COMMERCIAL INSPECTION SAMPLE

Vacant Commercial Building

Sample report - client name and property address removed

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

Company Information

Dunsing inspections
847-367-0782

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Sample PDF Report



This was a commercial inspection. Please see the following report for our comments and recommendations.

Inspected By:

Dan Hanaway, IL State License #450.013108 License expires November 2026

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

Description of our service

Scope of the inspection

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

Code and Zoning

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

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

Final Walk-Through Inspections

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

Third Party Liability

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

Questions after the inspection

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

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The inspection and report are not a guarantee or warranty

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

How to Read This Report

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

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

Chapters and Sections

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

Sections have descriptive information and observations.

Definitions and Limitations

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

Phase 1, 2 and 3 environmental assessment

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

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

Cost Estimates

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

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

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

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

Thumbtack - Pricing reports from $99.00

Report Summary

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

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

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

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

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

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

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

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

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

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

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

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Full Inspection Report

General Description ..... p. 8
Style of Building and Inspection Conditions ..... p. 8
Roofing ..... p. 9
..... p. 9
Roof Covering Components (Inspected Items) ..... p. 9
Roof System Observations ..... p. 10
Grounds, Drives, Walks ..... p. 12
..... p. 12
Grounds Components (Inspected Items) ..... p. 14
Grounds Observations ..... p. 14
Exterior ..... p. 17
..... p. 17
Exterior Components (Inspected Items) ..... p. 18
Exterior Observations ..... p. 18
Structure ..... p. 22
..... p. 22
Structure Components (Inspected Items) ..... p. 23
Structure Observations ..... p. 23
Electric ..... p. 26
..... p. 26
Electric Components (Inspected Items) ..... p. 27
Electric Observations ..... p. 27
Electric Limitations ..... p. 36
Heating ..... p. 36
..... p. 36
Heating Components (Inspected Items) ..... p. 37
Heating Observations ..... p. 38
Heating Limitations ..... p. 39
Air Conditioning ..... p. 40
..... p. 40
Air Conditioning Components (Inspected Items) ..... p. 40
Air Conditioning Observations ..... p. 41

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Plumbing ..... p. 42
..... p. 42
Plumbing Components (Inspected Items) ..... p. 44
Plumbing Observations ..... p. 45
Plumbing Limitations ..... p. 48
Interior ..... p. 48
..... p. 48
Interior Components (Inspected Items) ..... p. 49
Interior Observations ..... p. 50
Kitchen ..... p. 56
Kitchen Observations ..... p. 56
Bathroom(s) ..... p. 57
..... p. 57
Bathroom Components (Inspected Items) ..... p. 57
Bathroom Observations ..... p. 58
Sewer Survey ..... p. 58
..... p. 58
Sewer Survey Components ..... p. 58
Sewer Survey Observations ..... p. 59
Sewer Survey Limitations ..... p. 60
Thermal Imaging ..... p. 61
..... p. 61
Thermal Imaging Observations ..... p. 62
Thermal Imaging Limitations ..... p. 62
Additional Information ..... p. 63
Additional Information ..... p. 63
Various Systems Not Inspected ..... p. 65
Systems not inspected ..... p. 65
Checking Out Procedure ..... p. 65
..... p. 65

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General Description

Style of Building and Inspection Conditions

Type of Building: Commercial Building
Approximate Year of Original Construction: 1955
Occupancy: Vacant
Furnishings: Vacant
Temperature: 75 to 90 Degrees F
Start Time of Inspection: 9:00 AM
Weather Conditions During Inspection: Fair
Recent Weather Conditions: Seasonal
Soil Conditions: Normal
Attendees at inspection: Client
Mold Testing: No

⚐ **(GD-1) Items Not Inspected: Vacant Property**- Some homes present risks well beyond what we are likely to discover during a visual inspection. Vacant homes 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 looking east



roof looking east



roof looking west



roof looking west



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

Roof Covering Components (Inspected Items)

Type(s) of Roof Covering: ☑ Modified bitumen

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Method of Roof Inspection: ☑ Walked roof

Number of layers of roofing: ☑ unknown how many layers

Estimated Age of Roof Covering: ☑ Last Third of Life

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

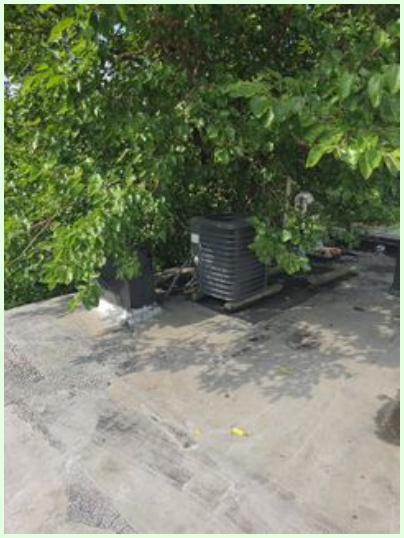
(R-2) Budget For Replacement: Old Roof- This roof is near the end of its expected service life.
- SUGGESTION: Budget to replace the roof soon.

Roof System Observations

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

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

(R-4) Maintenance Item: Trim tree branches- Tree branches that are touching the roof should be cut back to prevent damage and/or animal access.



(R-5) Major Concern or Safety Concern:
Replace roof- The roof has deteriorated, or has enough defects, to where it should be replaced now. A qualified roofer should be consulted to provide cost estimates for a new roof covering. Other items of concern are:
- The seams on the flat roof are cracked or split open. They are a potential leak source. A

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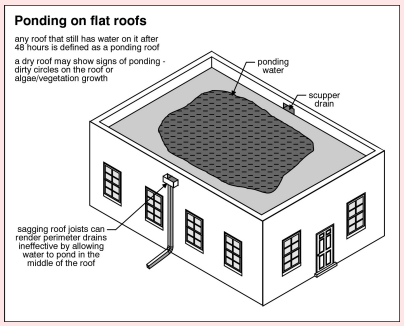
qualified roofing contractor should make necessary repairs.

- 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.
- The flat roof shows some ponding water. This can shorten the life of the roof and is considered a defect.





(R-6) Items Not Working / Repair: Metal copings- The metal copings at the perimeter of the roof have open seams at several areas. These should be sealed when the roof is replaced.





(R-7) Items Not Working / Repair: Leaking gutters- The gutters are leaking at the left side. They should be repaired or replaced.

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(R-8) Improvement or Upgrade: **Potential leak point**- Roof penetrations (plumbing flashings, roof vents, skylights, etc.) are vulnerable to leaks. Typically, a flashing is installed at these areas. Roof cement is generally not considered the proper way to seal a roof penetration. This detail may require a greater amount of maintenance. We recommend replacement with the proper flashing detail.



Grounds, Drives, Walks

Grounds, Drives, Walks Overview Photos

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Grounds Components (Inspected Items)

Lot Topography: ☑ Nearly Flat Grading

Driveway: ☑ Asphalt ☑ Gravel

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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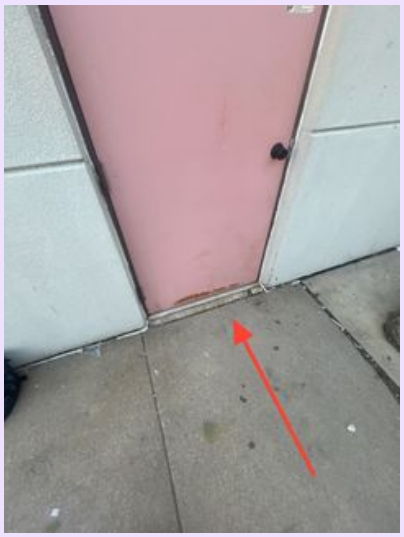
(GDW-3) Items Not Working / Repair: Walkway Settlement- The walkway at the rear has settled and slopes towards the structure. This can allow water entry to occur. A contractor should review to determine if repairs or replacement are needed.



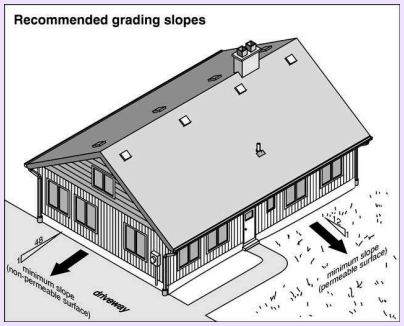


Door damaged



Door frame rusted

(GDW-4) Items Not Working / Repair: Faulty Grading- There is a negative slope at the perimeter that can cause or contribute to water intrusion. The landscaping should be changed to drain water away from home.





Left side

(GDW-5) Items Not Working / Repair: Trim vegetation - Trees or bushes are in contact with the exterior walls. They should be trimmed to prevent damage to the structure.

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Left side

(GDW-6) Improvement or Upgrade: The gravel parking area is pitted in some areas. A qualified contractor can add gravel and level as needed.



(GDW-7) Note: Typical cracking- Typical cracking is noted on the driveway. This is typically not a major concern. If the condition of the driveway worsens, a contractor should replace the driveway.

