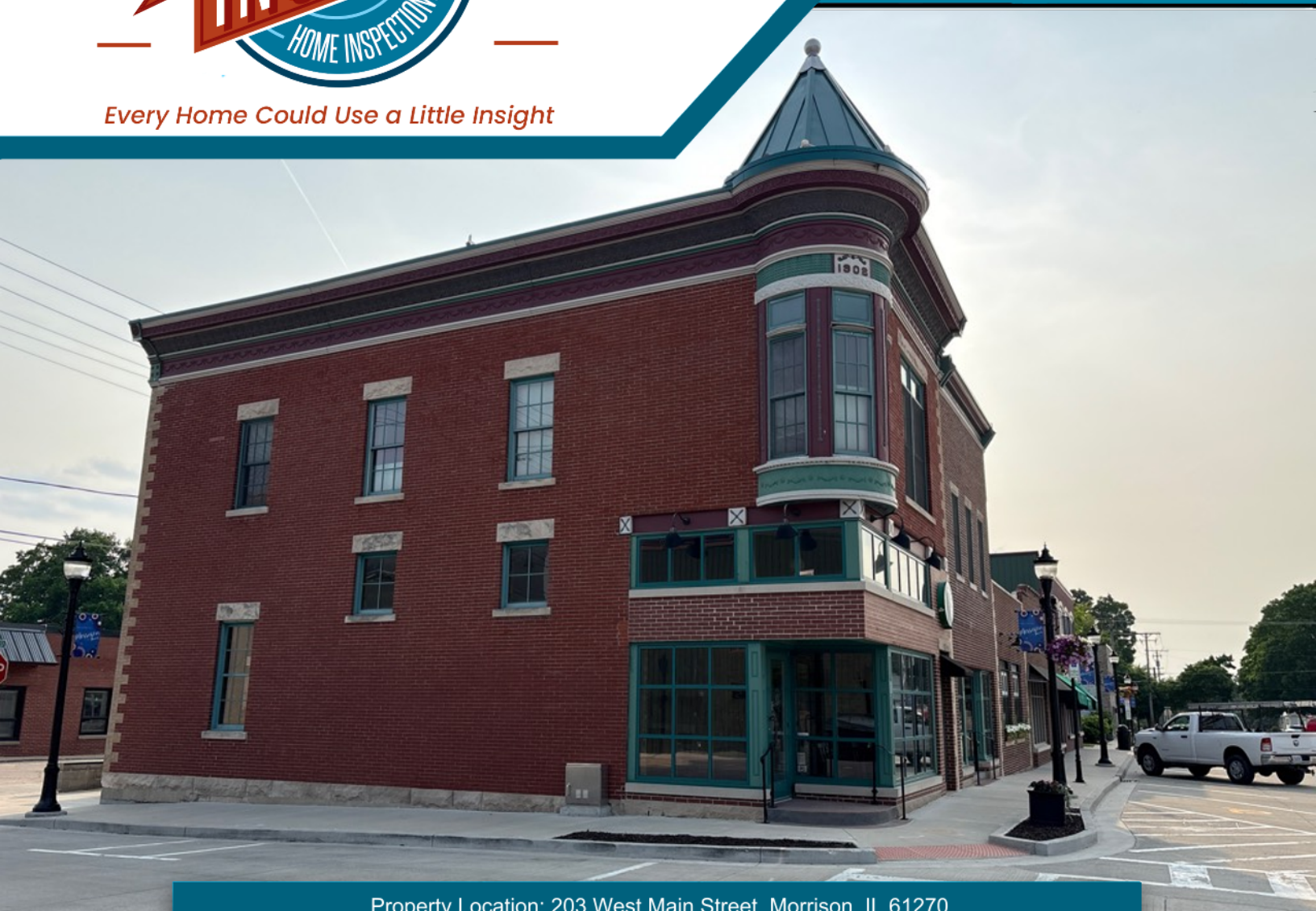




309-558-8793

Every Home Could Use a Little Insight



Property Location: 203 West Main Street, Morrison, IL 61270

INSPECTION REPORT

Prepared For: Gold Standard Ventures

Agent:

Date of Inspection: 6/2/2025

Time of Inspection: 12:30 PM

Weather: Fair

Inspector: Brian Krantz

Email: bkrantz.insighthi@gmail.com



www.Quad-Cities-Home-Inspector.com

Table Of Contents

Exterior	2-5
Roof Covering & Components	6-11
Structure Components	12-18
Electrical Items	19-25
Building HVAC	26-31
Plumbing	32-40
Life Safety	41-43
Interior	44
Appliances	45-48
Limitations	49

Exterior

1. Cladding

Cladding Material: Brick

Damage to one stone window ledge was observed. This may allow water to penetrate behind the brick as well as water to enter the building. Water may cause damage to structural components, interior finishes, and may encourage mold growth. All damage should be repaired before additional damage occurs. Recommend contacting an appropriate reputable contractor to assess and repair as needed.





Damage to one stone window ledge was observed. This may allow water to penetrate behind the brick as well as water to enter the building. Water may cause damage to structural components, interior finishes, and may encourage mold growth. All damage should be repaired before additional damage occurs. Recommend contacting an appropriate reputable contractor to assess and repair as needed.

2. Walkways

Concrete

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



3. Doors

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

4. Windows

.

Per the bakery Café owner Shelly, two windows leak water when certain rain conditions are met. One window is in the east dining room south east corner east wall. The other is in the west dining room north wall.



Per the bakery Café owner Shelly, two windows leak water when certain rain conditions are met. One window is in the east dining room south east corner east wall.



Per the bakery Café owner Shelly, two windows leak water when certain rain conditions are met. One is in the west dining room north wall.

5. Exterior Lighting

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

6. Accessibility

There were no accessibility barriers observed. The rear entrance appeared to be ADA accessible.

