COMMERCIAL INSPECTION SAMPLE

Restaurant / Food-Service Unit

Sample report - client name and property address removed

Inspected On: **10-29-2026**

Company Information

Dunsing inspections
847-367-0782

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



Inspected By:

Brett Pender, IL State License #450.013033 License expires November 2026

Sarah Mimo

Description of our service

Scope of the inspection

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

Code and Zoning

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

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

Final Walk-Through Inspections

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

Third Party Liability

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

Questions after the inspection

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

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The inspection and report are not a guarantee or warranty

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

How to Read This Report

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

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

Chapters and Sections

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

Sections have descriptive information and observations.

Definitions and Limitations

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

Phase 1, 2 and 3 environmental assessment

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

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

Cost Estimates

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

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

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

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

Thumbtack - Pricing reports from $99.00

Report Summary

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

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

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

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

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performance. Consult specialists for lifespan estimates and replacement costs prior to closing.

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

Due Diligence / Further Evaluation Required:
These items require further evaluation or investigation to determine whether a problem exists, or to determine the extent of problems - prior to closing.

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

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

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

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

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General Description

Style of Building and Inspection Conditions

Type of Building: Commercial Building
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

Roofing

Roof Overview Photos





Roof Covering Components (Inspected Items)

Type(s) of Roof Covering: ☑ Modified bitumen
Method of Roof Inspection: ☑ Walked roof
Number of layers of roofing: ☑ unknown how many layers
Estimated Age of Roof Covering: ☑ Last Third of Life

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Gutters and Roof Drainage: ☑ Metal Gutters and Downspouts

(R-2) Due Diligence / Further Evaluation Required:
Old Roof- This roof is near the end of its expected service life.
- SUGGESTION: we recommend inquiring with the property manager about who is responsible for roof repairs.

Roof System Observations

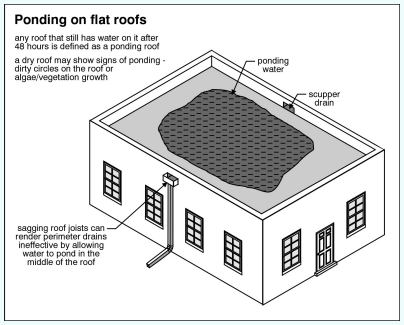
(R-3) Maintenance Item: Clean roof- Remove construction debris from the roof to prevent damage.



(R-4) 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-5) Improvement or Upgrade: Ponding Water- The flat roof shows some ponding water. This can shorten the life of the roof and is considered a defect. Steps should be taken to prevent ponding water. A qualified roofing contractor should review.

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Grounds, Drives, Walks

Grounds, Drives, Walks Overview Photos

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Side Parking Lot



Rear Driveway



Front Parking Lot



Front Walkway

Grounds Components (Inspected Items)

Lot Topography: ☑ Nearly Flat Grading

Driveway: ☑ Asphalt

Walkways: ☑ Concrete

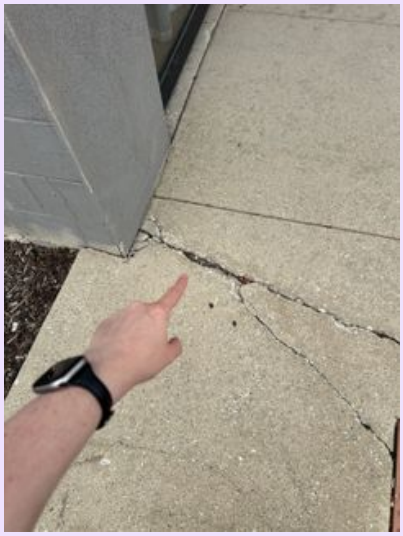
Grounds Observations

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

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(GDW-3) Items Not Working / Repair: **Trip hazard**- The walkway at the front has settled or heaved and there is a trip hazard. A qualified contractor should make repairs to prevent an injury.

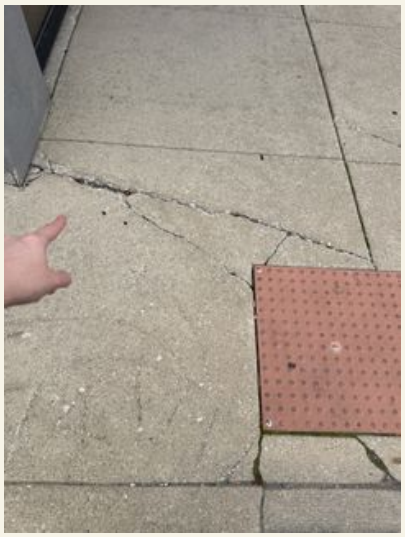


(GDW-4) Due Diligence / Further Evaluation Required:
Cracking- Sections of the driveway and sidewalk are damaged. Low spots may collect ice in winter, and broken areas pose year-round tripping hazards. Cracks may worsen due to freeze-thaw cycles. Recommend evaluation and repair by a paving contractor to prevent injury and further damage. NOTE: We recommend inquiring with the building manager about who is responsible for exterior and grounds repairs.

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📌 **(GDW-5) Note: "Spalling" noted**- The concrete walkway shows signs of spalling, which is surface flaking or chipping often caused by moisture penetrating the concrete and expanding during freeze/thaw cycles. While spalling is mostly cosmetic, it can be difficult to repair effectively in this climate due to ongoing weather exposure. We recommend consulting a concrete contractor for repair options and long-term solutions.

