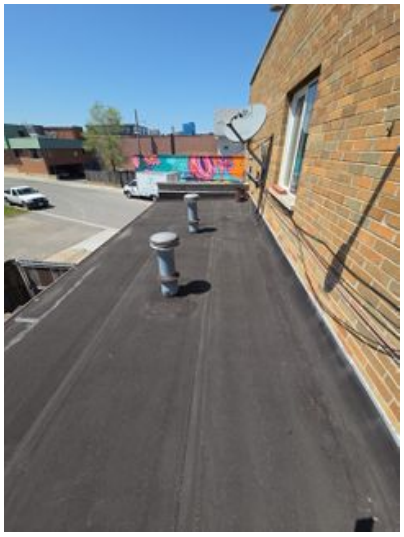
- **Pest Infestations**

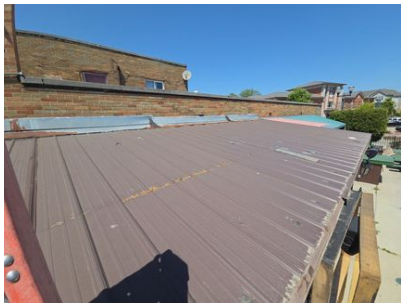
Some pests are more active when food and warmth are present. In a vacant home, signs may be subtle or dormant, making detection difficult.

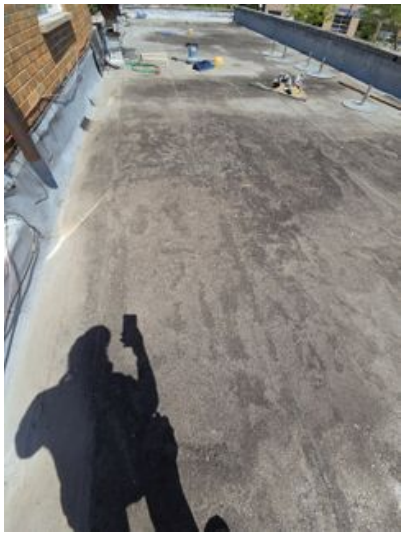
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Roofing

Roof Overview Photos







Roof Covering Components

Type(s) of Roof Covering: ☑ Modified bitumen

Method of Roof Inspection: ☑ Walked roof

Number of layers of roofing: ☑ 1 layer

Estimated Age of Roof Covering: ☑ 2nd Third of Life ☑ Last Third of Life

Number of Chimneys Inspected: ☑ 1 Chimney

Type of Chimney: ☑ Masonry

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

Budget For Replacement:

Old Roof- the rear roof is near the end of its expected service life.
- SUGGESTION: Budget to replace the roof soon.



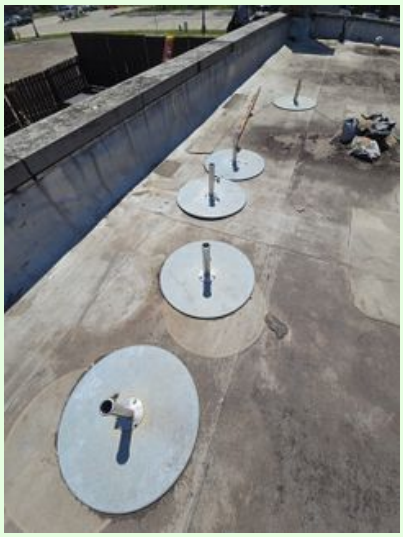
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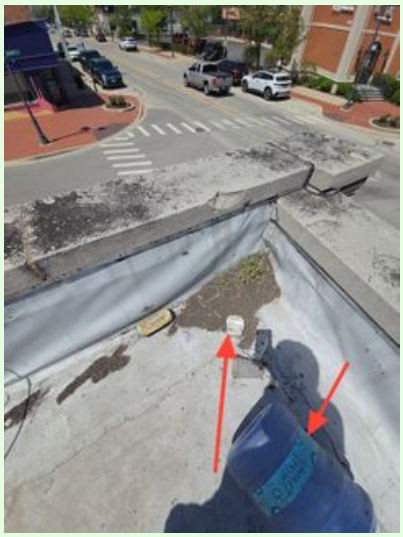
📌 **Note:** Estimating the age of roof covering is difficult during an inspection. Roofs can weather and wear at different rates depending on a number of factors. Color, weather exposure, UV radiation, vegetation cover and temperature fluctuations can all affect how a roof looks and how it wears. We 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.

Roof System Observations

Flashing/Roof Penetration Defects and Comments: Sidewall flashings

Maintenance Item: Clean roof- Remove building materials, leaves and other debris, and construction debris from the roof to prevent damage.





Maintenance Item: Sealant is needed between the individual limestone caps on the parapet wall.

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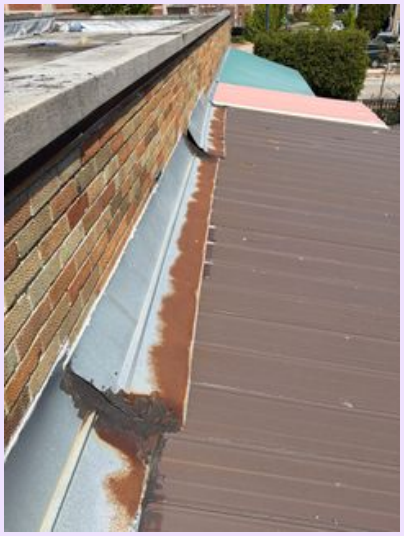


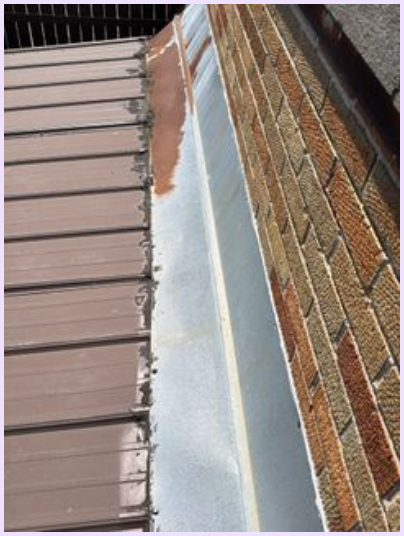




Budget For Replacement: **Previous repairs to roof**- The flat roof has had some patching done on the surface. This usually indicates either that the roof has leaked in the past, or that an unqualified person made "repairs". In either case, it is generally not considered the proper way to repair the roof. This area may require a greater amount of maintenance. We recommend replacement with the proper roofing material. A qualified roofing contractor can make this repair.

(R-2) Items Not Working / Repair: **flashing problem**- flashing is poorly installed, is loose or is not sealed properly. A qualified roofer should repair the flashings.





Improvement or Upgrade: **UV coating on flat roof**- The flat roof should be coated with a reflective paint to prevent wear to the roof. This usually comes in the form of silver paint, specially made for roof coating.

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Roof System Limitations

Items Not Inspected: **Satellite Dish**- The satellite dish and associated equipment were not tested.

