Client(s):

Inspection Date: Invalid DateTime

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Inspector: #
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Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards.

Your INSPECTION REPORT includes three sections: 1) Key Findings, 2) Property Information, and 3) Inspection Agreement. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

- **Action Items** may include:
  - Items that are no longer functioning as intended
  - Conditions that present safety issues
  - Items or conditions that may require repair, replacement, or further evaluation by a specialist
  - Items that were inaccessible

- **Consideration Items** may include:
  - Conditions that may require repair due to normal wear and the passage of time.
  - Conditions that have not significantly affected usability or function- but may if left unattended.

**SECTION I. KEY FINDINGS**
This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction (home buyer, home seller, and real estate agents). *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

**SECTION II. PROPERTY INFORMATION**
This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

**SECTION III. INSPECTION AGREEMENT**
This section details the scope of the inspection. **BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT.** A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to http://www.bpginspections.com
- Click on View Your Inspection Report
- Enter the Report Id and Client Last Name (shown below)
  - Report Id: 10082000010007
  - Client's Last Name:
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.
# Action Items

## Exterior

### Doors
- 1. Repair the broken door plunger at the SE exit door.

### Eaves, Soffits & Fascia
- 2. Replace the missing trim at the drive-through build-out.

### Drives
- 3. Each pole light in the parking lot responded but only one light in each pole came on; repair/replace the other fixtures. There are about four pole lights. Repair/replace the pole lights as needed.

## Roofing

### Material
- 4. There are missing shingles at various areas of the side roofs; have a roofer replace/repair these areas as necessary. The shingles are otherwise in acceptable condition but these repairs are needed.

## Plumbing

### Water Heater
- 5. Secure/repair as necessary the loose flue vent at the top of the water heater for important safety reasons.

### Hose Connections
- 6. Repair the damaged hose connection at the south side. The attachment point is bent and needs repair/replacement before a hose can be attached to it.

## Electrical

### Receptacles & Switches
- 7. The electrical outlet at exterior SE area has power but will not GFCI trip; repair/replace.
- 8. Repair/replace the damaged electrical outlet in the landscaping, i.e. NW corner of building and possibly other similar electric in the other landscaping areas.
- 9. Repair/replace the dead outlets long the north wall under exhaust fan.
- 10. Replace the broken outlet on the north wall exhaust fan.

### Fixtures
- 11. Repair the exterior light over the SE exterior entry door.
- 12. There are several non-responding light bulbs in the exterior soffit. These are probably just blown bulbs but maybe not. Replace the bulbs and repair fixtures as/if needed.

## Heating and Cooling

### Heating Equipment
- 13. The gas was off to the building and it was not possible to test the heating equipment. Based on the age of the three original units we recommend you have a HVAC contractor closely inspect all three of the original units and their heat exchangers at this time. Repair/replace these three units per the HVAC contractors recommendations.

### Cooling - Central System
- 14. The condensate drainage piping is broken in several areas. Have a HVAC contractor repair this drain piping as necessary. Proper drainage of the condensate water will extend the life of the roof and help prevent leaks.
### Action Items

#### Heating and Cooling

- **15.** On the NE rooftop package unit the cooling fins on the AC compressor are damaged (smashed down). Have a HVAC contractor repair/replace this which is somewhat difficult. This is probably not economically feasible to repair. Follow the recommendations of the HVAC contractor.

- **16.** The cooling system at the SW area of the lobby is not cooling; have unit repaired/replaced as necessary.

#### Attic/Ventilation/Crawl Space

**Ventilation - Fans**

- **17.** The exhaust fan for the two bathrooms would not respond and needs repair/replacement as necessary.

- **18.** There are three kitchen exhaust fans at the NE roof corner. These appear original to the building. Have a service contractor review each of the fans and lubricate and clean the fans as necessary.

#### Kitchen

- **19.** There is a newer fan/compressor at the SE area of the roof. This unit would not respond. It appears to be for the kitchen, it is newer and should work once power is supplied to it or repairs are made.

- **20.** The compressor for the south walk-in freezer would not respond. Have it reviewed and repaired as necessary.

- **21.** The lights in the walk-in freezers were not responding; repair/replace bulbs/fixtures. The door to the north freezer has been removed and will need reinstallation.

- **22.** The drive-through intercom system was not inspected. It was noticed that the exterior menu post is missing and will need to be replaced if you have a drive-through.

- **23.** The drive-through windows do not open fully when the hip button is depressed; adjust/repair as needed.

