



W Z G HOME INSPECTION
An Illinois Licensed Home Inspector
Website: www.homeinspection-wzg.com

PROPERTY CONDITION ASSESSMENT
wzghomeinspection@yahoo.com
773-771-4978

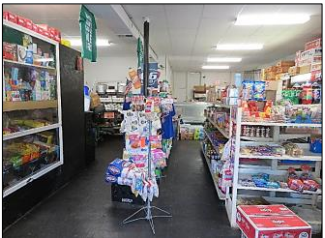


Inspection Date: ##### Outside Temp: 80° Sunny Soil condition: Dry
Entry door faces: North Time: 03:30 pm
Present at Inspection: Client & Tenants Building type: Commercial Store units Flats

Client: #####	Total units	Units Vacant	Units Occupied	Units Inspected	No. of Bedrooms	No. of Bath	No. of Garage	Property Address:
Tel. # 773-	5	2	3	3	0	5	0	#####



Sample; pictures of EXTERIORS: Brick exteriors- City poured concrete walkway- picture windows- light fixtures- cameras- signage- glass doors with steel frames-wooden sash windows with steel bars flat roofing systems- steel gutters and down spouts.



UNIT # 207- STOP SHOP FOODS: Brick exterior- painted wooden floors- glass doors with steel frames and security doors- signage- light fixtures- ceiling tiles- exit signs - picture glass windows- wooden sash windows- rear wooden doors.



INTERIOR REAR; Receiving room - light fixtures- painted wooden floors.



UTILITY ROOM; Wooden doors- wood floors- light fixtures- furnace- water tank heater- electrical panel box- furnace- laundry sink.



HEATING SYSTEM; LENNOX brand- natural gas system- approximately 20 years older.



WATER TANK HEATER; A/O SMITH brand- natural gas type- 30 U S gallons 1989.



ELECTRICAL SYSTEM; Overhead service drop inlet wires- 100 Amperes- breaker type



1/2 BATHROOM; Wooden doors- vinyl floor tiles- wooden sash windows- light fixtures.



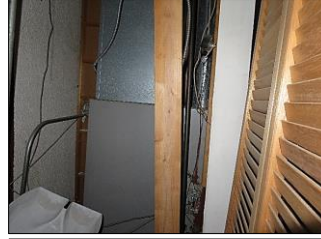
UNIT # 205- UNIVERSAL FASHION CLOTHING STORE: Brick exterior- carpet and wooden floors- glass doors with steel frames and security doors- signage- light fixtures- ceiling tiles- exit signs - picture glass windows- wooden sash windows- rear wooden doors.



INTERIOR STORAGE ROOM; Wooden doors- carpet- light fixtures.



1/2 BATHROOM; Wooden doors- vinyl floor tiles- wooden sash windows- vent fan- light fixtures.



HEATING SYSTEM; Natural gas type- no access to inspect.



ELECTRICAL SYSTEM; Overhead service drop inlet wires- Not known amperes



UNIT # 201- CURRENCY EXCHANGE; Brick exterior- ceramic and vinyl floor tiles- glass doors with steel frames and security doors- signage- light fixtures- ceiling tiles- exit signs- picture glass windows- cameras- heat detectors



Sample pictures of INTERIORS; Low grade carpet - light fixtures- wooden paneling walls- furnace room- bathroom and rear office- ceiling tiles



1/2 BATHROOM; Wooden doors- vinyl floor tiles- vent fan- light fixtures- wooden vanities- sink and fixtures



HEATING SYSTEM; WEATHER KING brand with A/C, natural gas type



ELECTRICAL SYSTEM; Overhead service drop inlet wires- 100 Amperes- breaker type



WATER TANK HEATER; Electric type; located on crawl space.



UNIT # 203- VACANT/ NO ACCESS TO INSPECT; Glass doors with wooden frames- picture glass windows with steel bars

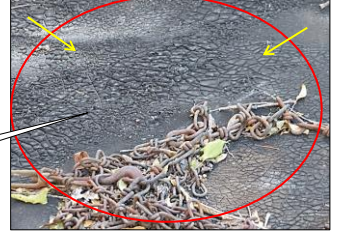
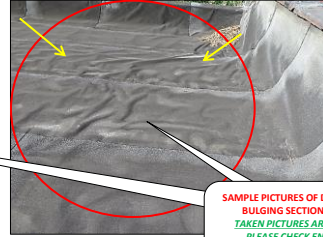


