



Inspection report for the property at Medical building sample report

This report is prepared exclusively for **Sample Report**
Inspected On: **04-23-2024**

Company Information

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[Published Report](#)



This is a medical facility. There are separate offices for counseling, dentist and other medical professionals. Some of the systems in the building are aging and will require updating.



Inspected By:

Carlos Medina, IL State License
#450.012513 - License Expires November
2024

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.

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!

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 home. 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 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 home 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.

 **Area of Greatest Concern:** Areas to pay close attention to in the report

 **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:

Major Concerns: 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. We feel that these items need immediate attention. Note that we have not added every comment/deficiency to the summary reports. The summaries are intended to highlight areas that require special attention. Photos of many of the items in this summary are in the main portion of this inspection report further in the report. If viewing the report on a computer, continue to scroll down. If viewing a printed copy of the report, look at pages later in the report.

 **Budget For Replacement:** Budget For Replacement: These items are older and usually beyond their intended lifespan. It is our opinion that these systems are currently functioning, but may need repair or replacement soon. While they may be working at the time of the inspection, you should be aware that they can fail at any time, as many building systems can. We cannot determine the remaining life span of these items. You are encouraged to consult with the proper person who can advise about the cost of repair or replacement and a timetable for when they may need replacement.

 **Items Not Working / Repair:** Items Not Working: These items are not working or are not working properly or need repair. They may no longer serve their purpose that they were intended for or may be susceptible to concealed damage. A qualified professional should make necessary repairs to restore the item to proper function. We recommend that you have these items repaired or further evaluated prior to the end of the contingency period. .

 Due Diligence / Further Investigation Required:

Conditions marked this way likely require further investigation. We recommend qualified parties to diagnose further. For example the inspection does not include identification of hazardous materials. We may point out a material or product that could be hazardous. To confirm if there is a hazard would require a specialist, samples taken, a lab, and permission from the current owner. All of those actions are outside of the scope of a standard inspection. Observations in this category are typically outside the scope of a standard inspection and should not be considered complete or material to the inspection. These observations should be considered unverified.

 **Items Not Inspected:** Items Not Inspected: These items were not inspected. In most cases, this item was either not inspected because it was either shut down for the season or may not be in the scope of the inspection. It also may not have been visible, accessible, functional or may be susceptible to concealed damage. We can make no representations of why this item was not functioning as intended. Further investigation, inspection, or consultation may be warranted. We feel that all items need immediate attention.

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



Improvement or Upgrade: This category is for observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability. One reason this may happen is because standards change (both written and informal standards). These conditions may be considered normal or common practice. Common conditions and common practices that are not best practice do have negative impacts. When any work is done we recommend upgrading to current standards where feasible to do so. This category may be used for items that the inspector considers to be cosmetic. Please note, these observations are outside the required standards for home inspection. We provide these comments as a courtesy.



Note: Refers to explanatory information and / or comments that elaborate on descriptions of systems or limitations to the inspection. This can include general information. This the information may not apply directly to the inspected property. Observations in this category are often outside the scope of a standard inspection and are simply for information.

Summary of Findings (Does not include Photos)

Areas of Greatest Concern

THR-1 The "Highlight Reel":

In our opinion, the following are the areas of greatest of concern and should be reviewed carefully. Go to the specific section in the report for further information. There you will find comments specific to various components. *We recommend that you read the entire report, as there may be other items of importance contained there.* Photos of specific items are located in the various chapters and sections of the report.

Specific Areas of Concern

- **Heating**
- **Roof**

Major Concern or Safety Concern

H-6 Heating:

Rust/Corrosion/Holes in vent- The vent connector has rust, corrosion, or holes in it. This indicates that there is excessive moisture (most likely from condensation). This can cause the heating system to vent improperly. An HVAC contractor should make repairs to make the venting system safe.

Items Not Working

GDW-7 Grounds, Drives, Walks:

Some of the drains at the parking area have settled and are eroding. Repairs will be needed to ensure proper drainage. A paving contractor can make these repairs

H-5 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-4 Plumbing:

Plumbing corrosion- We found corrosion to the water piping at the main water shut off. This needs repair. A plumber should perform this work.

I-3 Interior:

The attic pull down stair is not properly secured with the correct hardware. Currently there is a screw installed. A nail should be used in this area.

B-2 Bathroom(s):

Faucet issues- The bathroom faucet cold water handle in the Dr's office is not secured. A plumber can make repairs.

B-4 Bathroom(s):

Loose toilet- The toilets at the Suite B bathrooms are loose at the floor. Repairs are needed to prevent leakage. A licensed plumber should repair or correct as needed.

Due Diligence / Further Investigation Required

P-2 Plumbing:

Confirm Municipal Waste- Indications are that the home is connected to a municipal waste water system (a sewer system). This is the most common system that we see. You should confirm with the local municipality that this is the case.

P-3 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. 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.

L-2 Laundry:

Clothes Dryer- Due to limited clearances around the laundry equipment, we could not identify the type of utility sources provided for the dryer, nor could we verify the washer connections and drain lines. - **SUGGESTION**: Ask the owner whether gas or electricity (or both) are available at the dryer location and review the washer hookups when access is available.

