



**Property Inspections Plus, Inc. DBA
National Property Inspections**

Sample: 3 Separate Bldgs Comm.



Monday, November 14, 2022

Inspector

Eddie Restani

312-771-1293

450.012272 Expires: 11/30/2024

Inspection Date:
11/14/2022

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email:
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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes Estimated Age Of Property : 1 Year(s) Property Faces : <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West Type of Property : <input checked="" type="checkbox"/> Commercial Primary Construction : <input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Wood	Weather : <input checked="" type="checkbox"/> Sunny Soil Conditions : <input checked="" type="checkbox"/> Dry Persons Present : <input checked="" type="checkbox"/> Seller's Agent
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DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

G (GOOD)	Average to above-average condition for the building system evaluated, taking into consideration factors of age and design. Generally, other than normal maintenance, no repair is recommended or required.
F (FAIR)	Average condition for the building system evaluated, taking into consideration factors of age and design. Some short term or immediate maintenance or repairs are recommended to return the system to a good condition.
P (POOR)	Below-average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NA (NOT APPLICABLE)	This item is not applicable or not present

SCOPE OF THE INSPECTION :

This assessment is in general accordance with the ASTM standard E2018-08 for Property Condition Assessments. The intent of this report is to identify and communicate conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed on the date of the Field Observer's Walk-Through Survey. This was a visual review of readily accessible areas and components. It was not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions was performed. Hidden or obstructed defects may not be observed. In addition, some components were assessed on a random sampling of like items.

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GRADING / DRAINAGE PANERA, SMASHBURGER

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Near Level

Positive Slope

Comments:

Appeared to be a positive or near level slope around the home.



Grading / Drainage Panera, Smashburger:



Grading / Drainage Panera, Smashburger:

PARKING LOT / DRIVEWAYS CANES

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Asphalt

Concrete

Cracks

General Deterioration

Comments:

The driveway was in generally good condition with minor cracks and had an acceptable surface.

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Parking Lot / Driveways Canes:



Parking Lot / Driveways Canes:



Parking Lot / Driveways Canes:

LANDSCAPING/RODENT TRAPS/EXPOSED WIRES

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Trees

Shrubs

Ground Cover

Comments:

Rated fair due to several rodent traps, monitor.

Exposed wires noted.

Recommend further evaluation/repair by qualified contractor(s).

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Landscaping/Rodent Traps/Exposed Wires:



Landscaping/Rodent Traps/Exposed Wires: Exposed wires left side Raising Canes



Landscaping/Rodent Traps/Exposed Wires:



Landscaping/Rodent Traps/Exposed Wires:



Landscaping/Rodent Traps/Exposed Wires:



Landscaping/Rodent Traps/Exposed Wires:

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Landscaping/Rodent Traps/Exposed Wires: Right side smash burger



Landscaping/Rodent Traps/Exposed Wires: rear Panera

TRASH ENCLOSURE(S)

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All trash enclosures acceptable at time of inspection.



Trash Enclosure(s):



Trash Enclosure(s):

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Email:
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Trash Enclosure(s):



Trash Enclosure(s):



Trash Enclosure(s):



Trash Enclosure(s):



Trash Enclosure(s):



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Sample: 3 Separate Bldgs Comm.

LANDSCAPING/RODENT TRAPS

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Rated fair due to several rodent traps present, monitor.

Recommend further evaluation/repair by qualified contractor(s).



Landscaping/Rodent Traps: Left side Panera



Landscaping/Rodent Traps: Rear Chipotle

ROOFING CANES

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: Undetermined Year(s)

Design Life: 20-25 Year(s)

Layers: 0

Walked On

Membrane

Metal

Comments:

There were no active leaks noted on day of inspection. Recommend monitoring for future deterioration and repair/replace as required.

Leaks not always detectable.