Grounds, Drives, Walks

Grounds, Drives, Walks Overview Photos







Grounds Components

Lot Topography: ☑ Nearly Flat Grading

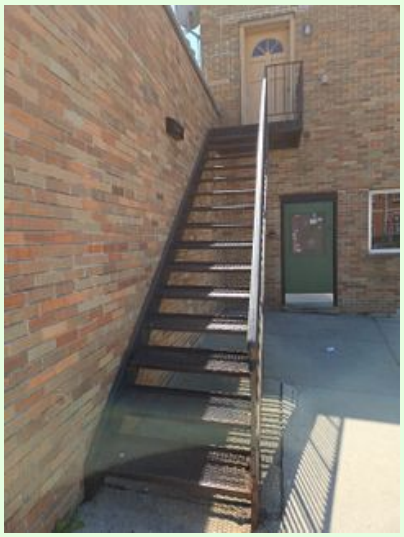
Patio Surface: ☑ Concrete

Grounds Observations

Maintenance Item: **Rusted Fence-** Metal stair on the property is showing signs of rust at several areas. The fence should be scraped/treated and painted with a rust-inhibiting paint to prevent further damage/deterioration.

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(GDW-2) Items Not Working / Repair: **Fence Damage**- Sections of the fence are damaged, broken or missing. A qualified carpenter should make repairs.

(GDW-3) 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.



Items Not Inspected: **Fence excluded**- Fences and gates were not inspected unless specifically mentioned in the report, and are not within the scope of this inspection.

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Improvement or Upgrade:
The roof can be easily accessed by the stair on the side of the building. This can allow unwanted access to the roof. We recommend that a fence be installed to prevent unauthorized persons from accessing the roof.



Note:
Cracking- The patio has typical cracks in it. The cracks are not really a serious concern, but can be sealed if desired.



Grounds Limitations

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Items Not Inspected:

Outdoor equipment not tested- The following items were noted at the exterior of the property. We did not inspect these items:
Items not inspected

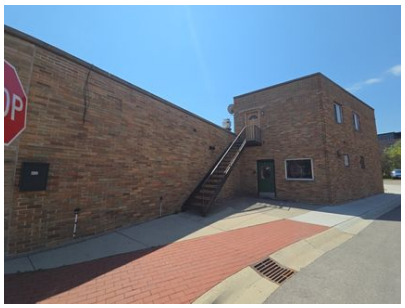
- garden shed



Exterior

Exterior Overview Photos







Exterior Components

Wall Cladding: ☑ Masonry (brick) ☑ Split Faced Block

Exterior Doors: ☑ Wood

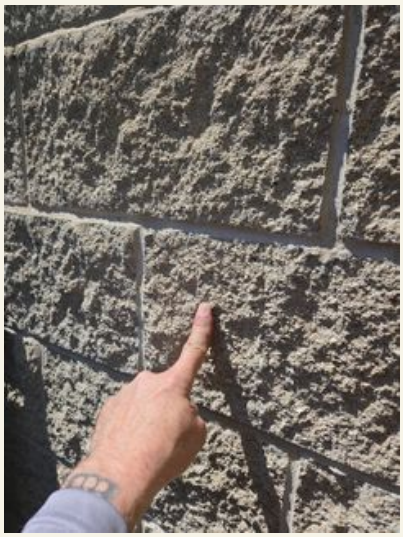
Windows: ☑ Metal

Window Type(s): ☑ Fixed pane

Trim Material: ☑ Wood

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(E1-2) Due Diligence / Further Evaluation Required:
Split faced block- the rear exterior walls are constructed with split faced concrete masonry block. This type of block is known to have problems with water absorption. Some block was manufactured without adequate sealers to prevent water entry. Excess water absorption, wicking and condensation can cause water entry into the interior of the home, as well as damage to finished surfaces and mold growth. In addition, flashing problems and poor detailing have been found, in some cases, to allow water to cause wood rot problems with floor and roof structure. Further investigation is recommended. This may require special testing and inspections to determine if problems exist (which is not part of our inspection). Check with the owners for information about any past problems or repair work. Repairs to these walls can require removal of wall finishes (both interior and exterior), or flooring to make repairs, and can be quite expensive to remediate. Since we did not open up walls or ceilings to determine if there is damage, we cannot determine if concealed problems exist. Dig deeper here for further information and a short video showing problems associated with this material. Split faced block information (about a 2 minute read) Split faced block video - YouTube (about a one minute video)



Structure

Overview Photos of Structure

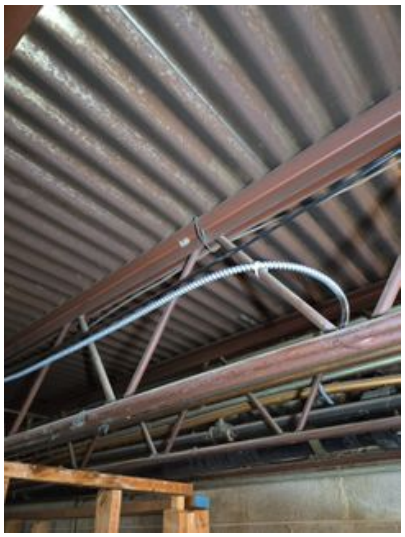


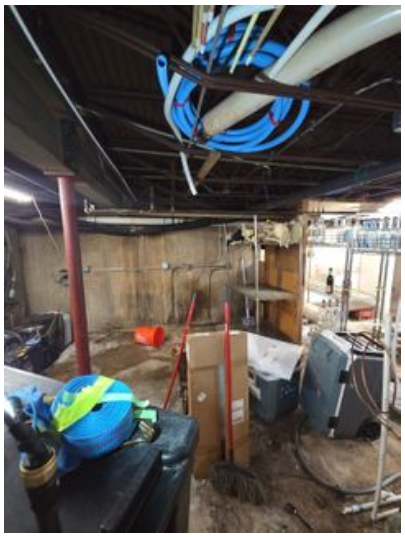


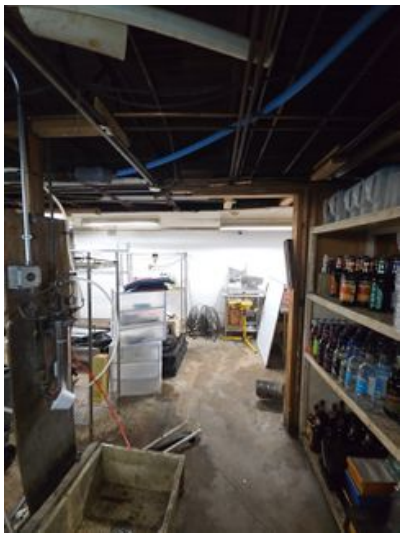


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Structure Components

How were the various areas inspected?: ☑ Attic ☑ Attic was not inspected ☑ Crawlspace ☑ Crawlspace entered for inspection

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

Foundation description: ☑ Concrete ☑ Percentage of Basement foundation NOT visible ☑ more than 25% NOT visible

Foundation Configuration: ☑ Partial Basement ☑ Partial crawlspace ☑ Inspected 1 crawlspace

