

INSPECTION CONNECTION, INC.

Professional Real Estate Inspections and Consulting Services

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CLIENT: CLIENT

DATE:

ADDRESS: 4 ELM

Inspector Mike Lamb, IL #450.000333

SAMPLE INSPECTION REPORT



4 ELM, SAMPLE, IL

INTRODUCTION

This is my report of a visual inspection of the readily accessible areas of this building conducted on 2014. I prepared it for the exclusive use of my client. The report does not represent the interests of any other party.

A separate inspection contract signed by my client contains terms and conditions that are crucial to the understanding of this report. Don't use this report without considering the terms and conditions of that contract. The purpose of this report is to alert you to major defects in the condition of the property.

Please do not mistake this report for a warranty or any kind of insurance. I assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies either current or arising in the future, or for any property damage, consequential damage, or bodily injury of any nature.

In the body of this report and during the inspection, I may occasionally cite the sources of my opinions by referring to a building code or an industry standard published by what I consider to be a credible and qualified source. Understand that I provide this information only as a courtesy. This inspection is not meant to identify every item in the house that doesn't comply with the provisions of past or present building codes. I am not a building code inspector and this is not a building code inspection. The citations are merely for reference, not enforcement.

All problems I note in the report should be investigated and repaired by the appropriate professional. If you do not know what type of professional you should contact to address a particular issue please ask me.

Any building component ages provided in the report are approximations. Although age is important, the condition of the component is more so. Some old systems may be functioning very well while some new ones are already a problem.

Please review all parts of this report carefully and call me for an explanation of any part that you do not fully understand. You can call me anytime at 708-346-0708 or e-mail me at mike@inspection2020.com

Conditions during the inspection:

TIME: 9 AM

APPROX. TEMPERATURE: 20 F

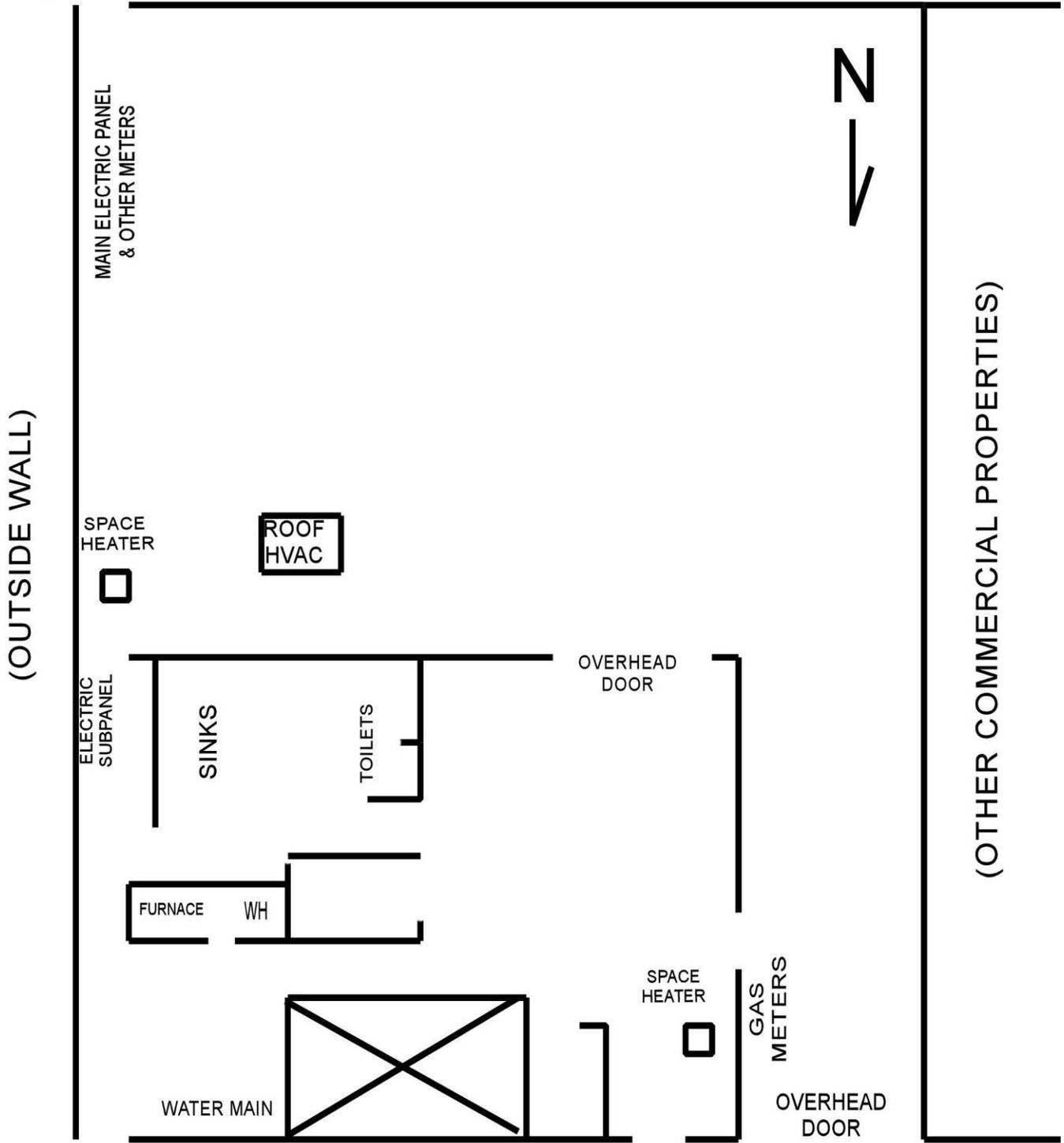
The front of the building faces north. There was partial snow cover.