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Grounds Limitations

⚐ **(GDW-6) Items Not Inspected:** We do not inspect the grounds at and around the commercial complex. This would include parking areas, pools, playground equipment, common buildings or similar. Maintenance of these areas is usually the responsibility of the management. Management should be contacted to determine if there are any issues that may impact the property that we are inspecting.

Exterior

Exterior Overview Photos

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Exterior Components (Inspected Items)

Wall Cladding: ☑ Masonry (brick)

Exterior Doors: ☑ Metal

Windows: ☑ Metal

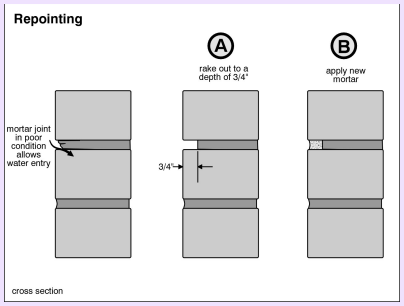
Window Type(s): ☑ Fixed pane

Trim Material: ☑ Metal

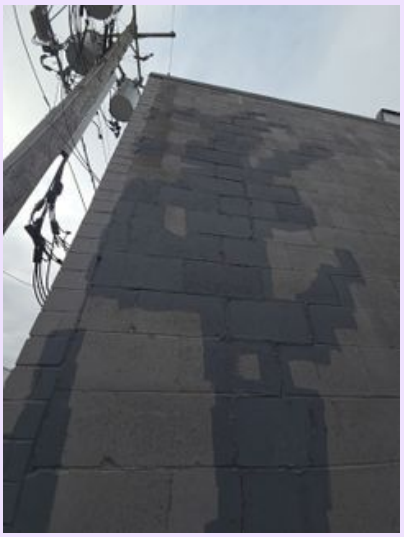
Exterior Observations

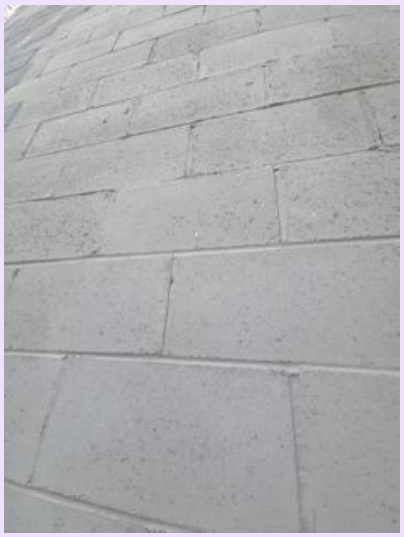
(E1-2) Items Not Working / Repair: **Maintenance Needed-** Tuckpointing is needed on the exterior walls at some locations. Eroding mortar is usually caused by water flowing over areas of brickwork and washing away of the mortar, however, it is also a normal process that occurs on older masonry walls. Tuckpointing should involve removal of old mortar to a 3/4" to 1" depth and packing new mortar in. A qualified masonry contractor can perform this repair.

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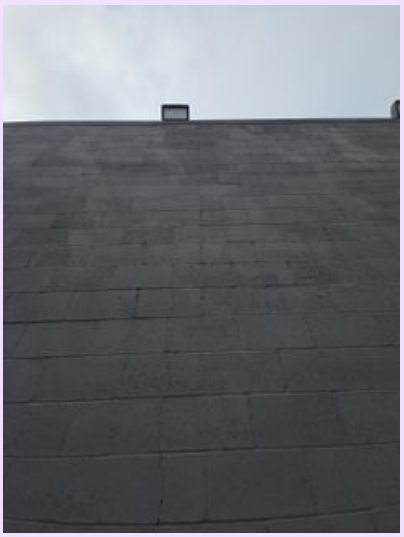












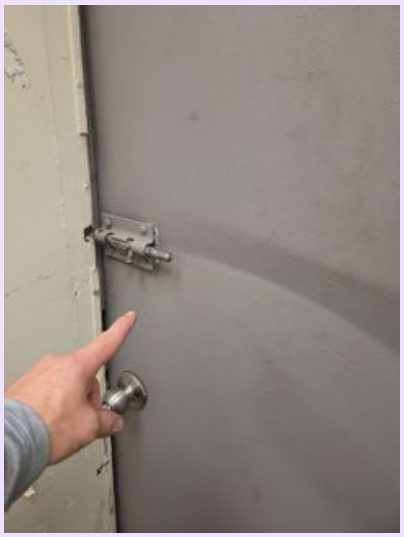




(E1-3) Items Not Working / Repair: The rear door is damaged and has a loose hinge. A carpenter should repair or replace the door.

