



Kerfin Inspections:Inc.

12300 S. 69th Ave.
Palos Heights IL 60463
773-233-7446 tkinspect2@aol.com



Report # / I.D : Girgis
Inspection Date : February 18 2016 **Time :** 4:00pm
Client Name : Mr Rita Girgis
Property Address : 1428 - 1430 W. Hillgrove Western Springs, IL

This Inspection Report Is The Property Of The Client Named Above.

INSPECTION CONDITIONS / GENERAL PROPERTY INFORMATION

Type Of Inspection: Pre-Purchase Inspection

Home Type / Style: Commercial

Number Of Units: 1

Age / Year built:

Square Footage:

Condition: Fair

Inspection Time Start: 4:00pm

End: 5:30pm

Inspection Attendees: Buyer, Buyers Agent

Furnishings:

Main Electrical Disconnect Location: Main Panel

Main Water Shut Off Location: On Main Water Meter

Main Gas Shut Off Location: Exterior

Weather Conditions: @ start Overcast Temperature: 30

Soil Condition: is high around the foundation

Other Conditions of Note:

Report Index

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|--------------|-------------------------------|
| Selection 1 | Cover Page |
| Selection 2 | Legend / Property Description |
| Selection 3 | Foundation |
| Selection 4 | Exterior |
| Selection 5 | Roof |
| Selection 6 | Chimney F/p |
| Selection 7 | Interior |
| Selection 8 | Kitchen |
| Selection 9 | Bathroom |
| Selection 10 | Plumbing |
| Selection 11 | Electrical |
| Selection 12 | Heating |
| Selection 13 | Garage |
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THE INSPECTION REPORT LEGEND & INTRODUCTION PAGE
THE BRACKETED NUMBERS ARE DEFINED AS FOLLOWS:

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo -Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

Note: Most of the time the deficiency will just be noted. If it is a Possible Safety Hazard it will be noted. I always recommend a licensed professional in the related field do examinations & or repairs. Anytime these statements: Appears to be mold or mildew type substance, mold/mildew is visible are used, mold may be a health & or safety issue & need further inspection & or remediating by a specialist.

The term " Satisfactory/Functional " or " Appears Satisfactory/Functional " Is used to identify an item or component that was found to be functionally usable at the time of the Property Inspection. Normal wear & tear is not noted.

THE PURPOSE OF THE PROPERTY INSPECTION

The Property Inspection is a Non-Invasive physical examination designed to identify material defects in the systems / structures / components of the building as they exist at the time of The Property Inspection. The Property Inspection is limited to those systems / structures / components that are present & accessible. Components / Systems shall be operated with normal user controls only & as conditions permit. The Inspection Report may contain recommendations for evaluations / testing / repairs / upgrades / inquiries or comments about an item or condition that should be brought to the Client(s) attention.

THE PROPERTY INSPECTION OUTLINE

The Client(s) are invited & encouraged to accompany the Property Inspector during The Property Inspection process. When completed, The Property Inspection will be reviewed on site, assuming the Client(s) are present. The Report identifies separate areas, such as Electrical / Plumbing / Heating / Roof / Bathrooms, etc. If The Client(s) have any Questions / Comments, Please Call The Inspector As Soon As Possible.

- The Inspector works solely for the Client(s), not the Agents or Sellers.
- The Inspector has no vested interest in whether or not The Property purchase is completed.
- The Inspector does not perform repairs / referrals for repairs, to Prevent a Conflict of Interest.
- The Inspection Report is not a Warranty or Guarantee of any kind. If a Home Warranty is not provided by the Sellers, Agents or Others. The Client(s) are is strongly advised to obtain one.
- The use of the Inspection Report is authorized for the sole use of The Client(s) identified on The Contract.
- The Inspector / Inspection Company has no contractual obligations or fiduciary responsibility to any third parties / agents / future purchasers or any other persons that may come into possession of The Inspection Report.

By initialing below the Client(s) or Client(s) Real Estate Agent / Representative, acknowledges reading & understanding the Inspection Report Legend / The Purpose of the Inspection / The Inspection Outline / The Report Summary and The Inspection Report Contract, including The Standards of Practice.