Inspector Mike Lamb, IL # 450.000333



THIS DIAGRAM IS NOT DRAWN TO SCALE AND IS MEANT ONLY AS A LOOSE REFERENCE

(ALLEY)



SUMMARY:

- This is a general inspection of the area of the building that you intend on leasing only. All other properties above and next to your unit are not within the scope of this inspection.
- The heating for the property is split up into three systems and three zones. Only one space heater is functional for the large warehouse area. The HVAC on the roof is serving the middle room area, and a defective furnace is serving the northeast room and adjacent room with sinks and toilet. Further HVAC upgrades will be needed.
- The electric branch circuits at both the main panel and subpanel are dangerously wired. A licensed electrician will have to evaluate and correct as necessary. A new subpanel will likely be needed.
- There is an active roof/wall leak in the main warehouse at the east wall on the north side. A licensed roofer needs to address this.

Please read the entire report for a more detailed list of remarks and problems.

INSPECTION REPORT

STRUCTURAL:

Foundation: Poured Concrete

Walls: Masonry

Roof: Steel Truss

- No major structural problems observed.
- The main beams holding up the floor to the units above you are not fastened to the support beams beneath. And the support beam beneath that is not fastened to the steel columns supporting them. Floor joists are not fastened to beams. These details will be important in the event of a catastrophic occurrence such as an earthquake or tornado. Consult a structural professional to correct these details.



EXTERIOR:

Wall Covering: Brick and CMU

- There is white paint/graffiti on the north overhead door.
- The exterior brick in front and the CMU at the back alley are satisfactory.



- The east exterior wall was not accessible to me and could not be properly inspected. The area has been gated/fenced off.



WINDOWS:

- I did not see any operable windows. The front glass block window has a hole in it at one of the glass blocks at the exterior.

ROOFING AND ROOF DRAINAGE:

Material: modified bitumen

Approximate age: 3-5 yr

Method of Inspection: Walked



ROOF

- Many areas of the interior steel roof sheathing are rusted. The roof looked newer and these are probably from old roof leaks.
- This building has two different roof systems. There is a raised roof along the north side of the building which is above the second-floor apartment units. And there is a second lower roof area to the south which is above the warehouse portions of the building



- There is ponding at the upper east roof which had about an inch and a half of ice. This ponding will accelerate roof deterioration.