Roof Covering & Components

1. Roof Surface

Inspection Method: :Walked Roof Surface

Roof Covering Material(s): TPO, Steel

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

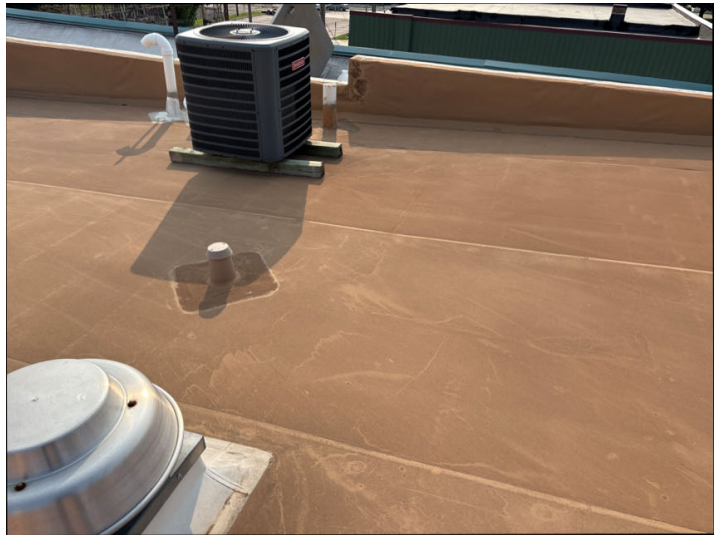












2. Flashings

Ridge
Plumbing Stack
Roof Vent
Exhaust Vents Curbs
Parapet
Roof top A/C unit curbs
Roof top HVAC units curbs

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

3. Gutters

Aluminum

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

Structure Components

1. Foundation

Basement

Evidence of moisture intrusion observed. Moisture can damage building finishes and structural components as well as contribute to the development of mold. Recommend contacting an appropriate reputable contractor to assess and repair as needed.

Damage/crack observed. This may affect the structural integrity of the foundation. All damage should be repaired before additional damage occurs. Recommend contacting an appropriate reputable contractor to assess and repair as needed.



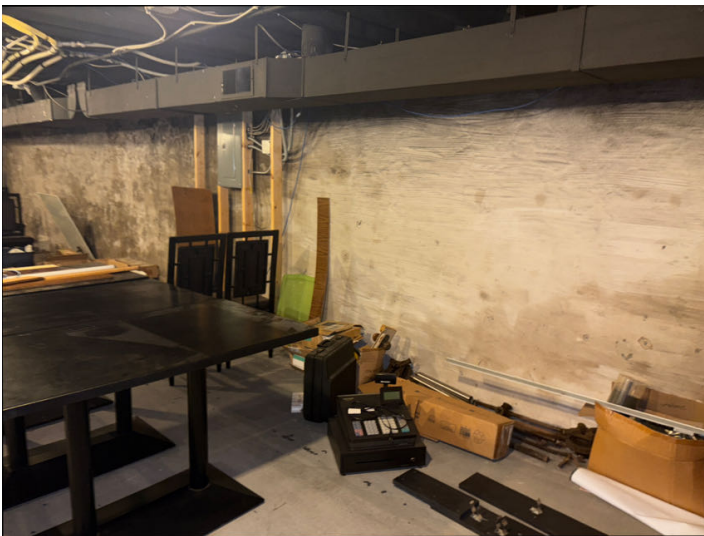
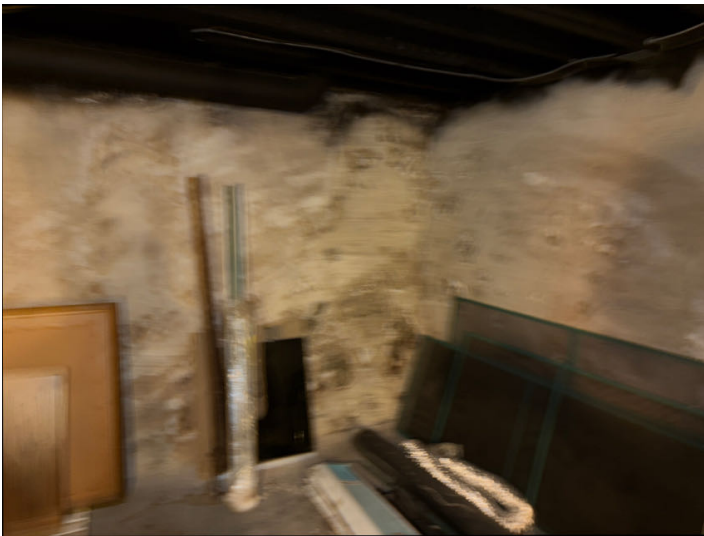
Damage/crack observed. This may affect the structural integrity of the foundation. All damage should be repaired before additional damage occurs. Recommend contacting an appropriate reputable contractor to assess and repair as needed.



Evidence of moisture intrusion observed. Moisture can damage building finishes and structural components as well as contribute to the development of mold. Recommend contacting an appropriate reputable contractor to assess and repair as needed.









2. Foundation Floor

Concrete

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

3. Columns & Beams

Wood Beam(s)

Steel Beam(s)

Wood Column(s)

Brick Column(s)

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

4. Floor Structure

Wood Joists

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

5. Wall Structure

Brick

Wood Frame

.

