



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

Commercial Sample-Homewood, IL, IL



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:
450.012272 Expires: 11/30/2024



Property Inspections Plus, Inc. DBA National Property Inspections

Commercial Sample-Homewood, IL, IL

PARKING LOT/DRIVEWAYS

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

Asphalt

Cracks

General Deterioration

Settlement

Comments:

Curbs cracked, light pole base loose, loose wood beneath metal by entrance, driveway has settled away from building.

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



Parking Lot/Driveways:



Parking Lot/Driveways:



Parking Lot/Driveways:

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ROOFING

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

Age: Undetermined Year(s)

Design Life: 20-25 Year(s)

Ladder at Eaves

Walked On

Rolled Composition

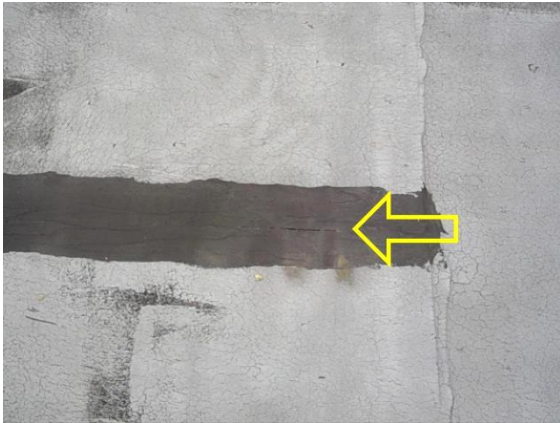
Previous Repairs Noted

Suspected Leak(s)

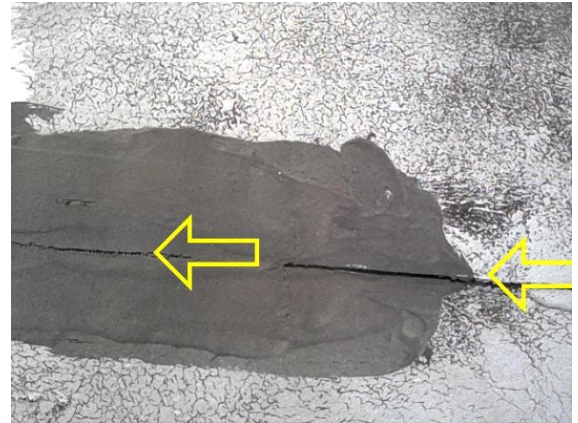
Comments:

Several cracked areas, ponding and previous repairs noted.

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



Roofing:



Roofing:



Roofing:



Roofing:

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EXTERIOR SURFACE

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Stucco | <input checked="" type="checkbox"/> Concrete | <input checked="" type="checkbox"/> Cracked | <input checked="" type="checkbox"/> General Deterioration |
| <input checked="" type="checkbox"/> Missing / Loose | <input checked="" type="checkbox"/> Needs Caulk / Seal | <input checked="" type="checkbox"/> Poor Earth / Siding Clearance | |

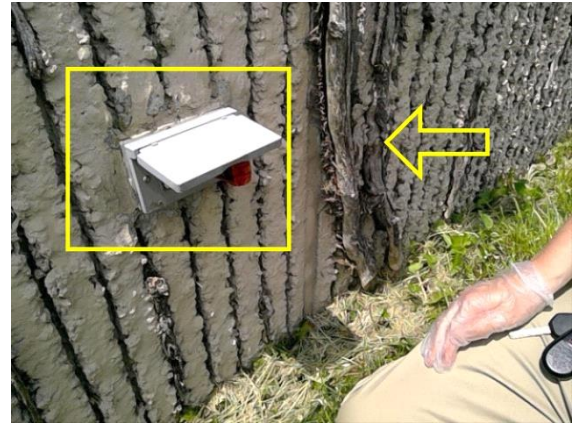
	G	F	P	NI	NA
EXTERIOR WALL FINISH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input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

Several areas around building had loose/deteriorated seal, cracks or holes. Roots/vines stuck in siding. All exterior outlets inoperable and GFCI did not trip under fault conditions. All outlets did not have a weather cap that allows long term fixtures to be plugged in while cap is closed. Recommend replacing with a weather cap cover that accommodates plug. Recommend further evaluation/repair by qualified electrician(s).