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Structure

Structure Components (Inspected Items)

Foundation Configuration: ☑ Slab on grade

Roof Structure: ☑ Steel Trusses

Structure Observations

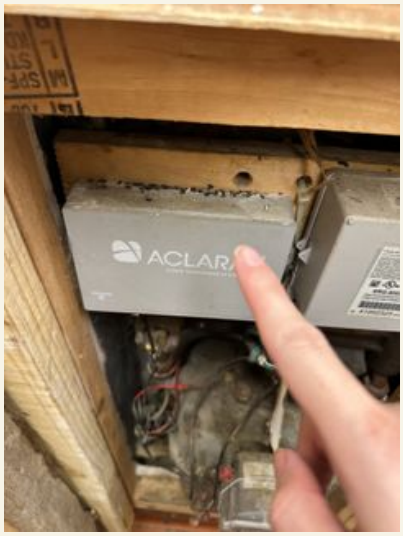
(S-1) Due Diligence / Further Evaluation Required:

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

- droppings
- insect activity (not determined if active)

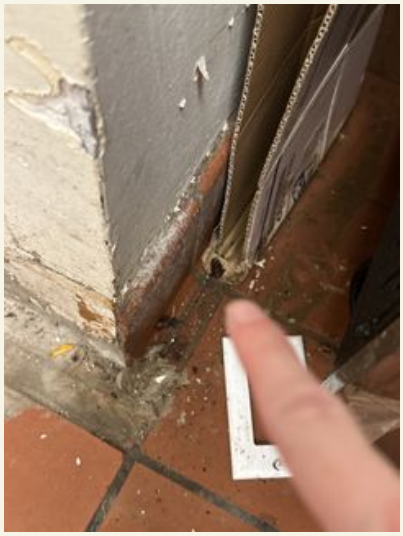
We recommend that you check with the owner/occupant about the history of any problems or treatments that have been done. You should have your own pest inspection by a contractor of your choosing to determine infestation extent, treatment procedures and remediation needs. Note that we do not perform pest inspections and are not qualified to do them. Our observations regarding evidence of pests are not a substitute for inspection by a licensed pest control operator or exterminator.
You should be aware that mice can carry Hantavirus. Hantaviruses are a family of viruses spread mainly by rodents and can cause varied disease syndromes in people worldwide. Infection with any hantavirus can produce hantavirus disease in people. Dig deeper here for additional information https://www.cdc.gov/hantavirus/index.html (about a 1 minute read)

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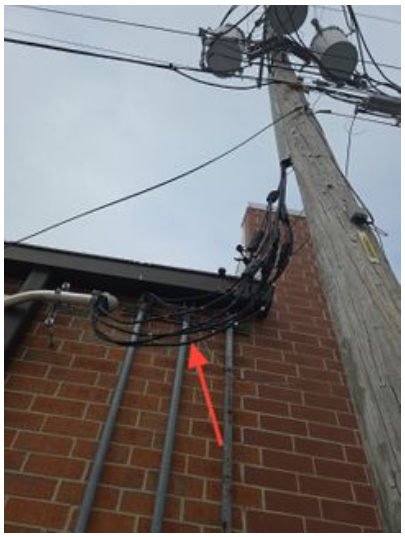
Electric

Electrical Overview Photos

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Electric Meter



Electric Service wires



Electric distribution Panel



Electric panel with cover removed

Electric Components (Inspected Items)

Electrical Service Conductors and Service Type: ☑ Overhead Service Wiring

Service Voltage: ☑ 120/240 Volts

Service Ampacity (Size or Capacity): ☑ 125 Amps

Main Panel Location: ☑ Kitchen

Main Disconnect Location: ☑ Inside the main panel

Grounding and Bonding: ☑ Grounded to ground rod

Circuit Protection Type: ☑ Circuit Breakers

Branch Wiring: ☑ Copper

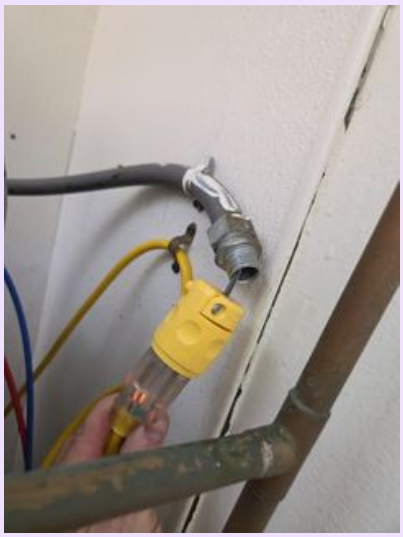
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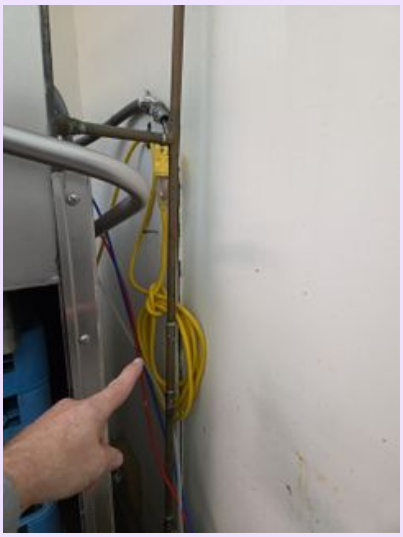
Wiring Distribution and methods: ☑ Conduit ☑ BX Wiring (armored cable)

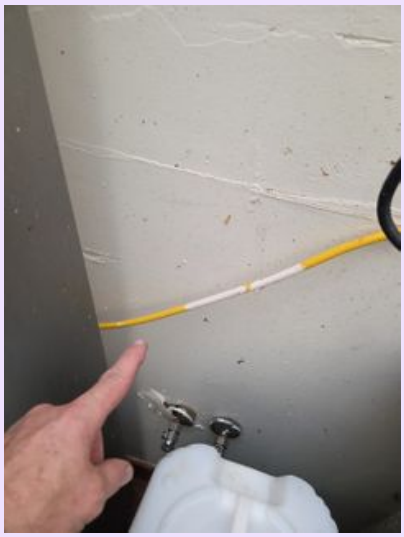
Type of Receptacles (Outlets): ☑ 3 prong

Electric Observations

(E-2) Items Not Working / Repair: **Temporary wiring**- Extension cord wiring is used as permanent wiring at the kitchen. This is a hazard. Permanent receptacles (outlets) should be installed rather than using temporary wiring.