Crawlspace description: ☑ Partial Crawlspace ☑ Dirt/Soil Crawlspace

Floor System description: ☑ Steel Trusses ☑ Cast-in-place concrete

Posts/Beams description: ☑ Steel Posts and Beams

Basement floor: ☑ Concrete ☑ Floor covered by finished surface

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Wall Structure: ☑ Masonry

Roof Structure: ☑ unknown roof structure (not visible)

Attic Insulation Type: ☑ unknown material

Insulation and Vapor Retarders in Unfinished Spaces (including crawlspaces and attics):
☑ Insulation ☑ unknown material ☑ Vapor retarder ☑ None or None visible

(S-2) Due Diligence / Further Evaluation Required:
Vapor retarder not present or not visible- We were unable to determine whether there is a vapor retarder (barrier) where the conditioned space and the unconditioned spaces abut each other. This can cause a variety or problems, most frequently related to condensation and moisture buildup. dig deeper here for more information about vapor retarders (about a 4 minute read). An insulation contractor may provide assistance in further evaluating this.

Items Not Inspected: **Roof structure not accessible**- The roof structure was not visible for inspection. It is covered or inaccessible.

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

Note: **Consider obtaining supplemental flood insurance**- Because there is a below grade space, we recommend that you consider obtaining "back up sewer and drain endorsement" with your insurance provider. This can further protect you from the cost of replacing personal property or building components in the event of a sewer back up or flood. This endorsement is often available at a minimal additional cost. Learn more at Flood Smart

Structure Observations

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Maintenance Item:
Construction debris and other refuse should be removed from the crawlspace.

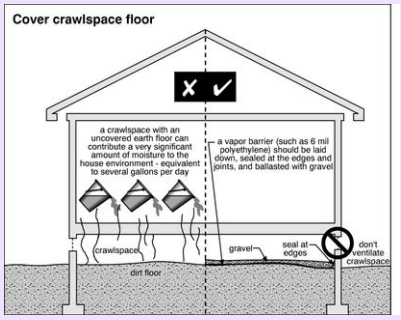


Maintenance Item:
Wall Cracks- There are typical cracks at the crawlspace. in the foundation wall. We recommend that these cracks be repaired to prevent seepage. Of course, if seepage occurs, a waterproofing contractor should be consulted immediately to seal the cracks. The methods used to seal these types of cracks are usually very dependable and often have a long term warranty.



(S-3) Items Not Working / Repair: vapor retarder needed- The crawlspace does not have an adequate ground cover. The vapor retarder is missing or damaged. A good ground covering will be seamless and be sealed to the perimeter of the crawlspace. It usually comes in the form of a heavy layer of plastic sheeting (visqueen), but can be a polyethylene liner, or other impervious material.

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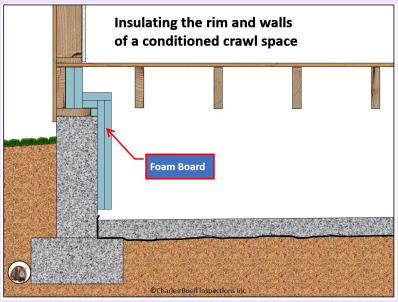


An example of one way to install a vapor retarder



(S-4) Items Not Working / Repair:

Insulation needed- The crawlspace walls are not insulated. The floor (ceiling of the crawlspace) of the occupied space is not insulated. Ideally, one of these two areas should be insulated. There are many options for insulating this area. Check with an insulation contractor for cost estimates and what would be most effective for this application.



(S-5) Due Diligence / Further Evaluation Required:

Pest activity- There is evidence of pest activity in the basement. We found the following:
Evidence of pest activity

- bait stations and traps
- holes in walls or ceilings

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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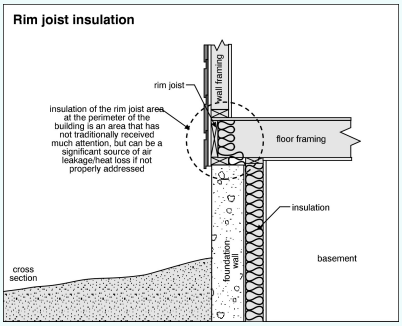


hole in crawlspace





Improvement or Upgrade:
Insulation needed- The perimeter "rim joist" area is not insulated. This is an area of heat loss. We recommend that this area be insulated by a qualified insulation contractor.



Improvement or Upgrade: Crawlspace ventilation or encapsulation?- The crawlspace is not ventilated or is not ventilated properly. Traditionally, these areas have been ventilated to prevent moisture buildup or condensation. However, there are differing opinions as to whether to

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ventilate crawlspaces or not. It is important to understand that proper ventilation is related to the size and volume of the crawlspace, as well as other considerations like insulation, vapor retarders and the location of the conditioned (heated and cooled) spaces above or adjacent to the crawlspace. An insulation or general contractor can be of assistance in designing and installing the proper ventilation or crawlspace encapsulation system. Dig deeper here for more information about this subject. (about a 6 minute video_

📌 **Note:** The lower level was dry at the time of the inspection.

Structure Limitations

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

Electric

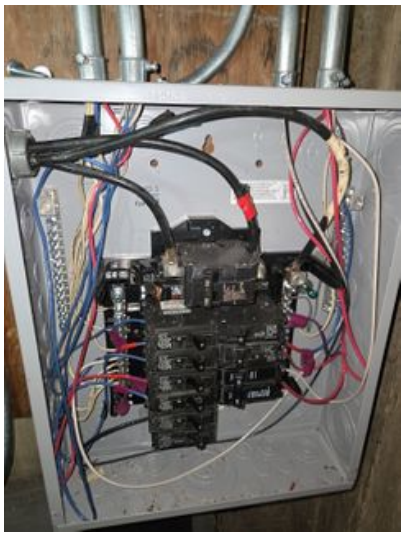
Electrical Overview Photos



Electric distribution Panel

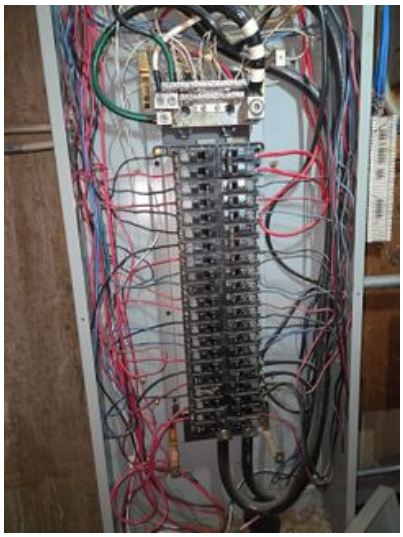


Sub panel



Sub panel with cover off

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Electric panel with cover removed