Per the bakery Café owner Shellie the east wall of the garage, leaks water when certain rain conditions are met



Per the bakery Café owner Shellie the east wall of the garage, leaks water when certain rain conditions are met

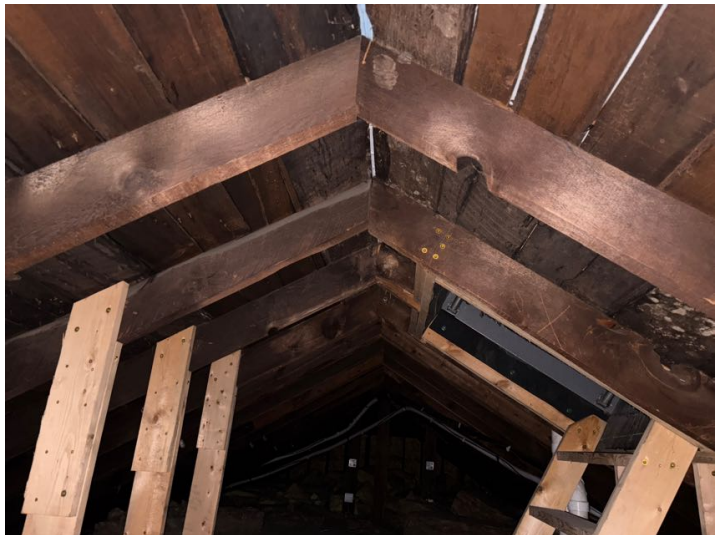
6. Roof Structure

Roof Framing System

Wood Rafters

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

The corporate rental unit attic space/roof structure scuttle access was obstructed by the television and not accessible. Attic space, roof structure, and components were not inspected. Condition is unknown.



The corporate rental unit attic space/roof structure scuttle access was obstructed by the television and not accessible. Attic space, roof structure, and components were not inspected. Condition is unknown.



7. Insulation

Fiberglass

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

Insulation type and levels in concealed areas are difficult to inspect and not within the scope of the inspection. It is recommended to contact the utility company or independent contractor to perform a complete energy audit if desired.



Electrical Items

1. Electrical Service

Underground Service

Bakery Café - Three Phase

Airbnb and Corporate Rental - Single Phase

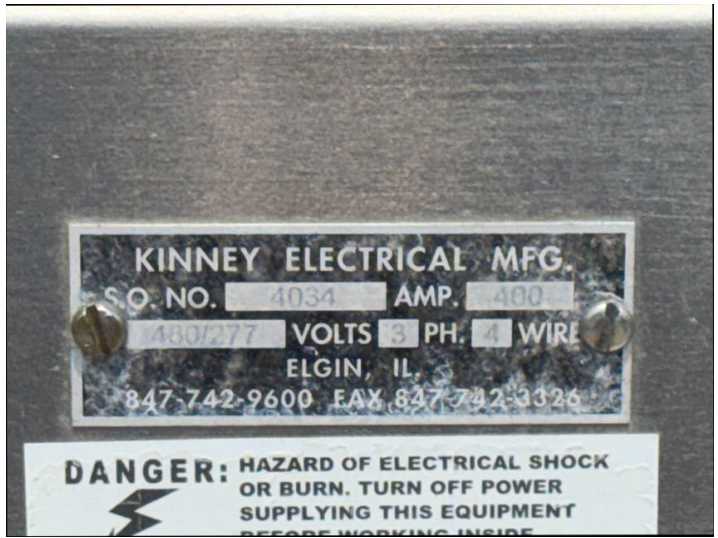
Meters Locations: Exterior Rear

Bakery Café Service Amp Rating: 400

Corporate Rental Service Amp Rating: 100

Airbnb Service Amp Rating: 100

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



2. Main Disconnect

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



3. Electrical Wiring

Visible Wiring Type
Metallic Sheathed Cable

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

4. Electrical Panel/s

Panel A: Square D Brand - Circuit Breakers
Panel B: Square D Brand - Circuit Breakers
Panel C: Square D Brand - Circuit Breakers
Corporate Rental Unit Panel: Square D Brand - Circuit Breakers
Airbnb Panel: Square D Brand - Circuit Breakers

The Airbnb electrical panel was located in the bathroom. This creates a potential hazard and is considered less safe. Recommend contacting a certified electrical contractor to properly relocate the panel.

Airbnb panel - Multiple tapping observed at number one (double pole) circuit breaker. This is considered improper and less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.

Airbnb panel - Multiple tapping of neutral conductors observed. This creates a potential hazard and is considered less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.

The bakery Café electrical panels were serviced with three phase electrical from the utility company. Three phase electrical panels are not opened to inspect the interior for safety reasons.



Panel A



Panel A



Panel B



Panel B



Panel C



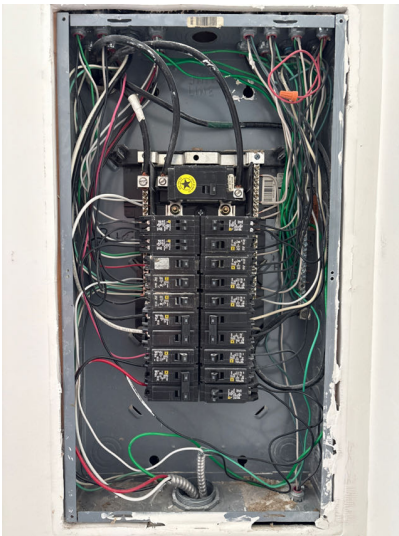
Panel C



Corporate rental unit panel



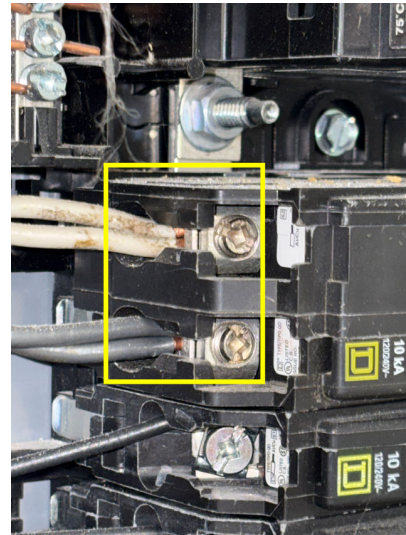
Corporate rental unit panel



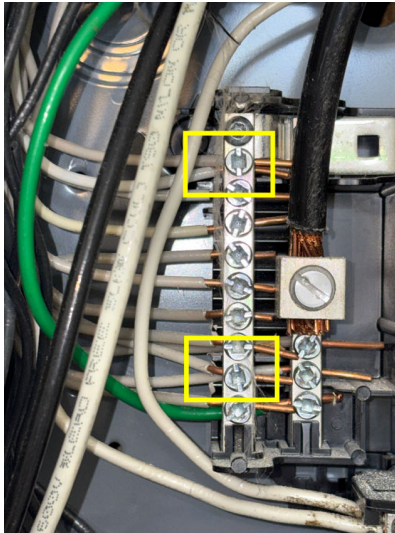
Corporate rental unit panel interior satisfactory



