HANDS.

Commercial Handyman and Facility Maintenance

Inspection Report

justcallhands.com | hello@handsrepairs.com

CLIENT
Sample Restaurant

ADDRESS
North Shore, IL

DATE
September 1, 2026

INSPECTOR
HANDS.

ITEMS FOUND
15 total — 4 high, 2 medium, 9 low

Kitchen / Back of House

Kitchen / Back of House — HIGH

Reach-in condenser coils heavily clogged with grease and dust

Both units behind the line. Restricted airflow — compressor running hot. Cleaned on site during visit.

Est. $0.00

Kitchen / Back of House — HIGH

Floor drain near dish pit draining slowly

Cleared during visit. Buildup consistent with grease and food debris. Will clear again next visit.

Est. $0.00

Kitchen / Back of House — LOW

HVAC filters replaced — all three units

Changed during visit. Standard monthly service.

Est. $0.00

Kitchen / Back of House — HIGH

Walk-in cooler door gasket torn at bottom right corner

Seal is compromised — unit is working harder to hold temp. Gasket needs to be ordered for this model. Will schedule replacement.

Est. $275.00

Kitchen / Back of House — HIGH

Reach-in compressor on line 2 running hot after coil cleaning

Coils were cleaned but compressor temp is still elevated. Recommend refrigeration tech to check charge and relay. Will coordinate.

Est. $0.00

Subtotal **$275.00**

Dining Room / Sales Floor

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Dining Room / Sales Floor — LOW

Indoor windows and glass cleaned

Front glass, side windows, and entry door. Standard monthly service.

Est. $0.00

Dining Room / Sales Floor — LOW

Ceiling fans and light fixtures cleaned

Both fans above the bar, all dining room fixtures dusted and wiped. Rotating service.

Est. $0.00

Dining Room / Sales Floor — LOW

Baseboards behind booths cleaned

Heavy dust and debris buildup. Hard to reach during daily operations. Rotating service.

Est. $0.00

Dining Room / Sales Floor — LOW

Bar tile scrubbed

Floor tile behind bar and along rail. Grout restored. Rotating service.

Est. $0.00

Dining Room / Sales Floor — MEDIUM

Water stain on two ceiling tiles near HVAC unit

Staining suggests a slow condensate leak from the rooftop unit. Recommend HVAC tech inspection before replacing tiles.

Est. $0.00

Restrooms

Restrooms — LOW

Bathroom floor tile scrubbed — both restrooms

Tile and grout deep cleaned. Rotating service.

Est. $0.00

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Restrooms LOW

Soap dispenser mount loose, door handle loose

Both tightened and re-anchored during visit.

Est. $0.00

Restrooms MEDIUM

Exhaust fan motor burnt out in men's room

Motor is seized — no airflow. Replacement motor needs to be sourced. Will quote and schedule.

Est. $185.00

Subtotal **$185.00**

Entrance / Exterior

Entrance / Exterior LOW

Front door closer adjusted — was not latching

Tension adjusted during visit. Door now closes and latches properly.

Est. $0.00

Storage / Dry Storage

Storage / Dry Storage LOW

No pest evidence found

Checked corners, shelving, and entry points. No droppings, gnaw marks, or activity.

Est. $0.00

Kitchen / Back of House	$275.00
Restrooms	$185.00
Estimated total	**$460.00**

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Summary

Overall condition is good. All standard monthly services completed on site: condenser coils cleaned, floor drain cleared, HVAC filters changed, windows washed, ceiling fans and light fixtures cleaned, bar and bathroom tile scrubbed, baseboards cleaned, door closer adjusted, restroom hardware tightened. Two items need follow-up — walk-in gasket replacement (part on order) and a burnt-out exhaust fan motor. Recommending refrigeration tech for the line 2 compressor and HVAC tech for the ceiling tile leak.

Next visit: October 2026