



# Property Inspections Plus, Inc. DBA National Property Inspections

## Sample Commercial



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

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### GRADING / DRAINAGE

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

Near Level

Negative Slope

Positive Slope

#### Comments:

Negative slope noted by building front roadside, monitor.

Limited visibility due to snow cover. Watch for ice/water accumulation at walk. Recommend monitoring conditions.



Grading / Drainage:



Grading / Drainage: Negative



Grading / Drainage:



Grading / Drainage: Negative

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### ROOFING

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

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

- Ladder at Eaves                       Visual From Ground                       Walked On                       Asphalt / Composition
- Cupping / Curling / Lifting / Brittle                       Missing Shingle(s)                       Snow Covered
- Trim Trees / Branches

#### Comments:

Several areas had cupping/curling shingles.

Roof uneven in several areas.

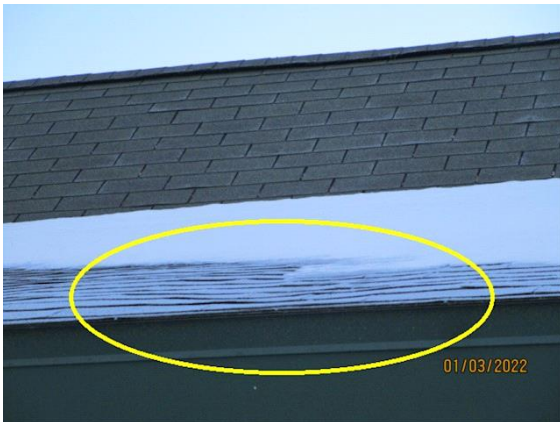
Recommend further evaluation/repair by qualified contractor(s).



Roofing:



Roofing: Uneven



Roofing: Uneven



Roofing:

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Roofing:



Roofing:



Roofing:



Roofing:

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### ROOF DRAINAGE SYSTEM

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

Vinyl

Missing

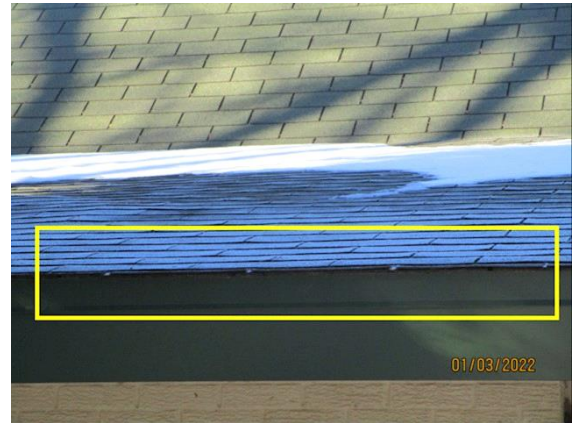
#### Comments:

Gutters rated fair due to no visible gutters on exterior of building by road and parking lot/driveways. Gutters present courtyard area.

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



Roof Drainage System:



Roof Drainage System:



Roof Drainage System:



Roof Drainage System:

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### EXTERIOR SURFACE

- |  |   |   |   |
|--|---|---|---|
| <input checked="" type="checkbox"/> Brick              | <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"/> Needs Paint |   |   |

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

Cracks noted at siding.

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



Exterior Surface:



Exterior Surface:

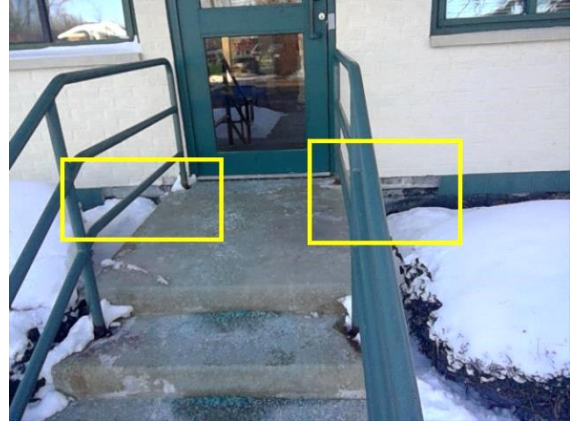


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Exterior Surface:



Exterior Surface:



Exterior Surface:



Exterior Surface:

### EXTERIOR FOUNDATION

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

Concrete
  General Deterioration
  Limited Observation

**Comments:**

Building foundation appears to be bowing parking lot side.

