GS & TJ Services, Inc.
Property Inspection Report

1234 N Apple Ave, Chicago, IL 60600
Inspection prepared for: Investor Sample
Real Estate Agent: Residential Agent - Residential Brokerage

Date of Inspection: 5/6/2013 Time: 12:00PM
Age of Structure: 25 Yrs Size: 40,000 sq ft
Weather: Rainy
This is a sample Commercial property report

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GS & TJ Services, Inc.
Commercial Property Consultants

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Report Summary

Heating and Cooling		
Page 13 Item: 1	Heating and Ventilation	, General concern that some storage rooms do not seem to have heat supply source and may need additional heating source during winter.
Electrical		
Page 23 Item: 1	Electrical	, In some of the panel boxes, breaker covers were missing. Safety hazard, Concern that main mast is close to ground level, only about 9 feet away. Recommend having electrical service check for code.
Parking lot		
Page 37 Item: 1	Parking lot condition	• Asphalt surface badly allegatoring. Recommend resurfacing

General Information

1. Property Description

Good	Fair	Poor	N/A	None
	X			

Observations:
Building Size: 30,000 SF
Property Type: Warehouse
Clear Ceiling Height: 13 ft.
Lot Size: 40,000 SF

Electricity/Power - 800 AMP 3PH 240 and 120
Fire Sprinkler system noted

Roof

I. The inspector inspected, if present:
A. The roof covering.
B. For presence of exposed membrane.
C. Slopes
D. For evidence of significant ponding.
E. The gutters
F. The downspouts.
G. The vents, flashings, skylights, chimney and other roof penetrations.
H. The general structure of the roof from the readily accessible panels, doors or stairs.
I. For the need for repairs.

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Many composite tile roofs are among the most expensive and durable of all roofs, and can be warranted by the manufacturer to last for twenty-five years or more, but are usually only guaranteed against leaks by the installer from three to five years. Again, industry experts agree that any roof over 3 years of age should be evaluated by a licensed roofing contractor before the close of escrow. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

1. Roof

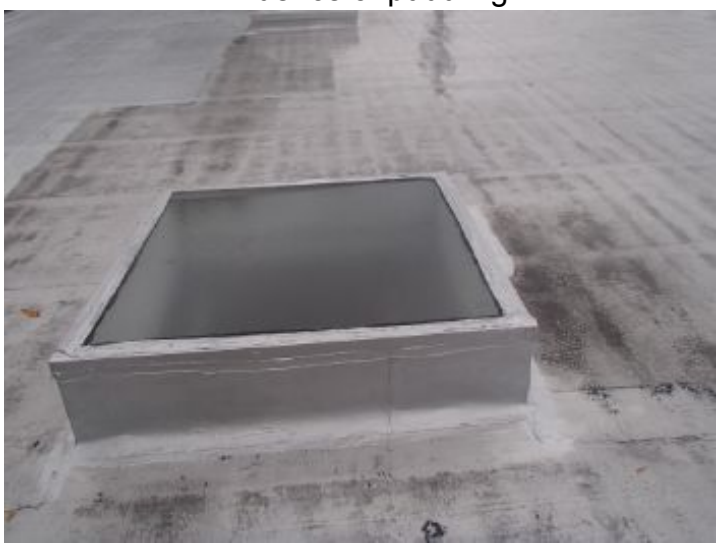
Good	Fair	Poor	N/A	None
	X			

Materials: Flat roof noted that appears to be Built Up composite roof including tectum, foam insulation, plywood, and 90# built up roof material
Observations: Roof appears to be in decent shape. Some allegatoring and puddling was noted. Puddling is when water sits on the roof for prolonged period of time, which can cause premature deteriorating of built up surface and future leaks., At time of inspection, inspector saw no obvious signs of leaking, Inspector notes the concern that all of the roof water is drained at the rear. During heavy storm, this may cause a lot of water at rear of structure and parking lot or possible overflow of gutters