#### Bathrooms

**Bath(s)**

- **24.** One of the bathroom floor drains appears clogged; clear the drain as necessary. Check all the other floor drains and clear them as needed too. Vacant restaurants sometimes experience plumbing backups once you start to use the plumbing. Have a plumber clear the drains as needed.

**Toilet(s)**

- **25.** Check each of the toilets and secure them to the floor, most of the toilets are loose.

- **26.** Replace the broken toilet tank lid in Ladies bathroom.
## Consideration Items

### Exterior

| 27. | The exterior signage was not inspected. It was noticed that the frame work for the signage is in place. Electrical or other repairs might be needed to make the signage operational. |

### Doors

| 28. | At the south main entrance repair the damage at the bottom left side of the door. This did not effect the usage of the door. |

### Windows

| 29. | Caulk the brick ledge where it meets the window seals and other gaps at this areas, i.e. corners. This is needed to ensure no water penetration. |

### Eaves, Soffits & Fascia

| 30. | There are dents and minor damage to the exterior trim wood; repair as desired. |

### Landscaping

| 31. | Repair the deteriorated wood fencing around the trash enclosure. |

### Walks & Patios

| 32. | Seal the open expansion joints in the sidewalks. |

### Roofing

| 33. | There are several water stains in the under side of the roof decking seen from the interior. Also there are several water stains in the suspended ceiling throughout the restaurant. It's most likely that these are stains from the older roof. Monitor the areas. |

### Drains

| 34. | Seal the concrete at the gutter lateral downspout area to prevent water from getting under the concrete and causing damage to the concrete. |

### Electrical

| 35. | Install additional GFCI's as a building improvement. GFCI's (Ground Fault Circuit Interrupters) are safety devices for use in wet areas. New construction standards require them at bathrooms, kitchens, basements and exterior locations. Local authorities may require GFCI retrofit in older construction at a change of ownership. A single GFCI device can control additional receptacles "downstream", and you should become familiar with the network of controlling units. Do not connect sump pumps, refrigerators or freezers into GFCI receptacles. Test them regularly. |

### Fixtures

| 36. | Where needed, replace the missing lens covers for the ceiling lights. |

### Heating and Cooling

| 37. | The heat exchangers were not inspected as part of this inspection. Expect the need to replace heat exchangers as the units age. Generally when rooftop the units are around 10 years of age expect the need to begin replacing heat exchangers and three of these units are 16 years old. Rooftop heat exchangers tend to wear out and it is common that heat exchangers be replaced in commercial furnaces unlike residential furnaces. |

| 38. | Laclede Gas should inspect the furnace and all gas fired appliances before closing. If needed have the utilities placed in your name a few days prior to closing which will force their inspection. The Gas Company is the final |
Heating and Cooling

authority on the operational safety of all gas equipment and can "shut down" a building until corrections are made to meet their requirements. Their requirements are specific and possibly not listed in this building inspection report.

The heat exchangers were not inspected as part of this inspection.

Cooling - Central System

39. The age of the three cooling systems that are original to the building increase the risk for their replacement in the near future.

40. The air filters are missing from most of the HVAC units, install air filters at this time.

41. On some of the rooftop units the cooling fins are smashed down but not significantly. Ideally these fins would be combed-out to improve the efficiency of the units and overall operation. Contact a HVAC contractor if repairs are desired.

Interior

42. 1. Replace the missing ceiling tile at the center of the lobby.
2. Replace the stained ceiling tiles throughout interior ceiling.
3. Replace/repair the damaged wall paper at various areas.
4. Repair/replace the few broken floor tiles along the south end of main kitchen area.

Kitchen

43. The gas was off to the building and it was not possible to test any of the kitchen appliances. The kitchen equipment was not tested or inspected. The water was off to the building and the sinks and ice makers were not tested. Expect needed repairs to the kitchen equipment and the plumbing.

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General Information

The above Action Item table summarizes the recommendations made in this report that are of an immediate, necessary nature.

The above Consideration table summarizes the recommendations made in this report that should be addressed within the next 2 years.

Scope
This inspection is a non-invasive examination of readily accessible systems and components. Our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, the inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is not a technically exhaustive inspection and will not necessarily list all minor maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do not report on cosmetic or aesthetic issues. Unless otherwise stated, this is not a code inspection. We did not test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports
If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement and 90 Day Guarantee
BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions
The following definitions of comment descriptions represent this inspection report.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).
Opening Comments

◆ The goal of the entire BPG staff is to ensure that every inspection meets or exceeds these Standards.

This report is our professional opinion but not a guarantee or warranty. The inspection is intended to add to your knowledge of the building and help you understand the risks of owning it. The inspection is not intended to and cannot eliminate all the risks of purchase. We help you assess these risks; we do not assume them for you. Warranty programs for appliance and mechanical failure and building owners insurance for unforeseen disasters are the traditional avenues available to manage the risk of property ownership.