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Exterior

Exterior Overview Photos







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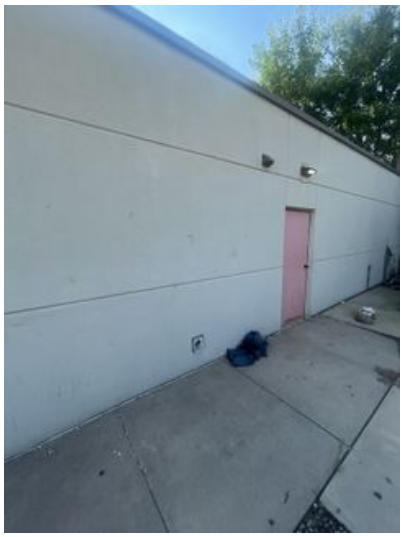



Exterior Components (Inspected Items)

Wall Cladding: ☑ Exterior Insulation and Finish System (EIFS)

Exterior Observations

(E1-2) Items Not Working / Repair: **Damaged walls - Repair needed** Cracking or damage was noted in the exterior wall surface. This can allow water entry to occur. We recommend that a contractor repair to prevent water entry.







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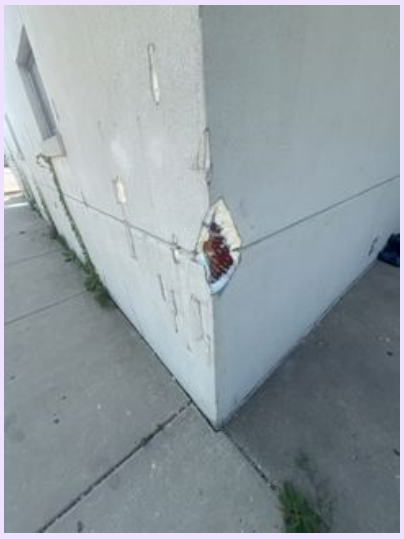






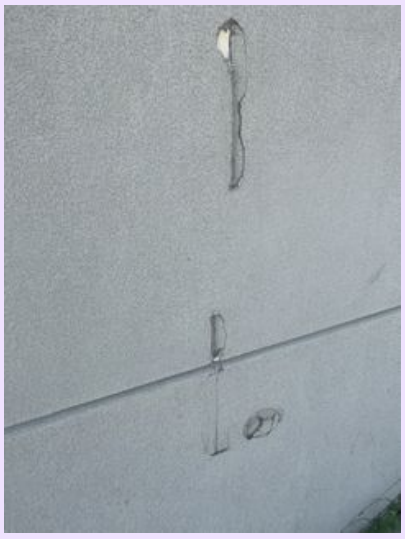


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(E1-3) Items Not Working / Repair: **Vine Growth**- Vine or other vegetation that is growing on or against the exterior walls should be removed. The vines can promote water retention (and associated problems) or insect activity in the wall cavity.



(E1-4) Due Diligence / Further Evaluation Required:
Bulging was noted at the EIFS wall. This indicates that some movement has occurred that could be a serious problem. Further investigation will be needed to determine the cause of the bulging and what repairs will be needed. A qualified contractor should review.

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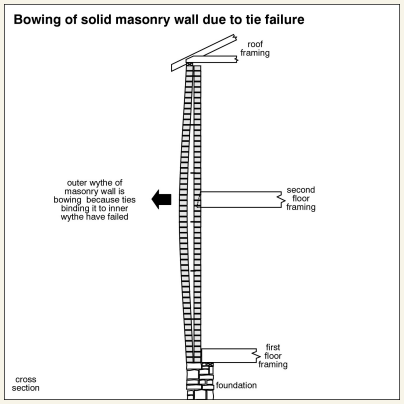

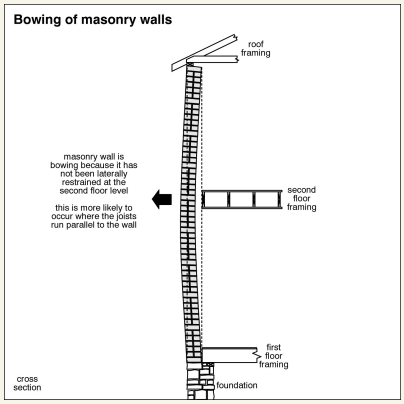

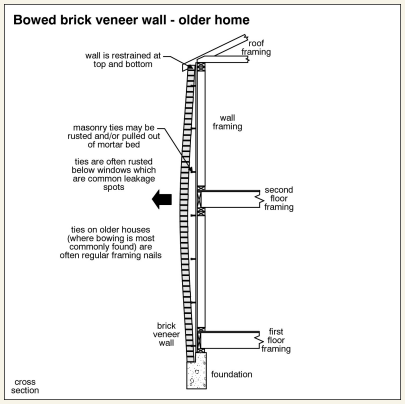

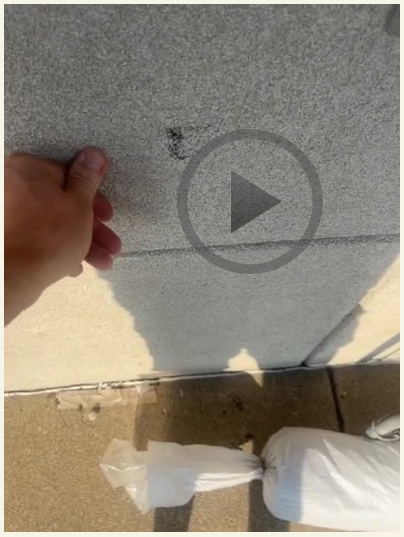

(This video is only viewable online.)

🔍 **(E1-5) Due Diligence / Further Evaluation Required:** **Contractor to review**- Staining on the exterior walls was noted. This indicates that water is draining down the wall. Continual or excessive water can cause damage to the structure. Usually, water is directed to gutters, flashings, or other areas that are intended to control water movement. A contractor should evaluate and take steps to control where the water flows.

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Structure

Overview Photos of Structure







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Structure Components (Inspected Items)

How were the various areas inspected?: ☑ Crawlspace ☑ Crawlspace entered for inspection

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

Foundation description: ☑ Concrete

Foundation Configuration: ☑ Partial crawlspace

Floor System description: ☑ Unknown framing methods

Roof Structure: ☑ Conventional Framing (2" Nominal framing lumber)

Attic Insulation Type: ☑ Fiberglass

Insulation and Vapor Retarders in Unfinished Spaces (including crawlspaces and attics):
☑ Insulation ☑ Fiberglass ☑ Vapor Retarder ☑ None or None visible

🛠 **(S-2) Items Not Working / Repair: Vapor retarder not present or not visible**- We were unable to determine whether there is a vapor retarder (barrier) at the crawlspace. 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.

Structure Observations

⚠ **(S-3) Major Concern or Safety Concern:**
Water Entry- We found conditions with the lower level as it relates to water entry that we consider

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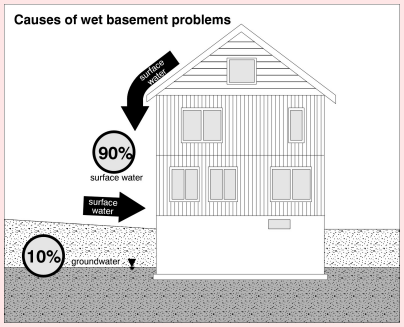
to be "red flags". A qualified contractor should review to determine whether these items are in need of repair. Check with the current owner or occupant to find out more about the history of water entry into the basement or crawlspace. The items we noted are below, ***but are not limited to***:
Water entry indications

- Water stains
- rust stains at areas
- mold growth
- Active seepage
- Puddles
- Mud/silt on floor
- A musty odor in the lower level





Mold and soaked/damaged subfloors in several areas



Mold and soaked/damaged subfloors in several areas



Mold and soaked/damaged subfloors in several areas



Mold and soaked/damaged subfloors in several areas



Water staining at walls

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Water staining at walls



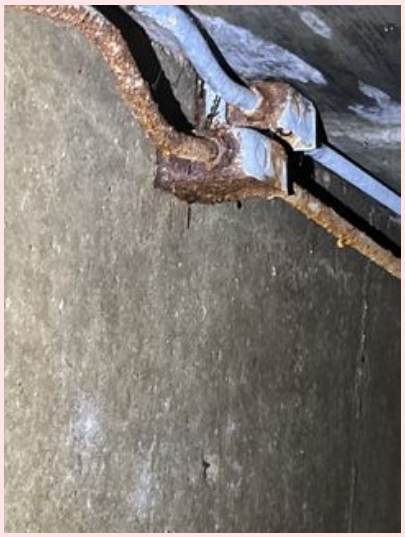
Rusted/wet electrical and plumbing



Rusted/wet electrical and plumbing



Rusted/wet electrical and plumbing



Rusted/wet electrical and plumbing



Rusted/wet electrical and plumbing

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

Chronic Water Entry- The crawlspace appears to suffer from chronic dampness. Evidence suggests that water intrusion has occurred on many occasions. If possible, check with the current owners for further information about this issue. Dampness and water can cause structural damage and indoor air quality problems. You should consult with a water intrusion specialist prior to closing escrow. If indoor air quality is a concern, you should consider having an air quality test (for mold) performed. We can perform this test for you. Contact our office for further information.