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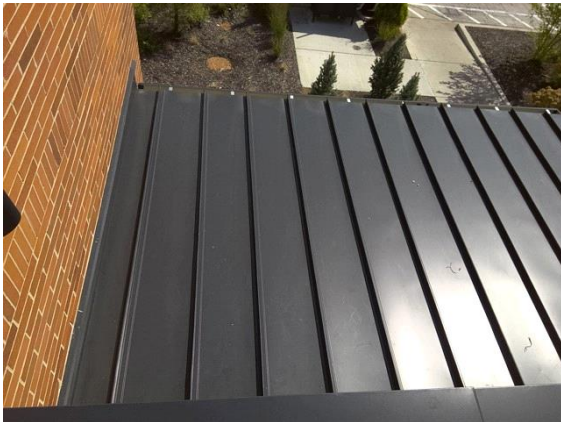
Sample: 3 Separate Bldgs Comm.



Roofing Canes:



Roofing Canes:



Roofing Canes:

FLASHING / VALLEYS CHIPOTLE

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Composition / Membrane

Metal

General Deterioration

Comments:

All valleys and flashings that were readily visible at time of inspection were acceptable.

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Sample: 3 Separate Bldgs Comm.



Flashing / Valleys Chipotle:



Flashing / Valleys Chipotle:

ROOF DRAINAGE SYSTEM CANES

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Aluminum

Comments:

All visible gutters were in acceptable condition.



Roof Drainage System Canes:



Roof Drainage System Canes:

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Email:
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Sample: 3 Separate Bldgs Comm.



Roof Drainage System Canes:

EXTERIOR SURFACE CANES

Brick

General Deterioration

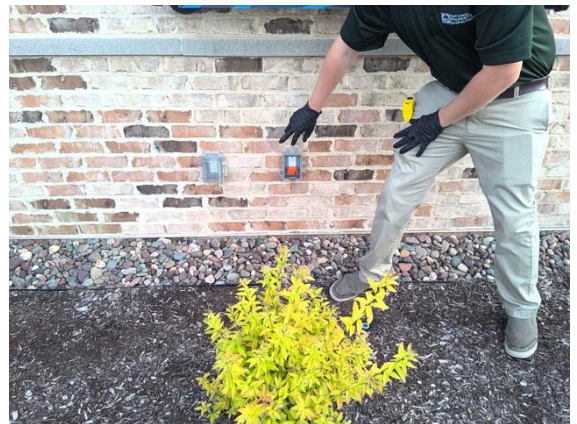
	G	F	P	NI	NA
EXTERIOR WALL FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING AND SIGNAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All visible exterior siding acceptable at time of inspection.



Exterior Surface Canes:



Exterior Surface Canes:

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Email:
450.012272 Expires: 11/30/2024



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Sample: 3 Separate Bldgs Comm.



Exterior Surface Canes:

PARAPET WALL PANERA, SMASHBURGER

<input checked="" type="checkbox"/> Brick	<input checked="" type="checkbox"/> Metal	<input checked="" type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> General Deterioration		
EXTERIOR FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CAP FLASHING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COVING/ FLASHING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SCUPPERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:
Parapet wall system acceptable at time of inspection.



Parapet Wall Panera, Smashburger:



Parapet Wall Panera, Smashburger:

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Email:
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Sample: 3 Separate Bldgs Comm.



Parapet Wall Panera, Smashburger:



Parapet Wall Panera, Smashburger:

FENESTRATION CANES

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

General Deterioration

Comments:

Windows appeared acceptable at time of inspection



Fenestration Canes:



Fenestration Canes:

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Sample: 3 Separate Bldgs Comm.

DOOR(S) CANES

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

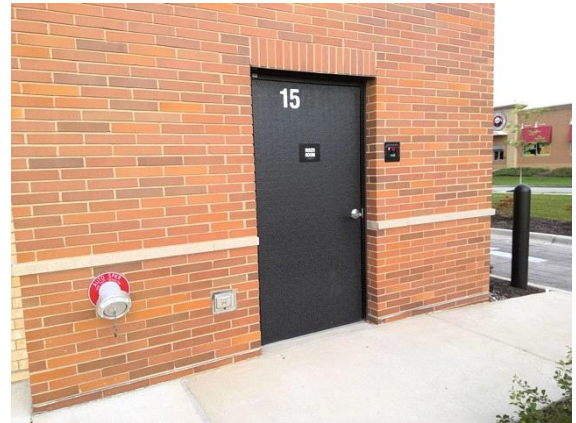
General Deterioration

Comments:

Doors appear to be functioning properly and seal properly when closed.