UNIT # 209- VACANT/ NO ACCESS TO INSPECT; Wooden doors with steel doors- picture windows with steel bars

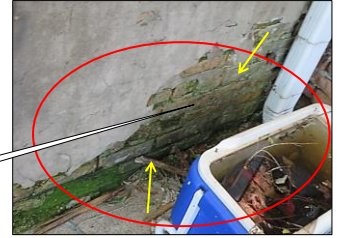
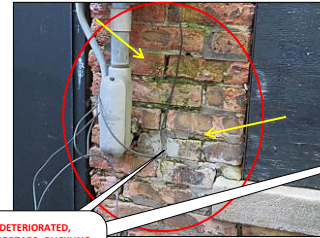
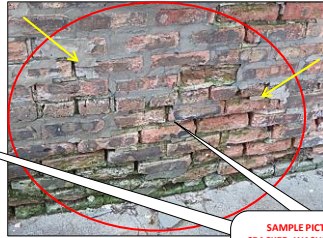
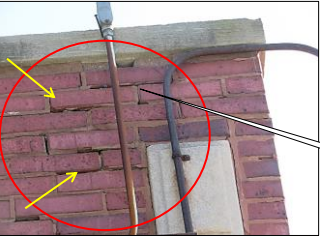




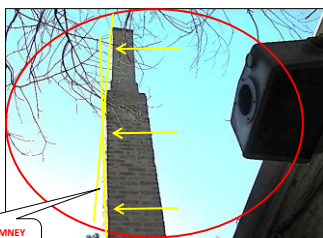
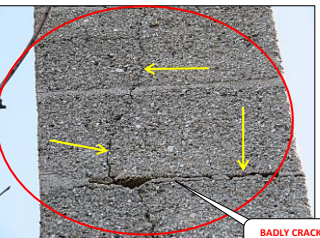
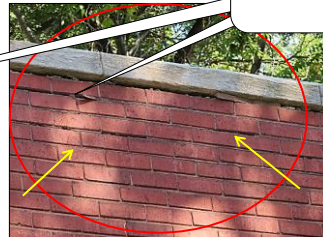
ROOFING SYSTEMS- MODIFIED BITUMEN- Steel gutters and down spout - roof tiles - concrete block and brick exterior chimney walls-



SAMPLE PICTURES OF DETERIORATED, CRACKS AND BULGING SECTIONS OF ROOFING SYSTEMS;
TAKEN PICTURES ARE SAMPLE PICTURES ONLY,
PLEASE CHECK ENTIRE ROOFING SYSTEMS



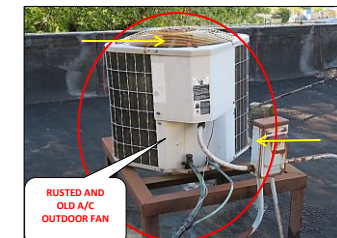
SAMPLE PICTURES OF DETERIORATED, CRACKED, WASHED OUT MORTARS, BUCKLING AND DAMAGED EXTERIOR BRICK WALLS;
TAKEN PICTURES ARE SAMPLE PICTURES ONLY,
PLEASE CHECK ENTIRE EXTERIOR BRICK WALLS.