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General Description

Style of Building and Inspection Conditions

Commercial Building

Front of building faces: South

Age of Building: 11-20 years old, 2003

Occupancy: Occupied

Furnishings: Fully Furnished

Temperature: 30 to 50 Degrees F

Weather Conditions During Inspection: Light Rain

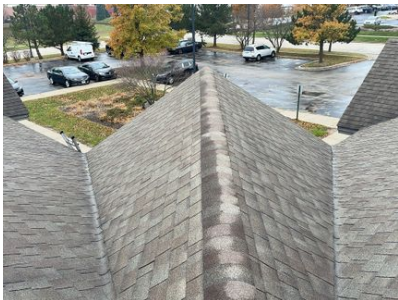
Recent Weather Conditions: Seasonal

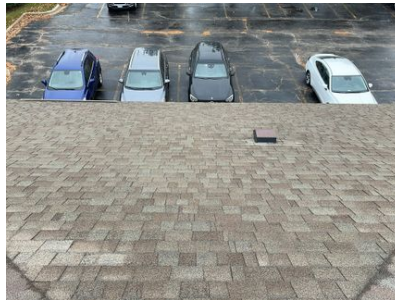
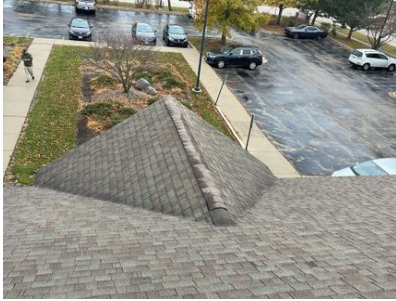
Soil Conditions: Wet

Attendees at inspection: Client and Client's Agent, Listing agent, Tenants

Roofing

📷 Roofing Reference Photos





Roof Covering Components

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

Method of Roof Inspection: Walked roof

Number of layers of roofing: 1 layer

Estimated Age of Roof Covering: Last Third of Life, Original

Chimney: Metal Flue Pipe

 **(R-2) Budget For Replacement: OLD ROOF** This roof is near the end of its expected service life. Granular loss, tears, blemishes, exposed nails and patches are noted. Budget to replace the

roof soon.



Roof System Observations

(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-3) Improvement or Upgrade: No gutters or downspouts are installed on the building. Gutters and drain lines are recommended on the home to prevent erosion of the soil and possibly water intrusion into the building.



Grounds, Drives, Walks



Front view of building



West Side and parking area



Parking



Grounds Components

Lot Topography: Nearly Flat Grading

Driveway: Asphalt

Walkways: Concrete

Grounds Observations

 **(GDW-4) Maintenance Item:** Sealcoating of the asphalt parking area is needed. This is normal maintenance that will help to preserve the life of the driveway and parking area.



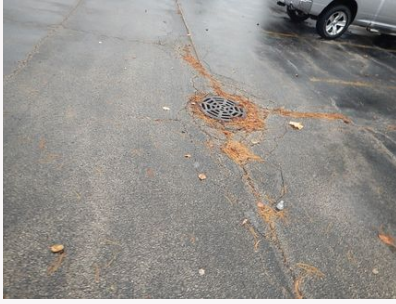
Typical cracking of parking area

 **(GDW-6) Maintenance Item:**

The walkway at the rear of the building is starting to settle. Repairs are needed to prevent a fall or trip hazard. A qualified contractor should review and repair as needed.



 **(GDW-7) Items Not Working / Repair:** Some of the drains at the parking area have settled and are eroding. Repairs will be needed to ensure proper drainage. A paving contractor can make these repairs



Settling at drain basin in parking area

✧ **(GDW-3) Note:** 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.



✧ **(GDW-5) Note:** Typical cracking is noted on the sidewalk(s). This is typically not a major concern. If the condition of the walkway worsens, a contractor should replace the walkway.



Exterior

Exterior Reference Photos



rear



right



left

Exterior Components

Wall Cladding: Brick Veneer, Brick Panels

Exterior Doors: Aluminum

Windows: Aluminum

Window Type(s): Fixed pane

Trim Material: Wood

Exterior Observations

 **(E1-2) Maintenance Item: Seal / Caulk at Windows-** Sealant has failed at several of the windows at the exterior of the home. A qualified contractor should removed and replace failed sealant to prevent water and air intrusion. NOTE: Most windows at the exterior will need caulking/

sealing.



typical failed sealant at many areas



🔧 (E1-3) Maintenance Item: **Painting needed**- Wood trim at several areas has failing and peeling paint or stain. Deterioration can eventually occur if this is not corrected. These areas should be re-stained.



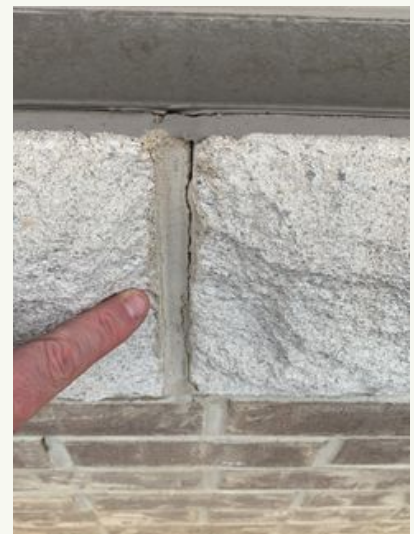
🔧 (E1-4) Maintenance Item: Maintenance Needed- Tuckpointing is needed on the exterior walls at some locations. Eroding mortar is usually caused by water flowing over areas of brickwork and washing away of the mortar, however, it is also a normal process that occurs on older masonry walls. Tuckpointing 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.