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

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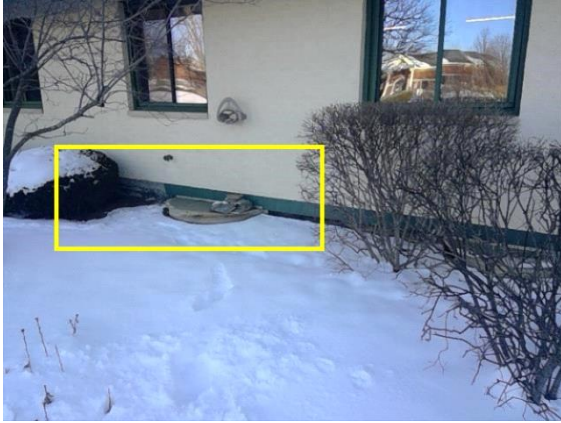
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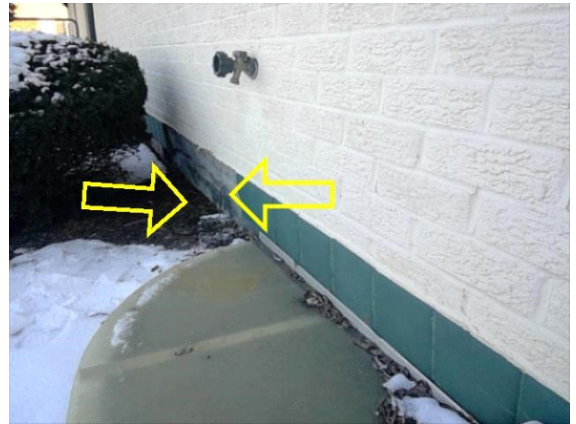
Exterior Foundation:



Exterior Foundation:



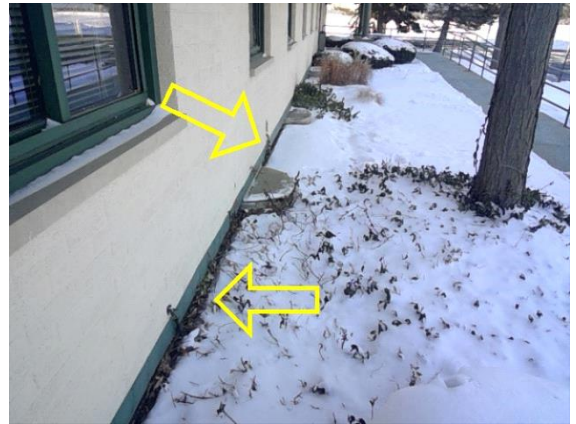
Exterior Foundation:



Exterior Foundation:



Exterior Foundation:



Exterior Foundation:

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Exterior Foundation:



Exterior Foundation:



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## Sample Commercial

### Attic / Roof

Method of Inspection  Visual from Access

#### ATTIC / ROOF FRAMING AND SHEATHING

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

Plywood / Panel Board / OSB     Trusses     Water Stains/Suspected Leak(s)

#### Comments:

Sheathing missing.

The attic was inspected from the attic access opening only due to inadequate headroom and/or no floor. Defects may not have been visible.

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

Leaks not always detectable.



Attic / Roof Framing and Sheathing:



Attic / Roof Framing and Sheathing:

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Attic / Roof Framing and Sheathing:



Attic / Roof Framing and Sheathing:

### Interior Foundation

#### Foundation Type

Basement

Crawl Space

#### CRAWL SPACE

Limited Access

Physical Entry

Vented

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

Comments:

Suspect support noted.

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



Crawl Space:



Crawl Space:

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Crawl Space:

### CRAWL SPACE

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

Limited Access

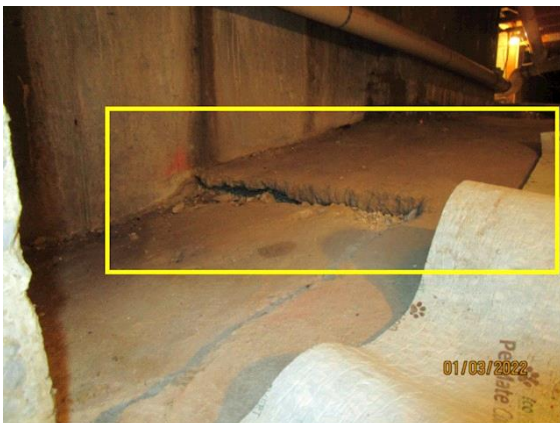
Physical Entry

#### Comments:

Settlement/large crack noted.