Flat roof with silver coating

Evidence of puddling

Signs of rooftop puddling



One of several skylights

Gutter in rear of building

Some alligatoring wear on roof

Roof ventiliation from heating units

Roof drain - only 2 found

Ponding evidence

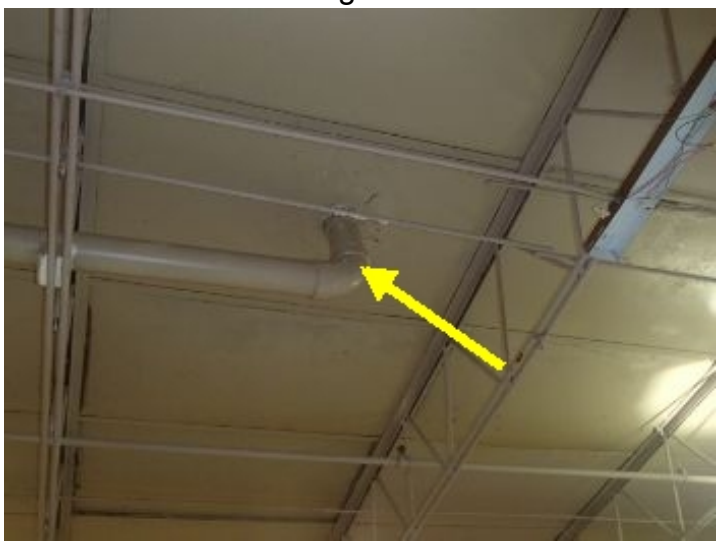
Flashing around roof wall

venting flashing

Gutter of higher elevation damaged wear

Gutter of higher elevation

Roof drain pipe



Other roof drain pipe

Northeast corner downspout

About 5 inch downspout used

Drain pipe on east side wall directed to south parking lot

Roof drain water directed to Southeast parking lot. Possibility of ice buildup in winter weather

Structure

1. Structure

Good	Fair	Poor	N/A	None
X				

Materials: Building ceiling structure. Large steel I-beams and bar joist in apparent good condition. I beam posts noted throughout warehouse structure. No sagging and little deterioration noted at time of the inspection.

I-Beam girders

Exterior

I. The inspector inspected, if present:
A. The siding, flashing and trim.
B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
C. And report as in need of repair any safety issues regarding intermediate balusters, spindles, or rails for steps,
stairways, balconies, and railings.
D. A representative number of windows.
E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
F. The exterior for accessibility barriers.
G. The storm water drainage system.
H. The general topography.
I. The parking areas.
J. The sidewalks.
K. Exterior lighting.
L. The landscaping.
M. And describe the exterior wall covering.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or “hairline” cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

1. Exterior Areas

Good	Fair	Poor	N/A	None
	X			

Observations: The building's structure is steel and concrete block, with a brick veneer.

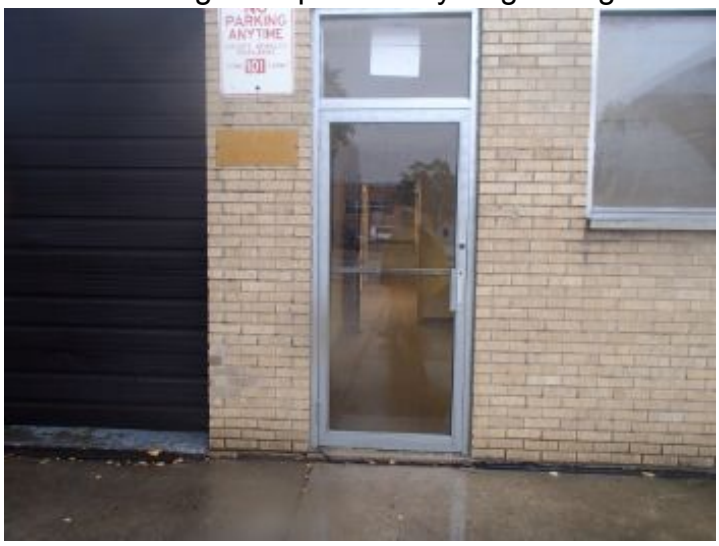
,
The North parking lot is mostly aged asphalt with severe alligatoring (numerous cracks resembling alligator skin). Recommend resurfacing.
The south driveway is concrete with common cracks noted