- There is a roof and/or parapet wall leak at the lower roof east side at the warehouse section of the building. A licensed roofing professional should address this.



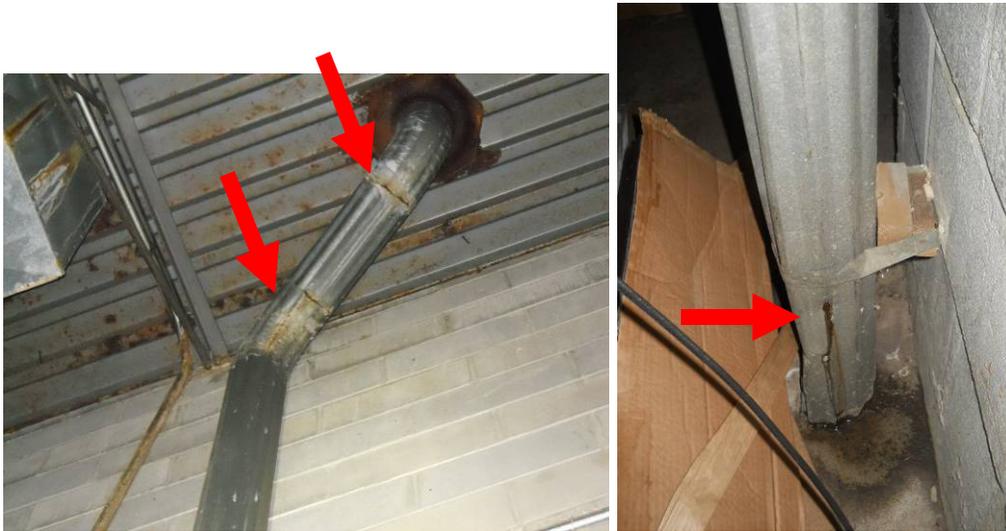
ROOF

- The south lower roof is sloped to the north, and drains through roof drains. This area above your unit was all snow and ice covered and was not viewable when I was on the roof.



Heavy snow and ice at N. side of lower roof

- The roof drain for the east half of the lower back roof runs to a downspout that drains in the middle of your back warehouse. It is critical that this drain never be blocked. Because of snow and ice on the roof I could not see what this roof drain looked like or whether it was protected with grates. Note: the downspout has a small hole in it near the warehouse floor and it is leaking. It also looks like there have been leaks at the downspout connections at the ceiling. Have this repaired.



- The lower roof on the east side where it meets the CMU wall is not mechanically attached with the termination bar. This will eventually pull away from the wall and leak. Have a licensed roofing professional correct this.



ROOF

- There had been a roof leak near the rooftop HVAC system. I cannot tell if this is an old leak or not. Nothing was dripping during the inspection.



HVAC:

HEATING:

Fuel Supply: Public Gas

Main meter: inside near overhead door

Heating type: Furnace

Approximate age:

K BTUs

Unit is functional - Satisfactory

- There are two ceiling mounted space heaters. The one at the east side was operating during the inspection. The one near the front has been shut down and the gas is off. Both had excessive moisture staining at the vent connections which suggests poor drafting. Both need servicing by a licensed HVAC professional.



- Note: when I was on the roof I did not see the vent termination for the east space heater. There was a roof vent in this area but this cannot be used as a gas appliance vent termination.



Area where space heater should be vented???

HVAC

- There is a combo heating/air-conditioning unit on the roof (Age: 2001 – 225K BTU's). The gas to this was off and it is too cold test air-conditioning. *It looks like this unit is intended to condition the middle north section of your property.* A licensed HVAC pro needs make sure this is in good working order. I did not dismantle this to see the condition of the interior components such as the heat exchanger, air-conditioning compressor, and cooling coils. You will have to get with your architect and HVAC contractor to see if this is going to be adequate for your HVAC needs.