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

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

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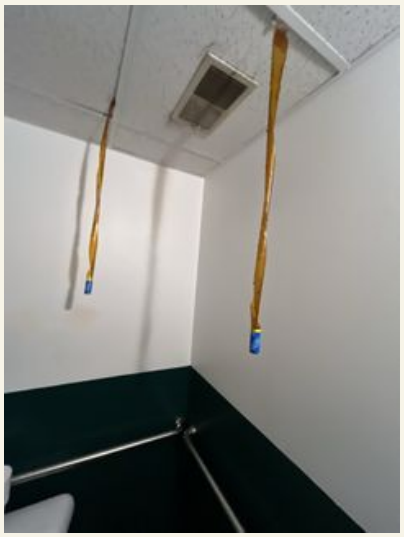
evidence of pest activity

- bait stations and traps

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





Electric

Electrical Overview Photos

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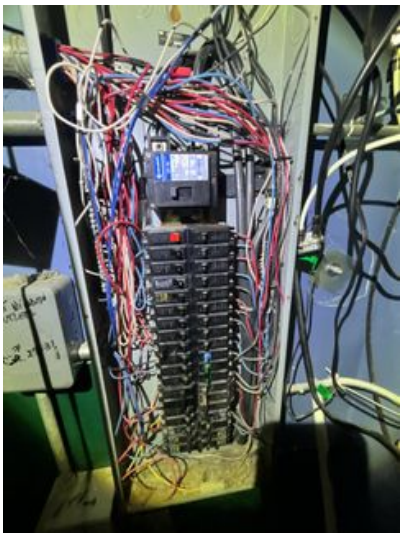
Electric Service wires



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): ☑ 200 Amps

Main Panel Location: ☑ Rear area near furnace

Main Disconnect Location: ☑ Inside the main panel

Grounding and Bonding: ☑ Grounded to Water Service

Circuit Protection Type: ☑ Circuit Breakers

Branch Wiring: ☑ Copper

Wiring Distribution and methods: ☑ Conduit

Type of Receptacles (Outlets): ☑ 3 prong

Electric Observations

(E-2) Maintenance Item: Trim Trees- The overhead electric wires are running through trees at the exterior of the building. The wiring could be damaged easily. The utility company should be called to trim tree branches to prevent a damage to the electrical wires in the event of a storm.

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(E-3) Maintenance Item: Simple repair- There are missing or damaged cover plates at some areas. All receptacles should have a proper cover. This is a simple repair.











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⚠ **(E-4) Major Concern or Safety Concern: Obsolete Panel**- The Challenger brand electrical panel that is in service may be a hazard. There is some documentation which supports the findings that overheating of the bus bar can occur in certain instances. (A VERY SERIOUS SAFETY HAZARD) We recommend that you consult with an electrical contractor who can provide further documentation or opinions about this panel. The panel may have to be replaced. Further information can be found at the following website: https://inspectapedia.com/electric/Challenger_Electrical_Panels.php



(E-5) 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.







(E-6) Items Not Working / Repair: Wrong Breaker in panel- There is at least one circuit breaker in the panel that does not match the panel manufacturer. That is, the breaker is manufactured by a different company. The breaker may not fit properly and could be a hazard. We

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recommend that the breaker be replaced with the correct type. An electrician should make immediate repairs. Be aware that there are some "classified" circuit breakers that are manufactured and are considered to be allowable for use in certain panels. Further investigation and research by a qualified electrician is recommended to determine if these circuit breakers are of this type and are acceptable in this panel.



(E-7) Items Not Working / Repair: Missing screws- The main electric panel is missing screws at the cover. These should be installed so that the panel cover is secure.



(E-8) Items Not Working / Repair: Lights not working- Lights are not working and are missing cover at several areas. We did not check to see if this is simply failed light bulbs. Replacing bulbs should be the first step in checking why the lights are not working. If changing the light bulbs does not solve the issue, a qualified electrician should make repairs.

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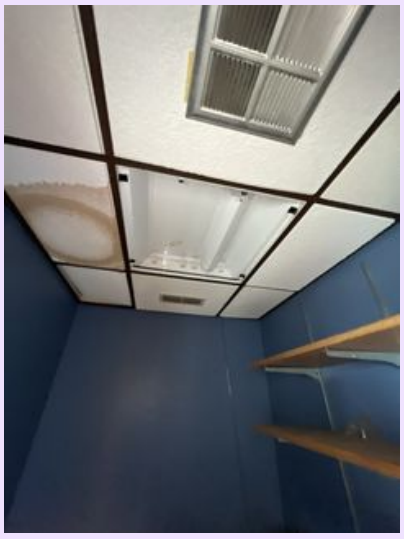




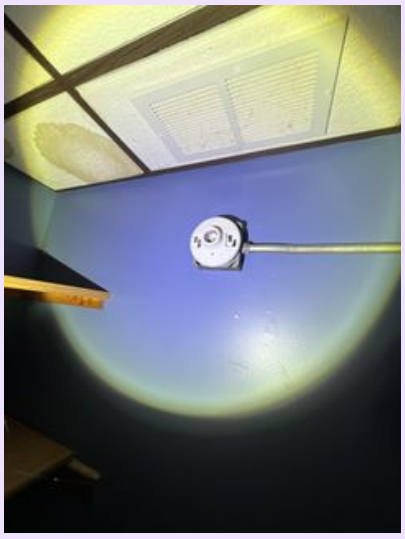

(E-9) Items Not Working / Repair: Loose wiring- there is loose wiring at the rooftop conduit. This can be dangerous. This needs repair.

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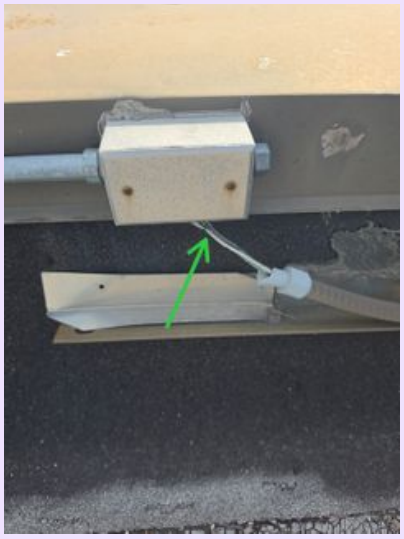
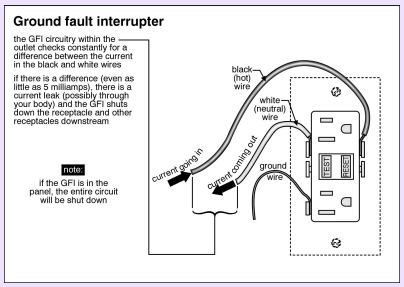


Loose wiring

(E-10) Items Not Working / Repair: Ungrounded receptacle- A number of GFCI (ground fault circuit interrupter) outlet is not grounded at some areas. It does not operate properly and will not trip despite the test button causing it to trip. Repair is needed by a qualified electrician.





Right exterior



Kitchen

(E-11) Items Not Working / Repair: Non-functional receptacle- Outlets at some areas does not have power. A qualified electrician should make all repairs that involve wiring.

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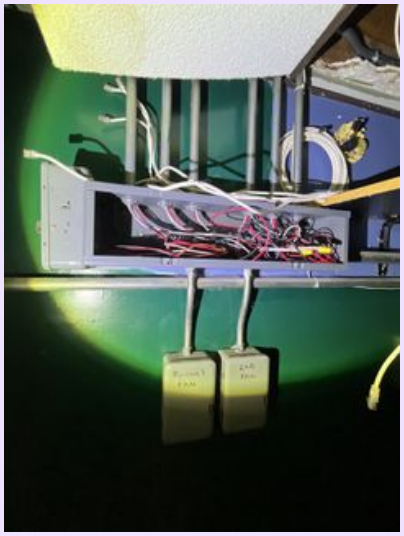
Rear exterior



Front small office

(E-12) Items Not Working / Repair: **Missing covers**- There is a missing cover on a junction box at the mechanical room. Exposed wiring can be a hazard. This needs a new cover.



(E-13) Items Not Working / Repair: The main power disconnect is loose at the wall. An electrician should make repairs as this could be a safety issue.

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(E-14) Items Not Working / Repair: **Loose light fixture**- There is a loose light fixture at the bathroom. The light should be secured.



(E-15) Items Not Working / Repair: **Ungrounded receptacle**- At least one outlet at some areas is not grounded. All electrical issues are considered a hazard until repaired. A qualified electrician should make all repairs that involve wiring.