Exterior South Wall

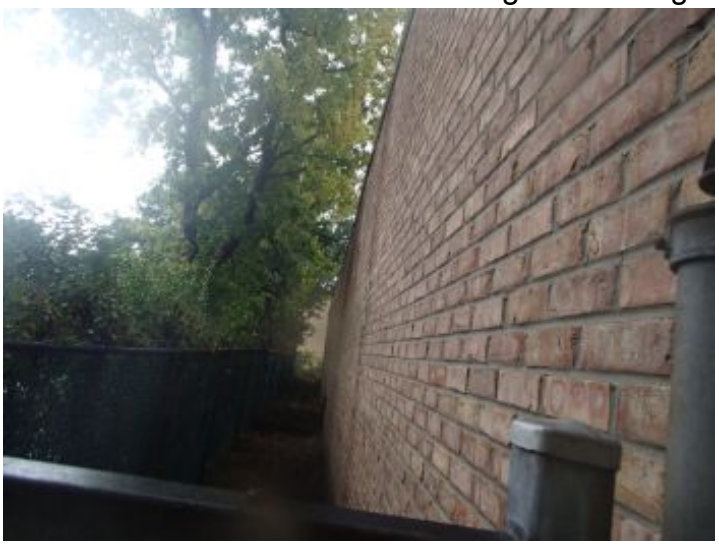
Southeast corner of building showing higher elevation

Parking lot asphalt badly alligatoring

North wall - section addition to original building



Northeast door



north brick veneer wall

Interior of exterior bearing walls concrete block

North wall tuck pointing noted

Parking lot alligatoring

2. Wood Decks and Balconies

Good	Fair	Poor	N/A	None
			X	

Basement and Foundation

I. The inspector should inspect:
A. The basement.
B. The foundation
C. The crawlspace.
D. The visible structural components.
E. And report on the location of under-floor access openings.
F. And report any present conditions or clear indications of active water penetration observed by the inspector.
G. For wood in contact or near soil.
H. and report any general indications of foundation movement that are observed by the inspector, such as but not limited to Sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
I. And report on any cutting, notching and boring of framing members which may present a structural or safety concern.

1. Basement

Good	Fair	Poor	N/A	None
			X	

Observations: No basement

2. Foundation

Good	Fair	Poor	N/A	None
X				

Observations: Minor settlement or “hairline” cracks in drives, walks or even foundations are normal to properties of any age.
They should, however, be monitored for expansion and sealed as necessary.

Foundation slab basically flat- minor cracking

Heating and Cooling

6.5.5 Heating and ventilation
I. The inspector inspected, if present:
A. The heating systems using normal operating controls and describe the energy source and heating method.
B. And report as in need of repair heating systems which do not operate.
C. And report if the heating systems are deemed inaccessible.
D. Condensate drains
._____

6.5.6 Cooling
I. The inspector inspected, if present:
B. The central cooling equipment using normal operating controls.
K. Condensate drains.

1. Heating and Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:
Four RTU's (Roof top units) noted:
2 newer Rheem HVAC units 2011 & 2012
Output 109,400 BTU (or 9 tons) apiece
2 Carrier unit for office space. 2000 unit, The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is powered by electricity and natural gas. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat (“firebox”) exchanger, should be
conducted by a licensed HVAC service person every year., Inspector operated all three units and they all performed adequately., Noted were about 9 additional radiant gas operated space heaters installed in warehouse area.
Roberts-Gordon heaters Model: RTH-150B (150,000 BTU)
In interview with owner, he said that previous tenant installed them because the roof top units were not heating the warehouse area fast enough. This may indicate the main roof top units may not be adequate heat for warehouse in winter. Recommend examination by HVAC technician. At time of this report, we have put in a request with the previous tenant for information concerning the added space heaters., General concern that some storage rooms do not seem to have heat supply source and may need additional heating source during winter.

Exhaust vent in rear of North warehouse filled with insulation

Southeast storage room - no apparent heat source noted

Gas supply to SE room. Appears that a heater was previously attached.