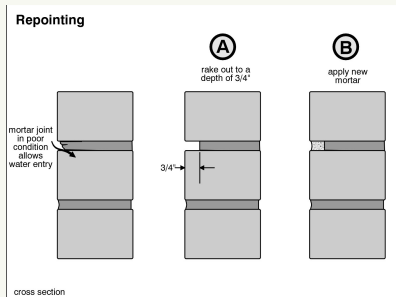
Left of front entrance



rear of building



Typical many perimeter areas



(E1-5) Maintenance Item: Caulking Needed at exterior at various areas



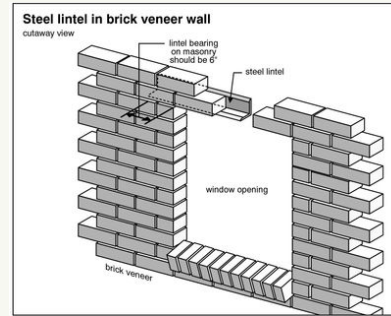
(E1-6) Maintenance Item: Windows have broken/missing pieces of plastic trim at the exterior. Water entry can occur. A window contractor should repair as needed.



🔧 (E1-7) Maintenance Item: Paint needed- Many of the window lintels need paint. Any rust or loose paint should be cleaned prior to painting. The lintel is the steel above the windows that supports stone and masonry above the window. If left unpainted, the lintel can rust and deteriorate.



Rust at lintel (typical many areas)



Structure

📷 Structure Reference Photos



Attic overview



Attic overview (typical insulation)



Attic overview



ductwork in attic space



Attic overview



Attic overview



Attic overview



Attic overview



Ductwork in attic

Structure Components

Foundation description: Concrete Slab

Foundation Configuration: Slab on grade

Floor System description: Concrete Slab

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

Roof Structure: Conventional Framing (2" Nominal framing lumber), Oriented Strand Board (OSB) sheathing

Attic Ventilation: Ridge vents and soffit vents

Attic Insulation: Fiberglass, R-19 to R-30

Structure Observations

🔧 **(S-2) Maintenance Item: Wall Cracks**- There are typical cracks at some locations in the foundation slab. We recommend that these cracks be repaired to prevent seepage. Of course, if seepage occurs, a waterproofing contractor should be consulted immediately to seal the cracks. The methods used to seal these types of cracks are usually very dependable and often have a long term warranty.



north wall



rear wall

Structure Limitations

🔧 **(S-3) Note:** During the inspection we removed some ceiling tiles to inspect the floor structure. Note that this was a random sampling. As a result, some problems can go undetected.

Electric

📷 Electrical Reference Photos



Electric Meters



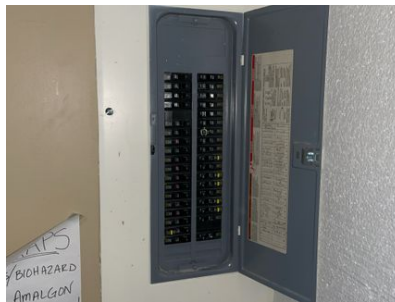
Electric Meters



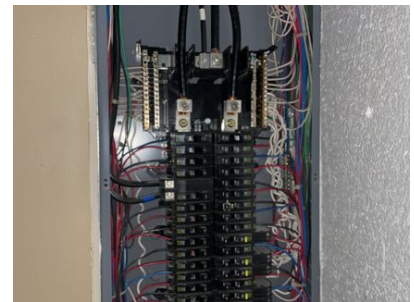
Common Area Electric Panel



Common Area Electric Panel Interior



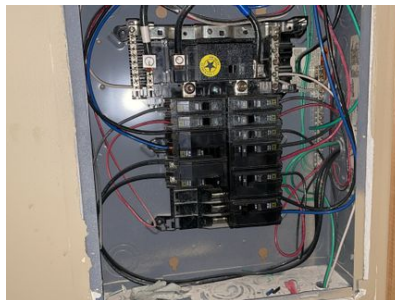
Suite A Electric Panel



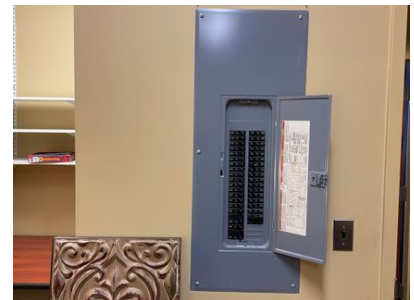
Suite A Electric Panel Interior



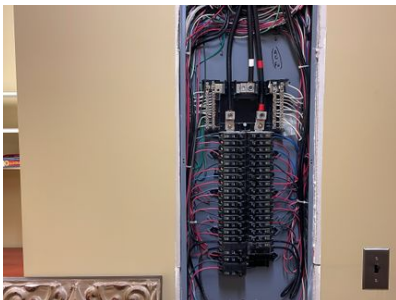
Suite A Sub Panel



Suite A Sub Panel Interior



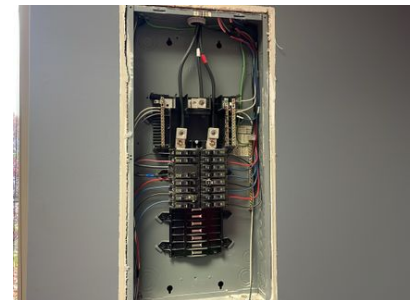
Suite B Electric Panel



Suite B Electric Panel Interior



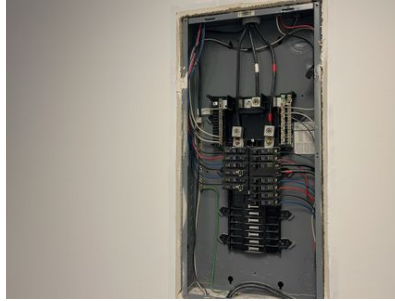
Suite CDE Electric Panel



Suite CDE Electric Panel Interior



Suite F Electric Panel



Suite F Electric Panel Interior

Electric Components

Electrical Service Conductors and Service Type: Below Ground Service

Service Voltage: 120/240 Volts

Service Ampacity (Size or Capacity): 2- 200 Amp Service Panels, 3- 200 Amp Service Panels, 60 Amps