- There is a furnace which is supposed to condition the northeast rooms of the property in a closet next to the northeast office area. This furnace is very old (1987 – 125K BTU's) and badly deteriorated with an excessively rusted heat exchanger. It needs replacement. There is no air-conditioning system hooked up to this. It is also improperly vented into the ceiling with a single walled vent system and the vent termination outside looks damaged. Consult a licensed HVAC professional to see if the rooftop HVAC unit can adequately heat and cool all these areas that you will need conditioned. If you go with one HVAC system you will need to reconfigure duct work.



COOLING:

Combo unit on roof

- Outside temperatures should be above 60 F for at least 24 hours in order to safely operate the AC. Damage to the compressor might occur otherwise. I DID NOT operate the AC and, therefore, do not know if it works.
- NOTE: FYI. This cooling system uses R-22 refrigerant which will no longer be legal to manufacture on 1 Jan 2020, because of environmental concerns. The cost of servicing this equipment will rise as supplies for the refrigerant become scarce.

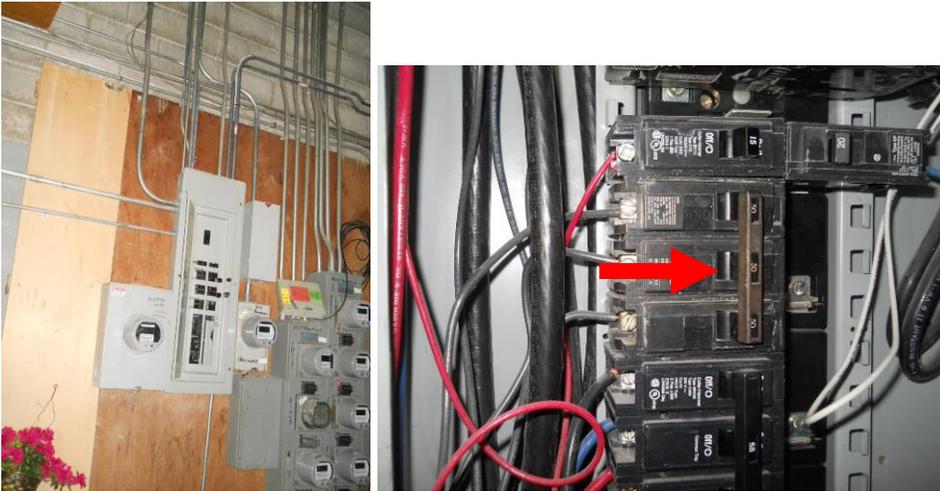
ELECTRIC:

Location of main panel: SE
Service entrance: Overhead

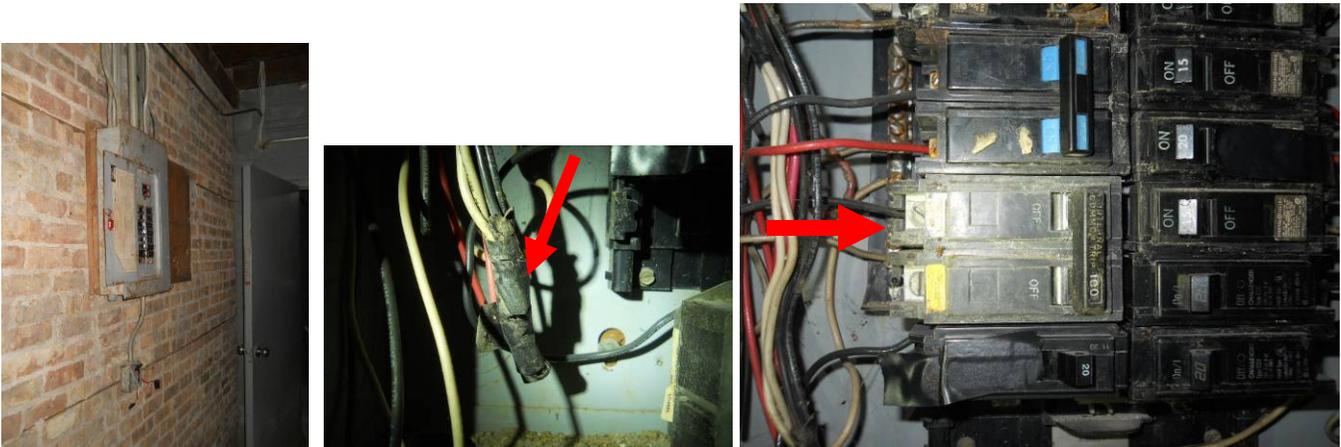
Subpanels: middle east wall
SEC: Copper Capacity: 210 amp Voltage: 240