Water pipe in SE room to outside- make sure room heated to prevent pipe line freeze

Seems to be only source of heat is vent from next door heated room. Vent fan string did not work

Most restrooms had exhaust fans

Storage room with shelves

appears to be ventilation in storage room

One of two Rheem units 109,400 BTU - over 9 tons

Data sheet for Carrier

One Carrier Unit servicing Office space

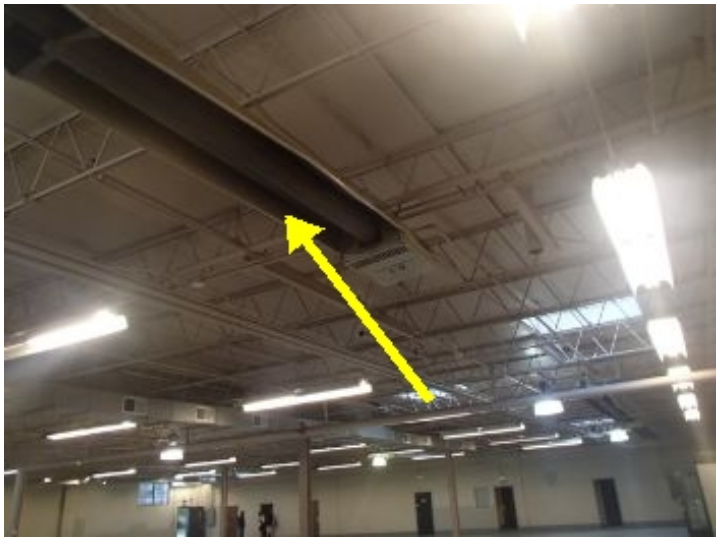
Gas line to Rheem rooftop unit

One of two Rheem rooftop units - one is 2011, one is 2012

One of 2 ceiling vents

North dock gas space heater - Rezner @ 7 tons - would not operate at time of Inspection. Possibly no gas or needs ignition

Switch for Rezner space heater

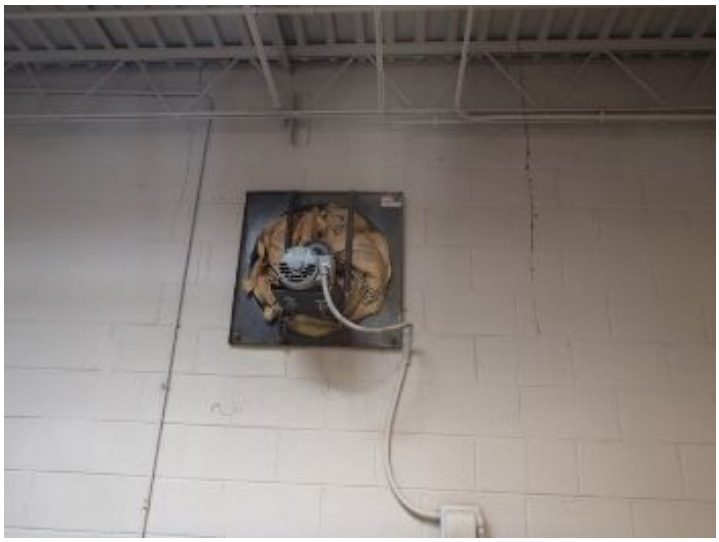


Additional radiant heaters installed by previous tenant. 9 units.