The Airbnb electrical panel was located in the bathroom. This creates a potential hazard and is considered less safe. Recommend contacting a certified electrical contractor to properly relocate the panel.



Airbnb panel - Multiple tapping observed at number one (double pole) circuit breaker. This is considered improper and less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.



Airbnb panel - Multiple tapping of neutral conductors observed. This creates a potential hazard and is considered less safe. Recommend contacting a certified electrical contractor to assess and repair as needed.

5. System Grounding

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

6. Receptacles

Three Prongs - Grounded
GFCI

.

The bakery cafe east dining room receptacle left of the door to the corporate rental stairwell was inoperable. The receptacle may be ground fault protected, controlled by a switch, or a problem may exist with the receptacle and wiring may represent a potential hazard. Recommend contacting a certified electrical contractor to assess and repair as needed.



The bakery cafe east dining room receptacle left of the door to the corporate rental stairwell was inoperable. The receptacle may be ground fault protected, controlled by a switch, or a problem may exist with the receptacle and wiring may represent a potential hazard. Recommend contacting a certified electrical contractor to assess and repair as needed.

7. Switches

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

8. Light Fixtures

The basement west room and the garage were not equipped with light fixtures. Temporary work lights were hung and in use. Recommend permanent light fixtures and wiring be installed.



The basement west room and the garage were not equipped with light fixtures. Temporary work lights were hung and in use. Recommend permanent light fixtures and wiring be installed.

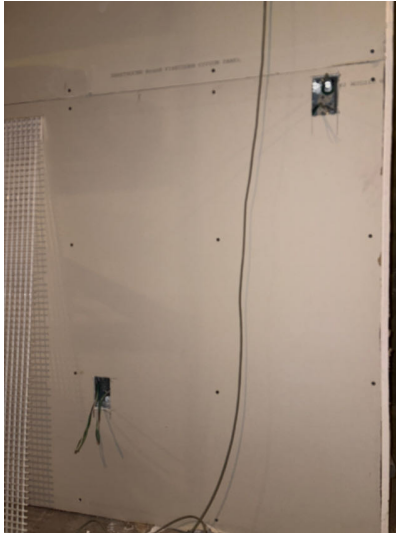
9. Smoke & Carbon Monoxide Detectors

The Airbnb and Corporate Rental Units were equipped with hardwired smoke detectors and plug in carbon monoxide detectors.

No smoke and carbon monoxide detectors were observed in the bakery cafe'.

10. Electrical Other

Unfinished electrical work in the basement. No lights in the west room with electrical wiring, trimmed out for switch and receptacle.



Electrical trim out for switch and receptacle unfinished

Building HVAC

1. Heating

High Efficient Units

Ages: Bakery Lennox- 13 Years, Bakery Goodman - 13 Years, Corporate Rental Unit Goodman - 15 Years, Airbnb Goodman - 14 Years.

Input Sizes: Bakery Lennox - 88,000 BTUs, Bakery Goodman - 68,000 BTUs, corporate rental unit Goodman - 69,000 BTUs, Airbnb 46,000 BTUs.

Data Plate Serial Numbers: Bakery Café Lennox - 5911K32687, Bakery Café Goodman - 1208022520, Corporate Rental Unit - 1012655531, Airbnb Goodman - 1103720863

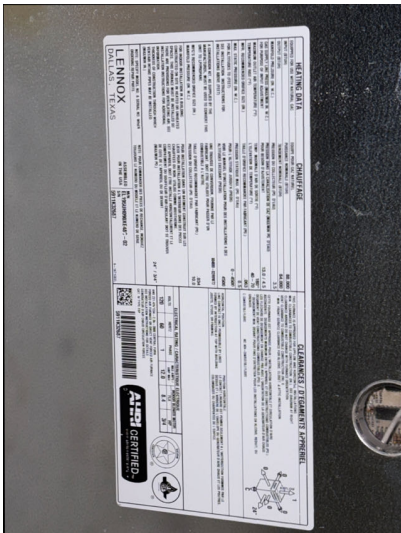
Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Bakery Café Lennox brand furnace.



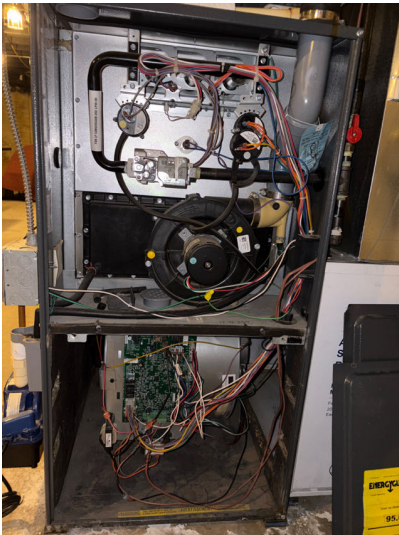
Interior of furnace cabinet: no deficiencies observed.



Furnace data plate with information and specifications.



Bakery Café Goodman brand furnace.



Interior of furnace cabinet: no deficiencies observed.