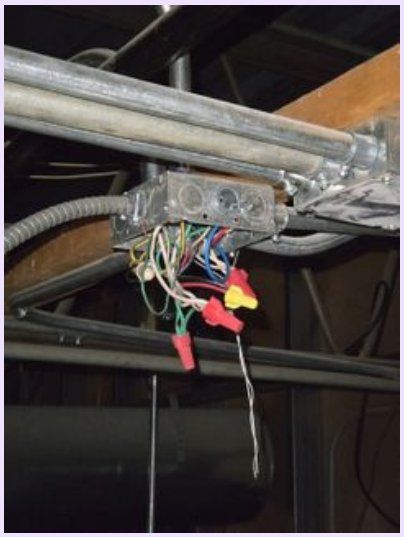
(E-3) Items Not Working / Repair: **Wrong fasteners**- The panel cover is fastened with one or more pointed screws. This could be a hazard if the screws would pierce a wire. The screws should be replaced with blunt tipped screws.

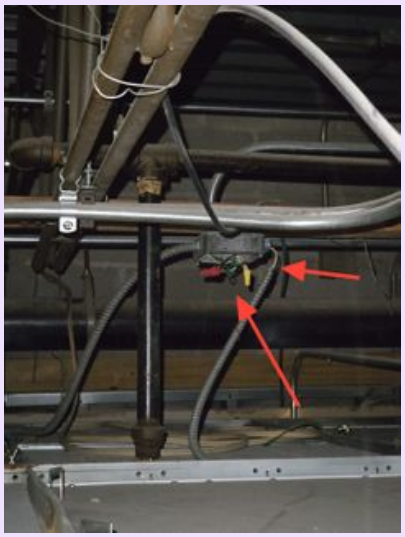
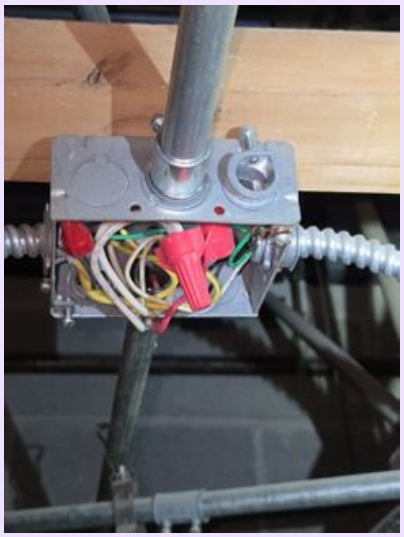




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(E-4) Items Not Working / Repair: **Missing covers**- There are several missing covers on some junction boxes in the drop ceiling. Exposed wiring can be a hazard. This needs a new cover.



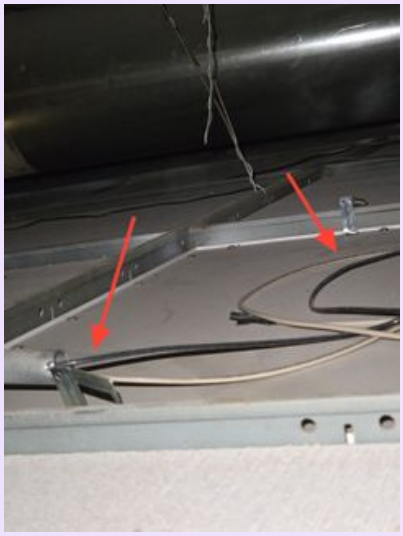




(E-5) Items Not Working / Repair: The conduit supplying the power for the rooftop heating unit is damaged. An electrician should repair the conduit.

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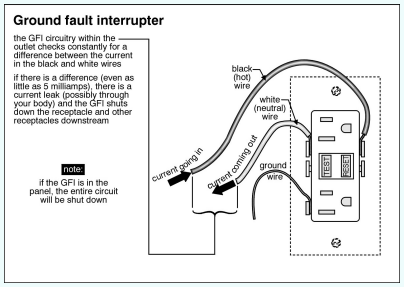


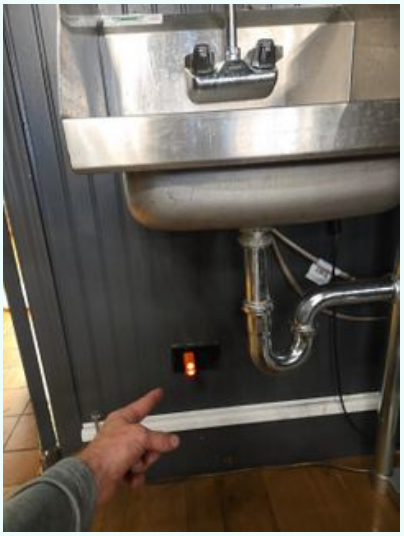
(E-6) Items Not Working / Repair: There are loose wires in the drop ceiling. All wiring should be housing in approved conduit. An electrician should make repairs.



(E-7) Improvement or Upgrade: **Recommend adding GFCI protection**- We recommend upgrading by installing GFCI (ground fault circuit interrupter) receptacles at the kitchen and hand wash sink. They are also commonly utilized for equipment such as whirlpools, spas and pool equipment. GFCI's have two different forms: receptacles with test/reset buttons, and panel breakers, and either form is effective in protecting appropriate outlets or fixtures.
SUGGESTION: Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.

