

CHECKERS PROPERTY ASSESTMENT

ADDRESS: 1002 N Broad St DATE: 9-7-10

CITY & STATE: Fairborn, OH BY: [Signature]

SITE CONDITIONS:

1. LANDSCAPING MAINTAINED: YES / NO _____
2. GENERAL PARKING LOT CONDITION: EXCELLENT / GOOD / FAIR / POOR _____

3. POT HOLES NEED OF REPAIR: YES / NO _____
4. DUMPSTER ENCLOSURE: YES / NO ----- CURRENT CONDITION: EXCELLENT / GOOD / FAIR / POOR Dumpster Gates in Bad shape.

BUILDING EXTERIOR:

1. EXTERIOR WALL DAMAGE: YES / NO Refer to Pics. (2) section of wall peeling.
2. WINDOWS PROPERLY SECURED WITH PLYWOOD: YES / NO _____
3. EXTERIOR DOORS SOUND & SECURE: YES / NO _____
4. LOCK BOX PRESENT: YES / NO _____
5. CLEAN ROOF: YES / NO _____
6. ARE THERE SIGNS OF ROOF LEAKS INSIDE: YES / NO None from roof. was not able to get in the store to look at interior condition.

7. METAL COPING SECURED & INTACT: YES / NO _____
8. ROOF GENERAL NOTES: Good shape

9. HVAC UNIT PRESENT & INTACT: YES / NO _____
10. HVAC UNIT OPERATIONAL: YES / NO ??
11. EXHAUST & HOOD LOUVERS PRESENT & INTACT: YES / NO _____
12. WALK-IN COOLER/FREEZER PRESENT: YES / NO _____

13. COMPRESSORS PRESENT & INTACT FOR WALK-IN'S: YES / NO ???

BUILDING UTILITIES:

- 1. ELECTRIC SERVICE: ON / OFF ?
- 2. ELECTRIC PANELS INTACT: YES / NO ?
- 3. GAS SERVICE: ON / OFF
- 4. GAS PIPING STILL INTACT: YES / NO ?
- 5. WATER SERVICE: ON / OFF ?
- 6. HAS THIS BUILDING BEEN WINTERIZED: YES / NO ?

BUILDING INTERIOR:

- 1. WAS THE INSIDE LEFT CLEAN: YES / NO was not ask to get into space
- 2. IS THERE MOLD PRESENT: YES / NO _____

- 3. CURRENT CONDITION OF WALLS: _____

- 4. CURRENT CONDITIONS OF FLOORS: _____

- 5. CURRENT CONDITIONS OF CEILINGS: _____

- 6. 3 COMP SINK PRESENT: YES / NO _____
- 7. EXHAUST HOOD PRESENT & INTACT: YES / NO _____
- 8. OTHER EQUIPMENT PRESENT: _____

- 9. MISC. INFO: No lock Box ! NO Key was not ask to take out inside.