Main Panel Location: Several Areas (Exterior/Interior)

Main Disconnect Location: At the electric meter

Sub Panel Location: next to main panel

Grounding and Bonding: Grounded to ground rod

Circuit Protection Type: Circuit Breakers

Branch Wiring: Copper

Wiring Distribution: Conduit

Type of Receptacles (Outlets): 3 prong

Electric Observations

(E-2) Maintenance Item:

Simple repair- There is a missing cover plate at the Suite B attic space. All receptacles should have a proper cover. This is a simple repair.



🔧 (E-3) Maintenance Item:

The Suite 1 air compressor is missing a connection box. Currently electric wires are exposed. A proper connection should be made. A qualified electrician can perform this work.



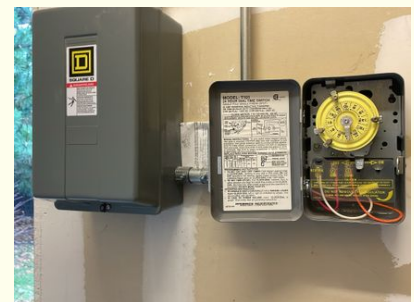
🔧 (E-4) Maintenance Item:

Lights not working- The light bulb is not working at the Suite A electric closet. We did not check to see if this is simply failed light bulb. Replacing bulb should be the first step in checking why the light is not working. If changing the light bulbs does not solve the issue, a qualified electrician should make repairs.



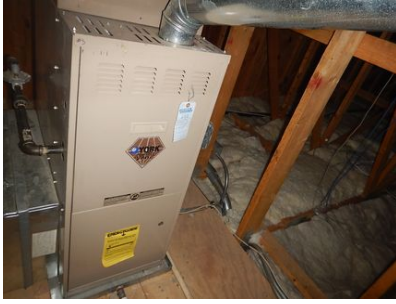
Electric Limitations

⚠️ (E-5) 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 systems, data transfer lines, TV antenna and cables, alarm, intercom, and stereo wiring is beyond the scope of this inspection.



Heating

📷 Heating Reference Photos



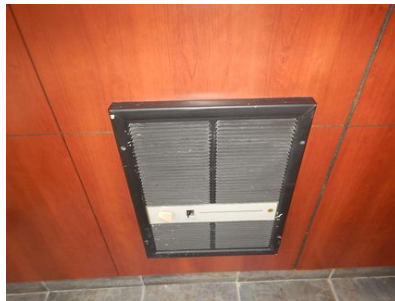
Furnace with cover removed



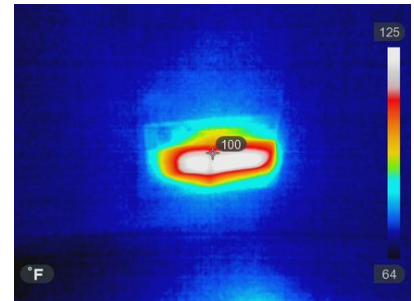
Data Plate



Blower compartment cover removed



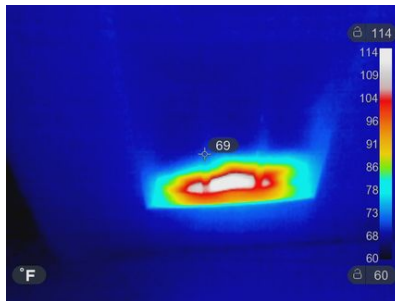
wall heater at entry foyer



Heating working in office (typical of all areas)



Storage closet wall heater



Heating Components

Heat Type: Forced Air, Wall Unit heater

Energy Source: Natural Gas, Electric

Number of Heating Systems: Eight

Heating Manufacturer: York

Heat System Location: Attic, Closet, Common Hallway/Exterior Mechanical Closet

Age of Heating System: Over 15 years, 2004 to 2023 (Manufactured in 2006, Manufactured in 2007)

Venting System: Power Vented, Direct Vent

Flue Liner: Metal

Heat Source in Habitable Room: Yes

Elevated Levels of Carbon Monoxide?: No

(H-2) Budget For Replacement:

Old Heating System- Budget for replacement- In our judgment, the York heating systems are near the end of its useful service life. You should expect to replace them soon. In the meantime, make sure that an HVAC technician cleans and services the HVAC's at least once a year.



ASHRAE_Chart_HVAC_Life_Expecta

Heating Observations

 **(H-3) Maintenance Item: Rust at heating-** Minor rusting was noted in some areas of the furnace. No leaks were noted at the time of the inspection. Check with the owner about any information they may have with regard to the stains or any repairs that have been done. We recommend a qualified HVAC technician service the heating system NOW and once a year in the future.