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hand wash sink



kitchen

Electric Limitations

(E-8) Items Not Inspected: Timer controlled devices- There are lights or devices that are controlled with timers or other controllers. We did not evaluate this system, as it is quite complicated and usually has many features.
SUGGESTION - Have the owner or occupant demonstrate the system to you. Also consider having the installer or other qualified person inspect the system.



⚠ (E-9) 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 heating unit



Data Plate



Heat exchanger

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Blower compartment cover removed

Heating Components (Inspected Items)

Energy Source: ☑ Natural Gas

Number of Heating Systems: ☑ One

Heating Manufacturer: ☑ Carrier

Heat System Location: ☑ Rooftop

Age of Heating System: ☑ Manufactured in 2021

📌 **(H-2) 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-3) Major Concern or Safety Concern:**
Heat not working- The furnace did not respond to normal controls. We could not determine why it would not turn on. A qualified HVAC contractor should review and make necessary repairs.

Heating Limitations

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⚠ **(H-4) Special Information: Is the heating system adequate for this building?**- This inspection does not include determining whether the heat (or cooling) distribution is adequate or even. Rather, we simply determine if there is a heat source in the habitable rooms. If determining adequacy is a concern, you should contact a qualified HVAC contractor or check with the owner or occupant about how the property heats and cools. An HVAC contractor should perform a "Manual J" calculation, along with other tests to ensure how the heating system will perform.

Air Conditioning

Air Conditioning Components (Inspected Items)

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

Air Conditioning Observations

(AC-1) Items Not Working / Repair: HVAC contractor to review/make repairs- The A/C system did not function at the time of inspection. We recommend that a qualified HVAC contractor review and make necessary repairs.

(AC-2) Items Not Working / Repair: Blocked cooling fins- The cooling fins on the A/C condenser(s) are covered with debris blocking the flow of air. This can cause damage to the unit or shorten the life span. We recommend service or repair by a qualified HVAC technician.



Air Conditioning Limitations

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(AC-3) 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).

Plumbing

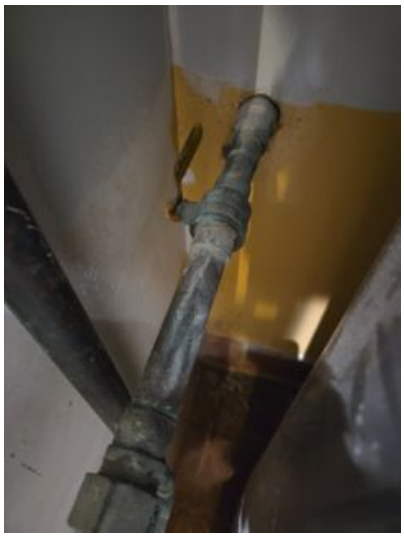
Plumbing Overview Photos



Water heater



Water heater data plate



Main water shut off



Gas meter

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Plumbing Components (Inspected Items)

Water Source: ☑ Public.

Water service material (to the building): ☑ Copper

Water Distribution inside: ☑ Copper

Water shut off location: ☑ At water heater

Plumbing Waste Disposal: ☑ Municipal System

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

Sewer Survey: ☑ No

Water Heater Description: ☑ Conventional Gas water heater

Water Heater Manufacturer: ☑ Rheem

Water Heater Capacity: ☑ 50 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: ☑ Kitchen

🔍 **(P-2) Due Diligence / Further Evaluation Required:**
Sewer Survey recommended- Regardless of age, it is recommended that you obtain a sewer lateral inspection during your negotiation period. The sewer lateral is the pipe that discharges all waste to the city sewer. Sewers can be clay or plastic, depending on age, but both can have problems. A sewer line can become cracked, collapsed or infiltrated with tree roots. Sewer repairs can sometimes be quite expensive to repair. We did run water to test the system. A licensed plumber should camera the sewer for defects. If repairs are needed, you should contact the city to determine if they have partial reimbursement programs. Dig deeper here (about a 1 minute video) for more information about a sewer survey.

Plumbing Observations

📈 **(P-3) Improvement or Upgrade: Old gas valve**- The gas shut off valve for the furnace is old. These valves can leak gas. Consider upgrading to a newer gas shut off valve. A plumber can make this change.

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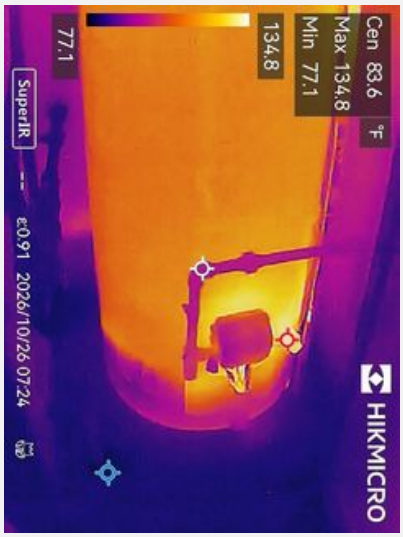


(P-4) Improvement or Upgrade: **Corroded pipes**- There is corrosion at the waste line in the drop ceiling. This indicates that a leak has occurred, or will occur soon. In either case, repairs are recommended. A qualified licensed plumber should make these repairs or correct as needed.