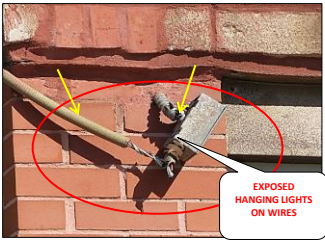
BADLY CRACKED CHIMNEY WALLS AND LEANING



DIRTY GUTTERS



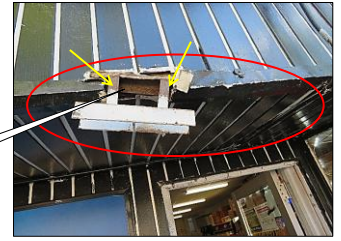
RUSTED AND OLD A/C OUTDOOR FAN



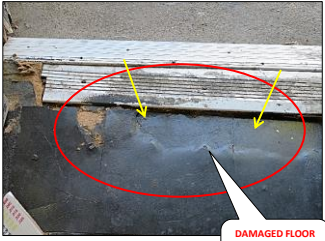
EXPOSED HANGING LIGHTS ON WIRES



RUSTED AND DAMAGED STEEL LINTELS/ DAMAGED FRONT FASCIA



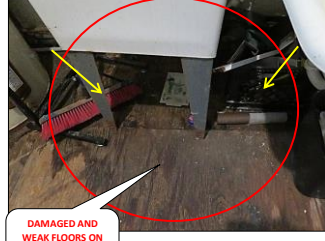
RUSTED FURNACE STOP SHOP



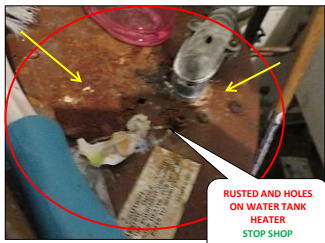
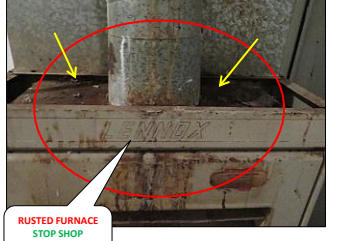
DAMAGED FLOOR TILES STOP SHOP



EVIDENCE OF ROACHES STOP SHOP



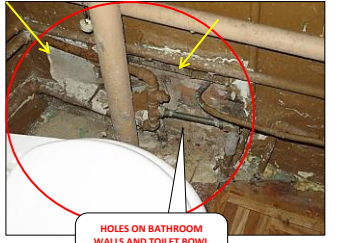
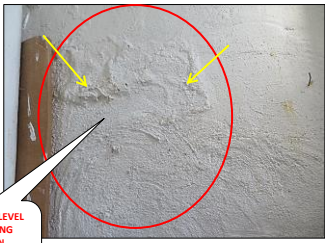
DAMAGED AND WEAK FLOORS ON UTILITY ROOM STOP SHOP



RUSTED AND HOLES ON WATER TANK HEATER STOP SHOP



FLOORS NOT LEVEL AND BULGING WALLS ON BATHROOM STOP SHOP



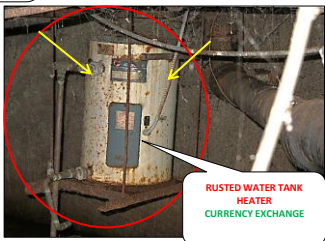
HOLES ON BATHROOM WALLS AND TOILET BOWL NOT LEVEL CLOTHING STORE



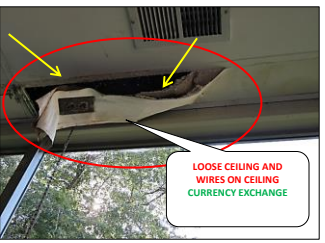
WATER STAINS ON CEILING CLOTHING STORE



DAMAGED/ MISSING FLOOR TILES CURRENCY EXCHANGE



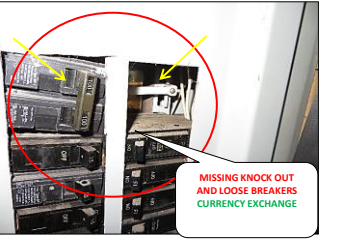
RUSTED WATER TANK HEATER CURRENCY EXCHANGE



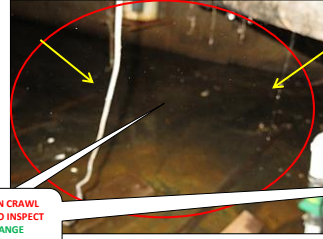
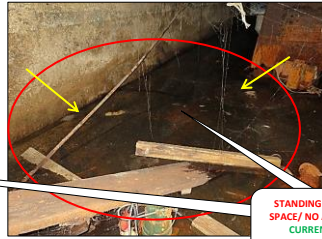
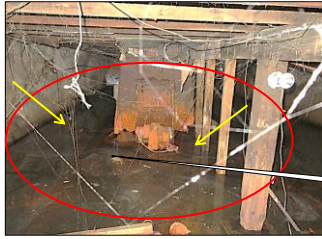
LOOSE CEILING AND WIRES ON CEILING CURRENCY EXCHANGE



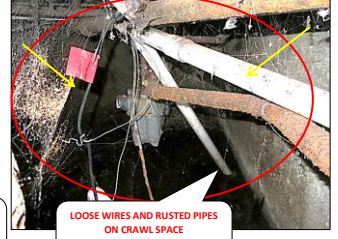
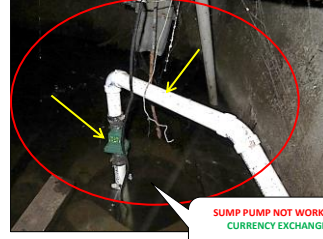
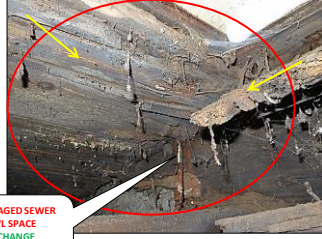
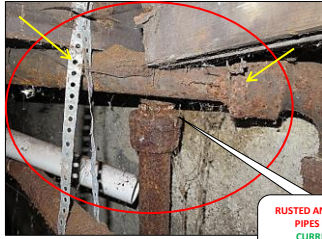
DAMAGED/ BROKEN PICTURE GLASS WINDOWS CURRENCY EXCHANGE