Client Initials. _____ Date. _____ Client Initials. _____

Initials of Client(s) Real Estate Agent / Representative only if client(s) are not able to attend the inspection.

Initials of Client(s) Real Estate Agent / Representative. _____ Date. _____

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FOUNDATION / STRUCTURE:

NOTICE: The visible portions of the foundation / structure were observed to determine their condition at the time of inspection. The condition of foundations / slabs / subfloors not visible due to carpet / floor coverings cannot be determined. The wall surfaces or design configuration of the structure often prevents access to visually verify the presence or condition of anchor bolts. If any foundation damage / deterioration / infestation is reported the client is strongly advised to obtain the services of a qualified licensed structural engineer / Geotechnical engineer / termite / pest inspector & consider any recommendations for repair / replacement / treatment prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

| | | |
|--------------------------------|-------------------|------------------------|
| FOUNDATION TYPE | Slab | Material: Cinder Block |
| UNDER FLOOR ACCESS | None | Sump Pump Is: Ok |
| UNDER FLOOR VENTILATION | Poor | |
| STRUCTURE TYPE | Is: Commercial | |
| FLOOR FRAMING | Type Is: Concrete | |
| VAPOR RETARDER | N/a | |
| INSULATION | Type Is: None | Type Is: |
| BEAMS & PIERS | Steel Beams | Steel |
| SUB FLOOR | Concrete | |

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Building structure defects exists.

Structure cracks and damage exists. Recommend you hire a structure engineer to recommend repairs.

Slab cracks exist, structure damage exists.

Recommend apply dry lock paint on all cinder block walls.

I cannot determine if the sump pump system has a proper drain tile system. Recommend a sewer camera inspection.

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EXTERIOR:

NOTICE: The visible portions of the exterior surfaces / trim were observed to determine their condition at the time of inspection. Destructive testing of exterior wood surfaces / trim to determine the presence of any deterioration / infestation is beyond the scope of this report. Damaged / infested areas reported should be repaired / treated by appropriate specialist. The routine maintenance of door & window frames is required to prevent damage / leaks. The client is strongly advised to obtain & review the termite / pest report & consider any recommendations for repair / treatment of the property prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

| | | |
|--------------------------------|-------------------------------|--------------------------------------|
| EXTERIOR SURFACES | Type: Siding | Significant Damage Exists. |
| TRIM | Type: Wood/ Metal | Significant Amounts Of Wood Rot Exis |
| SURFACE GRADE | Acceptable- See Comments | |
| DRIVEWAYS / SIDEWALKS | Type: Asphalt | Stairs Are: None |
| EXTERIOR DOORS | Wood/metal | Hose Bibs Not Operable |
| WINDOWS MAT./PLANT LIFE | Material Is: Vinyl/ Wood | Wood Rot Exists. |
| PATIOS / PORCHES | Type: None | Retaining Wall Type Is: |
| FENCES & GATES | Not Inspected | Retaining Wall Drainage: |
| SOIL CONDITION: | Is High Around The Foundation | Moisture May Penetrate The Bldg. |

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Siding damage exists, exposed cinder block exists and wood rot exists.

Various damage exists on the parking lot, also, sewers and drainage was not inspected.

Wood trim has wood rot and damage.

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ROOF / ATTIC:

NOTICE: The visible portions of the roof / roof penetrations / flashings & attic space were observed to determine their condition at the time of inspection. Roofs will only be inspected by walking on their surfaces if reasonably accessible / if doing so will not cause any damage to the roof / endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting remaining life expectancy / predicting future roof leaks is beyond the scope of this report. If damaged / deteriorated / missing areas are reported the client is advised to obtain the services of a qualified licensed roofing contractor for further evaluation prior to the close of escrow. The testing of gutters / down spouts / underground drains is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

| | |
|--|--|
| ROOF MATERIAL/VALLYS | Primarily Flat/ Gable Bitumen/ Architectural |
| ROOF SHEATHING | Material Is: Flexi Core Plywood |
| ATTIC / ROOF FRAMING | Is: Flexi Core/ Conventional |
| ATTIC ACCESS & LOCATION | Type: Over The Attic |
| ATTIC INSULATION | Type Is Primarily Batt R Value Is Poor |
| ATTIC VENTILATION | Poor |
| FLASHINGS | Are: Worn |
| GUTTERS / DOWN SPOUTS | Leaks Divert Gutters Away From The House. |
| SKYLIGHTS/KITCHEN & BATH ROOF | Need Total Replacement Bathroom Roof Vents are needed. |