Sub panel



Sub panel with cover removed

Electric Components

Electrical Service Conductors and Service Type: ☑ Below Ground Service

Service Voltage: ☑ 120/240 Volts

Main Panel Location: ☑ Basement

Main Disconnect Location: ☑ At the electric meter

Sub Panel Location: ☑ next to main panel ☑ Patio

Grounding and Bonding: ☑ Grounded to Water Service

Circuit Protection Type: ☑ Circuit Breakers

Branch Wiring: ☑ Copper

Wiring Distribution and methods: ☑ Conduit ☑ "BX" Wiring

Type of Receptacles (Outlets): ☑ 3 prong

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

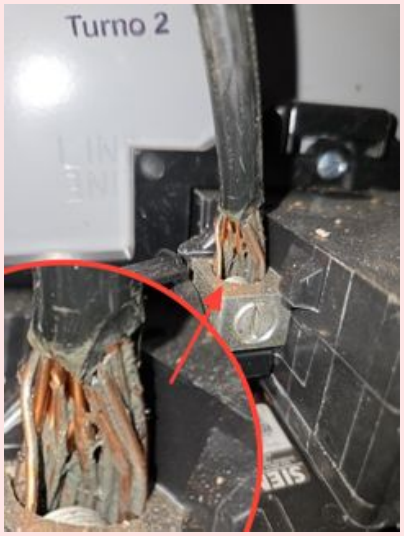
Unapproved wiring method?- Most municipalities in the Chicago area require that all electric conductors in the house be contained in conduit or pipe. "BX", or flexible metallic cable, is present in some areas of the home. While not necessarily unsafe, it may not be in conformance with local codes and may have to be replaced. Check with an electrician to determine a course of action.

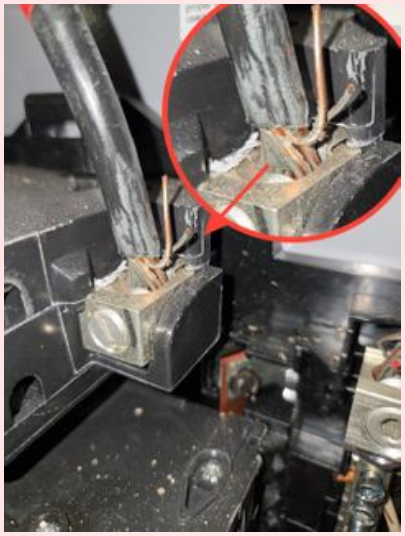


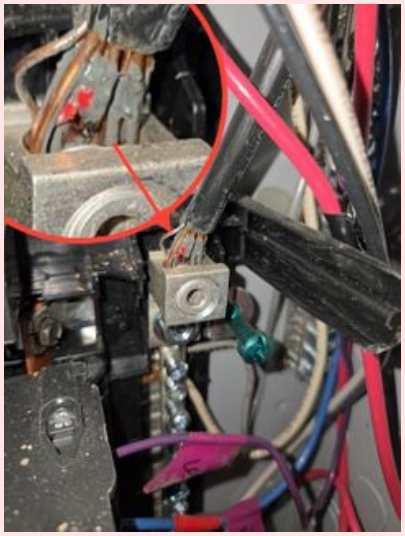
Electric Observations

⚠ (E-3) Major Concern or Safety Concern:

The feed wires in the sub panel in the basement are not seated correctly. This will result in an un reliable connection. An electrician should repair this safety issue.







⚠ (E-4) Major Concern or Safety Concern:

Electric hazard- There is an improperly sized breaker in the 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.

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⚠ **(E-5) Major Concern or Safety Concern:**

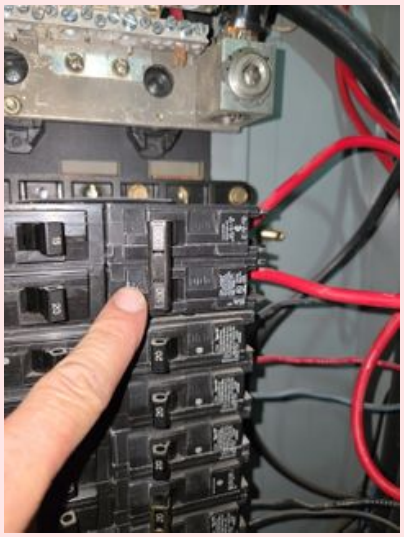
The exterior sub panel is wired with a 6 awg wire and a 100 amp main breaker. This wire is most likely under sized for the 100 amp breaker feeding the panel. An electrician should make repairs.

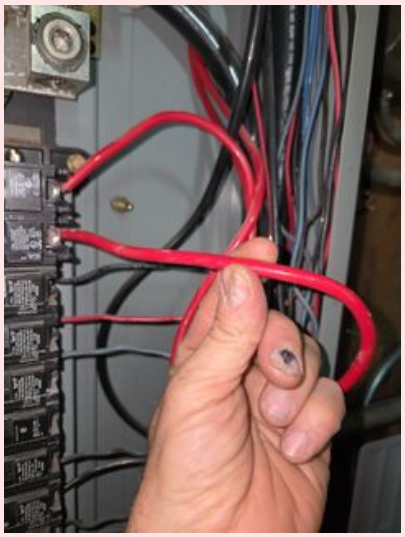






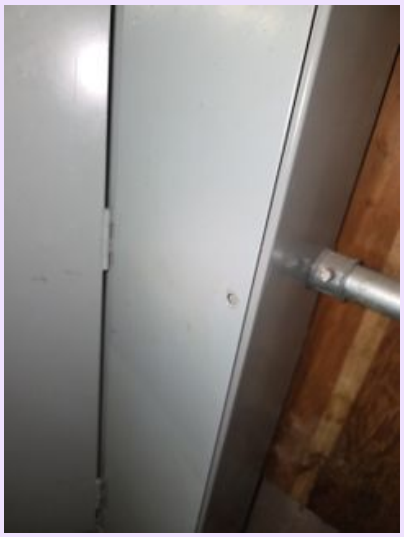
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(E-6) Items Not Working / Repair: Missing screws- The electric panels are missing screws at the cover. These should be installed so that the panel cover is secure.





(E-7) Items Not Working / Repair: Damaged receptacle- There is a receptacle that is damaged at the basement. The receptacle should be replaced. An electrician should perform this work.

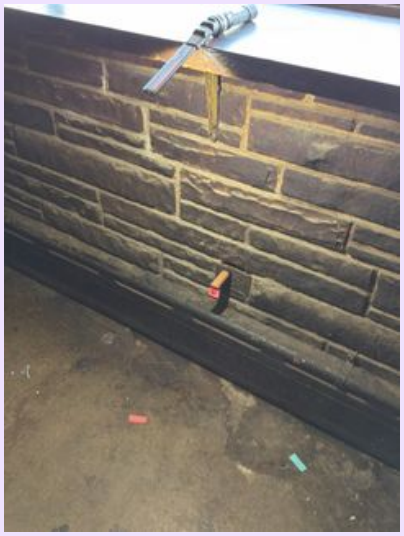
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(E-8) Items Not Working / Repair: **Non-functional receptacle**- At least one outlet at the front wall of Bar.. does not have power. A qualified electrician should make all repairs that involve wiring.