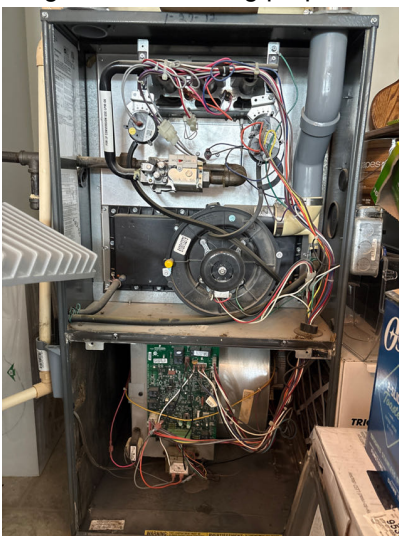
Furnace data plate with information and specifications.



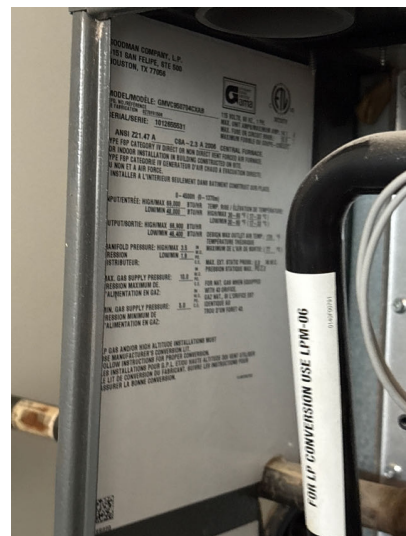
Flames burn bright blue indicating proper fuel combustion.



Corporate rental unit Goodman brand furnace



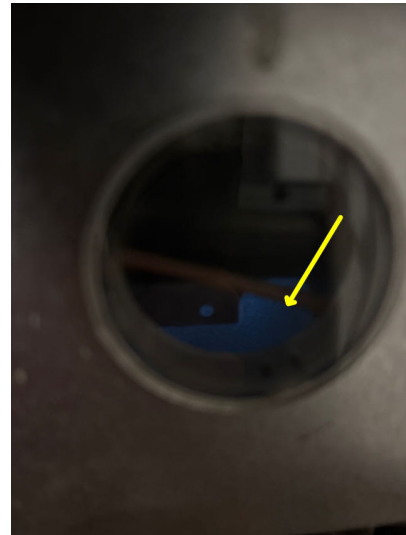
Interior of furnace cabinet: no deficiencies observed.



Furnace data plate with information and specifications.



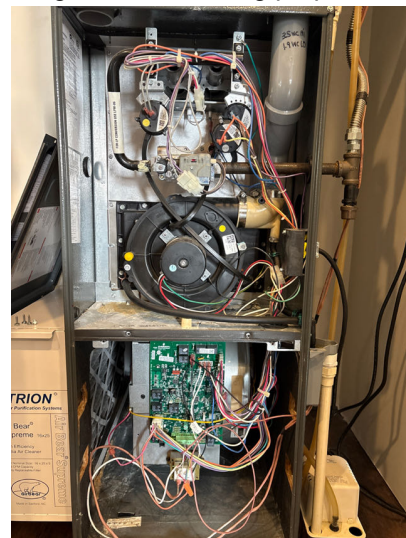
Flames burn bright blue indicating proper fuel combustion.



Flames burn bright blue indicating proper fuel combustion.



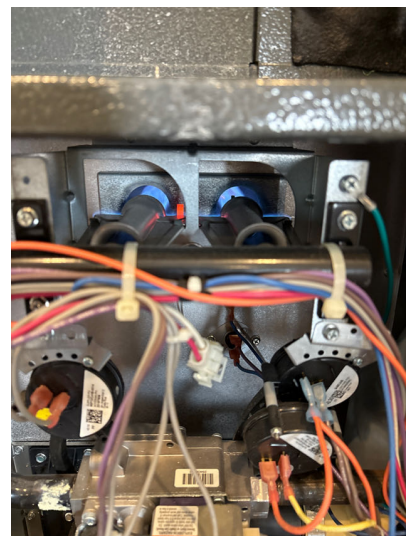
Airbnb Goodman brand furnace



Interior of furnace cabinet: no deficiencies observed.



Furnace data plate with information and specifications.



Flames burn bright blue indicating proper fuel combustion.

2. Cooling

ComfortMaker and Goodman Brands

Ages: ComfortMaker - 2 Years, Goodman - 12 Years. Corporate Rental Unit goodman. - 7 Years.

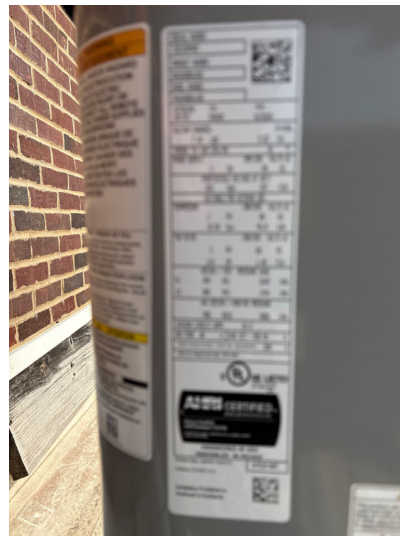
Capacities: ComfortMaker - 2.5 Tons, Goodman - 2 Tons, Corporate Rental Unit - 2.5 Tons

Data Plate Serial Numbers: ComfortMaker- C221329463, Goodman 13011686274

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



ComfortMaker brand central A/C unit.



A/C data plate with information and specifications.



Goodman brand central A/C unit.



A/C data plate with information and specifications.



Corporate rental unit Goodman brand central A/C unit.



A/C data plate with information and specifications.

3. Packaged Heating/Cooling Unit/s

RTUs

Unable to determine brands, ages and sizes.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Unable to determine brand age and size.



Unable to determine brand, age and size.