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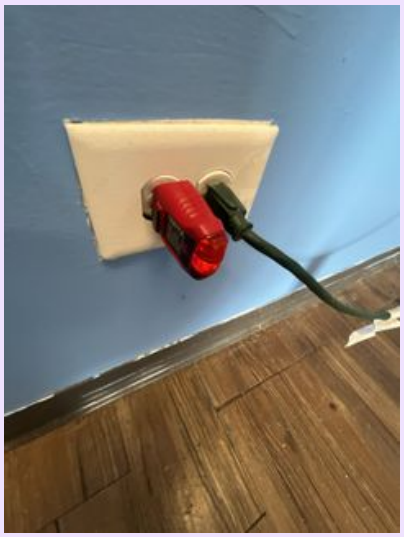

Front office

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



Front office



Near furnace

(E-17) Improvement or Upgrade: Seal inside electric panel- Air entering through the main service conduit can cause moisture, rust conditions and damages to interior components. We recommend that a qualified contractor seal the electric panel service conductor (putty).

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Example Picture of Service Conductor Seal



Electric Limitations

⚠ **(E-18) 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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(H-1) Due Diligence / Further Evaluation Required: Plugged furnace intake? There are plastic vents and intakes on the roof for an interior furnace. The intake pipes have been plugged up. We do not know why this was done and whether they are needed or not. Check with the owner to determine if these need to be opened up.

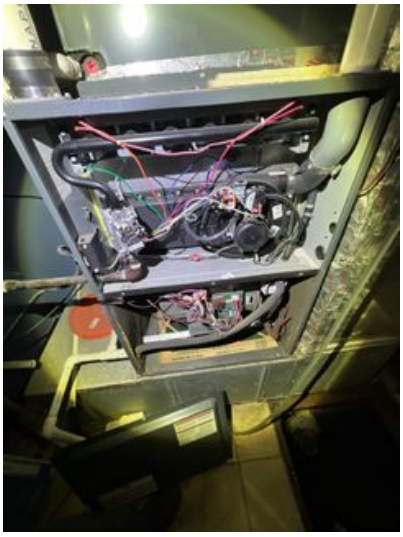


intake vents are capped

Heating Overview Photos



Furnace



Furnace with cover removed



Data Plate

Heating Components (Inspected Items)

Energy Source: ☑ Natural Gas

Number of Heating Systems: ☑ One

Heating Manufacturer: ☑ Goodman

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Age of Heating System: ☑ Manufactured in 2021

Venting System: ☑ Power Vented

Flue Liner: ☑ Plastic vent

Heat Source in Habitable Room: ☑ Yes

Elevated Levels of Carbon Monoxide?: ☑ No

📌 **(H-3) Note: Forced Air Furnace**- A forced air heating system uses a furnace to heat air, then blows it through ducts to rooms using a fan. The system pulls cooler air back to the furnace to reheat, creating a continuous cycle.

Heating Observations

(H-4) Maintenance Item: Seasonal Servicing recommended- Servicing (seasonal) is needed for the furnace. 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***.

(H-5) Maintenance Item: Clean ductwork- Debris was seen in the ducts and vents. The ducts should be cleaned. This can sometimes be accomplished by vacuuming, but may require a professional cleaning service. Get estimates for this work.



(H-6) Items Not Working / Repair: Safety device bypassed- The blower compartment safety interlock switch for the furnace has been disabled. The furnace is designed to shut down when the cover for the blower compartment is removed. We find this often, but as it is related to a

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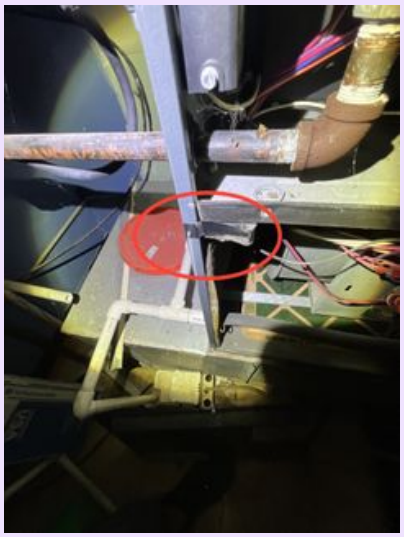
safety device, we recommend that it be remedied. Tape, zip-ties, screws or other devices should be removed to allow the system to function as intended. An HVAC contractor should make immediate repairs.



⚐ **(H-7) Items Not Inspected: Condensate pump**- The HVAC system is equipped with a condensate disposal pump. This pump is needed to take water away from the heating system and dispose of it. This pump was dry at the time of the inspection and could not be tested. We recommend that this be checked for operation during any routine maintenance and any necessary repairs made at that time.



📌 **(H-8) Note:** The heating system was operated and is generally functional.

Heating Limitations

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⚠ **(H-9) Special Information: Is the heating system adequate for this building?**- This inspection does not include determining whether the heat (or cooling) distribution is adequate or even. Rather, we simply determine if there is a heat source in the habitable rooms. If determining adequacy is a concern, you should contact a qualified HVAC contractor or check with the owner or occupant about how the property heats and cools. An HVAC contractor should perform a "Manual J" calculation, along with other tests to ensure how the heating system will perform.

Air Conditioning

Air Conditioning Reference Photos



Rooftop A/C Condenser



A/C condenser data plate



(This video is only viewable online.)
video showing A/C system

Air Conditioning Components (Inspected Items)

Air Conditioning Equipment: ☑ Central Air Conditioning

Energy Source: ☑ Electricity

Number of A/C Units: ☑ One

A/C Manufacturer (Condenser): ☑ Goodman

A/C Age: ☑ Manufactured in 2021

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📌 **(AC-2) Note: Central Air Conditioning description**- The air conditioning is provided via a central air conditioner, or "split" system. This is the most common method of air conditioning that we see. This system circulates cooled air through ducts to multiple rooms in a building, using a compressor, evaporator, condenser, and thermostat for temperature control and distribution.

Air Conditioning Observations

🔍 **(AC-3) Due Diligence / Further Evaluation Required:**
Missing A/C- There is a place on the roof for an additional AC unit. There are refrigerant lines and electric connectors. The unit is not installed. We cannot determine what happened there. Check with the owner about whether an additional AC system is needed. Note that there is not a fan unit inside for an additional AC system.



No AC installed here



(This video is only viewable online.)
Video explaining missing AC

📈 **(AC-4) Improvement or Upgrade: Insulate**- The insulation on the suction line is missing at the outside unit. Missing insulation on a suction line can cause energy loss and condensation. A qualified HVAC technician should make repairs.

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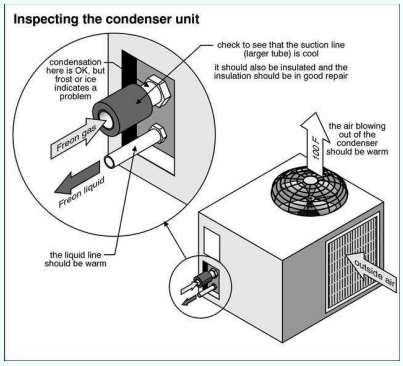
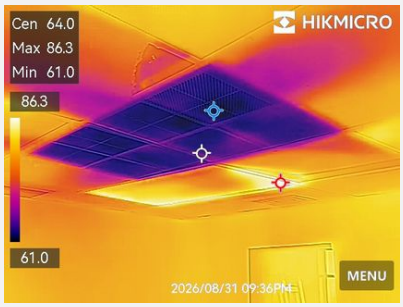




📌 **(AC-5) Note:** The A/C system was operated and is generally functional.



Plumbing

Plumbing Overview Photos

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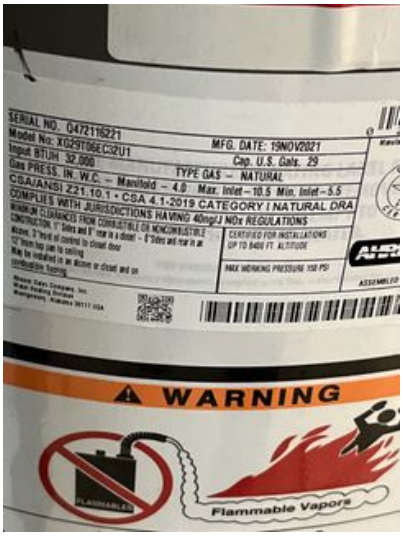
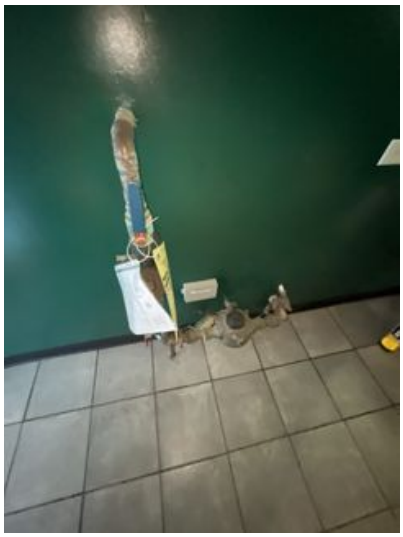
Gas meter



Water heater



Water heater data plate



Water meter



Main water shut off



Sewer Cleanout



Sump pump

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Plumbing Components (Inspected Items)

Water Source: ☑ Public.