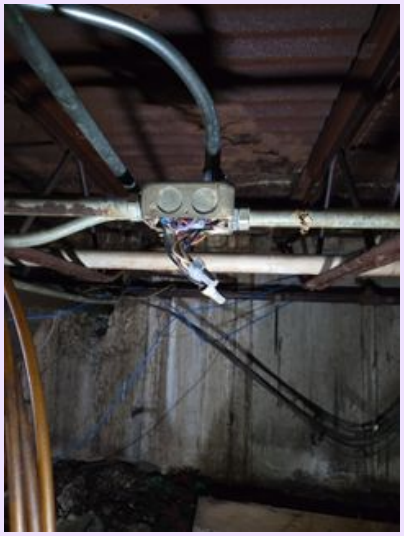
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(E-9) Items Not Working / Repair:
Missing Exterior Cover - The outside outlet cover at some areas of the home is damaged/missing and needs repair or replace.



Energised receptacles missing cover

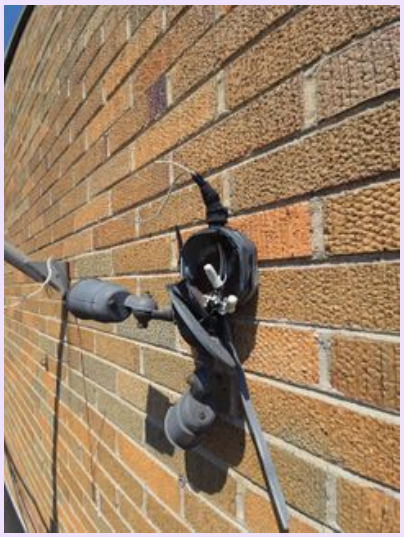
(E-10) Items Not Working / Repair: **Missing covers**- There are several missing covers on some junction boxes at the unfinished basement and the exterior. Exposed wiring can be a hazard. This needs a new cover.



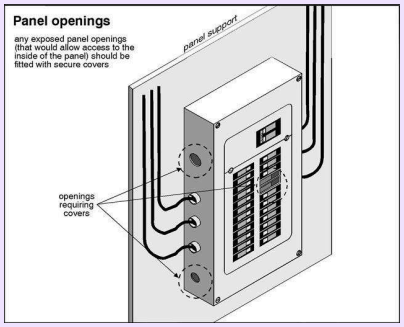




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(E-11) Items Not Working / Repair: **Openings in panel**- There are missing knockouts in the electric panel. This could be a hazard. The openings in the panel should be filled (covered) to prevent a shock hazard.





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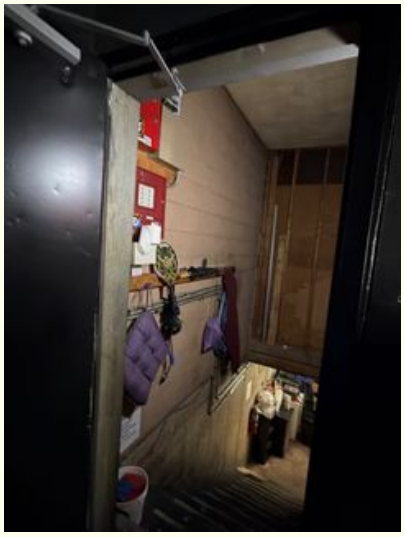
Improvement or Upgrade:
Label the directory- The electric panel should have all of the individual circuits labeled so that they can be identified. Without proper labeling, we cannot determine what the various circuits are for or whether there are an adequate number of circuits for various items such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



Electric Limitations

⚠ **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

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Heating Overview Photos



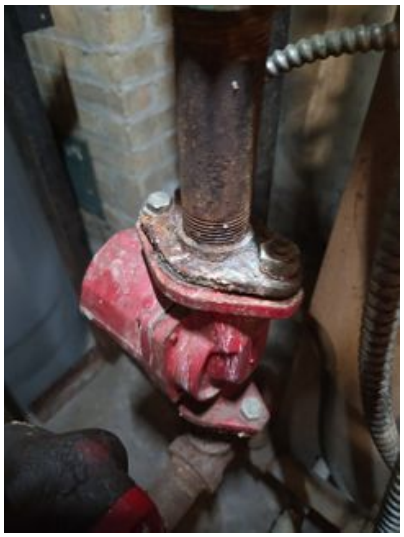
Boiler



Boiler with cover removed



Expansion tank



Circulating pump

Heating Components

Heat Type: ☑ Hydronic (Hot Water Boiler with radiators)

Energy Source: ☑ Natural Gas

Number of Heating Systems: ☑ One

Heating Manufacturer: ☑ American Standard

Heat System Location: ☑ Basement

Age of Heating System: ☑ Age unknown, check with owner ☑ Beyond normal life expectancy

Venting System: ☑ Naturally Vented Boiler

Flue Liner: ☑ Metal

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Heat Source in Habitable Room: ☑ Yes

Elevated Levels of Carbon Monoxide?: ☑ No

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.

PDF

ASHRAE_Chart_HVAC_Life_Expecta

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

Unable to determine age- We were unable to determine the age of the HVAC system. We recommend that you check with the owner or an HVAC contractor to determine the age of the system.



Data plate not legible

Note: Hot Water heating- A conventional radiator heating system is a type of hydronic system that heats water in a boiler and circulates it through pipes to radiators or other heat "emitters". The radiators release heat into the rooms. After cooling, the water returns to the boiler to be reheated, creating an efficient, closed-loop heating cycle.

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📌 **Note: Older heating system**- The heating system uses an older style venting system. While usually a reliable system, this type of venting is no longer made. The unit is not "power" or "direct vented" as most modern heating systems are. While not necessarily a problem, the unit is likely older and becoming obsolete. Yearly maintenance, including close inspection of the venting system, is recommended.

Heating Observations

Maintenance Item: Seasonal Servicing recommended- Servicing (seasonal) is needed for the boiler. 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***.

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



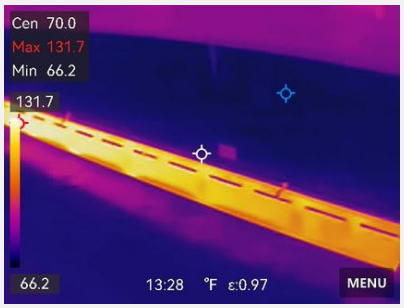
📌 **Note:** The heating system was operated and is generally functional.







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Heating Limitations

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

Air Conditioning

Air Conditioning Reference Photos

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Air handler



Blower compartment



A/C Condenser



A/C condenser data plate

Air Conditioning Components

Air Conditioning Equipment: ☑ Central Air Conditioning

Energy Source: ☑ Electricity

Number of A/C Units: ☑ One

A/C Manufacturer (Condenser): ☑ American Standard

A/C Age: ☑ Manufactured in 2022

> 📌 **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

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compressor, evaporator, condenser, and thermostat for temperature control and distribution.