(P-5) Note: We tested the water heater and found that it is functioning.

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Plumbing Limitations

⚐ **(P-6) 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.

⚐ **(P-7) Items Not Inspected:** **Sprinkler heads**- We recommend using extreme caution when cleaning around sprinkler heads in the building. Setting off a water sprinkler is easy to do when dusting, and can amount to expensive repairs.



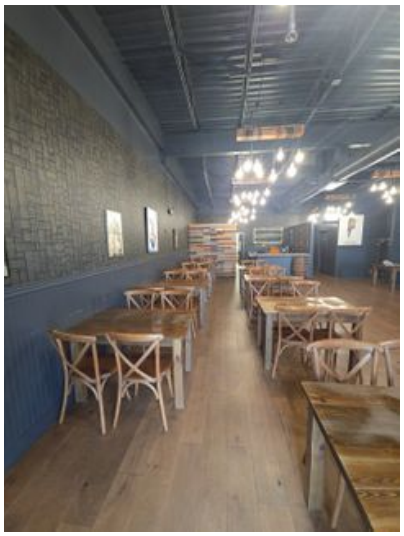
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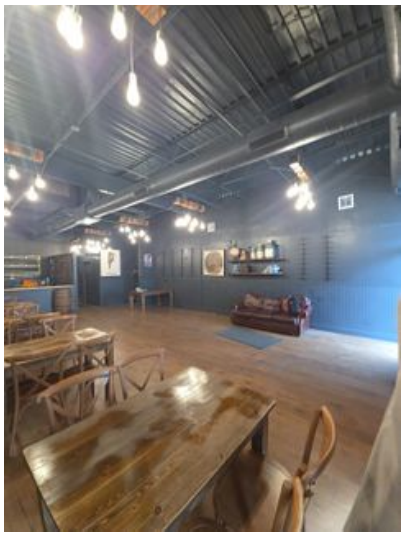
⚠ **(P-8) Special Information: Water pressure and Flow**- Water system pressure and flow (gallons per minute) tests are not within the scope of this inspection.

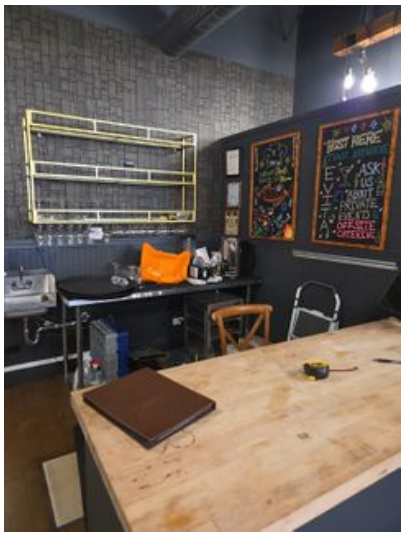
⚠ **(P-9) Special Information: Water Quality**- We did not test the quality of the water supplied to the building.
-SUGGESTION: For information concerning water quality, we suggest contacting the municipality or utility company which provides the water, or have the water independently tested.

Interior

Interior Overview Photos







Interior Components (Inspected Items)

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

Wall Material: ☑ Sheetrock/drywall/Gypsum Board

Floor Covering: ☑ Laminated

Window Type: ☑ Fixed Pane

Smoke and Carbon Monoxide Alarms: ☑ Not Present

📌 **(I-2) Note: Limited inspection above ceiling**- Note that we did not remove all of the ceiling

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tiles for inspection above the dropped ceiling. Rather, we randomly inspected above these areas to review the various components of the property and noted any concerns. Removing entire sections of ceiling tile is not within the scope of this inspection.



Interior Observations

(I-3) Maintenance Item: Floor needs repair- The laminate wood floor is damaged and scratched in the building. The flooring needs repair or refinishing. A flooring contractor should make necessary repairs.







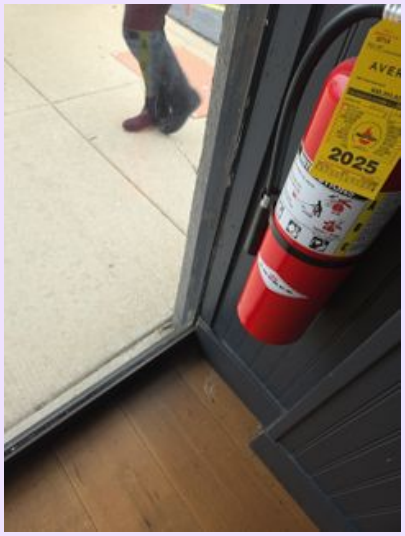
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⚠ **(I-4) Major Concern or Safety Concern:**
Smoke and/or Carbon Monoxide Detectors missing- This home is not equipped with smoke or carbon monoxide alarms. These detectors are important safety devices. - ***SUGGESTION***: Working detectors should be installed immediately.
Note- Effective January 1, 2023 single and multi-family homes that are still using smoke alarms with removable batteries (non-hardwired alarms) are required to install new alarms that feature 10-year non-removable, non-replaceable sealed batteries. Carbon monoxide alarms have been required since 2007.

(I-5) Items Not Working / Repair: The seals around the front windows have failed. This can lead to moisture and cold air infiltration. A glazing contractor should repair or replace the seals.