🔧 **(H-4) Maintenance Item: Dirty filter**- The filter for the heating system is dirty. This decreases its effectiveness, and blocks airflow. This can dramatically decrease the efficiency of the heating (and cooling system if present) and can increase energy usage.

- **SUGGESTION**: Change or wash the filters now, and at regular intervals thereafter. The filter should be replaced with a properly sized filter to ensure proper function. If the system has been operating in this condition for an extended period of time, service by an HVAC contractor is advised to check the cleanliness of the fan, evaporator coil, ducts, etc., and clean it as needed.



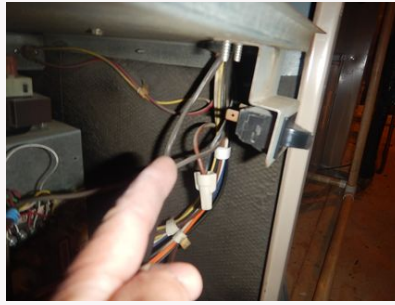
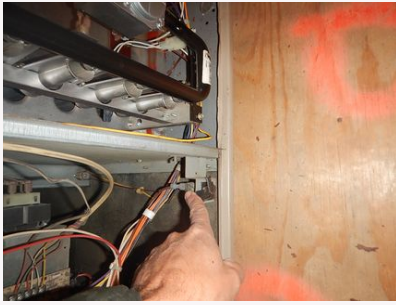
⚠️ **(H-6) Major Concern or Safety Concern:**

Rust/Corrosion/Holes in vent- The vent connector has rust, corrosion, or holes in it. This indicates that there is excessive moisture (most likely from condensation). This can cause the heating system to vent improperly. An HVAC contractor should make repairs to make the venting system safe.



🔧 **(H-5) 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 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.



Air Conditioning

☀️ Cooling/Air Conditioning Reference Photos



Condenser #1



Condenser #2 Data



Condenser #3



Condenser #4



Condenser #4 Data



Condenser #5 Data

Air Conditioning Components

Air Conditioning Equipment: Central Air Conditioning

Energy Source: Electricity

Number of A/C Units: Six

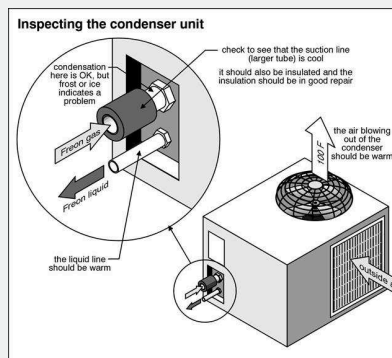
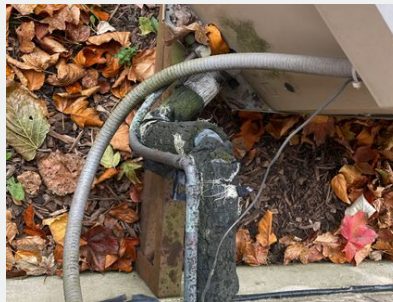
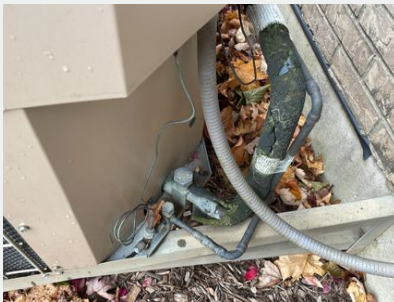
A/C Manufacturer (Condenser): T through Z (York®), Trane

A/C Age: Over 15 years, 2009 through 2023 (Manufactured in 2020, Manufactured in 2022)

🏠 (AC-2) Budget For Replacement: Budget for replacement- In our judgment, the York Air Conditioning systems are near the end of its useful service life. You should expect to replace them soon. In the meantime, make sure that an HVAC technician cleans and services the HVAC's at least once a year.

Air Conditioning Observations

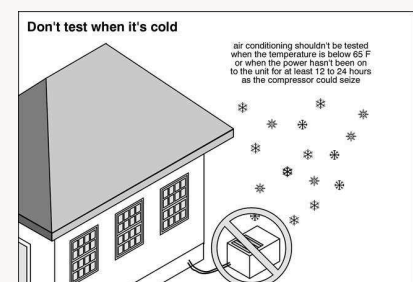
🏠 (AC-3) Improvement or Upgrade: The insulation on the suction lines at several of the condensers is missing. Missing insulation on a suction line can cause energy loss and condensation. A qualified HVAC technician should make repairs.



Air Conditioning Limitations

🏠 (AC-4) Items Not Inspected:

Too cold to test A/C- The air conditioning was not tested. During cold weather the air conditioner should not be operated, as it can be damaged. Typically, we do not operate air conditioners if the temperature during the prior 24 hours has been below 60 degrees. Since the ambient temperature did not allow for the operation of the air conditioning system, we recommended that you get confirmation from the seller that the unit is working



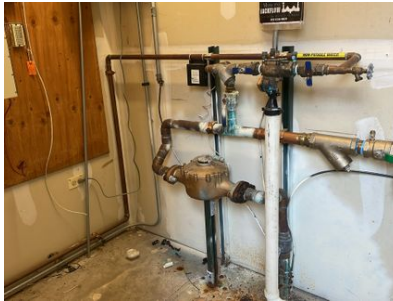
properly. Your attorney may have other suggestions to protect you in the event that the air-conditioning system is defective or inoperative.