Insulation was not present in crawl space at the sub floor.

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



Crawl Space:



Crawl Space:

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Crawl Space:

### SUMP/SUMP PUMP

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

#### Comments:

Sump pump inoperable, missing cover.

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



Sump/Sump Pump: IO



Sump/Sump Pump:

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## Sample Commercial

### ELECTRICAL VII & VIII

#### SERVICE SIZE (Main Panel)

- Brand: GE
  Main Disconnect Location: Basement
  120 / 240 Volt (Nominal)
- 200 AMP

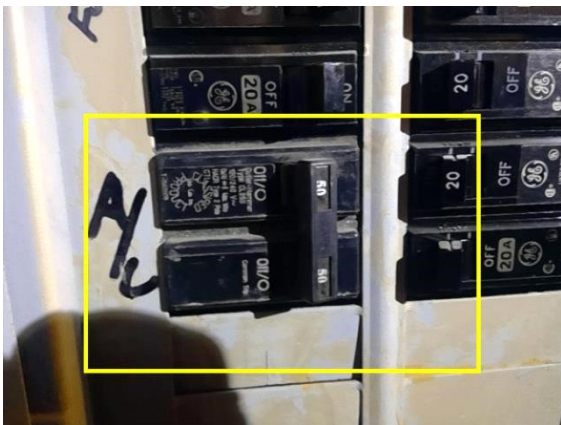
	G	F	P	NI	NA
SERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
BRANCH CIRCUITS	<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"/>
BREAKERS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Comments:

Breakers in the service panel were not consistent with brand of panel. This may void any warranty provided by manufacturer. These breakers may not have the exact fit for this panel, providing the possibility for a loose connection and possible short circuit.

Double tapped breaker(s) noted. In general, only one conductor (wire) should be connected to any breaker, fuse or panel lug unless terminals are rated for this use. Double tapping could cause one or both wires to have poor contact and/or cause circuit overloading.

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



Electrical VII & VIII:



Electrical VII & VIII:

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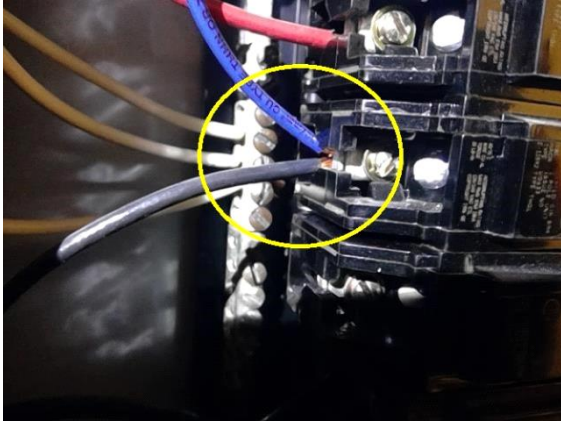
Inspector: Eddie Restani  
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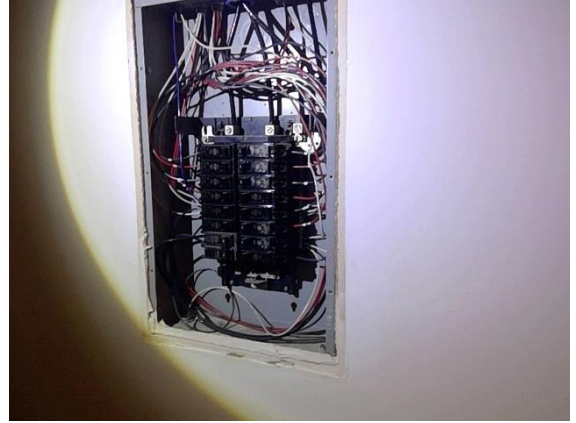


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Electrical VII & VIII:



Electrical VII & VIII:

### HVAC/HEATING IV

Brand: American Standard

Age: 25 Year(s)

Design Life: 15-20 Year(s)

SerialNo: M154TCP7G

Gas

Forced Air

OPERATION

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 age. Unit functional at time of inspection.



HVAC/Heating IV:



HVAC/Heating IV:

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HVAC/Heating IV:

### COOLING V

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

Brand: Heil

Age: 8 Year(s)

Design Life: 10-15 Year(s)

SerialNo: E141318483

Electric

Central Air

#### Comments:

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.