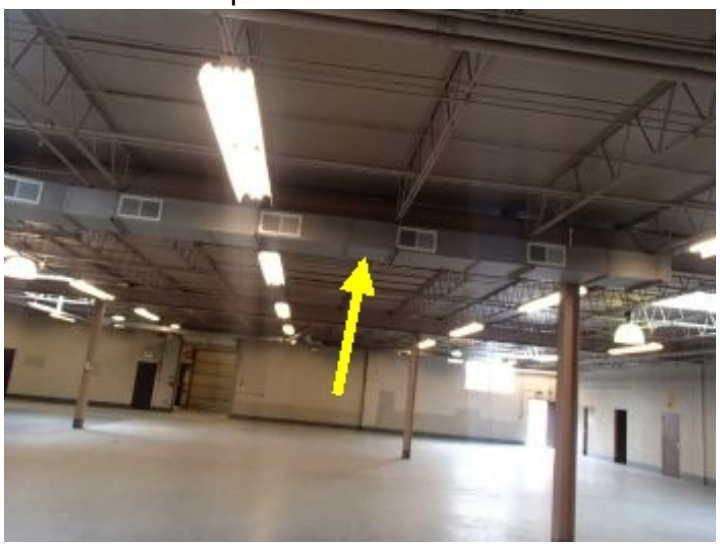
Each of the radiant heaters have on/off switches, reachable by extended hook present

Rheem intake vent

Radiant gas space heater exhaust roof penetration to roof



North warehouse rear - exhaust fan noted filled with insulation. Do not operate



Main heating and cooling system ducts and registers

2. Cooling

Good	Fair	Poor	N/A	None
X				

Observations: Two air conditioning units are installed for the north and south zones of the building warehouse space. Both units appears to operate properly. Same as heating units

An additional rooftop unit for office space in front (east) of building, Have air conditioning system evaluated by HVAC specialist at the same time that the furnaces are evaluated.

Rheem rooftop unit - AC fins badly damaged - suggest repair

condenser lines

Other Rheem unit - fins are fine

Plumbing

I. The inspector inspected, if present:
A. The water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves
B. And flushed a representative number of toilets.
C. And ran water in a representative number of sinks, tubs, and showers.
D. The interior water supply including a representative number of fixtures and faucets.
E. The drain, waste and vent systems, including a representative number of fixtures..
F. And determined if the water supply is public or private..

1. Plumbing

Good	Fair	Poor	N/A	None
	X			

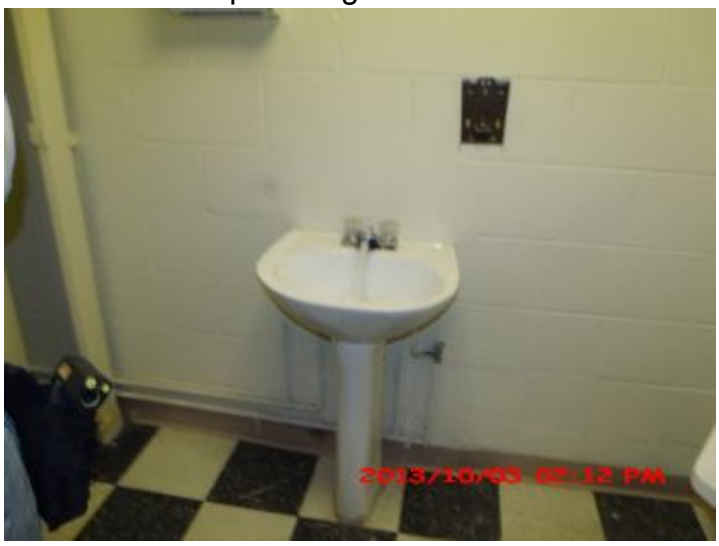
Observations: A 50 gallon A.O. Smith electric water heater is installed in the utility closet to handle the office space. The unit was in operating condition at the time of the inspection. Hot water 112 degrees was measure from restroom faucet, Unit is connected to a public water supply and municipal sewer system., Many portions of drain, waste, and vent system were hidden from view. Observable portions appeared to consist of black pipe and copper supply and cast iron and plastic drain lines (under sinks)., Suggest utility pipes be color coded to assist with maintenance of building, Sump pump noted in front yard.