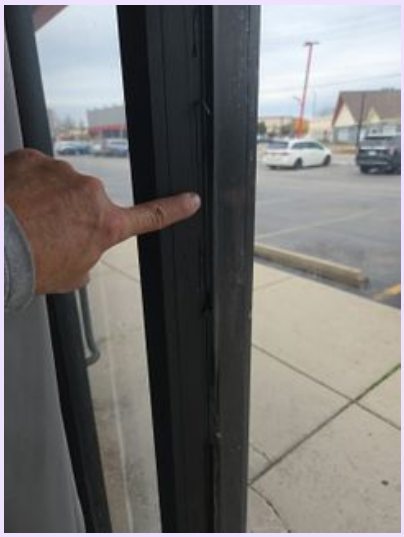






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🔍 **(I-6) Due Diligence / Further Evaluation Required:**
Stains- There is evidence of prior leakage at the ceiling in the building. ***We tested this area for moisture and found that it is dry***. Check with the current owner/occupant for further information about this issue. Be aware that there could be concealed damage there. We cannot determine the extent of any concealed damage.



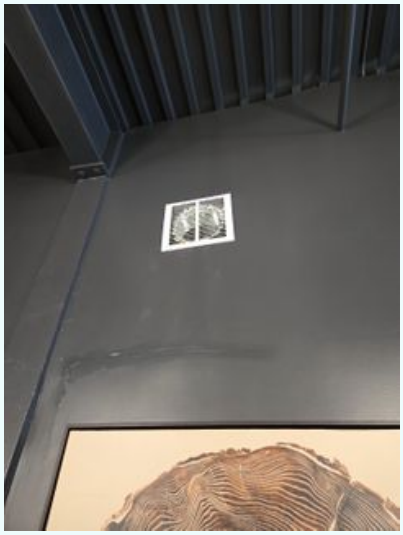
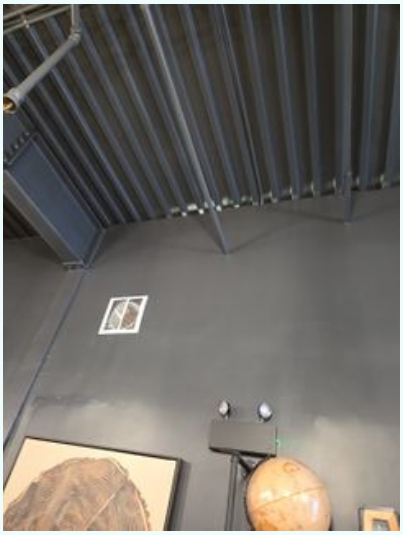


⚠ **(I-7) Special Information: Smoke and Carbon Monoxide Alarm/Detector Information-** ***Information specific to Smoke Detectors***- Effective January 1, 2023 single and multi-family homes that are still using smoke alarms/detectors with removable batteries (non-hardwired alarms) are required to install 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

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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.

(I-8) Improvement or Upgrade: Holes to the adjoining unit should be sealed off. A contractor should make this improvement.


(I-9) Note: Minor cracking- There are cracks in the wall in the building. These appear to be cosmetic in nature. Repair can be undertaken as desired.

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Kitchen

Kitchen Overview Photos





Kitchen Observations

(K-2) Items Not Working / Repair: **leaking faucet**- The control at the dishwasher sink faucet leaks when the faucet is turned on. A licensed plumber should make repairs or replace the fixture.

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(K-3) Items Not Working / Repair: **Drain leak**- The drain for the hand wash sink leaks. A licensed plumber should make repairs.



(This video is only viewable online.)



drain not slopped correctly

Kitchen Limitations

Appliance Comments: Appliances excluded- Dunsing

(K-4) Items Not Inspected: **Appliances not inspected**- We did not inspect the kitchen appliances. Commercial kitchen appliances are outside the scope of this inspection. We recommend that they be tested at any walk through inspections.

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Bathroom(s)

Bathroom Overview Photos



Right Bathroom (Front)



Left Bathroom (Rear)

Bathroom Components (Inspected Items)

Number of Bathrooms: ☑ Two

Bathroom ventilation: ☑ Fan

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

Bathroom Observations

(B-2) Items Not Working / Repair: **Leaking drain**- The drain for the sink in the bathroom leaks. A licensed plumber should make repairs.

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Right Bathroom Sink Leak

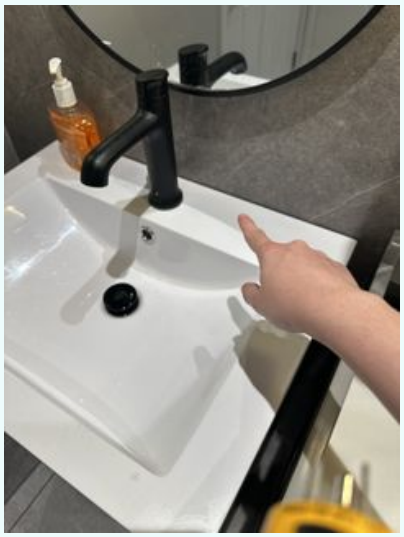
(B-3) Items Not Working / Repair: **Loose toilet**- The toilet in the bathroom is loose at the floor. Repairs are needed to prevent leakage. A licensed plumber should repair or correct as needed.

(This video is only viewable online.)

(B-4) Improvement or Upgrade: **Caulking needed**- Caulking is recommended at the countertop backsplash. Water can enter the wall behind the cabinet and cause hidden damage.