Exterior Surface:



Exterior Surface: Inoperable.

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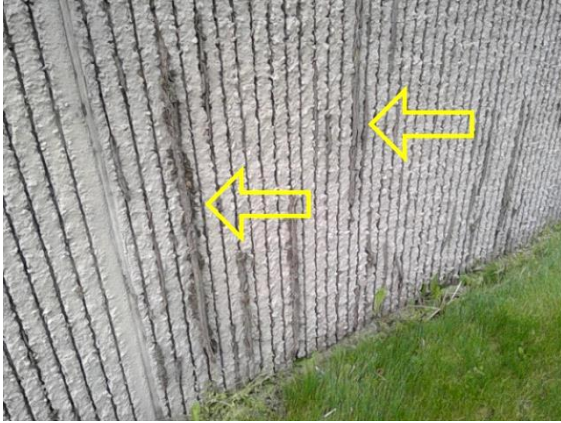
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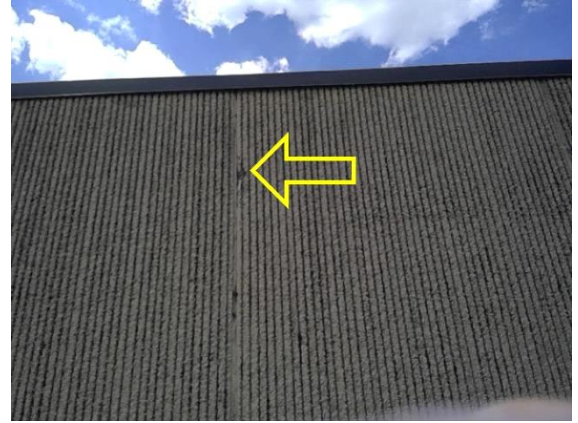


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Exterior Surface:



Exterior Surface:

PARAPET WALL SYSTEM

Metal

Cracked

General Deterioration

Needs Caulk / Seal

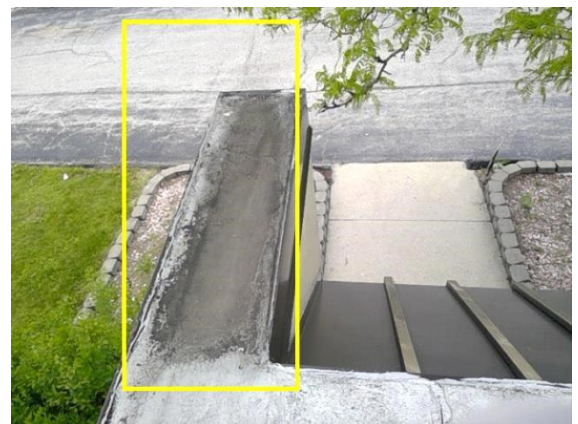
	G	F	P	NI	NA
EXTERIOR FINISH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CAP FLASHING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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:

Ponding/possible leaks above entrance and other areas.
Recommend further evaluation/repair by qualified contractor(s).



Parapet Wall System:



Parapet Wall System:

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FENESTRATION SYSTEMS

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

Metal

Fogged

General Deterioration

Needs Caulk / Seal

Comments:

Most thermal windows around the building were fogged due to loss of thermal seal.
Recommend further evaluation/repair by qualified window contractor(s).



Fenestration Systems:



Fenestration Systems:



Fenestration Systems:



Fenestration Systems:

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Attic / Roof

Method of Inspection No Access / Limited

ATTIC / ROOF FRAMING AND SHEATHING

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

Steel Decking

Comments:

Limited access due to design and ductwork .
Where visible, framing and decking in acceptable condition.

Leaks not always detectable.