Plumbing

Plumbing Reference Photos



Gas Meters



Water Meter #1



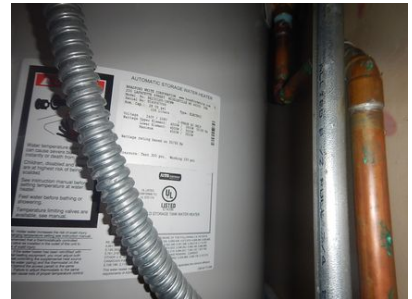
Water Meter #2



Water Meter #3



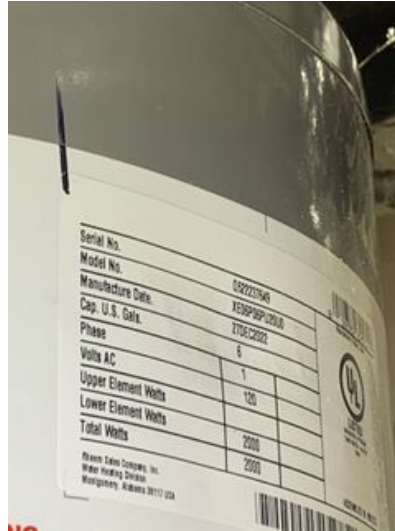
Water Heater #1



Water Heater #1 Data



Water Heater #2



Water Heater #2 Data



Water Heater #3



Water Heater #3 Data



Sewer Cleanout (Exterior)

Plumbing Components

Water Source: Public.

Water service material (to the building): Copper

Water Distribution inside: Copper

Water shut off location: Several Closets (Interior/Exterior)

Plumbing Waste Disposal: Municipal

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

Sewer Survey: No

Water Heater Manufacturer: Rheem, Bradford White

Water Heater Power Source: Electricity

Water Heater Capacity: 6 Gallon, 28 Gallon

Water Heater Age: 1 year, 2022

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

Confirm Municipal Waste- Indications are that the home is connected to a municipal waste water system (a sewer system). This is the most common system that we see. You should confirm with the local municipality that this is the case.

🔍 (P-3) Due Diligence / Further Investigation 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. 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-4) Items Not Working / Repair: Plumbing corrosion- We found corrosion t the water piping at the main water shut off. This needs repair. A plumber should perform this work.



🚫 (P-5) Items Not Inspected: Sprinklers not inspected- Operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection. We did note evidence of past leaking (the system is currently shut down).

- **SUGGESTION:** We suggest that you have the owner or a sprinkler technician demonstrate the

irrigation system and any related equipment before closing.



timer for sprinkler system



*note stains and corrosion at
backflow preventer*

Plumbing Limitations

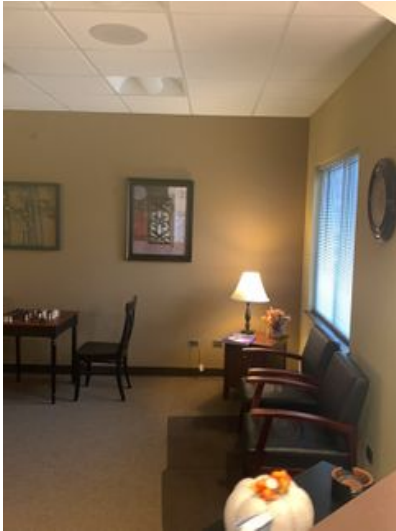
⚠️ **(P-6) Special Information: Water pressure and Flow-** Water system pressure and flow (gallons per minute) tests are not within the scope of this inspection.

⚠️ **(P-7) 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 Reference Photos

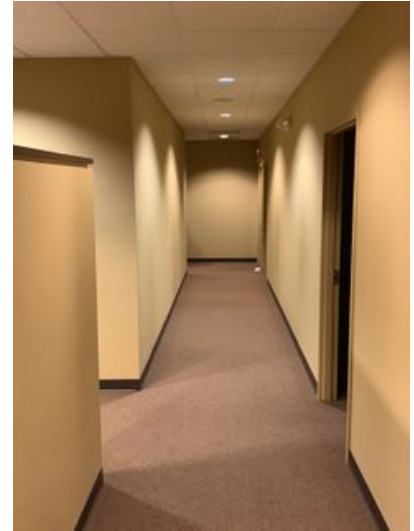
A representative number of photos (many more photos available- only about 10% of interior photos represented here)



