

CHECKERS PROPERTY ASSESTMENT

ADDRESS: 14110 Kingsman

DATE: 8-8-10

CITY & STATE: Cleveland, OH

BY: [Signature]

SITE CONDITIONS:

1. LANDSCAPING MAINTAINED: YES / NO _____
2. GENERAL PARKING LOT CONDITION: EXCELLENT / GOOD / FAIR / POOR _____
Parking lot is in bad shape. Pot holes everywhere
See pics for exact areas
3. POT HOLES NEED OF REPAIR: YES / NO Several Areas need repaired
4. DUMPSTER ENCLOSURE: YES / NO ----- CURRENT CONDITION: EXCELLENT / GOOD / FAIR / POOR Gates are in bad shape, and trash in dumpster area needs

BUILDING EXTERIOR: Cleaned up

1. EXTERIOR WALL DAMAGE: YES / NO _____
2. WINDOWS PROPERLY SECURED WITH PLYWOOD: YES / NO _____
3. EXTERIOR DOORS SOUND & SECURE: YES / NO _____
4. LOCK BOX PRESENT: YES / NO on door
5. CLEAN ROOF: YES / NO _____
6. ARE THERE SIGNS OF ROOF LEAKS INSIDE: YES / NO 3" of water on back side
of roof. Downspout is full & plugged.
7. METAL COPING SECURED & INTACT: YES / NO _____
8. ROOF GENERAL NOTES: 3 inches of water Standing on back side of roof.
Downspout is plugged and needs fixed.
9. HVAC UNIT PRESENT & INTACT: YES / NO Missing Misc parts
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 Was not able to see them Locked in office
3. GAS SERVICE: ON / OFF _____
4. GAS PIPING STILL INTACT: YES / NO _____
5. WATER SERVICE: ON / OFF Hot water heater is missing
6. HAS THIS BUILDING BEEN WINTERIZED: YES / NO _____

BUILDING INTERIOR:

1. WAS THE INSIDE LEFT CLEAN: YES / NO left a little messy needs cleaned up
2. IS THERE MOLD PRESENT: YES / NO M.no.

3. CURRENT CONDITION OF WALLS: Fair

4. CURRENT CONDITIONS OF FLOORS: Fair

5. CURRENT CONDITIONS OF CEILINGS: Good OK, Missing ceiling tile

6. 3 COMP SINK PRESENT: YES / NO _____

7. EXHAUST HOOD PRESENT & INTACT: YES / NO _____

8. OTHER EQUIPMENT PRESENT: See pictures

9. MISC. INFO: Electric on, and Alarm is active.