Attic / Roof Framing and Sheathing:



Attic / Roof Framing and Sheathing:



Attic / Roof Framing and Sheathing:

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ELECTRICAL 1

SERVICE SIZE (Main Panel)

- Brand: Square D
 Main Disconnect Location: Interior Middle
 400 AMP
 208Y/120

	G	F	P	NI	NA
SERVICE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
BRANCH CIRCUITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BONDING / GROUNDING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Exterior service exposed wires and cement settling.
 Exposed wires interior.
 Recommend further evaluation/repair by qualified electrical contractor(s).



Electrical 1:



Electrical 1:

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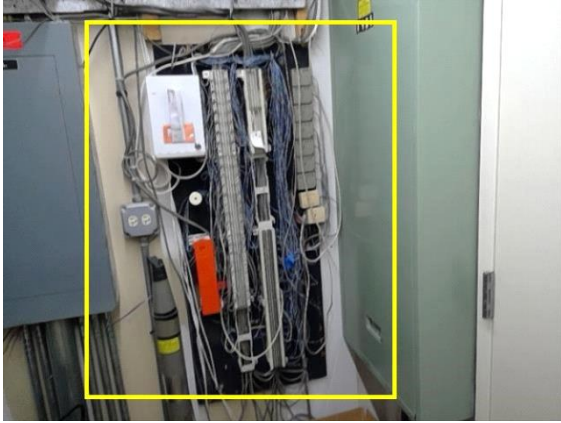
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Electrical 1:



Electrical 1:

PLUMBING 1

Water Service

Water Public

Sewage Service

Sewage Public

General Deterioration

	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.

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Plumbing 1 :



Plumbing 1 :

WATER HEATER 1

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

Brand: AO Smith
SerialNo: 1806109225077

Size: 40 Gallon(s)

Age: 3 Year(s)

Design Life: 10-12 Year(s)

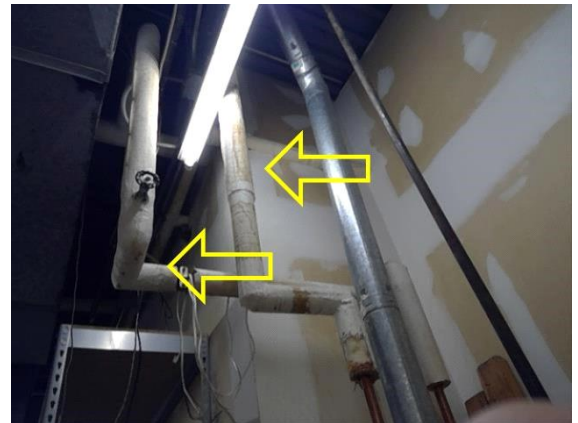
Gas

Comments:

Possible asbestos pipes above water heater.
Recommend further evaluation/repair by qualified contractor(s).



Water Heater 1:



Water Heater 1:

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HEATING VI

Age: Undetermined Year(s) Design Life: 15-20 Year(s)

Gas Forced Air

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

Comments:

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



Heating VI:

HEATING VII

Brand: Bryant Age: 16 Year(s) Design Life: 15-20 Year(s) SerialNo: Unknown

Gas Forced Air

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

Comments:

Rated fair due to age. Unit functional at time of inspection.

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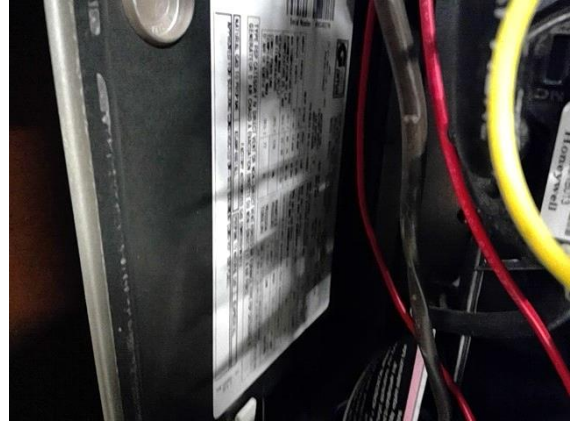


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Heating VII:



Heating VII:

HVAC DISTRIBUTION 1

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 was acceptable at time of inspection.