Air Conditioning Observations

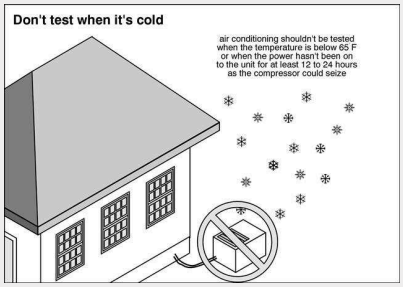
Maintenance Item:
Seasonal Servicing recommended- Servicing (seasonal) is needed for the A/C. This is typically annual maintenance that is performed to prolong the lifespan of the heating system. A qualified HVAC technician should clean and service the unit(s).



dirty inside blower compartment

Air Conditioning Limitations

Items Not Inspected:
Too cold to test A/C- The air conditioning was not tested. During cold weather the air conditioner should not be operated, as it can be damaged. Typically, we do not operate air conditioners if the temperature during the prior 24 hours has been below 60 degrees. Since the ambient temperature did not allow for the operation of the air conditioning system, we recommended that you get confirmation from the seller that the unit is working properly. You attorney may have other suggestions to protect you in the event that the air-conditioning system is defective or inoperative.



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

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Plumbing

Plumbing Overview Photos



Water heater



Water heater data plate



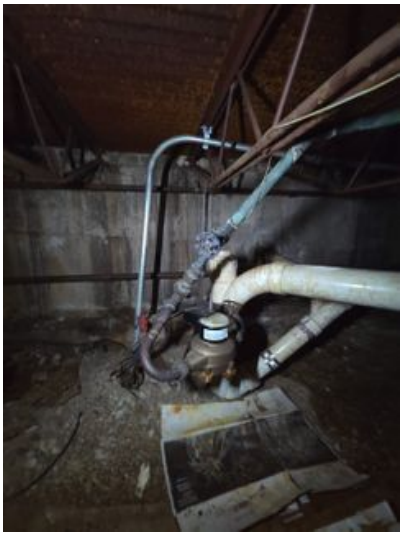
sump pump



Water meter



Sewer Cleanout



Water meter

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Sewer Cleanout

Plumbing Components

Water Source: ☑ Public.

Water service material (to the building): ☑ Copper

Water Distribution inside: ☑ Copper ☑ Galvanized

Plumbing Fixtures Description: ☑ Fixtures Description

Water shut off location: ☑ Crawlspace ☑ gate valve upgrade to ball valve?

Plumbing Waste Disposal: ☑ Municipal System

Waste piping material (DWV): ☑ Cast Iron

Sewer Survey: ☑ No

Water Heater Description:
☑ Water storage tank that gets heated water from a boiler (aka Tankless or Indirect)

Water Heater Manufacturer: ☑ Rheem

Water Heater Capacity: ☑ 40 Gallon

Water Heater Age: ☑ 6 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

Sump Pump: Sump Pump Described

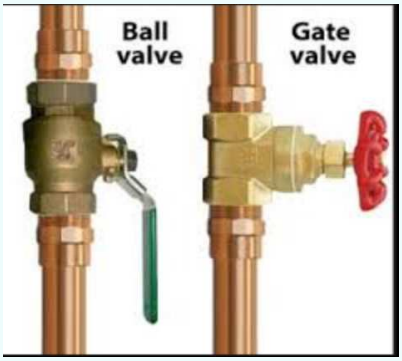
🔍 **(P-2) Due Diligence / Further Evaluation Required:**

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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.

Improvement or Upgrade:

Upgrade water shut off? - The main water shut off valve is an older "gate" valve. This type of valve is prone to leaking if left unused for long periods of time. Consider replacing the valve with a "ball" valve when other plumbing work is being done. Since we do not operate main shut off valves, we recommend that you have the owner show you that the main shut off valve works and is leak free.



Note: Sump Description- A sump drainage system is intended to keep the lower level dry. Water collects in a pit (called a sump crock or sump pit) which is located below the floor. When the water level raises, a pump inside the pit automatically turns on and pushes the water out through a drain pipe, sending it safely away from the foundation. This helps prevent flooding, moisture damage, and mold problems. Regular maintenance is important to keep the system working properly.

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

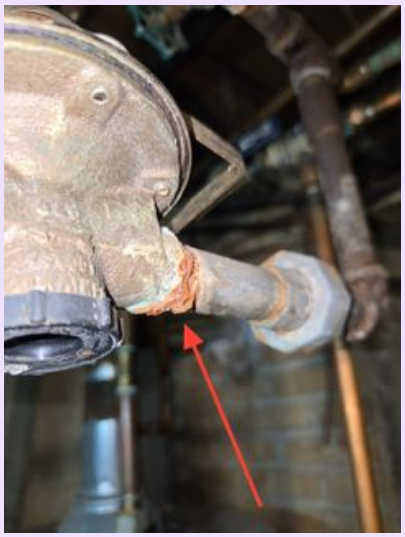
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(P-3) Items Not Working / Repair:
Corrosion- There is some corrosion at the connection(s) to the water heater. The corrosion indicates a leak. Repair is recommended by a qualified plumber.



(P-4) Items Not Working / Repair: **Plumbing corrosion**- We found corrosion at the water piping in the crawlspace. This needs repair. A plumber should perform this work.







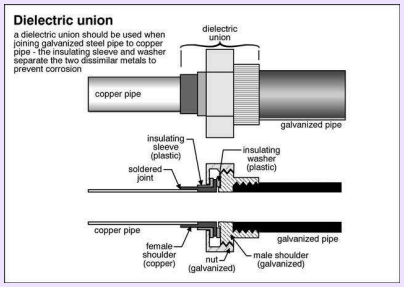


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(P-5) Items Not Working / Repair:
The hose bib at the mop sink in the basement is leaking. A plumber should make repairs.



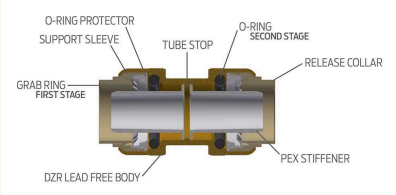
(P-6) Items Not Working / Repair: **Di-electric unions** are not used between copper to galvanized connections where they should be. This type of connection is required to prevent corrosion between these two materials in retrofit applications. A plumber should make repairs.





(P-7) Due Diligence / Further Evaluation Required:
SharkBite (push to fit) plumbing fittings were observed in the basement. These types of fitting may not be allowed by the local building department. A plumber can be consulted about this.

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Example of SharkBite Fitting





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

Roots in sump- Roots were noted in the sump crock (pit). There could be blockage in the perimeter drain tile. We can not determine the extent of blockage in the perimeter drain tile. Have the roots cleaned out of the crock and the drain tile cleaned, if possible. A plumber may be of assistance in determining if there is blockage throughout the drain tile system.





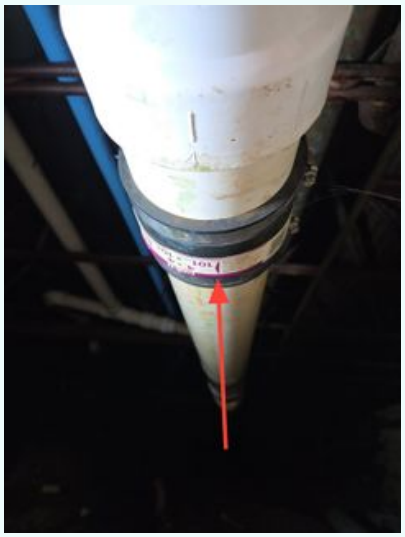


Improvement or Upgrade: Improper connections- Sections of drain, waste and vent piping (DWV) are not connected properly. Rubber connectors are not recommended. These should be done with hub-less (aka “no shear”) connectors. A plumber can make these repairs.