Some copper supply line

Electric water heater TPRV Valve not extended to floor

Under sink plumbing of sink in office area

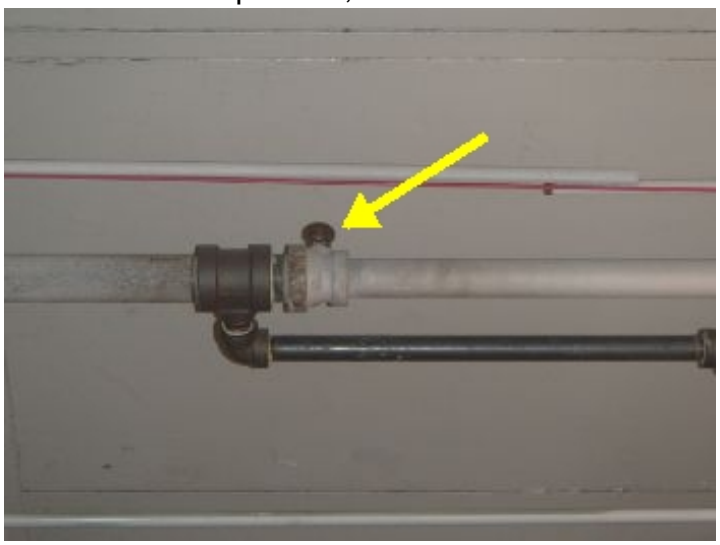
Urinals in mens restroom operated, some slow



Pedestal sink in mens restroom

Toilets operated, some a little slow

Office restroom sink appears to be granite



Sprinkler head in warehouse space

Sump pump noted in rear yard.

Sump pump feeds into yard drain

Water pressure regulator

Electrical water heater A.O.Smith

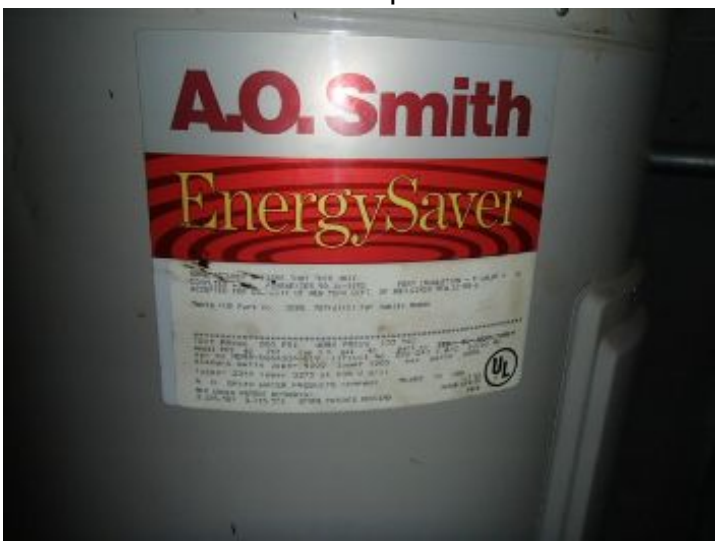
Restroom sinks

Restroom toilets

Sprinkler head in office space

Men's restroom urinals operated - some slow

Hot water heater TRPV valve



A.O. Smith water heater 40 gallons

Electrical

I. The inspector inspected, if present:
A. The service drop/lateral.
B. The means for disconnecting the service main.
C. And determined the rating of the service amperage.
D. And report on any unused circuit breaker panel openings that are not filled.
E. And report on absent or poor labeling.
F. The service grounding and bonding.
G. A representative number of switches, receptacles, lighting fixtures and AFCI protected receptacles.

1. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations: Service to the unit is delivered via overhead mast.
Main Electrical panel is installed at rear (east) wall. Service is rated 800 amperes, and 277/480 volts alternating current 3 phase
Acme Step-UP Transformer 480Y/277
However, limited access to rear of building due to fence.
Main disconnect at panel box.
, Most switches and receptacles that were accessible were tested and properly functional at the time of inspection. One of the GFCI ground fault sockets in one of the restrooms was found not to operate properly., Inspector recommends having qualified electrician check dedicated circuits and label branch circuits, Halogen lights and fluorescent lights noted in the warehouse area., Noted that most or all of the EXIT signs in the warehouse area were off at the time of the inspection. EXIT signs in office space operated properly., In some of the panel boxes, breaker covers were missing. Safety hazard, Concern that main mast is close to ground level, only about 9 feet away. Recommend having electrical service check for code.