Door(s) Canes:



Door(s) Canes:

ELECTRICAL CHIPOTLE

SERVICE SIZE (Main Panel)

Brand: GE

Main Disconnect Location: Main Floor

208Y/120V

	G	F	P	NI	NA
SERVICE <input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Electrical acceptable at time of inspection.

Inspection Date:
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Email:
450.012272 Expires: 11/30/2024



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Sample: 3 Separate Bldgs Comm.



Electrical Chipotle:



Electrical Chipotle:



Electrical Chipotle:

PLUMBING CANES

Water Service

Water Public

Sewage Service

Sewage Public

General Deterioration

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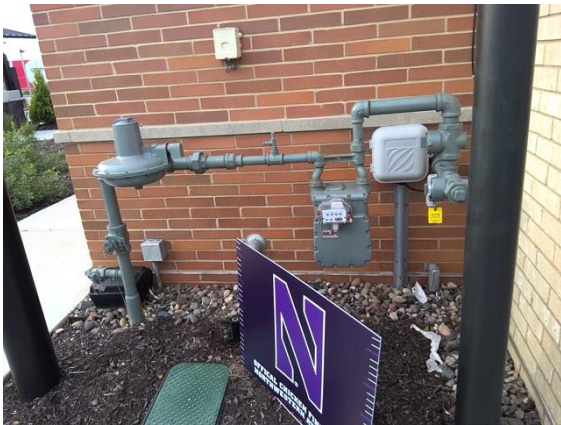
Sample: 3 Separate Bldgs Comm.

	G	F	P	NI	NA
SUPPLY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FIRE SUPPRESSION SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

No defects were found pertaining to the main plumbing system.

Main utility line, septic systems and gray water systems are excluded from this Inspection.



Plumbing Canes:



Plumbing Canes: heater not turned on.



Plumbing Canes:

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HVAC DISTRIBUTION

Ductwork

	G	F	P	NI	NA
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Distribution acceptable at time of inspection.



HVAC Distribution :

COOLING CANES

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Scotsman

Age: 1 Year(s)

Design Life: 10-15 Year(s)

SerialNo: 21021320012253

Electric

Comments:

Refrigeration acceptable at time of inspection.

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Sample: 3 Separate Bldgs Comm.



Cooling Canes:



Cooling Canes:

BATHROOM(S) CANES

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR / FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS / CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK / FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER CLOSET AND FIXTURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in bathroom were acceptable at time of inspection.

Inspection Date:
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Bathroom(s) Canes:



Bathroom(s) Canes:



Bathroom(s) Canes:



Bathroom(s) Canes:

ROOM CANES

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR / FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FIRE EXTINGUISHER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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Fire extinguisher tags expired.

Recommend further evaluation/repair by qualified contractor(s).



Room Canes:



Room Canes:



Room Canes:

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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

1 LANDSCAPING/RODENT TRAPS/EXPOSED WIRES

FAIR

Rated fair due to several rodent traps, monitor.

Exposed wires noted.

Recommend further evaluation/repair by qualified contractor(s).



LANDSCAPING/RODENT TRAPS/EXPOSED WIRES:



LANDSCAPING/RODENT TRAPS/EXPOSED WIRES:
Exposed wires left side Raising Canes



LANDSCAPING/RODENT TRAPS/EXPOSED WIRES:



LANDSCAPING/RODENT TRAPS/EXPOSED WIRES:
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LANDSCAPING/RODENT TRAPS/EXPOSED WIRES:
rear Panera

2 LANDSCAPING/RODENT TRAPS

FAIR

Rated fair due to several rodent traps present, monitor.

Recommend further evaluation/repair by qualified contractor(s).



LANDSCAPING/RODENT TRAPS: Rear Chipotle

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3 ROOM CANES

Fire Extinguisher

POOR

Fire extinguisher tags expired.

Recommend further evaluation/repair by qualified contractor(s).



ROOM CANES:

F (FAIR)

Average condition for the building system evaluated, taking into consideration factors of age and design. Some short term or immediate maintenance or repairs are recommended to return the system to a good condition.

P (POOR)

Below-average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.

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