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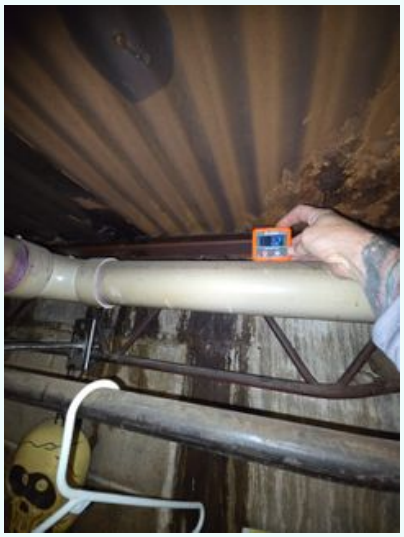




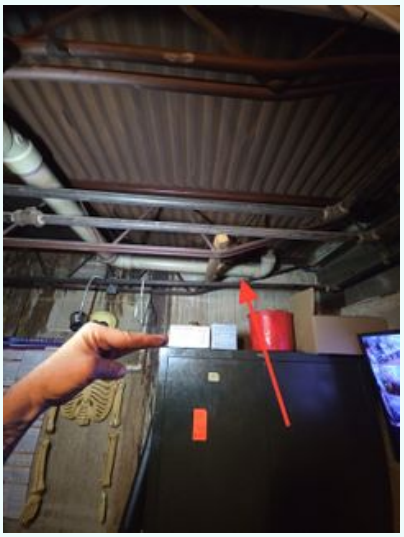


Improvement or Upgrade: Support piping- There is some drain, waste and vent piping (DWV) that is not properly supported. This can cause drainage problems, or cause leaks. A qualified licensed plumber should make repairs or correct as needed.

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no slope on drain pipe





no slope on drain line in crawlspace

Improvement or Upgrade: **Recommend backup sump**- We recommend that you install a backup or secondary sump pump in the event of a power outage or mechanical failure. This can be done one of several ways. A battery operated system is the most common system. Other options include standard sump pumps that work on backup power supplies. A licensed plumber should install sump pumps.

Improvement or Upgrade:
There is a flexible water line connection in the crawlspace. We recommend that a plumbing install a rigid pipe.



Plumbing Limitations

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



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

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

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

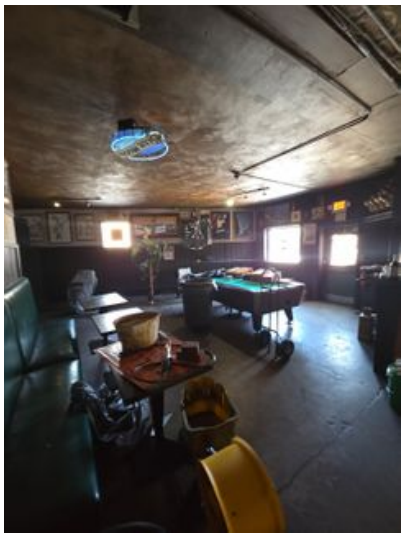
Interior

Interior Overview Photos

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Interior Components

Ceiling Material: ☑ Sheetrock/Drywall/Gypsum Board ☑ Suspended ceiling panels ☑ Ceiling Tile

Wall Material: ☑ Sheetrock/drywall/Gypsum Board ☑ Paneling ☑ Tile

Floor Covering: ☑ Tile ☑ Exposed concrete slab

Window Type: ☑ Fixed Pane

Interior Observations

(I-2) Items Not Working / Repair: There is a hole in the ground in the bar service area, this could be a hazard. We recommend that a flooring contractor make repairs.





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

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



above air handler

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.

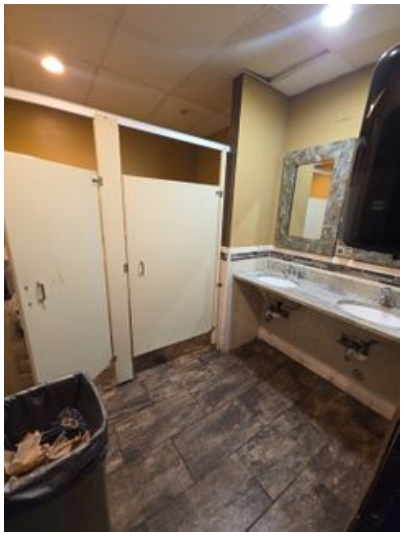
For more information on these laws visit: https://www.ifsa.org/smoke-alarm-law and here (for carbon monoxide information) https://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=1640&ChapterID=38

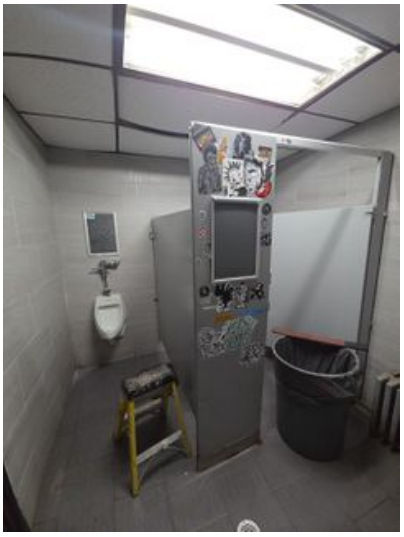
We recommend installing new smoke and carbon monoxide alarms/detectors. Smoke and carbon monoxide detectors are relatively inexpensive considering the importance of their function. Unless you are sure that the existing detectors are new (and compliant with the state law), we recommend that the existing smoke and carbon monoxide detectors be replaced with new units upon taking ownership. Go here for more information and placement information.

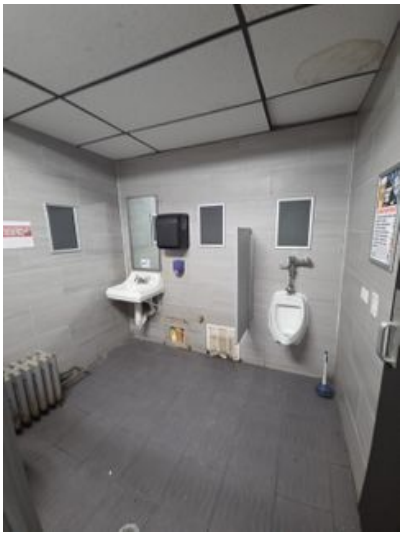
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Bathroom(s)

Bathroom Overview Photos







Bathroom Components

Number of Bathrooms: ☑ Two

Bathroom ventilation: ☑ No ventilation

Bathroom Observations

Maintenance Item: the bathrooms are quite dirty. It will need a major cleaning. Note that there could be damage to the finished surfaces that will be visible when cleaning is complete. Dig deeper here. (a 5 minute video)

(B-2) Items Not Working / Repair: We observed the following defects in the men's room. A contractor should make necessary repairs.