The inspection is complete and thorough, but it is a general overview, not technically exhaustive. Specialists in each field could provide more detailed analysis of the building systems, but at considerably more cost. Our visual and limited operational inspection provides the broadest overview of the property at less cost.

This report is limited to deficiencies present at the time of the inspection. Roofs, mechanical equipment, plumbing and electrical systems often fail without warning. New deficiencies can develop in buildings vacant between the inspection and closing. The pre-closing walk through is your final opportunity to confirm that all systems in the building remain operable; that no new problems have developed; and that any requested repairs have been completed to your satisfaction.

This report is a professional opinion, based on the accessible features of the building. We evaluated the current physical condition; we did not perform a design analysis. We visually reviewed the performance, looking for evidence of distress. It should be understood that there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them. Consequently, no guarantee or warranty can be offered or implied.

Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns.

Our best efforts were applied but this inspection did not reveal all defects. Items such as switches, junction boxes, distribution wiring, small sub panels, outlets and other various items and details were not tested/inspected. Additional testing and inspection might reveal defects that were not noted in this report.

◆ Per your request and in accordance with our proposal, a visual inspection was performed of the property. This report provides recommendations, priorities for: ě¢⩯remediying major deficiencies, ě¢⩯updating ageing major components, and ě¢⩯undertaking further detailed investigations. The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. This report is intended for the exclusive use of our client. Use of the information contained within the report by any other party is not intended and, therefore, we accept no responsibility for such use.

◆ We do not inspect for building standard or occupancy compliance of any type. Compliance consists of multiple jurisdictions with overlapping authority and varying levels of enforcement. Some municipalities require an inspection at a change of ownership and some do not. Some ask for updates to changes in standards for safety requirements; others allow the older standards under a "grandfather" provision. Our inspectors have general knowledge about building standards and can answer many related questions, but they have no legal authority to...
mandate compliance to the various standards. That task belongs to the appropriate municipal authorities. This report does not attempt to list all possible building standard or occupancy infractions.

- Inspector is not required to move furniture, appliances, storage, or other items to conduct this inspection or otherwise expose concealed or inaccessible conditions. The Inspector does not probe or lift up roofing material. Often hidden defects are discovered during building remodeling, therefore, BPG does not accept responsibility for any defects discovered during remodeling performed after our inspection. The intent of this inspection is to discover significant defects and it is not possible to discover every minor maintenance or repair item in the course of a normal inspection. Additionally, most buildings continue to be occupied after our inspections. Based on the preceding, we do not warrant that this inspection provides 100% discovery of all maintenance or minor repair items such as drippy faucets, minor plumbing maintenance, isolated minor wood damage, comprehensive light switch functionality, etc. Therefore, we do not accept responsibility for repair or minor building maintenance or repair items discovered after our inspection. The following are specifically excluded from our inspection: interior of flues or chimneys, heat exchangers, conformance with zoning and building codes, environmental hazards, concealed or underground electric and plumbing (NOTE: A definitive underground sewer lateral evaluation requires a sewer camera, which is not part of this inspection), private sewer and septic systems, prediction of future sewer backup and systems which are shut down or not accessible to the inspector.

- The Inspector provides a professional opinion, which may vary among technical experts. BPG is not liable for items that are functioning at the time of the inspection but may not be installed according to specific technical guidelines, or defects that require specialized technical training or instruments to detect. BPG does not insure against defects, nor does it make a warranty, expressed or implied, as to the fitness and condition of the inspected property. This was not an inspection for building standards compliance (code issues). Also this was not an inspection for ADA, fire safety or other types of municipality occupancy requirements. Understand that municipality requirements are separate from this effort and some, if required could be expensive to correct/install. Reference the various municipality inspections for their requirements.

- The following are several non-scope considerations that you may want to assess in connection with this commercial real estate. This list is not intended to be all-inclusive and is not sorted by importance: Seismic Considerations, Design Consideration for Natural Disasters, Insect/Rodent infestation, Environmental Considerations, ADA (American Disability Act) Requirements, Indoor Air Quality, Property Security Systems.

- The covers to the electric panels were not removed due to the difficulty of removing this type of panel cover and due to the possibility of shutting off power to the tenant spaces, i.e. shutting down computer or medical equipment. The conditions inside the panels are therefore not fully known. If the covers are removed you might discover defects that are not noted in this report; the extent of those defects cannot be predicted.

- None of the tenant owned equipment was inspected or tested in any way.