4. HVAC Distribution

Sheet Metal Duct Work

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

5. HVAC Other

Hanging heating and cooling unit

Appeared satisfactory



Plumbing

1. Main Water Supply

Public Municipal Water Supply

Location: Basement

Visible Supply Pipe: Plastic

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Water meters and shut off valves.



Water supply, meter shut off valve.

2. Waste Drain & Vent

Public Sewer System

Visible waste piping

PVC

The barista ice bin did not have a drain installed. Recommend a permanent drain be installed.



The barista ice bin did not have a drain installed. Recommend a permanent drain be installed.

3. Branch Piping

Visible Water Supply Pipes

Copper

Galvanized

Pex

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

4. Water Heater/s

Ages: GE - 11 Years, Corporate Rental Unit Rinnai - 7 years, Bakery Cafe Units - 12 Years, Airbnb - 7 Years.

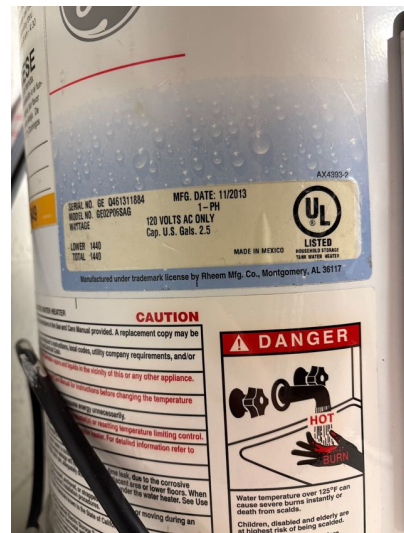
Data Plate Serial Numbers: GE - Q461311884, Corporate Rental Unit Rinnai - KG BA079496, Bakery Cafe Units - EC BA 004478 & EC BA 004392, Airbnb - KF BA 078852

All on demand water heaters BTUs: - 199,000.

REPAIR - Water leak from the bakery cafe left unit observed. The bakery cafe owner stated the unit also shuts down and displays an error code on a regular basis. Recommend contacting a reputable licensed plumbing contractor to assess and repair as needed.



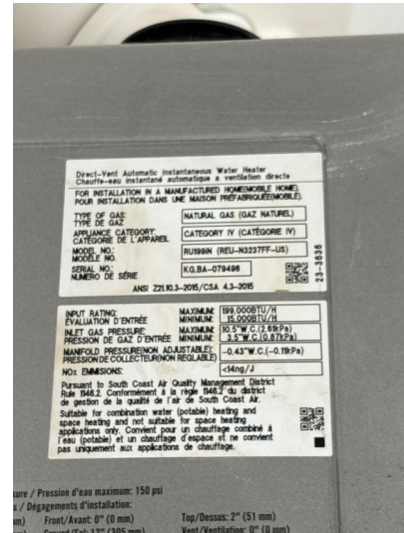
General Electric brand water heater not in service



Water heater data plate with information and specifications



Corporate rental unit Rinnai brand water heater



Water heater data plate with information and specifications



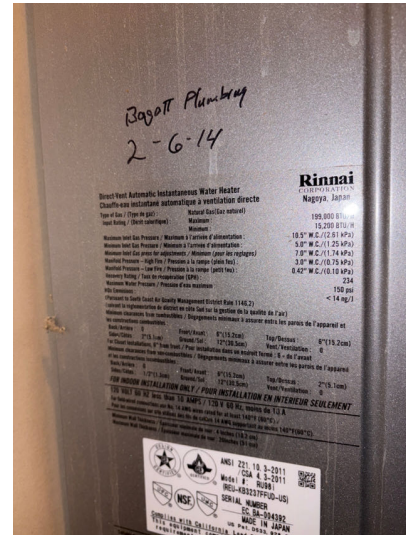
Hot water temperature taken at the corporate rental bathroom sink



Bakery Café Rinnai brand water heater



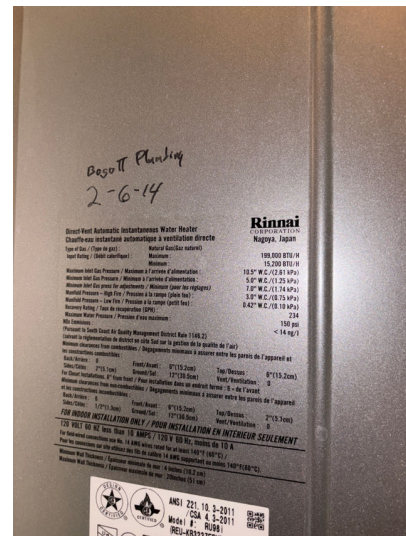
REPAIR - Water leak from the bakery cafe left unit observed. The bakery cafe owner stated the unit also shuts down and displays an error code on a regular basis. Recommend contacting a reputable licensed plumbing contractor to assess and repair as needed.



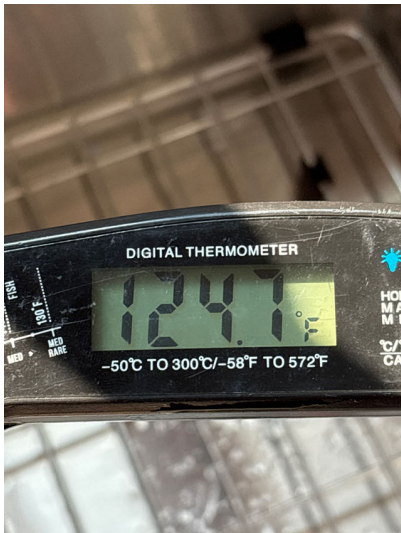
Water heater data plate with information and specifications