Right Bathroom Sink



Left Bathroom Sink

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Additional Information

Additional Information

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

The Environmental Protection Agency does not recommend testing as a first step to determine if you have a mold problem. The simplest way to deal with a suspicion of mold contamination is, if you can see or smell mold, you likely have a problem and should take steps outlined by the EPA. Mold growth is likely to recur unless the source of moisture that is allowing mold to grow is removed and the contaminated area cleaned.

In a real estate transaction, testing may be necessary to prove that a suspected material is actually mold. In addition, air quality testing is sometimes necessary to determine if there are elevated levels of mold inside the home or building.

Mold inspection and cleanup is usually considered a housekeeping task that is the responsibility of the owner or landlord, as are roof and plumbing repairs, house cleaning, and yard maintenance.

If you have concerns about mold and or other indoor air quality issues ***we can perform both surface sampling and air testing*** to determine if a suspected area is moldy. The fact that we may have noted mold or bio growth (or the possibility of mold or bio growth) does not mean that we have noted every instance of mold.

For further information regarding mold and other indoor air contaminates we recommend that you visit the CDC website at: CDC Mold information or the EPA at: EPA mold information

⚠ **(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

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

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

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

⚠ **(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

Dishwasher Status: ☑ Dishwasher off

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

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

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

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People Present At completion of inspection: ☑ Client present

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Summary of Findings (Does not include Photos)

Major Concern or Safety Concern

⚠ H-3 Heating:

Heat not working- The furnace did not respond to normal controls. We could not determine why it would not turn on. A qualified HVAC contractor should review and make necessary repairs.

⚠ I-4 Interior:

Smoke and/or Carbon Monoxide Detectors missing- This home is not equipped with smoke or carbon monoxide alarms. These detectors are important safety devices. - ***SUGGESTION***: Working detectors should be installed immediately.
Note- Effective January 1, 2023 single and multi-family homes that are still using smoke alarms with removable batteries (non-hardwired alarms) are required to install new alarms that feature 10-year non-removable, non-replaceable sealed batteries. Carbon monoxide alarms have been required since 2007.

Items Not Working

GDW-3 Grounds, Drives, Walks:

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

E1-2 Exterior:

Maintenance Needed- Tuckpointing is needed on the exterior walls at some locations. Eroding mortar is usually caused by water flowing over areas of brickwork and washing away of the mortar, however, it is also a normal process that occurs on older masonry walls. Tuckpointing should involve removal of old mortar to a 3/4" to 1" depth and packing new mortar in. A qualified masonry contractor can perform this repair.

E1-3 Exterior:

The rear door is damaged and has a loose hinge. A carpenter should repair or replace the door.

E-2 Electric:

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

E-3 Electric:

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

E-4 Electric:

Missing covers- There are several missing covers on some junction boxes in the drop ceiling. Exposed wiring can be a hazard. This needs a new cover.

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E-5 Electric:

The conduit supplying the power for the rooftop heating unit is damaged. An electrician should repair the conduit.

E-6 Electric:

There are loose wires in the drop ceiling. All wiring should be housing in approved conduit. An electrician should make repairs.

AC-1 Air Conditioning:

HVAC contractor to review/make repairs- The A/C system did not function at the time of inspection. We recommend that a qualified HVAC contractor review and make necessary repairs.

AC-2 Air Conditioning:

Blocked cooling fins- The cooling fins on the A/C condenser(s) are covered with debris blocking the flow of air. This can cause damage to the unit or shorten the life span. We recommend service or repair by a qualified HVAC technician.

I-5 Interior:

The seals around the front windows have failed. This can lead to moisture and cold air infiltration. A glazing contractor should repair or replace the seals.

K-2 Kitchen:

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

K-3 Kitchen:

Drain leak- The drain for the hand wash sink leaks. A licensed plumber should make repairs.

B-2 Bathroom(s):

Leaking drain- The drain for the sink in the bathroom leaks. A licensed plumber should make repairs.

B-3 Bathroom(s):

Loose toilet- The toilet in the bathroom is loose at the floor. Repairs are needed to prevent leakage. A licensed plumber should repair or correct as needed.

Due Diligence / Further Evaluation Required

R-2 Roofing:

Old Roof- This roof is near the end of its expected service life.
- SUGGESTION: we recommend inquiring with the property manager about who is responsible for roof repairs.

GDW-4 Grounds, Drives, Walks:

Cracking- Sections of the driveway and sidewalk are damaged. Low spots may collect ice in winter, and broken areas pose year-round tripping hazards. Cracks may worsen due to freeze-thaw cycles.

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Recommend evaluation and repair by a paving contractor to prevent injury and further damage. NOTE: We recommend inquiring with the building manager about who is responsible for exterior and grounds repairs.

S-1 Structure:

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

- droppings
- insect activity (not determined if active)

We recommend that you check with the owner/occupant about the history of any problems or treatments that have been done. You should have your own pest inspection by a contractor of your choosing to determine infestation extent, treatment procedures and remediation needs. Note that we do not perform pest inspections and are not qualified to do them. Our observations regarding evidence of pests are not a substitute for inspection by a licensed pest control operator or exterminator.
You should be aware that mice can carry Hantavirus. Hantaviruses are a family of viruses spread mainly by rodents and can cause varied disease syndromes in people worldwide. Infection with any hantavirus can produce hantavirus disease in people. Dig deeper here for additional information https://www.cdc.gov/hantavirus/index.html (about a 1 minute read)

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.

I-6 Interior:

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

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