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



25 Skylights are at the end of there life span.



26 Significant amounts of standing water exists on the roof.



27 Parapet walls need to be weather proofed.



28 Mig shift repairs exist



29 Copping stone mortared joints are deteriorated.



30 Poor repairs have been performed.



31 Budget to replace the roof.

The roof is at the end of its life span. Recommend replacing, also, recommend seal parapet walls and copping stones are deteriorated.

Various roof leaks exist.

Skylights have significant damage and total replacement is needed.

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CHIMNEY / FIREPLACE:

NOTICE: The visible portions of the fireplace / chimney were observed to determine their condition at the time of inspection. Associated mechanical features are tested by operating their normal controls to verify proper function. Reporting on chimney draw / performing a smoke test / ignition of wood / gas / the use of video equipment is beyond the scope of this report. If damaged / deteriorated / inoperable / unsafe items / features are reported the client is advised to obtain the services of a qualified licensed chimney contractor / specialist for further evaluation / testing prior to the close of escrow. Gas logs controlled by a switch / thermostat found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

| | |
|----------------------------------|--------------------------------|
| CAPS AT ROOF: | Is: Location is: |
| SPARK SCREEN AT FIREPLACE | Is: Spark Arrester ????? |
| SPARK SCREEN AT STOVE | Is: |
| DIRECT VENT GAS FIREPLACE | Is: |
| WOOD BURNING FIREPLACE | Is: Hearth is Acceptable ????? |

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Damaged and needs to be re built.

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INTERIOR ROOMS:

NOTICE: The visible portions of the interior rooms were observed to determine their condition at the time of inspection. A comparative sample of the windows / doors / closets / cabinets / outlets / switches / fixtures were observed / tested to determine their condition at the time of inspection. Furniture / clothing will not be moved to test outlets / inspect walls / floors. Dual Pane seal failure will be reported where observed, however, weather / temperature / light changes can make identifying all problems difficult / impossible. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

WALLS / CEILINGS

Drywall / Cinder Block Flexi Core

FLOORS

Type: Concrete Tile

DOORS

Hollow Core Swinging Damage Exists

WINDOWS & SCREENS

Material Is: Canopy Type Is:wood/ Vinyl

STAIRS / RAILINGS

Is: None

ELECTRICAL

See Electrical Section

CABINETS / CLOSETS

Needs Enclosed Fixtures.

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



Structure cracks exist.

Rear over head door does not operate.

Various lights do not operate.

Recommend talk to the city regarding life safety up grades and any outstanding violation.

I do not inspect for termites and highly recommend you get a termite inspection, also, if termites are discovered when you move in Kerfin inspections is not responsible.

Skylights are damaged and total replacement is needed.

I cannot determine how much water the building will take in.

Recommend remove all damaged build out materials.

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KITCHEN:

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NOTICE: The visible portions of the kitchen were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Appliances are not checked for temperature calibration / timer function / microwave oven radiation leaks. Testing water filter / purification equipment / instant hot water heating equipment is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Counters / Cabinets / Drawers

Fridge

Oven Type: is ???

Sinks / Faucets

Ice Maker

Oven Type: Is ?????

Garbage Disposal

Built in microwave

WetBar Sink Plumbing(If PRESENT)

Built In Dishwasher

vent hood

GFCI (If Present)

Range

Oven

Exhaust / Vent Hood ????????

Exhaust / Vent Hood ????????

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

No kitchen exists.

