

Vacant Building Inspection

Customer Info

Site Id: 5234-9351

Address: 22801 Emery Road,

Warrensville Heights, OH 44128, USA

Job Order Info

Job Order ID: 10101391

Date Assigned: 12/08/2023

Date Completed: 12/14/2023

VACANT SITE DATA

Site Info

Vacant Building

Foundation

Full Basement

Roof Ladder

Installed

Prior Occupant Trademarks - Any:

Eteched in Glass

No

Between Glass

Yes

Anywhere Else

Yes

Parking Lot Light Poles & Bases

Bases Only Present

If poles present - take pictures where poles meet bases. Provide count of light poles and comment about condition (e.g. rusted, corroded, etc). Indicate if light poles appear to be shared with other properties or not.

No poles

Utility Status and Acct Info:

Electric

Active

Meter

Installed

If Installed, Take Photo of Meter Number



Latitude: 41.43548937604932
Longitude: -81.5186855279827
Date: 12/14/2023 05:04 PM EST

Gas

Off at Building

Meter

Installed

If Installed, Take Photo of Meter Number



Latitude: 41.43548937604932
Longitude: -81.5186855279827
Date: 12/14/2023 05:04 PM EST

Water

Off at Building

Meter

N/A

GENERAL SITE/PARKING LOT/DRIVEWAY

Are catch basins and drainage inlets clear of debris?

No

Is the parking lot clear of trash and debris?

No

Condition of fences, railings, retaining walls, etc?

Good

Condition of exterior light poles? (comment if rusted, leaning, damaged)

Not Present

Condition of flag poles? (comment if rusted, leaning, damaged, etc.)

Poor

Are weeds growing through cracks in asphalt or concrete?

No

PHOTOS

All sides of interior & exterior photographed?

Yes

Photo of relationship to nearby buildings? (if applicable)

Yes

General Site/ Parking Lot photographed

Yes

LANDSCAPING

Condition of grassy areas?

Good

Condition of planters, flowers, and landscaped areas?

Fair

Are the trees and shrubs maintained/pruned?

Yes

BUILDING

Is there power to the building?

Yes

Has property been winterized? (turn on the water and check toilet for antifreeze)

Yes

Are gutters and downspouts clear of debris?

No

Are primary and secondary entrances/exits locked and secured?

Yes

Signs of leaks?

No

Do the ceilings contain any signs of water staining?

Yes

Is the basement dry? (if applicable)

Yes

Is there a Sump Pump?

N/A

Is there any evidence of mold or mildew inside building?

No

Signs of infestation by pests?

No

Condition of windows and doors? (damaged hardware, broken glass, etc.)

Good

Is there any evidence of water intrusion at exterior walls?

No

Condition of painted surfaces? (walls, doors, railings)

Good

ROOF - Must access roof to answer this section

Roof Condition?

Good

Drains - Free of obstructions?

Yes

Roof Clear of debris?

Yes

Access Ladder present?

Yes

Access Ladder locked?

No

SECURITY

What is the lockbox code?

8622

Winslow Property Management -OR- EPG sign(s) present?

Yes

No Trespassing signs present?

No

Did you lock the building and replace the key in the lock box?

Yes

ADDITIONAL COMMENTS

Additional Comments

No sign of break-in or trespassing on the building.
Found only water stains but no active water leak presence during the inspection.

INSPECTOR SIGNATURE

Signature

Ericka Garrison

Printed Name

Ericka Garrison



Latitude: 41.43535990000001
Longitude: -81.51826989999999
Date: 12/14/2023 04:09 PM EST

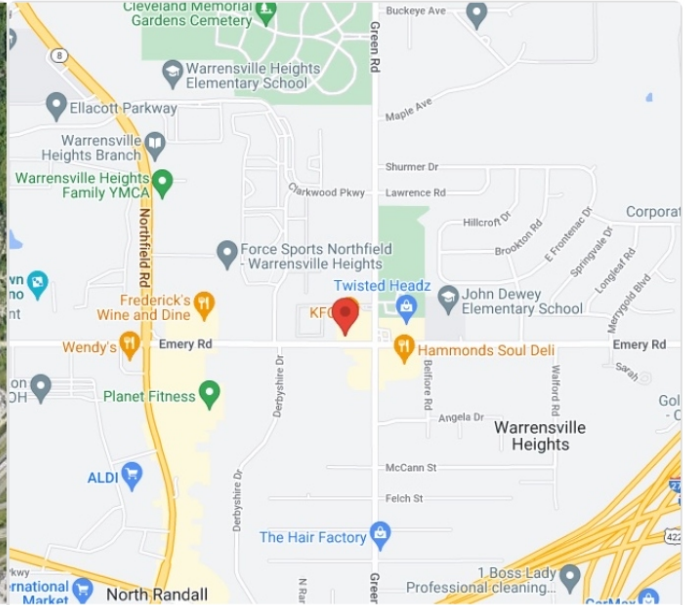
Address: 22801 Emery Road Warrensville Heights, OH 44128

Inspection completed by Nationwide Management Services, Inc.
For any additional information feel free to call 888.503.0281 ext. 101
or email info@virtualseiteinspections.com



Date: 12/14/2023 04:07 PM EST
Latitude: 41.43535990000001
Longitude: -81.51826989999999

Aerial View



Date: 12/14/2023 04:07 PM EST
Latitude: 41.43535990000001
Longitude: -81.51826989999999

Map View



Latitude: 41.43588352945023
Longitude: -81.5183064003102
Date: 12/14/2023 04:36 PM EST

Back



Latitude: 41.43535990000001
Longitude: -81.51826989999999
Date: 12/14/2023 04:15 PM EST