Water service material (to the building): ☑ Galvanized

Water Distribution inside: ☑ Copper

Plumbing Fixtures Description: ☑ Fixtures Description

Water shut off location: ☑ At water meter

Plumbing Waste Disposal: ☑ Municipal System

Waste piping material (DWV): ☑ Cast Iron (old)

Sewer Cleanout Condition: ☑ Cleanout Checkboxes

Sewer Survey: ☑ Yes, By Dunsing Inspections

Water Heater Description: ☑ Conventional Gas water heater

Water Heater Manufacturer: ☑ Rheem

Water Heater Capacity: ☑ 30 Gallon

Water Heater Age: ☑ 5 years

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

Location of Fuel Gas Shut Off: ☑ Exterior

(P-2) Budget For Replacement: Older DWV- The drain, waste and vent system (DWV) has older cast iron or galvanized steel piping. Older waste and vent lines may have cracks, corrosion, or pinholes that are not visible during an inspection. Any waste piping older than 50 years could fail at any time. You should budget for replacement as soon as practical.





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(P-3) Items Not Working / Repair: Sewer cleanout- The sewer cleanout for the home has some concerns.
Cleanout concerns

- The cleanout plug was rusted or corroded. It may be difficult to remove for normal maintenance.





(P-4) Note: Plumbing Fixtures Description- The plumbing fixtures in the building are described as follows:
Fixtures

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

Plumbing Observations

(P-5) Items Not Working / Repair: TPR problems- The Temperature and Pressure Relief (TPR) valve for the water heater has some issues. Repairs are recommended. The following problem was noted:
TPR problems

- The valve **should have a 3/4" pipe** extended to within 6 inches of floor for safety.

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(P-6) Items Not Working / Repair: **Sump pump not working**- The sump pump is not working. It needs immediate repair or replacement by a licensed plumber.

(P-7) Items Not Working / Repair: **Plumbing corrosion**- We found corrosion at water piping in the crawlspace. This needs repair. A plumber should perform this work.



(P-8) Items Not Working / Repair: **Water pipes are not supported properly**. This can cause stress on the pipes and cause leaks. We recommend that additional supports be installed.

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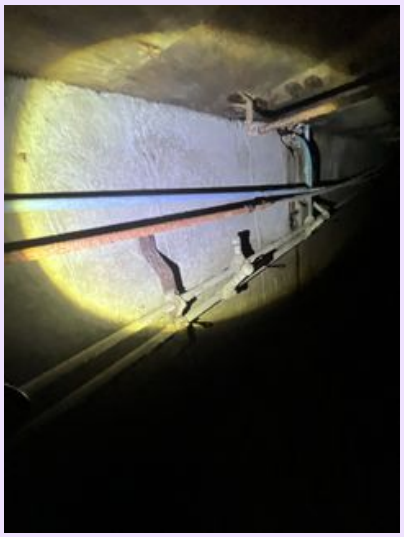



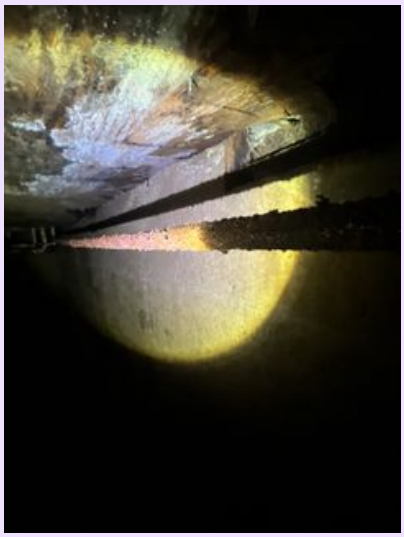

(P-9) Improvement or Upgrade: Low water flow- The water flow is generally only fair. We determined this by running several fixtures simultaneously and found that flow to some (or all) of the fixtures was somewhat low. While this is generally more of an inconvenience, it should alert you that repairs will be needed down the road. A plumbing contractor may be able to offer guidance or a solution to fix this situation. At times, this is related to individual fixtures, or can be related to older piping or softeners (if present).

(P-10) Improvement or Upgrade: Corroded pipes- There is corrosion at the waste line in the crawlspace. 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-11) Improvement or Upgrade: Recommend backup sump- We recommend that you

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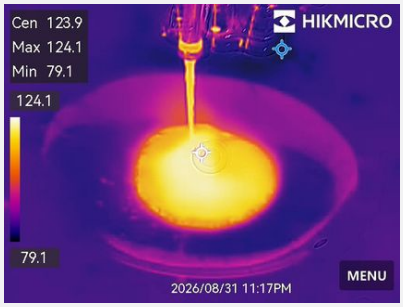
install a backup or secondary sump pump in the event of a power outage or mechanical failure. This can be done one of several ways. A battery operated system is the most common system. Other options include standard sump pumps that work on backup power supplies. A licensed plumber should install sump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

📌 **(P-12) Note:** We tested the water heater and found that it is functioning.



Plumbing Limitations

⚠ **(P-13) Special Information: Water pressure and Flow**- Water system pressure and flow (gallons per minute) tests are not within the scope of this inspection.

⚠ **(P-14) Special Information: Water Quality**- We did not test the quality of the water supplied to the building.
-SUGGESTION: For information concerning water quality, we suggest contacting the municipality or utility company which provides the water, or have the water independently tested.

Interior

Interior Overview Photos

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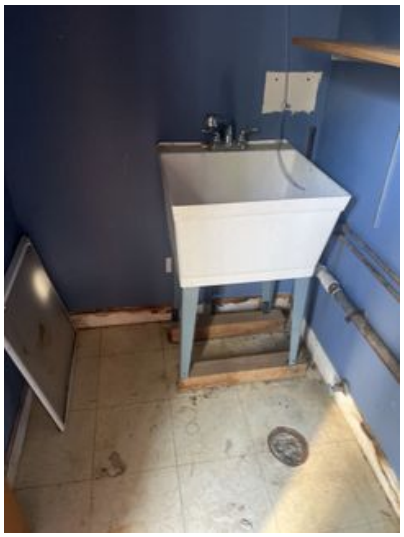


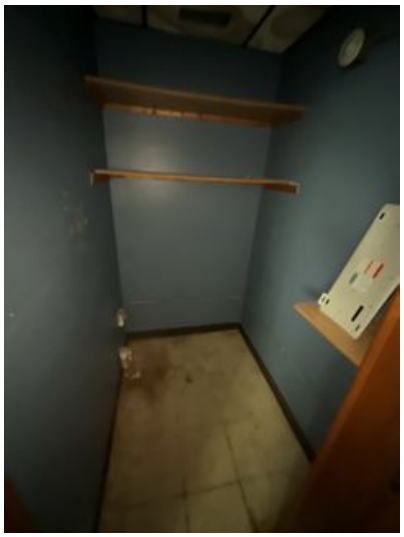
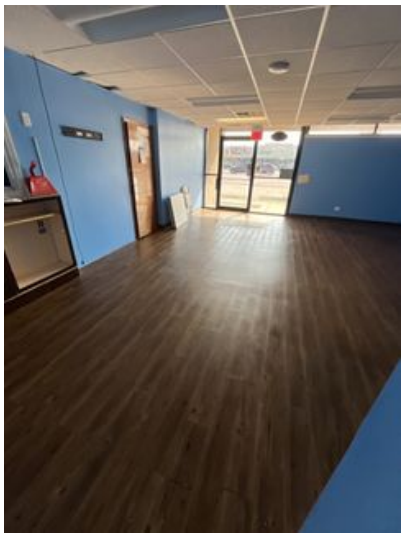

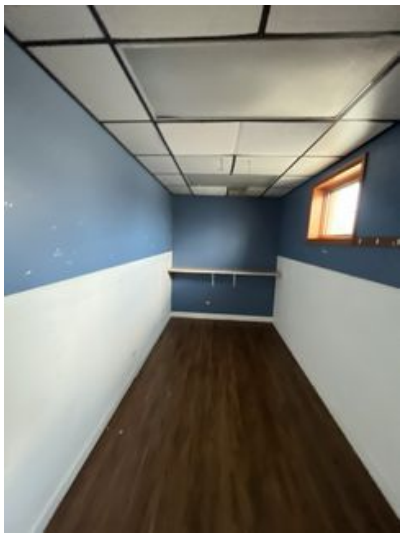
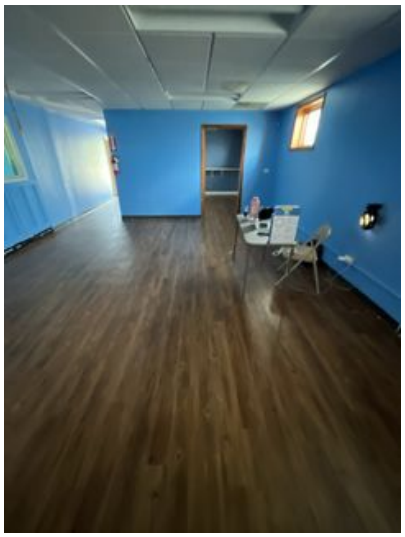


Interior Components (Inspected Items)

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

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Wall Material: ☑ Sheetrock/drywall/Gypsum Board

Floor Covering: ☑ Tile ☑ Laminated

Window Type: ☑ Awning ☑ Fixed Pane

Smoke and Carbon Monoxide Alarms: ☑ Present

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

Interior Observations

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

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



Wet rear slop sink room

(I-5) Items Not Working / Repair: many ceiling tiles are stained and damaged. Repairs are needed.