HVAC Distribution 1 :



HVAC Distribution 1 :

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HVAC

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

Brand: Rheem Age: Undetermin Year(s) Design Life: 10-15 Year(s) SerialNo: No tag

Electric Central Air

Comments:

Rated marginal due to age of unit. Budget for eventual replacement.
A/C unit should not be tested in cool mode with temperature below 65 degrees for fear of damaging compressor.
Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.



HVAC :

COOLING V

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

Brand: Carrier Age: 32 Year(s) Design Life: 10-15 Year(s) SerialNo: 1789E68494

Electric Central Air

Comments:

Rated fair due to age of unit. Budget for eventual replacement.
A/C unit should not be tested in cool mode with temperature below 65 degrees for fear of damaging compressor.
Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.

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Cooling V:



Cooling V:

ROOMS

	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"/>
WINDOWS AND SILL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Peeling paint, inoperable windows and moisture present.
Recommend further evaluation/repair by qualified contractor(s).

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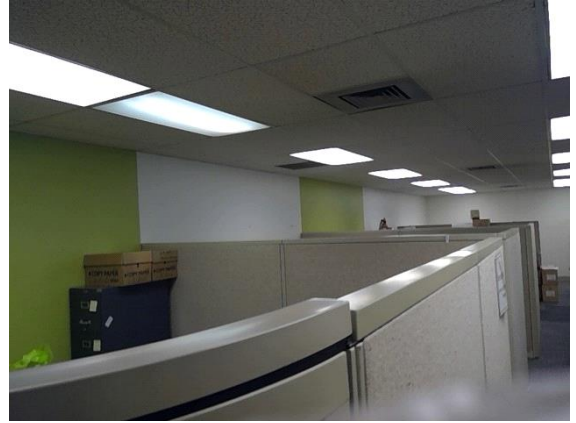


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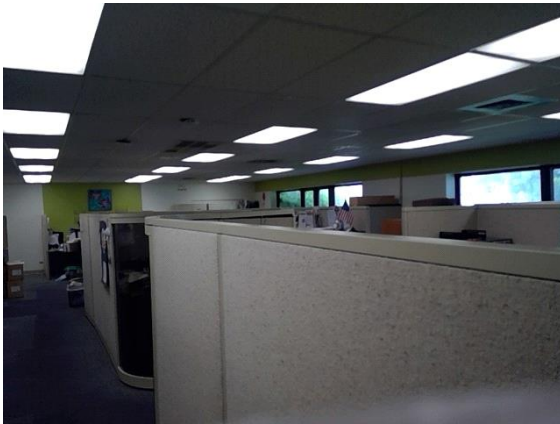
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Rooms:



Rooms:



Rooms:



Rooms: Moisture.



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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 PARKING LOT/DRIVEWAYS

FAIR

Curbs cracked, light pole base loose, loose wood beneath metal by entrance, driveway has settled away from building.
Recommend further evaluation/repair by qualified contractor(s).



PARKING LOT/DRIVEWAYS:



PARKING LOT/DRIVEWAYS:



PARKING LOT/DRIVEWAYS:

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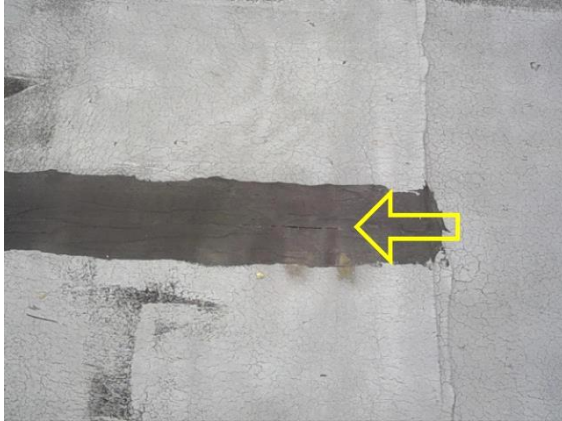
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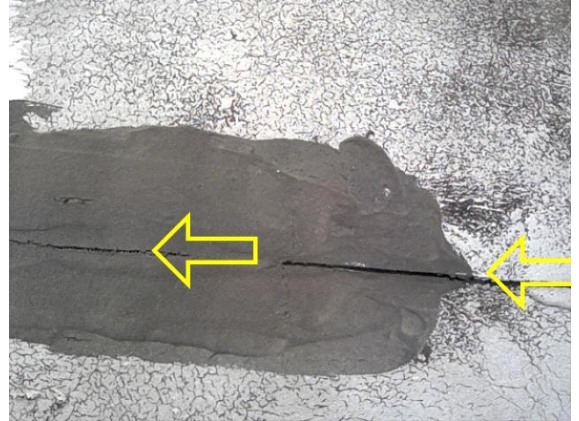
2 ROOFING

FAIR

Several cracked areas, ponding and previous repairs noted.
Recommend further evaluation/repair by qualified roofing contractor(s).



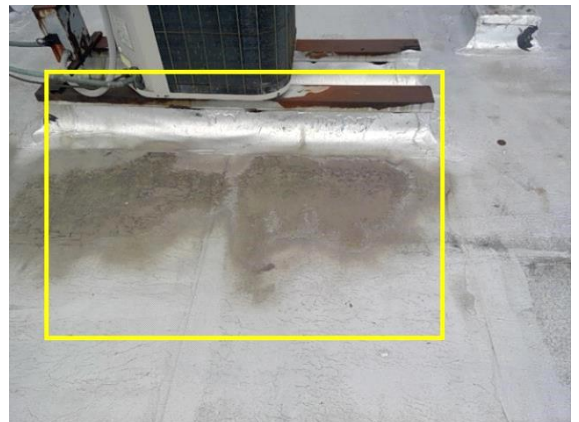
ROOFING:



ROOFING:



ROOFING:



ROOFING:

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3 EXTERIOR SURFACE

Exterior Wall Finish

FAIR

Exterior Electrical Outlets

POOR

Several areas around building had loose/deteriorated seal, cracks or holes. Roots/vines stuck in siding.

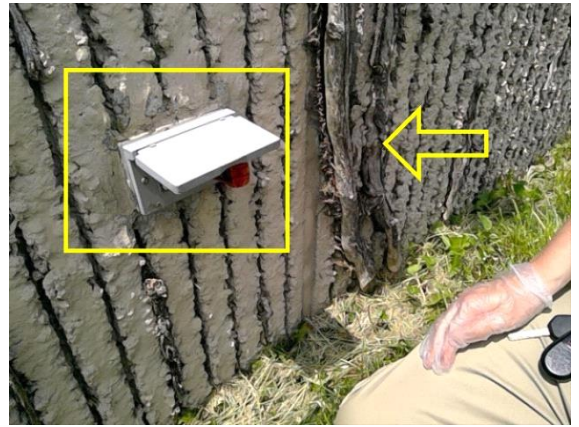
All exterior outlets inoperable and GFCI did not trip under fault conditions.

All outlets did not have a weather cap that allows long term fixtures to be plugged in while cap is closed. Recommend replacing with a weather cap cover that accommodates plug.

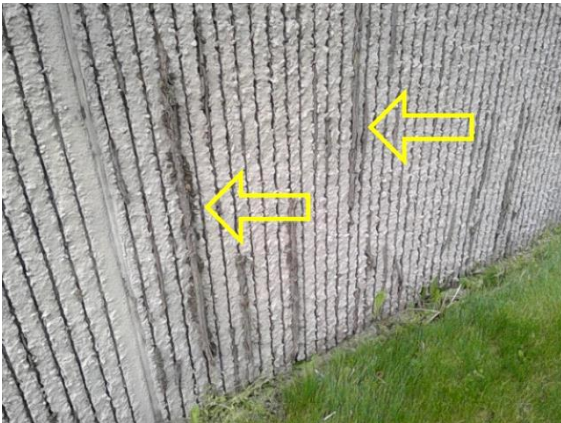
Recommend further evaluation/repair by qualified electrician(s).