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BATHROOMS:

NOTICE: The visible portions of the bathrooms were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Verifying the presents / temperature setting of no shock faucets / fixtures / determining if shower pans, tub / shower enclosures are water tight is beyond the scope of this report. Capacity of the water heater to serve the demands of a spa tubs is not reported. Any comments about the bathroom floors, walls, ceilings, doors, windows are located at the interior rooms page. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Locations: Hall & Master Bathroom

| | | |
|---------------------------|--------------------------------|-------------------------------------|
| Sinks & Sink Fixtures | Toilets Needs A New Wax Seal/. | Counter / Cabinets / Drawers |
| Bathtubs & Tub Fixtures | Exhaust Fan | Traps / Drains / Supply |
| Showers & Shower Fixtures | Whirlpool Tub none | G. F. C. I. Outlets Provided ?????? |

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

No water at the office bathrooms.

No water at the warehouse bathroom faucet.

Recommend total bathroom and plumbing replacement.

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PLUMBING:

NOTICE: The visible portions of the main water line, shutoff valve, water supply lines, drain / waste pipes & gas meter / pipes were observed to determine their condition at the time of inspection. Leaks, damage, corrosion of the plumbing system concealed from view / located underground cannot be reported by a visual inspection. Fixture shutoffs including those serving kitchen, bathrooms, wet bar sinks, laundry, etc. are not tested due to risk of causing a leak requiring immediate repair. Testing of water softeners, water filters, sump pumps as well as the testing of solar systems serving water heaters / pools / spas are beyond the scope of this report. Gas meters found shut off will not be turned on & gas appliances found shut off will not be tested & pilots will not be lighted. Some A B S plastic drain / waste pipe systems have experienced problems. Identifying when or by what company these materials were manufactured is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

| | |
|--------------------------------|--|
| WATER METER | Located At: Behind Boiler |
| WATER SHUT OFF VALVE | On Main Water Meter |
| WATER SUPPLY LINE | Material Is Copper, Water Pressure None/ Poor |
| WATER HEATER BRAND | Richmond- 30 Gallon Gas |
| FUNCTIONAL WASTE DRAIN | Material Is:galvanized/ Cast Iron. Water Heater Is Original Unit |
| GAS METER/SHUT OFF LOC. | Exterior Water Heater Is Located At: |
| WATER HEATER TPR PIPE | Is Needed |
| WATER & SEWER: | Recommend Sewer Camera Insption |
| GAS PIPING | Black Iron & Galvanized Recommend Replace All Gas Shut Off Valves. |
| WATER HEATER INFO: | Unit Does Not Operate. |

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



Water heater needs to be replaced.

I do not inspect any waste line or sewer line and highly recommend you get a sewer camera inspection to locate any defects in the waste lines.

Recommend total plumbing replacement.

Various clean outs exist with corroded caps, damaged caps.

Recommend replace the complete plumbing system.

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ELECTRICAL:

NOTICE: The visible portions of the service entrance, grounding system, main / sub panels were observed to determine their condition at the time of inspection. Lights & accessible outlets / switches are checked for basic operation. Smoke detectors will be tested only if accessible & provided with a built in activation button / switch. The function of time clocks is not verified. The location & operation of ground fault circuit protection (G. F. C. I.) will be identified. Light fixtures that have missing or broken bulbs are considered nonfunctioning. Motion sensor / dusk to dawn light fixtures & low voltage yard lights are not tested. Electrical equipment found disconnected / dismantled will not be tested. Determining the adequacy / efficiency of the overall electrical system is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

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| | |
|-----------------------------------|--------------------------------------|
| SERVICE ENTRANCE | Is Overhead |
| MAIN PANEL LOCATION/ BRAND | Located At: Interior Brand Is: Ge |
| MAIN BREAKER/ CIRCUIT TYPE | @ Main Panel Breakers |
| PANEL RATING AMP/VOLTAGE | 100 |
| BRANCH CIRCUIT WIRING | Branch Wiring Is Copper Conduit |
| GROUND FAULT DEVICES | Are Needed |
| SMOKE DETECTORS | See Comments |
| ALUMINUM WIRING VISIBLE | Service Wire Is Copper |
| MAIN PANEL SERVICE WIRE | Copper |
| MAIN SERVICE GROUND | Needs To Be On City Side Water Meter |
| MAIN ELECTRICAL DISCONNECT | Main Panel |

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

The wood exterior service risers have wood rot and deterioration. Budget to replace with new.