Comments

- Any fire alarm system(s) were not tested/inspected in any way. Have regular fire inspections per the municipality requirements.

- This was not an inspection for any environmental issues or concerns. We recommend you have an Environmental Site Assessment at this time (Phase 1) for disclosure of any concerning environmental conditions.

- Inquire about any municipality inspections that might be required because of this real estate transaction and update/correct conditions per their requirements.

- The operation or presence of smoke detectors or emergency lighting was not part of this inspection. It was noticed that EXIT lights and emergency lighting is present and the emergency lighting responded normally at the areas where we randomly spot tested it. Confirm requirements for unit location and test and/or install new units as/if necessary or directed by the municipality. Test and check all emergency lighting and repair/replace as necessary.

- Building Description: This is about a 3000 square foot building. The building is one story with a flat style roof. The building is a Hardee's restaurant building reported to be 16 years old.

- Mr. Timothy P. Clark performed the site inspection and prepared this report. He has a B.S. Degree from St. Louis University in Aeronautics and Maintenance Management. He has performed over 5000 building inspections and about 500 of them have been for commercial property. He has worked for BPG Inspections and Consulting since
Introductory Notes

1993 and is the manager of BPG’s commercial division and co-manages the residential division. He is a full member of the American Society of Building Inspectors (ASHI).

Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Areas above the suspended ceiling tiles were reviewed at randomly sampled areas. Any conditions that may exist that were not visible from these randomly selected areas were not inspected.

<table>
<thead>
<tr>
<th>Foundation Type and Material:</th>
<th>Floor Structure:</th>
<th>Wall Structure:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poured in Place Concrete</td>
<td>Concrete</td>
<td>Frame &amp; Masonry</td>
</tr>
<tr>
<td>Slab Floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof Structure:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Premanufactured Wood Trusses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wood Roof Deck</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Foundation

◆ The visible foundation is performing as intended. There are no visible cracks of any significance and no signs of significant differential movement. Forecasting future performance is impossible because heavy rainfall, drought and other unpredictable soil conditions can produce foundation movement.

Floors

◆ The is a hump in the flooring in the rear kitchen area. The cause of this was not determined. It appears that floor tile at this area has been replaced. Monitor the area.

Walls

◆ The walls are performing as intended without sign of significant damage or structural movement.

Roof

◆ There are no visible cracked or damaged trusses/rafters or signs of serious movement. The roof structure appears to be performing as intended.
Structure

◆ Areas above the suspended ceiling tiles were reviewed at randomly sampled areas. Any conditions that may exist that were not visible from these randomly selected areas were not inspected.

Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

<table>
<thead>
<tr>
<th>Wall Coverings:</th>
<th>Doors:</th>
<th>Windows:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick</td>
<td>Glass Commercial Entry</td>
<td>Thermal Glazed Aluminum Frames</td>
</tr>
<tr>
<td>Eaves &amp; Soffits &amp; Fascia:</td>
<td>Drainage:</td>
<td>Drives:</td>
</tr>
<tr>
<td>Closed Style</td>
<td>Front To Back</td>
<td>50 - 75 Parking Spaces</td>
</tr>
<tr>
<td>Painted Wood</td>
<td></td>
<td>: Counted about 55 parking spaces</td>
</tr>
<tr>
<td>Landscaping:</td>
<td>Walks &amp; Patios:</td>
<td></td>
</tr>
<tr>
<td>Typical</td>
<td>Standard Concrete</td>
<td></td>
</tr>
</tbody>
</table>

Wall Coverings

◆ The exterior signage was not inspected. It was noticed that the frame work for the signage is in place. Electrical or other repairs might be needed to make the signage operational.
Exterior

- The exterior finish materials currently appear in typical condition. Anticipate normal maintenance requirements in the future with possibly some isolated wood repair/replacement when you paint the exterior.

Doors

- At the south main entrance repair the damage at the bottom left side of the door. This did not effect the usage of the door.

- The small side door from drive-through to the exterior was locked and was not opened; repair/replace door as/if needed.
Exterior

- Repair the broken door plunger at the SE exit door.

Windows

- Caulk the brick ledge where it meets the window seals and other gaps at this areas, i.e. corners. This is needed to ensure no water penetration.

Eaves, Soffits & Fascia

- There are dents and minor damage to the exterior trim wood; repair as desired.
Exterior

- Replace the missing trim at the drive-through build-out.

Drainage
- Water drains and ponds in the front picnic area, monitor and improve as needed.