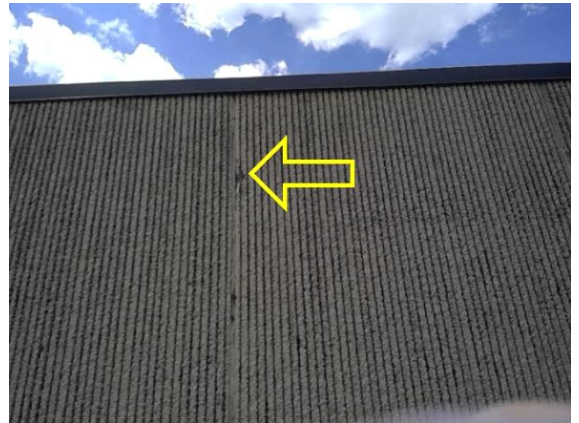
EXTERIOR SURFACE:



EXTERIOR SURFACE: Inoperable.



EXTERIOR SURFACE:



EXTERIOR SURFACE:

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4 PARAPET WALL SYSTEM

Exterior Finish

FAIR

Ponding/possible leaks above entrance and other areas.
Recommend further evaluation/repair by qualified contractor(s).



PARAPET WALL SYSTEM:



PARAPET WALL SYSTEM:

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5 FENESTRATION SYSTEMS

POOR

Most thermal windows around the building were fogged due to loss of thermal seal.
Recommend further evaluation/repair by qualified window contractor(s).



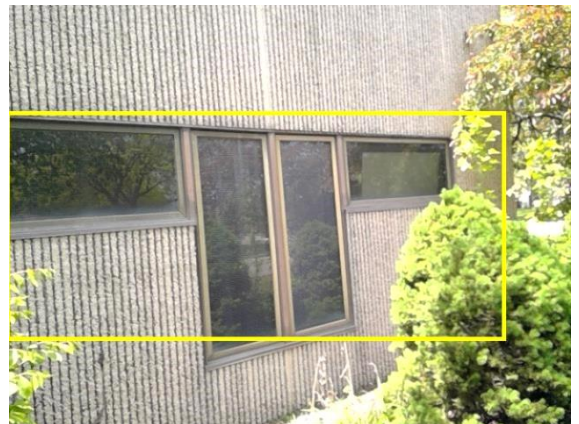
FENESTRATION SYSTEMS:



FENESTRATION SYSTEMS:



FENESTRATION SYSTEMS:



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6 ELECTRICAL 1

Service

POOR

Exterior service exposed wires and cement settling.
Exposed wires interior.
Recommend further evaluation/repair by qualified electrical contractor(s).



ELECTRICAL 1:



ELECTRICAL 1:



ELECTRICAL 1:

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7 WATER HEATER 1

FAIR

Possible asbestos pipes above water heater.
Recommend further evaluation/repair by qualified contractor(s).



WATER HEATER 1:

8 HEATING VI

Operation

POOR

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



HEATING VI:

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9 HEATING VII

Operation

FAIR

Rated fair due to age. Unit functional at time of inspection.



HEATING VII:

10 HVAC

FAIR

Rated marginal due to age of unit. Budget for eventual replacement.

A/C unit should not be tested in cool mode with temperature below 65 degrees for fear of damaging compressor. Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.

11 COOLING V

FAIR

Rated fair due to age of unit. Budget for eventual replacement.

A/C unit should not be tested in cool mode with temperature below 65 degrees for fear of damaging compressor. Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.

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COOLING V:

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12 ROOMS

Windows and sill

POOR

Peeling paint, inoperable windows and moisture present.
Recommend further evaluation/repair by qualified contractor(s).



ROOMS:



ROOMS: Moisture.

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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