A three phase system exists.

Both central furnaces do not operate.

The forced air boiler did not operate.

Replace all b/x with pipe.

All warehouse/ garage outlets need to be GFCI protected.

Unit heater operated fine at the inspection.

Recommend install egress lighting and exit lights.

Install GFCI's on all garage outlets.

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HEATING / COOLING:

NOTICE: The visible portions of the heating / cooling units, associated electrical / gas connections, vents, ducting & filters were observed to determine their condition at the time of inspection. Heating / cooling systems are tested by operating normal controls / thermostats to verify proper function. Checking for cracks / damage to heat exchangers & dismantling the components of heating / cooling systems is beyond the scope of this report. Heating / cooling systems found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Heating / cooling systems are not evaluated for efficiency or adequacy. Thermostats are not checked for calibration / timer functions. Some makes / models of horizontal gas heaters are involved in a safety recall, this determination requires the services of a qualified licensed heating contractor / specialist. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

| | |
|---------------------------------|---|
| PRIMARY HEATING SYSTEM | Boiler Forced Air Located At ???? |
| THERMOSTATS / CONTROLS | Located At |
| DUCTING | Duct Board & Insulated Flex Recommend Clean Duct Work |
| VENTING / COMBUSTION AIR | Metal Vent & Vent Cap Ac Temperature Diff: See Comments |
| AIR FILTERS | See Comments Below- |
| CENTRAL AIR CONDITIONING | Located At Exterior- Ac Age Is Approx. 10-20 |
| HEATING BRAND IS: | |
| AC BRAND IS: | Air Ease/ Magic Chef |

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



A/c condenser



A/c condenser



Forced hydro heat exists.



Unit heater



Forced air unit.



Attic forced air unit.

Recommend remove old boiler and install unit heaters.

Forced air boiler did not operate.

I CANNOT DETERMINE IF ANY ROOM WILL COOL OR HEAT PROPERLY, ALSO, I DO NOT INSPECT HEAT EXCHANGERS OR DETERMINE WHEN YOU HEATING AND COOLING EQUIPMENT WILL FAIL.

I DO NOT INSPECT AIR VELOCITY, IF THE FURNACE AND A/C ARE SIZED PROPERLY, IF THE SYSTEM IS BALANCED, HOW LONG THE FURNACE AND A/C WILL LAST OR THE EFFICIENCY OF THE A/C OR HEATING

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

INSPECTION REPORT

Report #: Girgis

Client: Mr Rita Girgis
Property: 1428 - 1430 W. Hillgrove Western Springs, IL 60558
Inspection Date: February 18, 2016

Kerfin Inspections:Inc.

12300 S. 69th Ave.
Palos Heights IL 60463
tkinspect2@aol.com 773-233-7446
Tim Kerfin , Inspector

HEATING / COOLING: SYSTEM.

COOLING: UNABLE TO EVALUATE AIR CONDITIONING SYSTEM DUE TO OUTDOOR AMBIENT AIR TEMPERATURE BEING BELOW 60 DEGREES. IT SHOULD BE AT LEAST 60 DEGREES FOR 24 HRS PRIOR TO HOME INSPECTION. OPERATING BELOW THIS TEMPERATURE CAN DAMAGE AIR CONDITIONING COMPRESSOR. THE A/C CONDENSER NAME PLATES WERE WORN OFF AND I COULD NOT GET FACTORY INFO. BOTH FORCED AIR FURNCAES DO NOT OPERATE.