waiting room



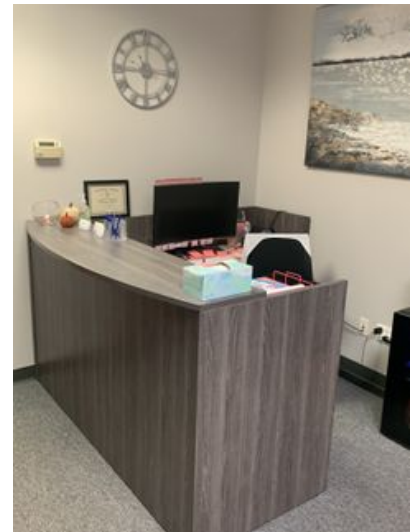
waiting room



hallway to medical offices



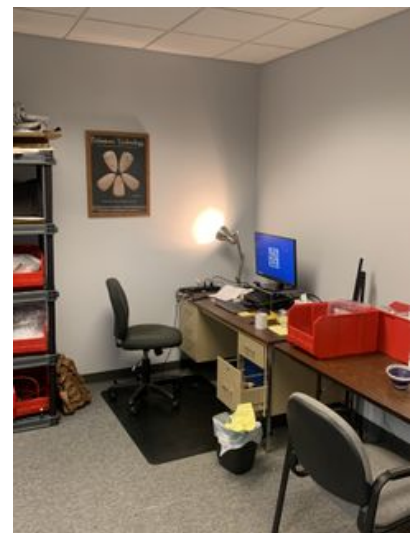
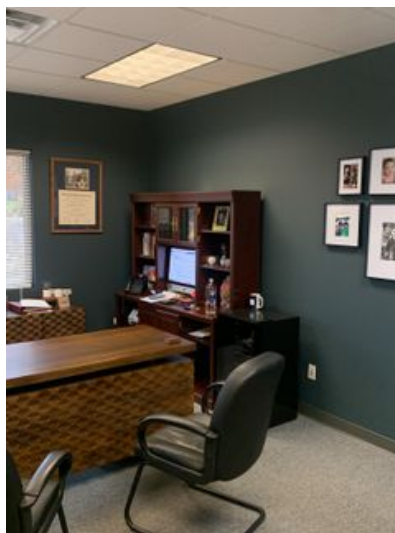
excessive stored items in unused office



reception



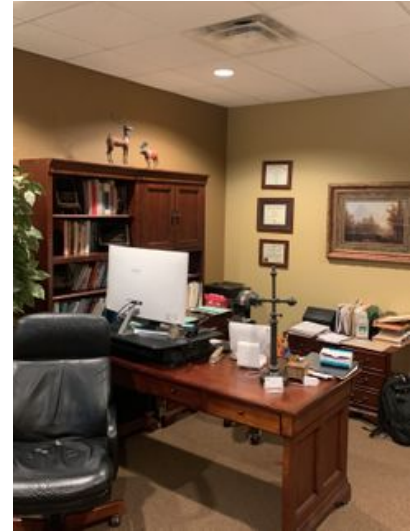
consultation room



office



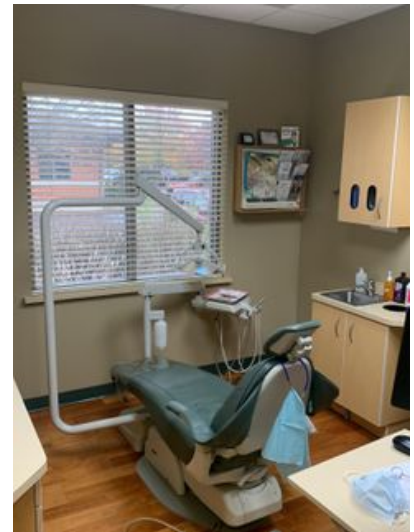
break room



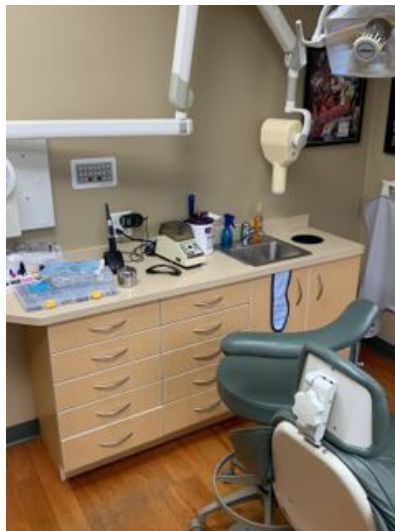
lab area



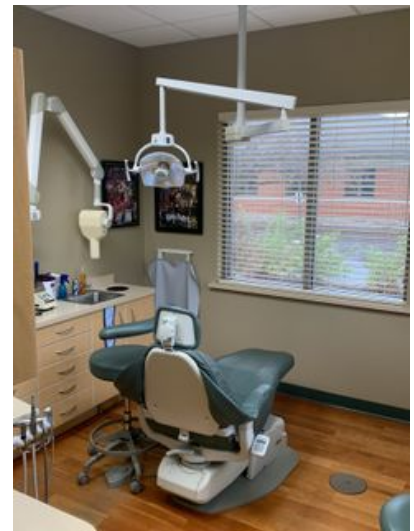
lab area



exam room at dentist



dental exam room





private meeting room

Interior Components

Ceiling Material: Sheetrock/Drywall/Gypsum Board, Suspended ceiling tiles (not all removed)

Wall Material: Sheetrock/drywall/Gypsum Board

Floor Covering: Carpet, Tile

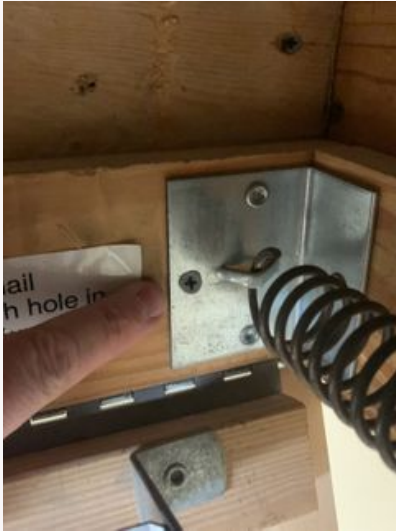
Window Type: Thermal/Insulated

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) **Items Not Working / Repair:** The attic pull down stair is not properly secured with the correct hardware. Currently there is a screw installed. A nail should be used in this area.