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(I-6) Items Not Working / Repair: Damage to door- The door at the front office is damaged. It needs repair or replacement.





Front office

(I-7) Items Not Working / Repair: Window Screens- Screens are damaged at some areas. A qualified contractor should repair or replace all ripped screens to prevent insect intrusion.

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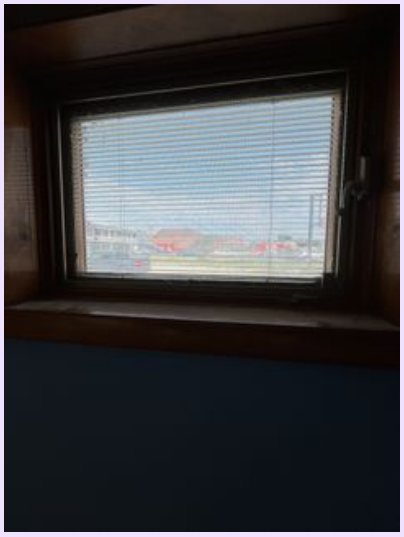
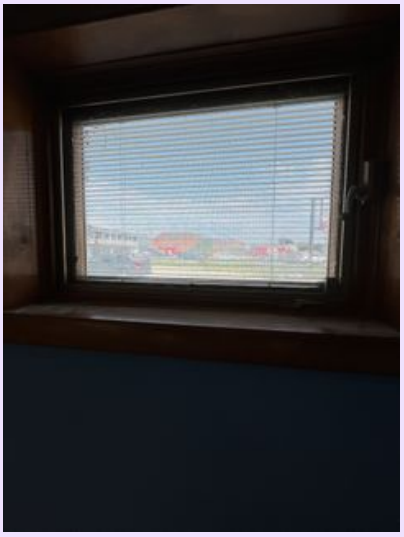
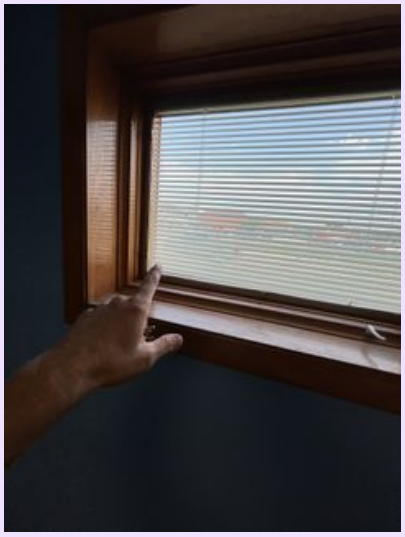
Front right office

(I-8) Items Not Working / Repair: The awning windows at the right side of the building do not open or are not operating properly. A window specialist should make repairs.







(I-9) Items Not Working / Repair: Floor Tile problems- Floor tile at the rear left room is damaged. The tile will need repair or replacement. -***Suggestion***: Check with the owner to determine if they have replacement tiles.

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(I-10) 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.







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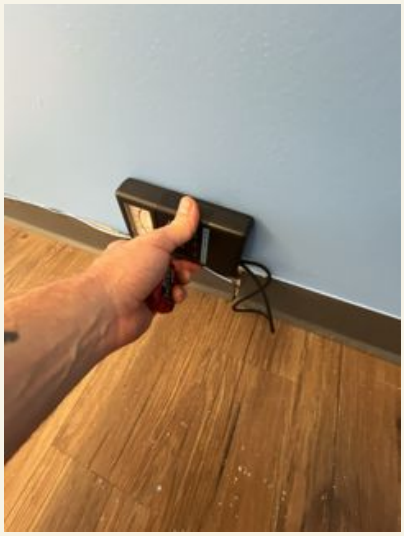
(I-11) Due Diligence / Further Evaluation Required:

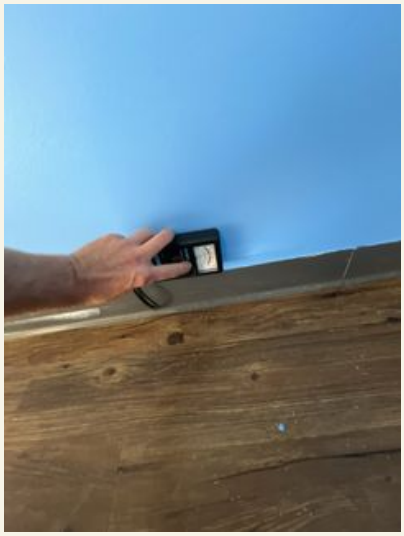
Stains- There is evidence of prior leakage at the walls in the home. ***We tested this area for moisture and found that it is dry***. Check with the current owner/occupant for further information about this issue. Be aware that there could be concealed damage there. We cannot determine the extent of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



Closet near kitchen



Front office currently dry



Front office currently dry

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Rear room

⚠ **(I-12) 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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Kitchen

Kitchen Observations

(K-1) Items Not Working / Repair: Damaged cabinet base- The floor of the kitchen sink cabinet is damaged. The damage appears to be from a past leak from the sink. Repairs or replacement are needed.



Cabinet base tested wet with moisture meter. No leak was seen at the time of inspection

(K-2) Items Not Working / Repair: **Corrosion**- There is corrosion at the drain trap at the sink. The trap or corroded drain piping should be replaced before leakage occurs. A plumber can perform this work.

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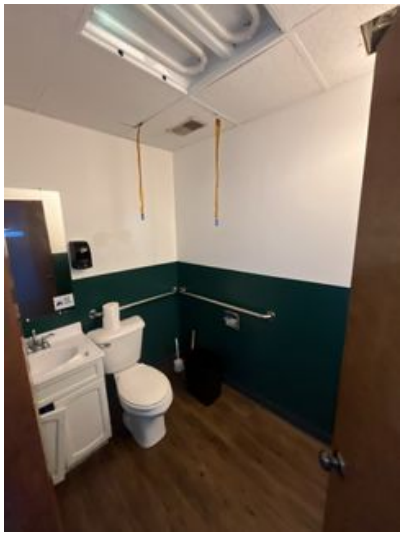
Bathroom(s)

Bathroom Overview Photos



Bathroom Components (Inspected Items)

Number of Bathrooms: ☑ One

Bathroom ventilation: ☑ Fan

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

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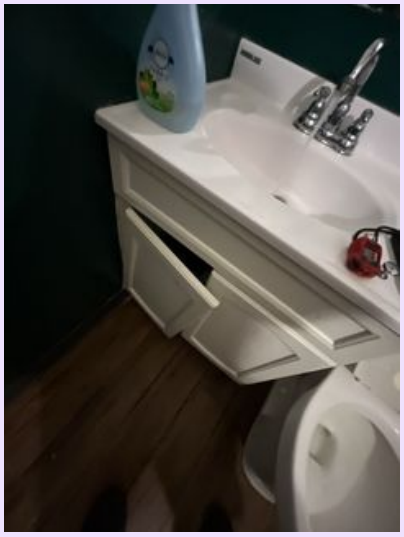
Bathroom Observations

(B-2) Items Not Working / Repair: The bathroom vanity is damaged. Repair or replacement is needed.





Sewer Survey

Sewer Survey Overview Photos



(This video is only viewable online.)
Video from roof soil stack

Sewer Survey Components

Type of Sewer (Municipal or Private): ☑ Municipal

Sewer and Drain Pipe Material: ☑ Cast Iron

Approximate Age of Sewer: ☑ Original

Access (Cleanout) Location: ☑ No full sized cleanout was accessible

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Was entire line surveyed?: ☑ No

Length of sewer (that was surveyed): ☑ 10-20 feet

Under floor sewer line: ☑ Not surveyed

📌 **(SS-2) Note: Entire sewer not surveyed**- At times, we are unable to survey the entire sewer line. This can be for a variety of reasons. Usually, the sewer needs cleaning or repair in order to ensure that water or sewage is running freely. As noted in this report, there will be some further investigation required, or a repair to allow the sewer to be fully surveyed.

Sewer Survey Observations

🛠 **(SS-3) Items Not Working / Repair:** There is not an accessible sewer cleanout for this building. As a result, we pushed our camera into the sewer from 3 different areas. We pushed a camera in from the bathroom toilet, the utility room sink cleanout, and from a plumbing vent stack on the roof. None of them allowed us to push out to the city tap. A proper cleanout should be provided so that the sewer can be fully surveyed and for future maintenance.



view from camera pushed down toilet



view from camera pushed into utility room cleanout



Crawlspace cleanout is rusted shut and not accessible with camera

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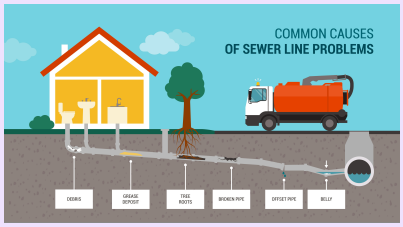
Possible cleanout in rear room, sealed shut.