REPORT LEGEND

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GARAGE

NOTICE: The visible portions of the garage / carport were observed to determine their condition at the time of inspection. Associated mechanical equipment is tested by operating normal controls to verify proper function. Fire door self closing devices / automatic garage door openers / garage electrical / access doors / windows are checked for proper / safe function. Comments about equipment / appliances located inside the garage / carport i. e. electrical panels / laundry / water heaters / water softeners / heating / cooling equipment / water shut off / yard sprinkler controls / timers etc. will be found on their appropriate pages of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

| | |
|------------------------------|---|
| SLAB / FLOOR | Concrete Significant Cracks Exist |
| FIRE WALL / DOOR | Appears To Be Fire Rated |
| WALLS & CEILINGS | Unfinished |
| ACCESS / SIDE DOOR | Swinging Metal |
| VEHICLE DOOR / OPENER | Not Present |
| REMOTE OPENERS | Not Present |
| TYPE OF GARAGE | Attached |
| GARAGE ELECTRICAL | Needs To Be Gfci Protected. Garage Heater (IF PRESENT) |

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

RECOMMEND INSTALL A GFCI BREAKER AT THE MAIN PANEL TO PROTECT ELECTROCUTION FROM BROKE/ DAMAGED UNDER GROUND ELECTRIC FROM THE HOUSE TO THE GARAGE AND ALL INTERIOR GARAGE OUTLETS. ALSO, IF GFCI BREAKER DOES NOT RE SET A BREAK UNDER GROUND MAY EXIST.

REPORT LEGEND

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LAUNDRY:

NOTICE: The visible portions of the laundry room / area were observed to determine their condition at the time of inspection. The washer hook ups / drain connections / fixtures / counters / cabinets / sinks / drains / outlets / switches were observed / tested to determine their condition at the time of inspection. Testing the washer / dryer by running the equipment through a wash / dry cycle is beyond the scope of this report. However, washer will be tested to ensure it fills & drain water, & dryer will be tested to ensure it heats up. Washing & Drying capabilities will not be tested. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Counters / Cabinets / Shelves

Laundry Electrical

Current Dryer Is :

Washer Hook Ups

Exhaust Fan

Laundry Sink & Faucet

Traps / Drains / Supply

Grounded Outlet Provided

Vent Fan

Washer

Washer Hook Ups

Dryer Hook Up Is:

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

No laundry equipment exists.

No laundry equipment exists.

REPORT LEGEND

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SUMMARY

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FOUNDATION / STRUCTURE:

Building structure defects exists.

Structure cracks and damage exists. Recommend you hire a structure engineer to recommend repairs.

Slab cracks exist, structure damage exists.

Recommend apply dry lock paint on all cinder block walls.

EXTERIOR:

Siding damage exists, exposed cinder block exists and wood rot exists.

Various damage exists on the parking lot, also, sewers and drainage was not inspected.

Wood trim has wood rot and damage.

ROOF / ATTIC:

CHIMNEY / FIREPLACE:

Damaged and needs to be re built.

INTERIOR ROOMS:

Rear over head door does not operate.

Various lights do not operate.

Recommend talk to the city regarding life safety up grades and any outstanding violation.

I do not inspect for termites and highly recommend you get a termite inspection, also, if termites are discovered when you move in Kerfin inspections is not responsible.

Skylights are damaged and total replacement is needed.

Recommend remove all damaged build out materials.

KITCHEN:

No kitchen exists.

BATHROOMS:

No water at the office bathrooms.

No water at the warehouse bathroom faucet.

Recommend total bathroom and plumbing replacement.

PLUMBING:

I do not inspect any waste line or sewer line and highly recommend you get a sewer camera inspection to locate any defects in the waste lines.

Recommend total plumbing replacement.

Various clean outs exist with corroded caps, damaged caps.

Recommend replace the complete plumbing system.

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ELECTRICAL:

The wood exterior service risers have wood rot and deterioration. Budget to replace with new.

A three phase system exists.

Both central furnaces do not operate.

The forced air boiler did not operate.

Replace all b/x with pipe.

All warehouse/ garage outlets need to be GFCI protected.

Unit heater operated fine at the inspection.

Recommend install egress lighting and exit lights.

Install GFCI's on all garage outlets.

HEATING / COOLING:

Recommend remove old boiler and install unit heaters.

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GARAGE

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LAUNDRY:

No laundry equipment exists.

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