★ (I-4) Note:

Stains- There is evidence of prior leakage at the ceiling tiles in the Suite 2 bathroom (area below water heater). ***We tested this area for moisture and found that it is dry.*** Check with the current owner/occupant for further information about this issue.



Kitchen

📷 Kitchen Reference Photos



Kitchen Components

Cabinets: Wood

Countertops: Solid Surface Material

Cooking Fuel: Electric

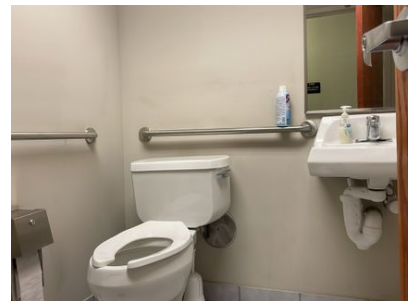
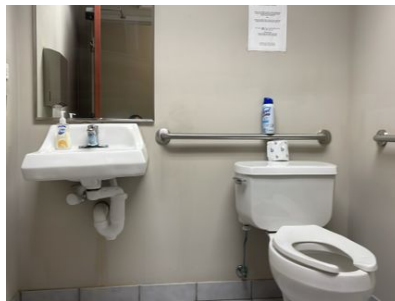
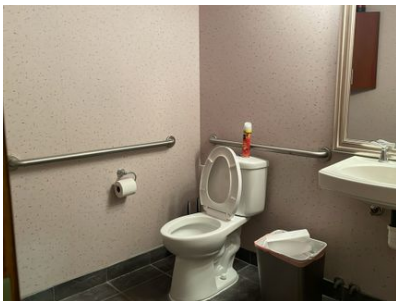
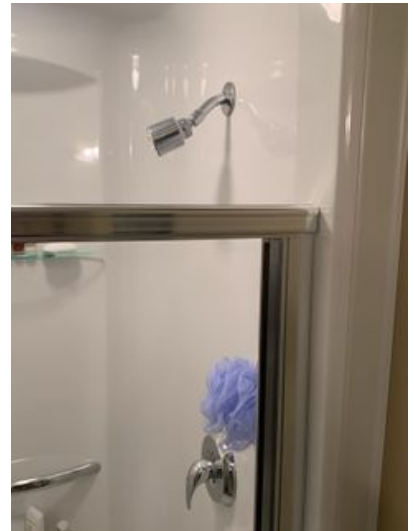
Refrigerator: Criterion

Kitchen Observations

🔧 (K-2) **Maintenance Item: Caulking needed**- Caulking is needed at the countertop backsplash. Water can enter the wall behind the cabinet and cause hidden damage.

Bathroom(s)

📷 Bathroom Reference Photos



Bathroom Components

Number of Bathrooms: Seven

Bathroom ventilation: Fan

Tub/Shower wall material: Pre-formed fiberglass or plastic

Electric: GFCI (Ground Fault Circuit Interrupters)

Bathroom Observations

🔧 **(B-3) Maintenance Item:** The sink at the men's bathroom (Suites CDEF common hall) is out of level and missing caulk. A qualified technician should review and reset/re-caulk as needed.



🔧 **(B-5) Maintenance Item:**

Caulk toilet at floor?- Toilets that are set on floor surfaces such as glazed ceramic tiles frequently slip, even if the closet bolts are tight. Applying a bead or fillet of silicone caulking material around the base of the toilet when the joint is dry can prevent slipping.



🔧 (B-6) Maintenance Item:

Vanity doors- Vanity drawers are misaligned in the Suite B bathroom. A qualified carpenter should make repairs.



🔧 (B-2) Items Not Working / Repair:

Faucet issues- The bathroom faucet cold water handle in the Dr's office is not secured. A plumber can make repairs.



🔧 (B-4) Items Not Working / Repair: Loose toilet- The toilets at the Suite B bathrooms are loose at the floor. Repairs are needed to prevent leakage. A licensed plumber should repair or correct as needed.



Laundry

📷 Laundry Reference Photos



Laundry at dental office

Laundry Components

Washer Type: Stackable, Front Load

Dryer Type: Stackable

Dryer Power Source: Unknown- Not visible

Laundry Tub (Laundry Tray): Plastic

Dryer Vent: Unknown

Cabinets and Counters: Wood Cabinets

🔍 (L-2) Due Diligence / Further Investigation Required:

Clothes Dryer- Due to limited clearances around the laundry equipment, we could not identify the type of utility sources provided for the dryer, nor could we verify the washer connections and drain lines. - **SUGGESTION:** Ask the owner whether gas or electricity (or both) are available at the dryer location and review the washer hookups when access is available.

Additional Information

Additional Information

 **(AI-1) Special Information: No Permit Check**- We did not check that permits were obtained for construction work on or in the home. 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-2) 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 home 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. We recommend visiting the following internet site if recalls are a concern to you.
www.cpsc.gov

 **(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 home. These reports can sometimes identify if any flood, storm, or other damage has occurred at this property. NOTE: You will only be 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: 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.

 **(AI-5) 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 home 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)

[Majordomo](#) - Pricing reports from \$99.00

⚠️ (AI-6) 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 contaminants we recommend that you visit the CDC website at: [CDC Mold information](#) or the EPA at: [EPA mold information](#)

Checking Out Procedure

Thermostat: Left as found at start of inspection

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

Lights/Electricity: Lights left as found at start of inspection

People Present At completion of inspection: Everyone left at the same time when inspection was completed



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