Drives
- Each pole light in the parking lot responded but only one light in each pole came on; repair/replace the other fixtures. There are about four pole lights. Repair/replace the pole lights as needed.
The parking lot drains to the rear lake/pond. The pond was not visible due to the rear trees.

The asphalt lot is in generally good condition. There are some cracks in the asphalt and sealing the entire lot in the next year or two would be worthwhile now. Keep cracks in the asphalt sealed to prevent water damage to the subsurface.

**Landscaping**

- The shrubs along the rear of the building and the south side of the building prevented seeing all of the building, especially at the rear.
- Repair the deteriorated wood fencing around the trash enclosure.
Exterior

- The landscaping needs freshening-up around the building.

Walks & Patios
- Seal the open expansion joints in the sidewalks.

Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

<table>
<thead>
<tr>
<th>Materials:</th>
<th>Drains:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Roof Is Covered With</td>
<td>Metal</td>
</tr>
<tr>
<td>White Vinyl Roofing</td>
<td></td>
</tr>
<tr>
<td>Age Is Reported To Be</td>
<td></td>
</tr>
<tr>
<td>About 5 Years Old</td>
<td></td>
</tr>
</tbody>
</table>

Material
- There are missing shingles at various areas of the side roofs; have a roofer replace/repair these areas as necessary. The shingles are otherwise in acceptable condition but these repairs are needed.
Roofing

◆ The roofing over the drive through area appears to pond some water but otherwise is typical with some remaining service life. The roofing over the rear walk-in freezers is metal and appears acceptable with remaining service life.

◆ The roofing membrane is overall in good condition. The roof slopes to the north and south for drainage and overall appears in good condition. The roof is reported to be five years old. The roofing membrane appears capable of providing several years of additional service. See comments below about possible leakage.

◆ There are several water stains in the under side of the roof decking seen from the interior. Also there are several water stains in the suspended ceiling throughout the restaurant. It's most likely that these are stains from the older roof. Monitor the areas.
Roofing

Drains

◆ Seal the concrete at the gutter lateral downspout area to prevent water from getting under the concrete and causing damage to the concrete.

Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

<table>
<thead>
<tr>
<th>Water Piping:</th>
<th>Waste Piping:</th>
<th>Fuel Piping:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public</td>
<td>PVC</td>
<td>Black Iron</td>
</tr>
<tr>
<td>Main Service Piping Type Not Determined</td>
<td></td>
<td>Meter(s) Outside</td>
</tr>
<tr>
<td>The Interior Shut Off(s) Is Near The Water Heater</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Meter(s) Not Located</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SECTION II: PROPERTY INFORMATION

Inspection Date: Invalid DateTime

Client(s):
Plumbing

<table>
<thead>
<tr>
<th>Water Heater:</th>
<th>Hose Connections:</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Water Heater</td>
<td>Standard</td>
</tr>
<tr>
<td>75-Gallon</td>
<td>At Typical Locations</td>
</tr>
<tr>
<td>Gas</td>
<td></td>
</tr>
<tr>
<td>Extra Info: Water heater is 6 years old.</td>
<td></td>
</tr>
</tbody>
</table>

**Water Piping**
- The water to the building is shut off and it was not possible to test the plumbing to the building.

**Waste Pipe**
- The purpose of the capped-off plumbing stack at the south side of roof was not determined.
- The bathroom floor drains were not tested.
- The grease trap system was not tested; expect it to need service as necessary.

**Fuel Pipe**
- Paint the gas line on the roof to help extend their service life.

**Water Heater**
Plumbing

- Secure/repair as necessary the loose flue vent at the top of the water heater for important safety reasons.

Hose Connections

- There were no faucet keys available to test the exterior hose connections and the outside faucets were not tested.

- Repair the damaged hose connection at the south side. The attachment point is bent and needs repair/replacement before a hose can be attached to it.

Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

A Public Works Official approves an original electrical system and all additions at the time of the installation. This signed approval supercedes any, and all, written electrical codes. It is relatively impossible to ascertain what portions of this system a Building Official, has approved, and it is beyond the scope of an electrical inspection to research these documents. This report is the result of a visual inspection that does not include identification or load testing of individual circuits. It is not a guarantee or warrantee toward the longevity of the life of this electrical system or equipment, nor is it a guarantee the building and electrical system will pass an inspection by a Public Works Official.
### Electrical

<table>
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<th>Service Entrance:</th>
<th>Panel:</th>
<th>Grounding:</th>
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</thead>
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<tr>
<td>Underground</td>
<td>Multiple Panels</td>
<td>Appropriate Wire</td>
</tr>
<tr>
<td>Meter Located Outside</td>
<td>Utility Area</td>
<td>Attached To a Grounding Rod</td>
</tr>
<tr>
<td>600 - Amps</td>
<td>Main Disconnect</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Breakers</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Wiring:</th>
<th>Receptacles &amp; Switches:</th>
<th>GFCIs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Copper</td>
<td>Three-slot Design</td>
<td>Some Locations</td>
</tr>
<tr>
<td>Mixture of Styles</td>
<td>Toggle Style</td>
<td></td>
</tr>
</tbody>
</table>

#### Service Entrance

- Service components are securely attached to the building and otherwise in good repair.