Back



Latitude: 41.43535990000001
Longitude: -81.51826989999999
Date: 12/14/2023 04:11 PM EST

Broken pavement



Latitude: 41.43588352945023
Longitude: -81.5183064003102
Date: 12/14/2023 04:33 PM EST

Dining area



Latitude: 41.43588352945023
Longitude: -81.5183064003102
Date: 12/14/2023 04:42 PM EST

Drain



Latitude: 41.43588352945023
Longitude: -81.5183064003102
Date: 12/14/2023 04:38 PM EST

Front



Latitude: 41.43535990000001
Longitude: -81.51826989999999
Date: 12/14/2023 04:11 PM EST

Front left



Latitude: 41.43535990000001
Longitude: -81.51826989999999
Date: 12/14/2023 04:09 PM EST

Front of building



Latitude: 41.43535990000001
Longitude: -81.51826989999999
Date: 12/14/2023 04:10 PM EST

Front right



Latitude: 41.43588352945023
Longitude: -81.5183064003102
Date: 12/14/2023 04:36 PM EST

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Latitude: 41.43535990000001
Longitude: -81.51826989999999
Date: 12/14/2023 04:13 PM EST

If Installed, Take Photo of Meter Number



Latitude: 41.43588352945023
Longitude: -81.5183064003102
Date: 12/14/2023 04:36 PM EST

If Installed, Take Photo of Meter Number



Latitude: 41.43535990000001
Longitude: -81.51826989999999
Date: 12/14/2023 04:56 PM EST

If Installed, Take Photo of Meter Number



Latitude: 41.43535990000001
Longitude: -81.51826989999999
Date: 12/14/2023 04:57 PM EST

If Installed, Take Photo of Meter Number



Latitude: 41.43535990000001
 Longitude: -81.51826989999999
 Date: 12/14/2023 04:13 PM EST

If Installed, Take Photo of Meter Number



Latitude: 41.43535990000001
 Longitude: -81.51826989999999
 Date: 12/14/2023 04:57 PM EST

If Installed, Take Photo of Meter Number



Latitude: 41.43588352945023
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 Date: 12/14/2023 04:33 PM EST

Kitchen



Latitude: 41.43588352945023
 Longitude: -81.5183064003102
 Date: 12/14/2023 04:39 PM EST

Left parking lot



Latitude: 41.43588352945023
Longitude: -81.5183064003102
Date: 12/14/2023 04:37 PM EST

Left side



Latitude: 41.43535990000001
Longitude: -81.51826989999999
Date: 12/14/2023 04:12 PM EST

Left side



Latitude: 41.43535990000001
Longitude: -81.51826989999999
Date: 12/14/2023 04:18 PM EST

Logo



Latitude: 41.43588352945023
Longitude: -81.5183064003102
Date: 12/14/2023 04:34 PM EST

Logo



Latitude: 41.43588352945023
Longitude: -81.5183064003102
Date: 12/14/2023 04:43 PM EST

Next to building



Latitude: 41.43535990000001
Longitude: -81.51826989999999
Date: 12/14/2023 04:21 PM EST

No antifreeze



Latitude: 41.43588352945023
Longitude: -81.5183064003102
Date: 12/14/2023 04:37 PM EST

Pavement broken



Latitude: 41.43588352945023
Longitude: -81.5183064003102
Date: 12/14/2023 04:35 PM EST

Right



Latitude: 41.43588352945023
Longitude: -81.5183064003102
Date: 12/14/2023 04:38 PM EST

Right parking lot



Latitude: 41.43535990000001
Longitude: -81.51826989999999
Date: 12/14/2023 04:16 PM EST

Right side



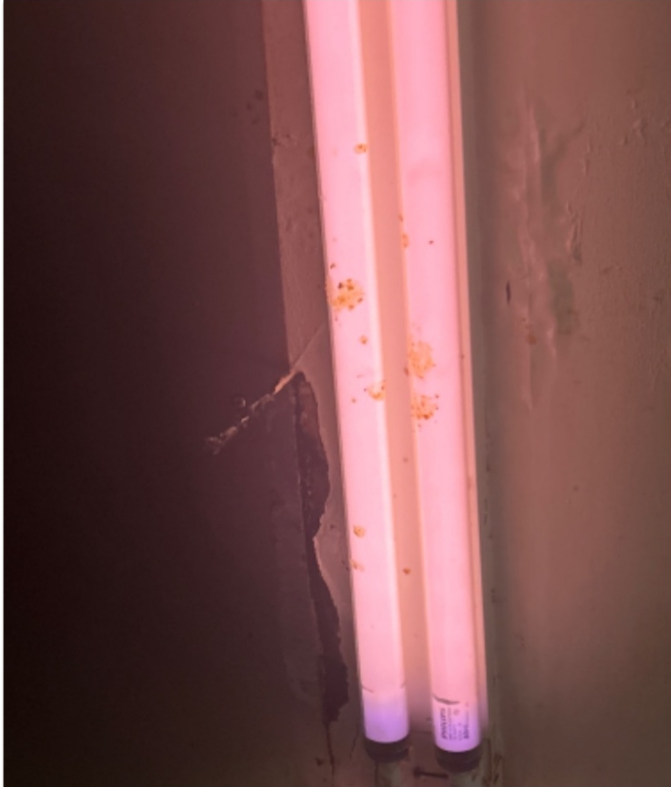
Latitude: 41.43535990000001
Longitude: -81.51826989999999
Date: 12/14/2023 04:09 PM EST

Sign



Latitude: 41.43588352945023
Longitude: -81.5183064003102
Date: 12/14/2023 04:39 PM EST

Sign



Latitude: 41.43535990000001
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Date: 12/14/2023 04:26 PM EST

Sign of leak