Bakery Café Rinnai brand water heater



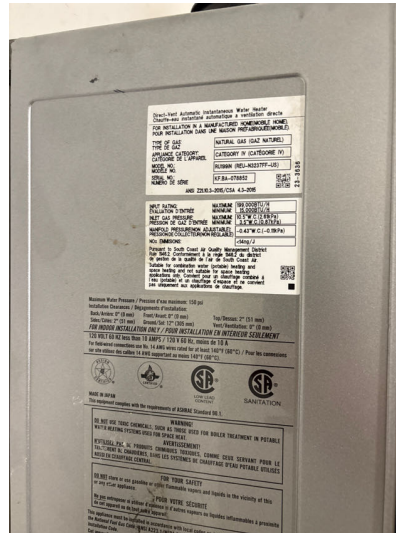
Water heater data plate with information and specifications



Hot water temp taken at the Airbnb kitchen sink



Airbnb Rinnai brand water heater



Water heater data plate with information and specifications

5. Utility Fuel Service & Branch Piping

Natural Gas

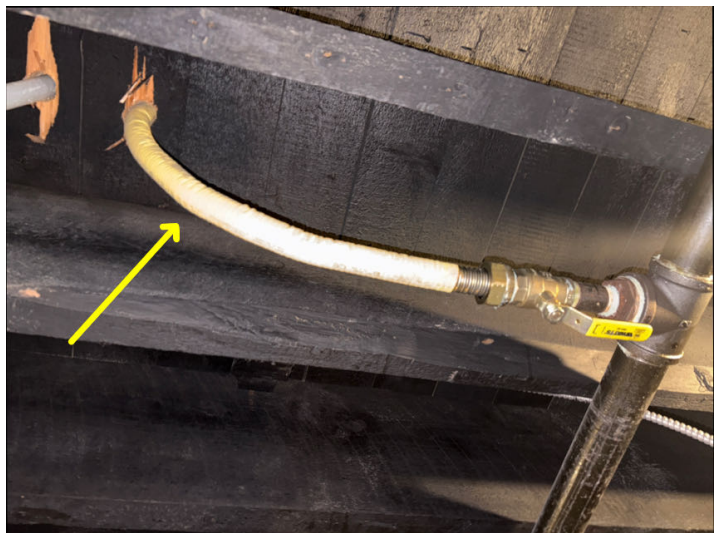
Meter Location: Exterior Rear

Visible Branch Piping

Black steel- schedule 40

Corrugated Stainless Steel Tubing (CSST)

Corrugated Stainless Steel Tubing (CSST) was present with no visible electrical bond to the grounding electrode, electrical service equipment enclosure, or the grounded conductor at the electrical service. When no electrical bond is present this may lead to pin holes in the tubing, gas leaks and fire from lightning strikes directly to or near the home. Recommend contacting an appropriate reputable contractor to properly bond the CSST to the electrical grounding system. The CSST may also be replaced with another appropriate material by a licensed plumbing contractor.



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6. Sinks/Faucets/Drains

Observations:

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Corporate rental unit bathroom sink



Corporate rental unit kitchen sink



Bakery Café men's room hand sink



Bakery Café mop sink



Bakery Café women's restroom sink



Bakery Café kitchen hand sink



Bakery Café kitchen three sinks



Bakery Café prep sink



Bakery Café barista hand sink



Bakery Café bakery counter prep sink



Bakery Café bakery counter equipment washing sink



Bakery Café bakery counter hand sink



Airbnb bathroom sink



Airbnb kitchen sink

7. Shower/s

Observations:

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Corporate rental unit shower



Airbnb shower

8. Bathroom Ventilation

Observations:

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

9. Plumbing Other

Observations:

The bakery cafe' was equipped with a bathroom in the garage. The bathroom was non functional.

Life Safety

1. Address Number

Address or street number: not visible from the street with numbers in contrast to their background. Recommend the numbers be installed.

2. Fire Access Roads

All fire access roads were clear with no obstructions

3. Flammable Storage

Storage, paints and wood stain were stored in the corporate rental unit furnace room. Recommend flammable items be removed.



Storage, paints and wood stain were stored in the corporate rental unit furnace room. Recommend flammable items be removed.



4. Fire Extinguishers

The corporate rental unit and Airbnb unit were not equipped with portable fire extinguishers and had no other form of fire suppression.

No portable fire extinguishers were observed in the bakery Café dining areas. One portable fire extinguisher was observed in the kitchen. That fire extinguisher appeared to be off the shelf store-bought with no inspection tag present. Recommend portable fire extinguishers be placed appropriately by a certified fire control systems company.

5. Kitchen Fire Extinguishers



6. Fire Sprinklers

Fire sprinkler systems not present. Recommend contacting the jurisdiction having authority to inquire if fire sprinkler systems are required.

7. Emergency Lighting

No emergency lighting for the stairwells to the corporate rental and Airbnb units and no emergency lighting inside the corporate rental unit an Airbnb. Recommend emergency lighting be installed.

The bakery Café emergency lighting was present

8. Battery Back Up Systems

Battery backups for exit signs and emergency lighting in the bakery café were present.

9. Lockable Exit Signage

The bakery Café exit doors (deadbolt/no panic bar) were not labeled “doors must remain unlocked during business hours”. Recommend signage to be installed stating such.



The bakery Café exit doors (deadbolt/no panic bar) were not labeled “doors must remain unlocked during business hours”. Recommend signage to be installed stating such.



The bakery Café exit doors (deadbolt/no panic bar) were not labeled “doors must remain unlocked during business hours”. Recommend signage to be installed stating such.

10. Wall Penetrations

All fire separation, corridors, stairwells, walls and ceilings appeared to be sealed properly with no openings.

11. Blocked Fire Doors

All fire doors clear and unobstructed

12. Stairwell Handrails

The basement steps were not equipped with a handrail. This is less safe. Recommend a handrail will be installed for safety.



The basement steps were not equipped with a handrail. This is less safe. Recommend a handrail will be installed for safety.

13. Exits

The corporate rental unit was equipped with only one exit/entrance. Properties generally require two means of egress for safety.