Cooling V:



Cooling V:

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### CHILLER

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

Brand: GE

Age: Unknown Year(s)

Design Life: 20-25 Year(s)

SerialNo: Undetermined

Chiller

#### Comments:

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



Chiller:



Chiller:



Chiller:

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# Property Inspections Plus, Inc. DBA National Property Inspections

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### ROOMS (RIGHT FROM ENTRANCE)

	G	F	P	NI	NA
CEILING	<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"/>

**Comments:**

Room(s) acceptable at time of inspection.



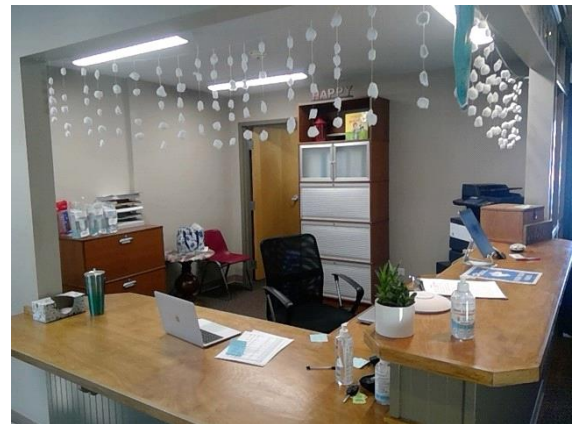
Rooms (Right from entrance):



Rooms (Right from entrance):



Rooms (Right from entrance):



Rooms (Right from entrance):

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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 ROOFING

POOR

Several areas had cupping/curling shingles.

Roof uneven in several areas.

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



ROOFING:



ROOFING: Uneven



ROOFING:



ROOFING:

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ROOFING:



ROOFING:



ROOFING:



# Property Inspections Plus, Inc. DBA National Property Inspections

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### 2 ROOF DRAINAGE SYSTEM

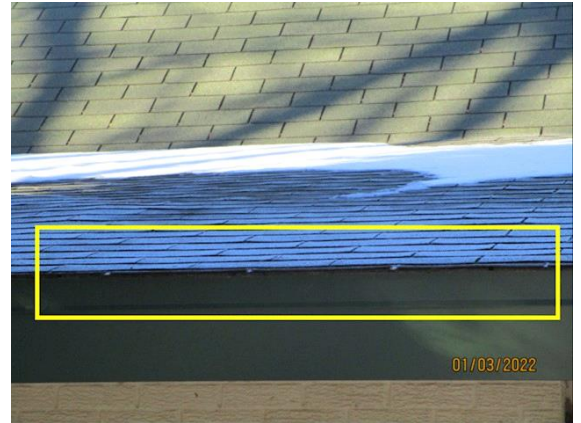
FAIR

Gutters rated fair due to no visible gutters on exterior of building by road and parking lot/driveways. Gutters present courtyard area.

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



ROOF DRAINAGE SYSTEM:



ROOF DRAINAGE SYSTEM:



ROOF DRAINAGE SYSTEM:

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### 3 EXTERIOR SURFACE

Exterior Wall Finish

POOR

Cracks noted at siding.

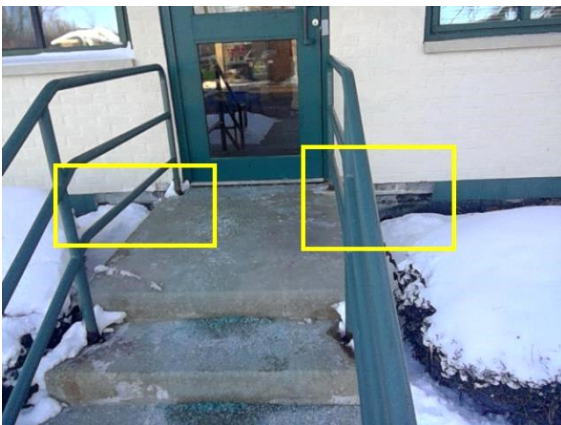
Recommend further evaluation/repair by qualified contractor(s).