Main panel in rear (east) wall - 800 am service

No labels noted on breaker box

Main switches for 4 panels

800 Amp main service 3 phase

Panel 4 in rear (east) wall

Dangerous ams - to not open

Panel on west wall marked number 1

Another Panel marked # 1 on west wall south

Panel #1

Panel #1 has missing break covers - dangerous

Another panel missing breaker cover

Panel #3 on west wall

Power switch in North warehouse for 220 volt socket on opposite wall

Appears to be 220 volt socket on north wall

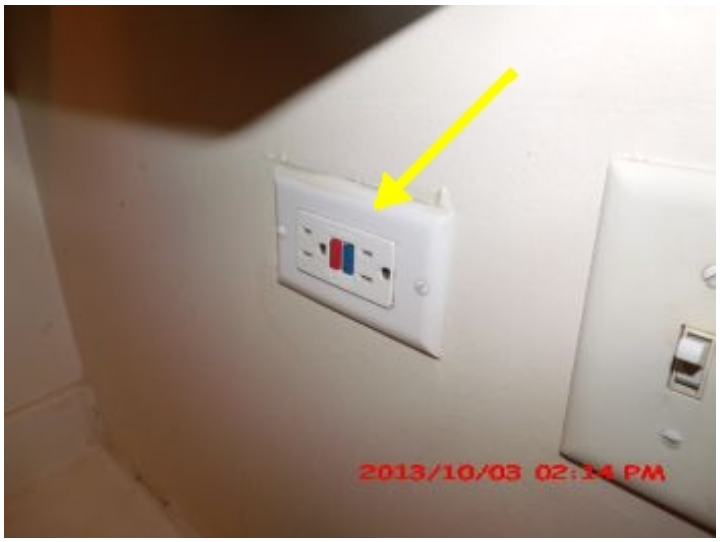
Halogen lights throughout warehouse. They last twice as long as incandescent bulbs and 20 percent more efficient

fluorescent lights throughout warehouse. They last 10 times longer than incandescent bulbs and 90 percent more efficient.

Electrical panel #2

Sub Panel near water heater

Appearance of ground



Some GFCI sockets did not work properly

Most of the Exit signs in warehouse were not lit up

Flourescent lights in warehouse

Concern that sump pump socket not in waterproof condition

Testing one of the outlets

Most Exit lights not lit

Fire alarm system panel

480Y/277 volt step-up transformer noted

Electrical meter noted west exterior wall

Overhead mast - concern being close to ground level

Pole that supplies electrical service to building

Attic

I. The inspector inspected, if present:
A. The insulation in unfinished spaces.
B. The ventilation of attic spaces.
C. Mechanical ventilation systems.
D. And report on the general absence or lack of insulation.

1. Attic

Good	Fair	Poor	N/A	None
X				

Observations: Noted over office space: Inspector noted insulated pipes and ductwork and cellulose insulation., We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics have some minor visible mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector's opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

Insulated pipes noted in attic space

Insulated ductwork noted in attic space over office area

Loose cellulose insulation noted in attic space above office space

Doors, Windows & Interior

6.5.11 Doors, windows and interior
I. The inspector:
A. Open and close a representative number of doors and windows.
B. Inspect the walls, ceilings, steps, stairways, and railings.
C. Inspect garage doors and garage door openers.
D. Inspect interior steps, stairs, and railings.
E. Inspect all loading docks.
F. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:
Several overhead doors noted:

NW door	motorized	9 feet high
SW door	motorized	14 feet high
SE door	manual	10 feet high

An interior overhead door was noted as disconnect from motor drive chain. See picture