#### Panel

- In panel "C" two of the breakers kept tripping when the rear kitchen area lights were turned on and off (use switch by SE exit door near panels) to duplicate this.
- The electric panel covers were not removed because these are commercial style panels that require an experienced electrician to remove the covers. To have interior panel areas inspected, contact a licensed electrician.

#### Grounding

- The ground connections are visible and securely fastened.

#### Wiring

- The visible wiring appeared in acceptable condition.

#### Receptacles & Switches

- The electrical outlet at exterior SE area has power but will not GFCI trip; repair/replace.
- Repair/replace the damaged electrical outlet in the landscaping, i.e. NW corner of building and possibly other similar electric in the other landscaping areas.
Electrical

- Repair/replace the dead outlets along the north wall under exhaust fan.

- Replace the broken outlet on the north wall exhaust fan.

**GFCI's**

- Install additional GFCI's as a building improvement. GFCI's (Ground Fault Circuit Interrupters) are safety devices for use in wet areas. New construction standards require them at bathrooms, kitchens, basements and exterior locations. Local authorities may require GFCI retrofit in older construction at a change of ownership. A single GFCI device can control additional receptacles "downstream", and you should become familiar with the network of controlling units. Do not connect sump pumps, refrigerators or freezers into GFCI receptacles. Test them regularly.

**Fixtures**

- Repair the exterior light over the SE exterior entry door.
Electrical

◆ There are several non-responding light bulbs in the exterior soffit. These are probably just blown bulbs but maybe not. Replace the bulbs and repair fixtures as/if needed.

◆ Where needed, replace the missing lens covers for the ceiling lights.

Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

<table>
<thead>
<tr>
<th>Number of Furnaces:</th>
<th>Warm Air Furnance:</th>
<th>Vent:</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Gas Fired</td>
<td>Direct Vent To Exterior</td>
</tr>
<tr>
<td></td>
<td>Forced Air</td>
<td></td>
</tr>
<tr>
<td></td>
<td>On Roof</td>
<td></td>
</tr>
<tr>
<td></td>
<td>: Same ages as cooling systems noted below</td>
<td></td>
</tr>
</tbody>
</table>
Heating and Cooling

<table>
<thead>
<tr>
<th>Warm Air Distribution:</th>
<th>Number of Cooling Systems:</th>
<th>Cooling System:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blower Fan</td>
<td>5</td>
<td>Unified Systems</td>
</tr>
<tr>
<td>Ductwork: Standard</td>
<td></td>
<td>On The Roof</td>
</tr>
<tr>
<td>Galvanized</td>
<td></td>
<td>Original Equipment</td>
</tr>
<tr>
<td>Disposable/Washable Filter</td>
<td></td>
<td>About 2 Years Old</td>
</tr>
<tr>
<td></td>
<td></td>
<td>About 3 Years Old</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Extra Info: Ages of cooling systems: 2 years, 16 years, 16 years, 3 years, 16 years</td>
</tr>
</tbody>
</table>

Heating Equipment

- The gas was off to the building and it was not possible to test the heating equipment. Based on the age of the three original units we recommend you have a HVAC contractor closely inspect all three of the original units and their heat exchangers at this time. Repair/replace these three units per the HVAC contractors recommendations.

- The heat exchangers were not inspected as part of this inspection. Expect the need to replace heat exchangers as the units age. Generally when rooftop the units are around 10 years of age expect the need to begin replacing heat exchangers and three of these units are 16 years old. Rooftop heat exchangers tend to wear out and it is common that heat exchangers be replaced in commercial furnaces unlike residential furnaces.

- Laclede Gas should inspect the furnace and all gas fired appliances before closing. If needed have the utilities placed in your name a few days prior to closing which will force their inspection. The Gas Company is the final authority on the operational safety of all gas equipment and can "shut down" a building until corrections are made to meet their requirements. Their requirements are specific and possibly not listed in this building inspection report.

The heat exchangers were not inspected as part of this inspection.

Heating - Warm Air Distribution

- The heating distribution system looks in typical repair. Not every section of the ductwork was inspected.