EXTERIOR SURFACE:



EXTERIOR SURFACE:



EXTERIOR SURFACE:



EXTERIOR SURFACE:

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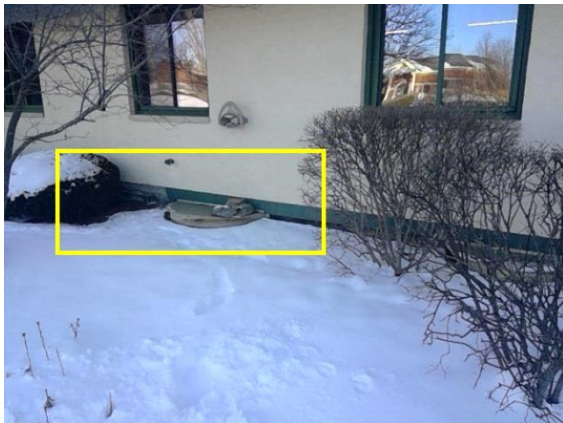
EXTERIOR SURFACE:

### 4 EXTERIOR FOUNDATION

POOR

Building foundation appears to be bowing parking lot side.

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



EXTERIOR FOUNDATION:



EXTERIOR FOUNDATION:

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EXTERIOR FOUNDATION:



EXTERIOR FOUNDATION:



EXTERIOR FOUNDATION:



EXTERIOR FOUNDATION:



EXTERIOR FOUNDATION:



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### 5 ATTIC / ROOF FRAMING AND SHEATHING

FAIR

Sheathing missing.

The attic was inspected from the attic access opening only due to inadequate headroom and/or no floor. Defects may not have been visible.

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



ATTIC / ROOF FRAMING AND SHEATHING:

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### 6 CRAWL SPACE

FAIR

Suspect support noted.

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



CRAWL SPACE:



CRAWL SPACE:

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### 7 CRAWL SPACE

POOR

Settlement/large crack noted.

Insulation was not present in crawl space at the sub floor.

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



CRAWL SPACE:



CRAWL SPACE:



CRAWL SPACE:

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8 SUMP/SUMP PUMP

POOR

Sump pump inoperable, missing cover.

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



SUMP/SUMP PUMP: IO



SUMP/SUMP PUMP:



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### 9 ELECTRICAL VII & VIII

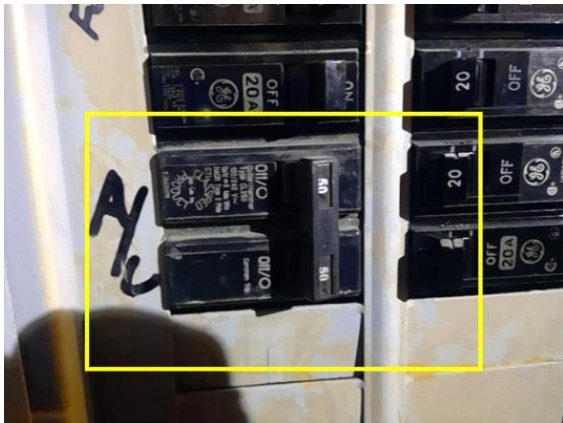
Breakers

POOR

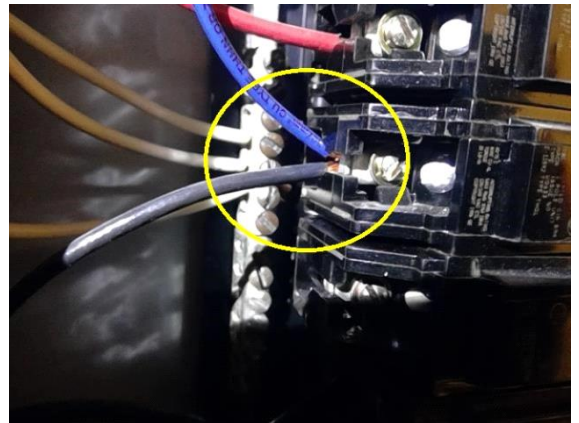
Breakers in the service panel were not consistent with brand of panel. This may void any warranty provided by manufacturer. These breakers may not have the exact fit for this panel, providing the possibility for a loose connection and possible short circuit.

Double tapped breaker(s) noted. In general, only one conductor (wire) should be connected to any breaker, fuse or panel lug unless terminals are rated for this use. Double tapping could cause one or both wires to have poor contact and/or cause circuit overloading.

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



ELECTRICAL VII & VIII:



ELECTRICAL VII & VIII:

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### 10 HVAC/HEATING IV

Operation

FAIR

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



HVAC/HEATING IV:

### 11 CHILLER

FAIR

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



CHILLER:

#### 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.

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**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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