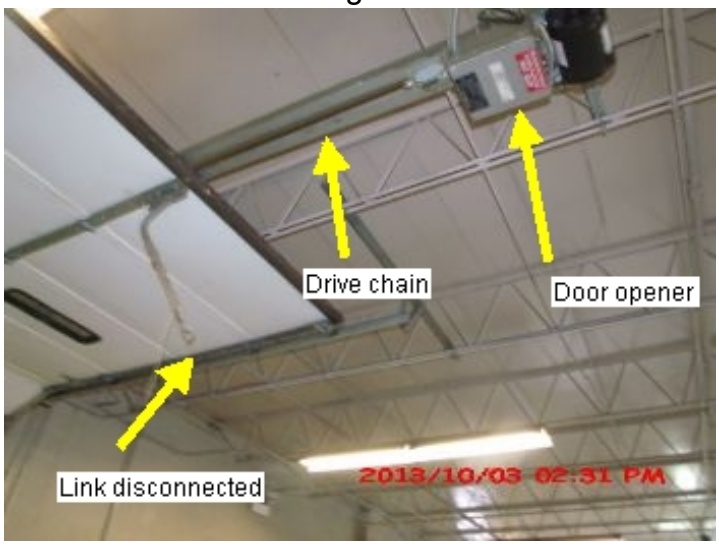
, Metal doors noted on sides of building
Glass door noted on front of building

Door sill south side possible puddling

Emergency exit door at Northwest of building

Exterior glass door

Some office doors trip hazard noted



Interior overhead door south side not connected to opener drive chain

North Overhead door

Interior wood door in office area

2. Windows

Good	Fair	Poor	N/A	None
	X			

Observations: Windows were in decent shape. Some appeared to be stuck. Appears to be original windows.
No cracked windows found., Maintenance Tip: Keep areas around windows caulked.

Exterior windows aged but functional

Office area windows

Interior office door and windows

Welcome window from inside

Welcome window from outside

exterior window bars

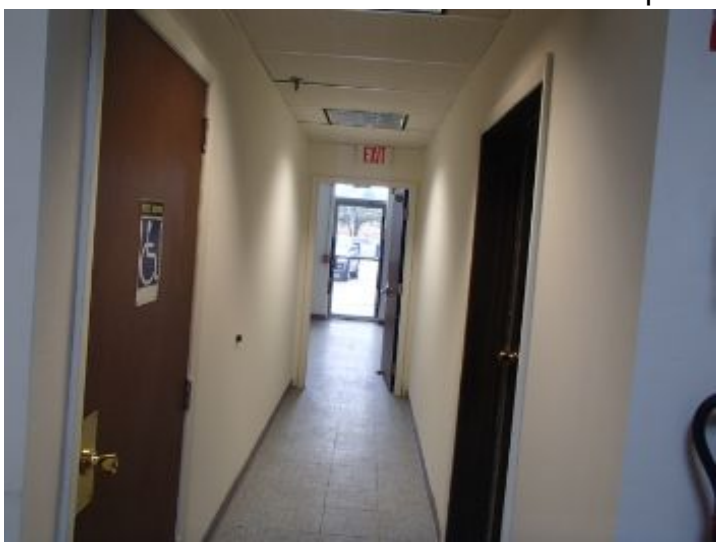
Interior

1. Interior walls

Good	Fair	Poor	N/A	None
X				

Interior walls of warehouse concrete block

Office space walls drywall



Hallway

2. Interior floor

Good	Fair	Poor	N/A	None
	X			

Interior warehouse floor concrete - minor cracks

Foyer floor tile

3. Interior General

Good	Fair	Poor	N/A	None
	X			

fire extinguishers near exit doors

Fire extinguisher service tag expired - Suggest annual inspection of all fire extinguishers

Parking lot

1. Parking lot condition

Good	Fair	Poor	N/A	None
		X		

Materials: Parking lot materials: Asphalt and conrete (in some areas)
Observations:
• Asphalt surface badly allegatoring. Recommend resurfacing

Alligatoring asphalt

North Driveway - concrete minor cracking

Utilities

1. Utility service

Good	Fair	Poor	N/A	None
X				

Observations:
• Main Gas meter noted on North exterior wall. Gas was turned off at beginning of inspection. Owner turned it on so HVAC could be tested.
• Main water shut off is in South utility room
• Electrical service located in rear of building. See electrical section for panel box

Main gas meter

Main gas meter was shut off - owner turned on during inspection

Electrical service pole in rear (west) of building

Electrical service to building - overhead mast