Cooling - Central System

- The first package unit at the SE corner of the roof is a Trane unit built in 2008, it cooled well and should provide several additional years of service.

- The second cooling unit on the roof is made by Avon. This unit is original to the building. This unit responded in the cooling mode.
Heating and Cooling

Center area south side of roof

⚠️ The age of the three cooling systems that are original to the building increase the risk for their replacement in the near future.

⚠️ The condensate drainage piping is broken in several areas. Have a HVAC contractor repair this drain piping as necessary. Proper drainage of the condensate water will extend the life of the roof and help prevent leaks.

⚠️ The third unit at the SW corner of the roof is a Carrier unit built in 1994 (original to the building). This unit responded in the cooling mode.

⚠️ The fourth unit is at the NW corner of the roof its was made by Carrier and is three years old. This unit should provide several more year of service. This unit responded in the cooling mode.
Heating and Cooling

- The fifth unit is at the NE area of the roof and is 16 years old (original). This unit responded in the cooling mode.
- The air filters are missing from most of the HVAC units, install air filters at this time.
- On the NE rooftop package unit the cooling fins on the AC compressor are damaged (smashed down). Have a HVAC contractor repair/replace this which is somewhat difficult. This is probably not economically feasible to repair. Follow the recommendations of the HVAC contractor.

- On some of the rooftop units the cooling fins are smashed down but not significantly. Ideally these fins would be combed-out to improve the efficiency of the units and overall operation. Contact a HVAC contractor if repairs are desired.

- The cooling system at the SW area of the lobby is not cooling; have unit repaired/replaced as necessary.

Attic/Ventilation/Crawl Space

This access was open and allowed a walk through inspection of the insulation and other attic conditions. Areas that were not visible from this vantage point were not examined. The inspector was not required to disturb insulation or vapor retarders or determine indoor air quality. BPG looks for evidence of pest activity in the attic and building but it is not possible to determine if evidence is currently active or will become active in the future.
### Attic/Ventilation/Crawl Space

<table>
<thead>
<tr>
<th>Wall Insulation:</th>
<th>Attic Ventilation:</th>
<th>Fans:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Masonary</td>
<td>Soffit</td>
<td>Bath Fans</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Kitchen Exhaust Fan</td>
</tr>
</tbody>
</table>

#### Ventilation - Fans
- The exhaust fan for the two bathrooms would not respond and needs repair/replacement as necessary.
- The north most rooftop ventilation fan has a loud vibration and needs repair/replacement at this time by a qualified contractor.
- There are three kitchen exhaust fans at the NE roof corner. These appear original to the building. Have a service contractor review each of the fans and lubricate and clean the fans as necessary.

### Interior

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

The built-in speaker system at the at various areas was not evaluated.

Any security systems were not tested/inspected.

#### Interior
- Replace the missing ceiling tile at the center of the lobby.
- Replace the stained ceiling tiles throughout interior ceiling.
- Replace/repair the damaged wall paper at various areas.
- Repair/replace the few broken floor tiles along the south end of main kitchen area.

- The timed safe was not tested or inspected.
- The pest control system was not inspected/tested.
The water filter systems were not tested/inspected.

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Kitchen

- There is a newer fan/compressor at the SE area of the roof. This unit would not respond. It appears to be for the kitchen; it is newer and should work once power is supplied to it or repairs are made.

- The two walk-in freezers are assumed to be original to the building. The compressor for the north freezer cooling unit responded and provided cold air. This unit was not further evaluated. It might need service if cooling is not sufficient.

- The compressor for the south walk-in freezer would not respond. Have it reviewed and repaired as necessary.

- The lights in the walk-in freezers were not responding; repair/replace bulbs/fixtures. The door to the north freezer has been removed and will need reinstallation.
**Kitchen**

- The drive-through intercom system was not inspected. It was noticed that the exterior menu post is missing and will need to be replaced if you have a drive-through.

![Missing drive-through menu](image)

- The gas was off to the building and it was not possible to test any of the kitchen appliances. The kitchen equipment was not tested or inspected. The water was off to the building and the sinks and ice makers were not tested. Expect needed repairs to the kitchen equipment and the plumbing.

![Example](image)

- The fire suppression system over the stove areas was not tested or inspected.
Kitchen

◆ The ice cream freezer responded but was not further tested.
◆ None of the soda fountain equipment was inspected or tested.

◆ The drive-through windows do not open fully when the hip button is depressed; adjust/repair as needed.
◆ The counter area menu boards were not inspected.

Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Bath(s)

◆ One of the bathroom floor drains appears clogged; clear the drain as necessary. Check all the other floor drains and clear them as needed too. Vacant restaurants sometimes experience plumbing backups once you start to use the plumbing. Have a plumber clear the drains as needed.