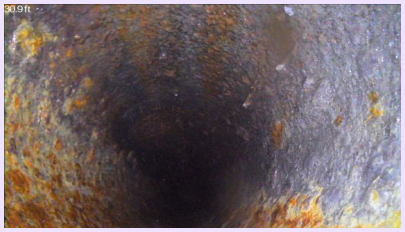
(SS-4) Items Not Working / Repair: Sewer Survey- We performed a sewer survey and found some problems that need correction. ***We recommend that a licensed plumber review and make repairs prior to closing.*** After repairs are made, the sewer should be re-surveyed to ensure that it is functional. Problems that were found, but are not limited to include:

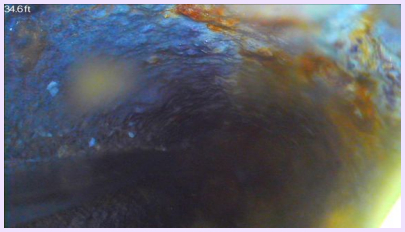
Sewer problems

- ***Rust and Scale buildup***- The cast iron has rust and scaling and needs cleaning. This can slow the flow of waste and can lead to blockage. "Jetting" the line *may* clean the rust. A plumber should be consulted for options.
- ***Rough cast iron*** prevents us from pushing a camera fully to the city tap. The sewer line needs cleaning or jetting to provide a smooth flow of waste through the sewer and to allow an inspection of the entire sewer line.



Common sewer issues





Sewer Survey Limitations

(SS-5) Maintenance Item: Sewer cleaning- Periodic cleaning of the sewer is recommended. A sewer survey may be assistance in determining whether cleaning is actually needed. Most

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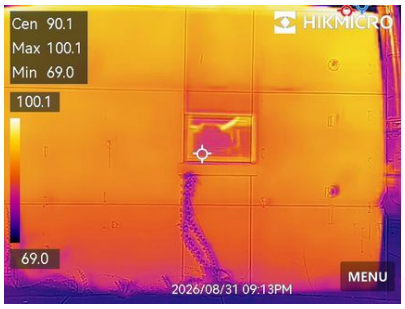
plumbers include a sewer video after cleaning to ensure that the sewer is running free.

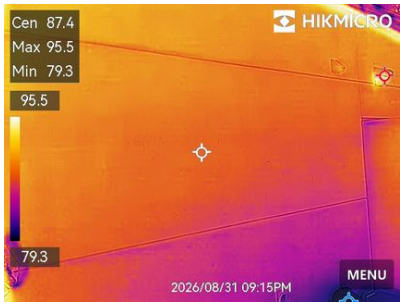
Thermal Imaging

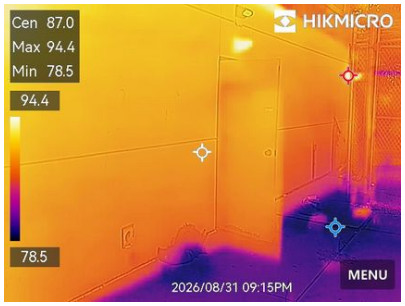
Thermal Imaging Overview Photos







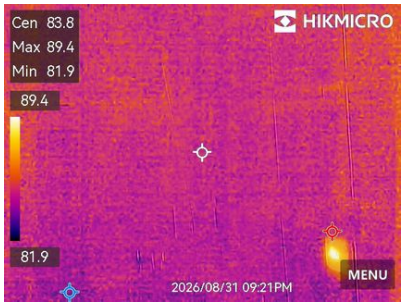






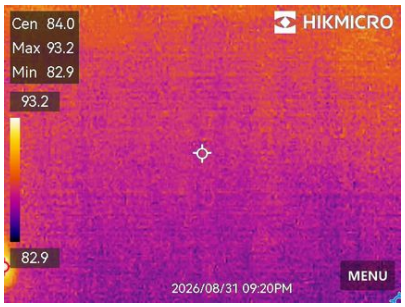












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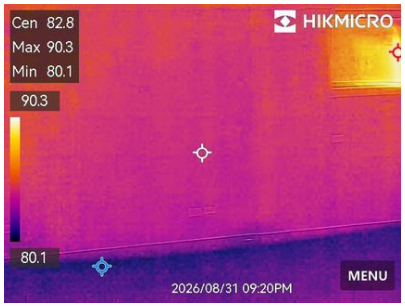
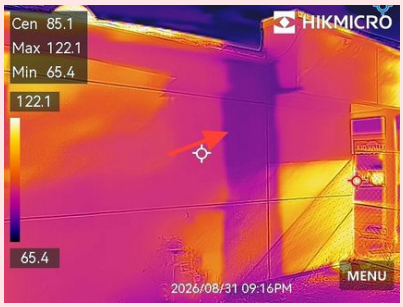




Thermal Imaging Observations

⚠ **(TI-2) Major Concern or Safety Concern:**
Moisture was found in some areas. Repairs are needed.



Right exterior



Rear hall flooring

📌 **(TI-3) Note: Thermal Camera**- We inspected the various mechanical equipment areas (water heater, furnace, electric panel) for thermal anomalies. None were found. Only normal temperature variations were found in the mechanical equipment.





Thermal Imaging Limitations

📌 **(TI-4) Note: Thermal Camera**- Thermal cameras are used to help quickly find *anomalies*

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(something that deviates from what is standard, normal, or expected). While this is cutting edge technology, there are limitations that you should be aware of:

- Thermal imaging is NOT X-Ray vision. We cannot see through walls, floor, or ceilings. Rather, thermal imaging detects variations in surface temperature, and provides a "temperature picture" of various areas.
- Thermal cameras cannot see through glass.
- Highly reflective surfaces can give false readings
- Outdoor temperatures and weather conditions can affect thermal readings. Ideally, we look for a 12 degree temperature differential between inside and outside temperatures when looking for exterior wall or ceiling anomalies.

Additional Information

Additional Information

⚐ **(AI-1) Items Not Inspected: Phase I Environmental-** We did not perform a Phase I environmental survey on this property. An environmental site assessment is a report prepared for a real estate holding that identifies potential or existing environmental contamination liabilities. The analysis, often called an ESA, typically addresses both the underlying land as well as physical improvements to the property, and is typically required by a lender.

⚠ **(AI-2) Special Information: SHOULD I TEST FOR MOLD?**

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

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

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

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

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

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⚠ **(AI-3) Special Information: What about cost estimates for the items that were noted during the inspection?**

We are frequently asked about the costs related to repairing or replacing certain items found during an inspection. As you are aware, costs can vary greatly depending on the type, location, or style of a building component or system. We are prohibited from providing cost estimates for repairs, so we are unable to provide them to you. However, we recognize that determining the cost to repair certain items is crucial in your decision-making process. While it is always best to have local contractors see the items in person and to provide specific estimates for each specific item, we know that this may not be practical during a real estate transaction.

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

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

Thumbtack - Pricing reports from free to $99.00

TheQwikFix® Pricing reports from $79.95

⚠ **(AI-4) Special Information: Insurance Information**- We did not check for past insurance claims on this property. You may want to check to see if any insurance claims have been made on this property within the past few years. A CLUE - "Comprehensive Loss Underwriters Exchange" report may be available for the property to determine if any claims have been made that may affect insurability or other items in the property. These reports can sometimes identify if any flood, storm, or other damage has occurred at this property. NOTE: You will only be able to able to obtain reports on property that you own, so you may request that the seller, or your insurance agent request this report.

⚠ **(AI-5) Special Information: No Check for recalls**- We do not research product recalls or notices of any kind. This inspection and report do not include the identification of, or research for, appliances and other items installed in the building that may be recalled or have a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily. Be aware that researching recalls is a laborious process and will involve gathering model and serial number information for the various items. We recommend visiting the following internet site if recalls are a concern to you. www.cpsc.gov

⚠ **(AI-6) Special Information: No Permit Check**- We did not check that permits were obtained for construction work on or in the building. Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

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⚠ **(AI-7) Special Information: Insurance Information**- This inspection does not determine whether the subject property is insurable. This is something that you should check with your insurance agent or underwriter.

Various Systems Not Inspected

Systems not inspected

⚐ **(VSNI-1) Items Not Inspected: Cellular Phone tower and interface**- The cellular phone tower and small building for electronics was not inspected. This was not part of our inspection.



cellular phone building not inspected



cell phone tower not inspected



(This video is only viewable online.)
video showing cellular phone equipment

Checking Out Procedure

Thermostat: ☑ HVAC set to A/C

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

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

Vacant House Status: ☑ A/C on

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Summary of Findings (Does not include Photos)

Major Concern or Safety Concern

⚠ R-5 Roofing:

Replace roof- The roof has deteriorated, or has enough defects, to where it should be replaced now. A qualified roofer should be consulted to provide cost estimates for a new roof covering. Other items of concern are:

- The seams on the flat roof are cracked or split open. They are a potential leak source. A qualified roofing contractor should make necessary repairs.
- 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.
- The flat roof shows some ponding water. This can shorten the life of the roof and is considered a defect.