- Cracked urinal
- cracket tile
- hole in tile wall under sink
- The sink is loose on the wall

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Cracked urinal



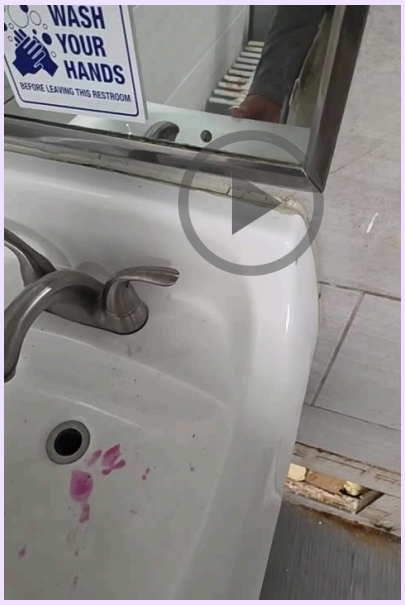
cracket tile



hole in tile wall under sink



The sink is loose on the wall



(This video is only viewable online.)

Additional Information

Additional Information

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

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

⚠ **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

⚠ **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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⚠ **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

⚠ **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.

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

Various Systems Not Inspected

Systems not inspected

⚑ **Items Not Inspected:** The various items associated with the bar, gaming, kitchen equipment, etc were not tested.

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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 left as found at start of inspection

Sump Pump: ☑ Working

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

People Present At completion of inspection: ☑ Client present at end of inspection

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Summary of Findings (Does not include Photos)

Major Concern or Safety Concern

⚠ E-3 Electric:

The feed wires in the sub panel in the basement are not seated correctly. This will result in an un reliable connection. An electrician should repair this safety issue.

⚠ E-4 Electric:

Electric hazard- There is an improperly sized breaker in the 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.

⚠ E-5 Electric:

The exterior sub panel is wired with a 6 awg wire and a 100 amp main breaker. This wire is most likely under sized for the 100 amp breaker feeding the panel. An electrician should make repairs.

Items Not Working

R-2 Roofing:

flashing problem- flashing is poorly installed, is loose or is not sealed properly. A qualified roofer should repair the flashings.

GDW-2 Grounds, Drives, Walks:

Fence Damage- Sections of the fence are damaged, broken or missing. A qualified carpenter should make repairs.

S-3 Structure:

vapor retarder needed- The crawlspace does not have an adequate ground cover. The vapor retarder is missing or damaged. A good ground covering will be seamless and be sealed to the perimeter of the crawlspace. It usually comes in the form of a heavy layer of plastic sheeting (visqueen), but can be a polyethylene liner, or other impervious material.

S-4 Structure:

Insulation needed- The crawlspace walls are not insulated. The floor (ceiling of the crawlspace) of the occupied space is not insulated. Ideally, one of these two areas should be insulated. There are many options for insulating this area. Check with an insulation contractor for cost estimates and what would be most effective for this application.

E-6 Electric:

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

E-7 Electric:

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Damaged receptacle- There is a receptacle that is damaged at the basement. The receptacle should be replaced. An electrician should perform this work.

E-8 Electric:

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

E-9 Electric:

Missing Exterior Cover - The outside outlet cover at some areas of the home is damaged/missing and needs repair or replace.

E-10 Electric:

Missing covers- There are several missing covers on some junction boxes at the unfinished basement and the exterior. Exposed wiring can be a hazard. This needs a new cover.

E-11 Electric:

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

P-3 Plumbing:

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

P-4 Plumbing:

Plumbing corrosion- We found corrosion at the water piping in the crawlspace. This needs repair. A plumber should perform this work.

P-5 Plumbing:

The hose bib at the mop sink in the basement is leaking. A plumber should make repairs.

P-6 Plumbing:

Di-electric unions are not used between copper to galvanized connections where they should be. This type of connection is required to prevent corrosion between these two materials in retrofit applications. A plumber should make repairs.

I-2 Interior:

There is a hole in the ground in the bar service area, this could be a hazard. We recommend that a flooring contractor make repairs.

B-2 Bathroom(s):

We observed the following defects in the men's room. A contractor should make necessary repairs.

- Cracked urinal
- cracket tile
- hole in tile wall under sink
- The sink is loose on the wall

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Due Diligence / Further Evaluation Required

GDW-3 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:

Split faced block- the rear exterior walls are constructed with split faced concrete masonry block. This type of block is known to have problems with water absorption. Some block was manufactured without adequate sealers to prevent water entry. Excess water absorption, wicking and condensation can cause water entry into the interior of the home, as well as damage to finished surfaces and mold growth. In addition, flashing problems and poor detailing have been found, in some cases, to allow water to cause wood rot problems with floor and roof structure. Further investigation is recommended. This may require special testing and inspections to determine if problems exist (which is not part of our inspection). Check with the owners for information about any past problems or repair work. Repairs to these walls can require removal of wall finishes (both interior and exterior), or flooring to make repairs, and can be quite expensive to remediate. Since we did not open up walls or ceilings to determine if there is damage, we cannot determine if concealed problems exist. Dig deeper here for further information and a short video showing problems associated with this material. Split faced block information (about a 2 minute read) Split faced block video - YouTube (about a one minute video)

S-2 Structure:

Vapor retarder not present or not visible- We were unable to determine whether there is a vapor retarder (barrier) where the conditioned space and the unconditioned spaces abut each other. This can cause a variety or problems, most frequently related to condensation and moisture buildup. dig deeper here for more information about vapor retarders (about a 4 minute read). An insulation contractor may provide assistance in further evaluating this.

S-5 Structure:

Pest activity- There is evidence of pest activity in the basement. We found the following:
Evidence of pest activity

- bait stations and traps
- holes in walls or ceilings

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)

E-2 Electric:

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Unapproved wiring method?- Most municipalities in the Chicago area require that all electric conductors in the house be contained in conduit or pipe. "BX", or flexible metallic cable, is present in some areas of the home. While not necessarily unsafe, it may not be in conformance with local codes and may have to be replaced. Check with an electrician to determine a course of action.

H-2 Heating:

Unable to determine age- We were unable to determine the age of the HVAC system. We recommend that you check with the owner or an HVAC contractor to determine the age of the system.

P-2 Plumbing:

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

P-7 Plumbing:

SharkBite (push to fit) plumbing fittings were observed in the basement. These types of fitting may not be allowed by the local building department. A plumber can be consulted about this.

P-8 Plumbing:

Roots in sump- Roots were noted in the sump crock (pit). There could be blockage in the perimeter drain tile. We can not determine the extent of blockage in the perimeter drain tile. Have the roots cleaned out of the crock and the drain tile cleaned, if possible. A plumber may be of assistance in determining if there is blockage throughout the drain tile system.

I-3 Interior:

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

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