Toilet(s)

◆ Check each of the toilets and secure them to the floor, most of the toilets are loose.
Bathrooms

- Both hand dryers responded in the bathrooms.
- Replace the broken toilet tank lid in Ladies bathroom.

Summary

Closing Comments

- RISK OF OWNERSHIP - Information in this report is based on a limited visual examination and the inspector's professional experience and knowledge. It blends observations and facts with inferences and opinions. This information can help you understand the risks of owning this property, but it cannot eliminate those risks, nor can it specifically predict future performance. We help you assess these risks; we do not assume them for you.

WARRANTIES - Warranty programs for appliance and mechanical failure and building owner insurance for unforeseen disasters are the traditional avenues available to manage the risk of property ownership. Warranty programs are available through BPG by calling 1.800.285.3001.

PRE-CLOSING WALK THROUGH - This is only a report of deficiencies at the time of the inspection. It does not protect building components from future failure or repair. Mechanical equipment can fail at anytime; buildings vacant between the inspection and closing occasionally develop plumbing problems. The pre-closing Final Walk-Through is your opportunity to confirm that all systems in the building are operable, that no new problems have developed; and that any requested repairs have been completed to your satisfaction. Do not miss this important part of the purchase process. Since Client does not obtain occupancy of the inspected building until closing, BPG accepts no responsibility for any deficiencies that could have been observed by the Client during their FINAL WALK-THROUGH provided by the Association of Realtors Residential Sale Contract.

IF YOU HAVE QUESTIONS - Opinions, even among experts, can vary and at some point, you may be given advice that disagrees with information in this report. If this happens, remember that contractors are not equally competent and, in some cases, are more interested in making a sale than in responsibly diagnosing a problem and...
Summary

providing an economical solution. If you have any questions please call. We remain, as always, your best source for impartial advice.

Enclosures

MOLD

◆ This information is provided as a courtesy. Please be advised that a mold inspection is beyond the scope of this building inspection.

HOW CAN MOLD EFFECT YOU? - Exposure to mold is not healthy for anyone but the following individuals are at higher risk for adverse health effects: infants, children, elderly, immune compromised patients, pregnant women, and individuals with existing respiratory problems. When inhaled even in small amounts, mold can cause a wide variety of health problems including respiratory problems, nasal and sinus congestion, watery eyes, nose and throat irritation, skin irritation, aches and pains, fevers, and in some cases even death. It affects different people in different ways. For some it may have little or no effect while others may become ill.

CAUSES OF INDOOR MOLD GROWTH - High moisture content is the major contributor to indoor mold microbiological growth. This is due to nutrients for spore germination and growth being readily available in most building constituents. Several factors influence the actual germination of the mold growth.

MOISTURE - Moisture content is the key factor in indoor mold growth. TIME REMAINING WET - The longer the material stays wet, the greater chance of mold growth. HUMIDITY - Anything above 50% relative humidity is desirable for mold growth. TEMPERATURE - Between 68 and 86 degrees F are optimal for mold and other microbial growth. SUBSTRATE/NUTRIENTS - Fungi prefer natural ingredients (e.g., drywall, wood, adhesives, paper, plasters, and cloth are ideal). LIGHT - Mold thrives in dark places. AIR VELOCITY - The lower the air flow, the more likely suitable for mold growth. Hence closets, basements, attics and other closed area are idea locations.

WHAT CAN YOU DO? - Maintain your building. Keep it clean. Eliminate moisture sources. Repair plumbing and roof leaks quickly. Maintain positive drainage away from the exterior to minimize basement seepage. Service your HVAC equipment regularly. If this fails, consult an environmental professional. Contact your medical doctor if symptoms persist.

REMEDICATION - In all situations, the underlying cause of water accumulation must be rectified or fungal growth will recur. Any initial water infiltration should be stopped immediately. An immediate response (within 24 to 48 hours) and thorough cleanup, drying, and/or removal of water-damaged materials will prevent or limit mold growth. Emphasis should be placed on ensuring proper repairs of the building infrastructure so that water damage and moisture buildup does not recur. Porous materials that become wet must be actively dried out and disinfected within 24 to 48 hours to avoid mold propagation. If wet materials are not aggressively dried and disinfected within this time frame, replacement of the materials will likely be necessary to avoid significant contamination. The goal of remediation is to remove or clean contaminated materials in a way that prevents the emission of fungi and dust contaminated fungi from leaving the work area and entering an occupied or non-abatement area while protecting the health of the person(s) doing the remediation.

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