⚠ S-3 Structure:

Water Entry- We found conditions with the lower level as it relates to water entry that we consider to be "red flags". A qualified contractor should review to determine whether these items are in need of repair. Check with the current owner or occupant to find out more about the history of water entry into the basement or crawlspace. The items we noted are below, ***but are not limited to***: Water entry indications

- Water stains
- rust stains at areas
- mold growth
- Active seepage
- Puddles
- Mud/silt on floor
- A musty odor in the lower level

⚠ S-4 Structure:

Chronic Water Entry- The crawlspace appears to suffer from chronic dampness. Evidence suggests that water intrusion has occurred on many occasions. If possible, check with the current owners for further information about this issue. Dampness and water can cause structural damage and indoor air quality problems. You should consult with a water intrusion specialist prior to closing escrow. If indoor air quality is a concern, you should consider having an air quality test (for mold) performed. We can perform this test for you. Contact our office for further information.

⚠ E-4 Electric:

Obsolete Panel- The Challenger brand electrical panel that is in service may be a hazard. There is some documentation which supports the findings that overheating of the bus bar can occur in

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certain instances. (A VERY SERIOUS SAFETY HAZARD) We recommend that you consult with an electrical contractor who can provide further documentation or opinions about this panel. The panel may have to be replaced. Further information can be found at the following website: https://inspectapedia.com/electric/Challenger_Electrical_Panels.php

⚠ I-4 Interior:

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

⚠ TI-2 Thermal Imaging:

Moisture was found in some areas. Repairs are needed.

Items Not Working

R-6 Roofing:

Metal copings- The metal copings at the perimeter of the roof have open seams at several areas. These should be sealed when the roof is replaced.

R-7 Roofing:

Leaking gutters- The gutters are leaking at the left side. They should be repaired or replaced.

GDW-3 Grounds, Drives, Walks:

Walkway Settlement- The walkway at the rear has settled and slopes towards the structure. This can allow water entry to occur. A contractor should review to determine if repairs or replacement are needed.

GDW-4 Grounds, Drives, Walks:

Faulty Grading- There is a negative slope at the perimeter that can cause or contribute to water intrusion. The landscaping should be changed to drain water away from home.

GDW-5 Grounds, Drives, Walks:

Trim vegetation - Trees or bushes are in contact with the exterior walls. They should be trimmed to prevent damage to the structure.

E1-2 Exterior:

Damaged walls - Repair needed Cracking or damage was noted in the exterior wall surface. This can allow water entry to occur. We recommend that a contractor repair to prevent water entry.

E1-3 Exterior:

Vine Growth- Vine or other vegetation that is growing on or against the exterior walls should be removed. The vines can promote water retention (and associated problems) or insect activity in the wall cavity.

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S-2 Structure:

Vapor retarder not present or not visible- We were unable to determine whether there is a vapor retarder (barrier) at the crawlspace. 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.

E-5 Electric:

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

E-6 Electric:

Wrong Breaker in panel- There is at least one circuit breaker in the panel that does not match the panel manufacturer. That is, the breaker is manufactured by a different company. The breaker may not fit properly and could be a hazard. We recommend that the breaker be replaced with the correct type. An electrician should make immediate repairs. Be aware that there are some "classified" circuit breakers that are manufactured and are considered to be allowable for use in certain panels. Further investigation and research by a qualified electrician is recommended to determine if these circuit breakers are of this type and are acceptable in this panel.

E-7 Electric:

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

E-8 Electric:

Lights not working- Lights are not working and are missing cover at several areas. We did not check to see if this is simply failed light bulbs. Replacing bulbs should be the first step in checking why the lights are not working. If changing the light bulbs does not solve the issue, a qualified electrician should make repairs.

E-9 Electric:

Loose wiring- there is loose wiring at the rooftop conduit. This can be dangerous. This needs repair.

E-10 Electric:

Ungrounded receptacle- A number of GFCI (ground fault circuit interrupter) outlet is not grounded at some areas. It does not operate properly and will not trip despite the test button causing it to trip. Repair is needed by a qualified electrician.

E-11 Electric:

Non-functional receptacle- Outlets at some areas does not have power. A qualified electrician should make all repairs that involve wiring.

E-12 Electric:

Missing covers- There is a missing cover on a junction box at the mechanical room. Exposed wiring can be a hazard. This needs a new cover.

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E-13 Electric:

The main power disconnect is loose at the wall. An electrician should make repairs as this could be a safety issue.

E-14 Electric:

Loose light fixture- There is a loose light fixture at the bathroom. The light should be secured.

E-15 Electric:

Ungrounded receptacle- At least one outlet at some areas is not grounded. All electrical issues are considered a hazard until repaired. A qualified electrician should make all repairs that involve wiring.

E-16 Electric:

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

H-6 Heating:

Safety device bypassed- The blower compartment safety interlock switch for the furnace has been disabled. The furnace is designed to shut down when the cover for the blower compartment is removed. We find this often, but as it is related to a safety device, we recommend that it be remedied. Tape, zip-ties, screws or other devices should be removed to allow the system to function as intended. An HVAC contractor should make immediate repairs.

P-3 Plumbing:

Sewer cleanout- The sewer cleanout for the home has some concerns.
Cleanout concerns

- The cleanout plug was rusted or corroded. It may be difficult to remove for normal maintenance.

P-5 Plumbing:

TPR problems- The Temperature and Pressure Relief (TPR) valve for the water heater has some issues. Repairs are recommended. The following problem was noted:
TPR problems

- The valve **should have a 3/4" pipe** extended to within 6 inches of floor for safety.

P-6 Plumbing:

Sump pump not working- The sump pump is not working. It needs immediate repair or replacement by a licensed plumber.

P-7 Plumbing:

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

P-8 Plumbing:

Water pipes are not supported properly. This can cause stress on the pipes and cause leaks. We

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recommend that additional supports be installed.

I-5 Interior:

many ceiling tiles are stained and damaged. Repairs are needed.

I-6 Interior:

Damage to door- The door at the front office is damaged. It needs repair or replacement.

I-7 Interior:

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

I-8 Interior:

The awning windows at the right side of the building do not open or are not operating properly. A window specialist should make repairs.

I-9 Interior:

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

K-1 Kitchen:

Damaged cabinet base- The floor of the kitchen sink cabinet is damaged. The damage appears to be from a past leak from the sink. Repairs or replacement are needed.

K-2 Kitchen:

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

B-2 Bathroom(s):

The bathroom vanity is damaged. Repair or replacement is needed.

SS-3 Sewer Survey:

There is not an accessible sewer cleanout for this building. As a result, we pushed our camera into the sewer from 3 different areas. We pushed a camera in from the bathroom toilet, the utility room sink cleanout, and from a plumbing vent stack on the roof. None of them allowed us to push out to the city tap. A proper cleanout should be provided so that the sewer can be fully surveyed and for future maintenance.

SS-4 Sewer Survey:

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

Sewer problems

- ***Rust and Scale buildup***- The cast iron has rust and scaling and needs cleaning. This can slow the flow of waste and can lead to blockage. "Jetting" the line *may* clean the rust. A plumber should be consulted for options.

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- ***Rough cast iron*** prevents us from pushing a camera fully to the city tap. The sewer line needs cleaning or jetting to provide a smooth flow of waste through the sewer and to allow an inspection of the entire sewer line.

Due Diligence / Further Evaluation Required

E1-4 Exterior:

Bulging was noted at the EIFS wall. This indicates that some movement has occurred that could be a serious problem. Further investigation will be needed to determine the cause of the bulging and what repairs will be needed. A qualified contractor should review.

E1-5 Exterior:

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

S-5 Structure:

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

- bait stations and traps

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

H-1 Heating:

Plugged furnace intake? There are plastic vents and intakes on the roof for an interior furnace. The intake pipes have been plugged up. We do not know why this was done and whether they are needed or not. Check with the owner to determine if these need to be opened up.

AC-3 Air Conditioning:

Missing A/C- There is a place on the roof for an additional AC unit. There are refrigerant lines and electric connectors. The unit is not installed. We cannot determine what happened there. Check with the owner about whether an additional AC system is needed. Note that there is not a fan unit inside for an additional AC system.

I-10 Interior:

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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-11 Interior:

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

Items Not Inspected

GD-1 General Description:

Vacant Property- Some homes present risks well beyond what we are likely to discover during a visual inspection. Vacant homes 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.

H-7 Heating:

Condensate pump- The HVAC system is equipped with a condensate disposal pump. This pump is needed to take water away from the heating system and dispose of it. This pump was dry at the

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time of the inspection and could not be tested. We recommend that this be checked for operation during any routine maintenance and any necessary repairs made at that time.

AI-1 Additional Information:

Phase I Environmental- We did not perform a Phase I environmental survey on this property. An environmental site assessment is a report prepared for a real estate holding that identifies potential or existing environmental contamination liabilities. The analysis, often called an ESA, typically addresses both the underlying land as well as physical improvements to the property, and is typically required by a lender.

VSNI-1 Various Systems Not Inspected:

Cellular Phone tower and interface- The cellular phone tower and small building for electronics was not inspected. This was not part of our inspection.

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