Main Circuit Breaker Size: 200 amp Circuit conductors: Copper Method: EMT conduit
* I randomly test electrical outlets.

- There are many junction boxes with exposed wires above the ceiling at the northeast section of the property.
- The main panel for this property is located at the southeast corner of the warehouse. There are multiple issues of improper wiring with several grossly under wired circuit breakers (12 AWG with 50 amp). All open knockouts in the panel should be covered. Consult a licensed electrician.



- There is a 100 amp subpanel on the east wall in the room with the sinks. Interior components are rusting. There are questionable conductor splices and grossly under wired circuit breakers (12 AWG with 100 amp). This panel might need replacement. Also, transformers should not be installed inside circuit breaker panels. Consult a licensed electrician.



PLUMBING:

Water main location: Front NE Water main material: 1” copper
Water distribution piping: Copper

Service: Public water and sewer Main Drain/Vent Material: Cast Iron
Floor Drains: Located at several places throughout

Water heater size: 40 gal. Approx. age: 10 yr Fuel: Gas
Sump pits: None observed Sewage pits: None Observed

- The floor drain in the closet with the water heater is clogged. There are several floor drains throughout the property that should be tested to make sure they drain water freely.
- The water heater is functional. I cannot verify if it has been properly vented to the exterior of the building. Have a licensed HVAC pro check this out.
- Water was flowing to all of the sinks except for one. Both toilets flushed.
- There is no bathroom; just two stalls with toilets and a room with sinks.

Required pan for Water Heater

Note: Where water heaters are installed in locations where leakage of the tanks or connections will cause damage to the property, the water heater shall be installed in a pan leading to an appropriate place of disposal. Consult a licensed plumber.

MISC. REMARKS:

- A section of the concrete floor near the large overhead door is cracked and sunk but still serviceable.



- There were several vehicles parked inside the building near the east side of the warehouse area.

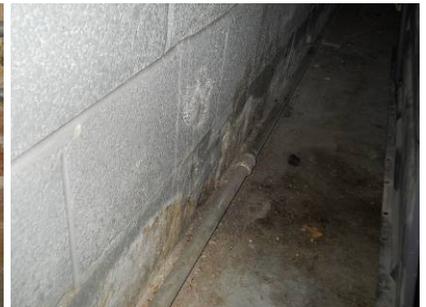


MISC. REMARKS

- Drywall has been installed against the west wall near the exterior overhead door and it is distressed and damaged.



- The bottom panel of the large overhead door has a dent in it but this is not affecting its operation.
- The exterior overhead door should be equipped with safety reverse features but it is not.
- The interior brick and CMU walls next to the floor are damp with moisture staining. This is being caused by damp rise from the foundation and the fact that the building is not heeded very well. It would be best not to finish these walls with drywall but leave them exposed.



- The door and jamb at the exterior door just east of the overhead door is rusted.
- There is mold on the drywall inside that little vestibule room at the middle north side of the property. This is being caused by trapped moisture in a damp area. All moldy drywall should be thrown away. Consult the EPA regarding any mold concerns.



MISC. REMARKS

- The ceiling at the east room with the sinks and toilets is falling down. The ceiling joists are twisted, poorly installed, and are dangerous. Consult a qualified carpenter.



- One of the glass blocks at the north side of the warehouse wall is broken.



- The small overhead door in the middle of the building will not open and close. It is missing hardware and is off its track. Have a garage door pro fix this.