Interior

1. Elevators/Escalators

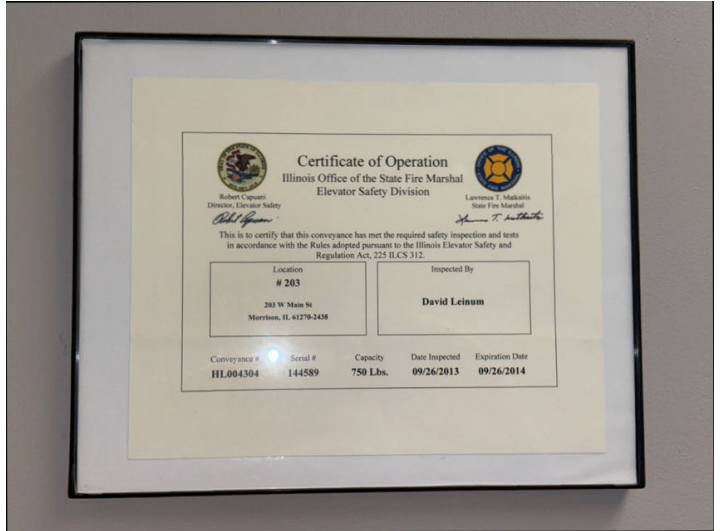
Observations:

The dumb waiter was operational and appeared in satisfactory condition.

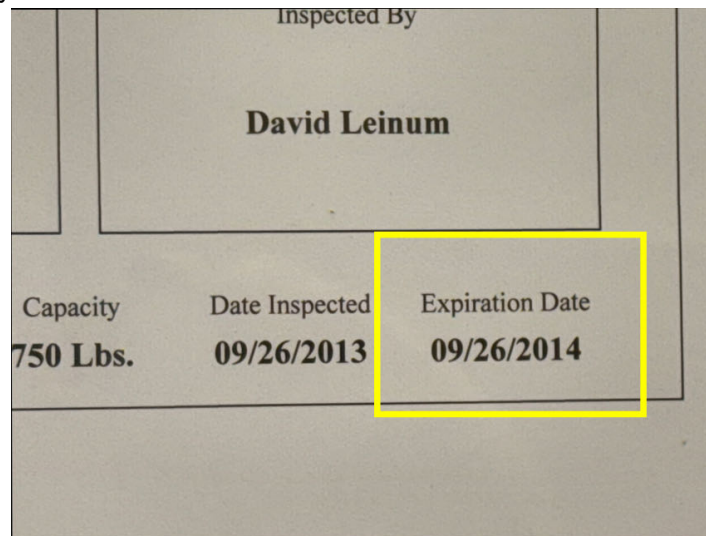
The certificate of operation expired September 26, 2014.



The dumb waiter was operational and appeared in satisfactory condition.



The certificate of operation expired September 26, 2014.



The certificate of operation expired September 26, 2014.

2. Cooking Area/s

Observations:

The bakery café ventilation hoods above cooking/baking equipment were clean and in good serviceable condition.

The bakery café, gas range and ovens did not have a fire suppression system. Depending on the local jurisdiction having authority they may not be required. Recommend contacting the local jurisdiction having authority to inquire the requirements of fire suppression in the bakery café kitchen.

Appliances

1. Refrigerators

Observations:

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Corporate Rental



Airbnb

2. Ranges/Ovens/Cooktops



Corporate Rental



Corporate Rental



Corporate Rental



Airbnb



Airbnb



Airbnb



Airbnb

3. Microwaves



Airbnb

4. Clothes Washer



Corporate Rental



Airbnb

5. Clothes Dryer



Corporate Rental



Airbnb

Limitations

1. Limitations

Materials: Full inspection of HVAC components is not possible when concealed by finishes, storage and personal items or when access is limited. Attics and crawl spaces HVAC inspection are limited to the access location only when it is deemed unsafe to proceed or damage may be caused by proceeding. The following items are not included in the inspection: humidifiers, dehumidifiers, electronic filters, window mounted air conditioning units, interiors of chimneys and flues, and oil tanks.

Full inspection of electrical components is not possible when concealed by finishes, storage and personal items or when access is limited. Attics and crawl spaces electrical inspection are limited to the access location only when it is deemed unsafe to proceed or damage may be caused by proceeding. The following items are not included in the inspection: back up generators, security systems, home theater systems, and landscape lighting.

Full inspection of plumbing components is not possible when concealed by finishes, storage and personal items or when access is limited. Attics and crawl spaces plumbing inspection are limited to the access location only when it is deemed unsafe to proceed or damage may be caused by proceeding. The following items are not included in the inspection: water conditioning systems, well water supply and components, water quality, septic systems, and cisterns. Water and gas valves are not exercised for safety and to reduce the chances of damage.

Full inspection of structural components is not possible when concealed by finishes, storage and personal items or when access is limited. Attic and crawl space structure inspection is limited to the access location only when access is restricted, it is deemed unsafe to proceed or damage may be caused by proceeding. This inspection does not include load (weight bearing) calculations, engineering or architectural analysis.

The following items are not inspected: areas above drop ceilings, window treatments, central vacuum systems, household appliances, and finishing treatments. Cosmetic defects are not reported. Storage, appliances, furniture, personal and household items are not moved to permit inspection.

The exterior was performed from the ground only and includes one garage attached, detached or built in. Additional garages, sheds, out buildings, and separate structures are not included in the inspection and may not be inspected. The following items are not included in a home inspection: swimming pools, hot tubs, recreational facilities, water features, fire pits/places, and out door kitchens.

Many components of the roof system are not visible during the inspection due to the design of roof systems. This inspection may not be able to determine if all components are present and installed properly. This also limits the roof inspection to the areas visible and accessible at the time of inspection. Any hidden defects are beyond the scope of the inspection.