MISSING KNOCK OUT AND LOOSE BREAKERS CURRENCY EXCHANGE



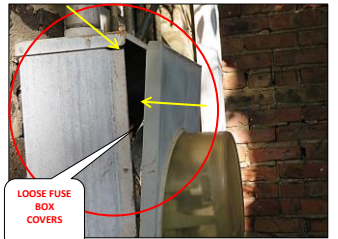
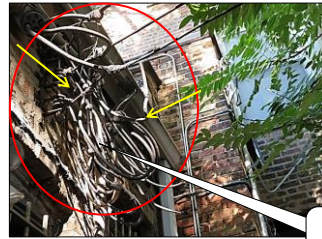
STANDING WATER IN CRAWL SPACE/ NO ACCESS TO INSPECT
CURRENCY EXCHANGE



RUSTED AND DAMAGED SEWER PIPES IN CRAWL SPACE
CURRENCY EXCHANGE

SUMP PUMP NOT WORKING
CURRENCY EXCHANGE

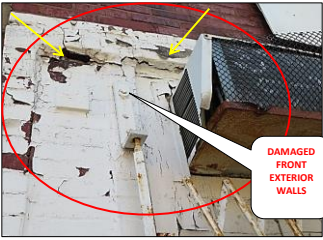
LOOSE WIRES AND RUSTED PIPES ON CRAWL SPACE
CURRENCY EXCHANGE



BROKEN/ CRACKED GLASS PANES
STOP SHOP

DETERIORATED SERVICE WIRES AND OBSTRUCTED BY TREE BRANCHES

LOOSE FUSE BOX COVERS



BROKEN/ CRACKED CONCRETE WALKWAY

DAMAGED FRONT EXTERIOR WALLS

ITEMS/ ROOMS/ LOCATIONS		TYPE	TYPE	TYPE	TYPE	PRESENT CONDITION	ESTIMATED MAJOR REPAIRS AMOUNT	ESTIMATED MINOR REPAIRS AMOUNT	Submitted Contractor's proposal amount	REMARKS/ COMMENTS and RECOMMENDATION
EXTERIOR SYSTEMS										
Exterior walls	X	BRICKS	V. SIDINGS	WOOD	CONCRETE	POOR	\$0.00	\$0.00	\$ -	Buckling, caving out, washed out mortars and damaged exterior brick walls in different sections - Major repairs
Walkway - Driveways		BRICKS	X CONCRETE	ASPHALT	DIRT		\$8,000.00			
Stairs - Stoops		BRICKS	CONCRETE	WOOD	STEEL					
Electrical fixtures	X	LIGHT FIX.	X SPOTLIGHT	EMER. LIGHTS	OTHERS					
Windows - Frames - Lintels	X	T. PANE	GLASS BCK	CASEMENT	X BOARDED	FAIR	\$1,500			Broken window glass panes - Currency exchange / Food stop - Major repairs
Main doors		STEEL	X WOOD	X GLASS/STEEL	X GLASS/WOOD	FAIR	\$150.00			Broken glass on doors - #203 - Major repairs
Fences - Gates	X	STEEL	WOOD	CONCRETE	OTHERS					
Signage's	X	PLASTIC	X STEEL	WOOD	OTHERS					
Canopy - Shades	X	STEEL	X VINYL	WOOD	PLASTIC					
Balcony Stairs - Porches		STEEL	CONCRETE	WOOD	BRICK					
Others						FAIR	\$2,000.00			Rusted steel lintels - Currency ex - Major repairs
GARAGE SYSTEMS/ PARKING LOT										
Garage roofing system		FLAT/ RUBBER	SHINGLES	ROLL ROOF	STEEL	N/A				N/A
Exterior walls		VINYL	WOOD	BRICKS	STEEL					
Windows - Frames - Lintels		T. PANE	GLASS BCK	JALOUSIE	PICTURE					
Service doors		STEEL	WOOD	STEEL/GLASS	OTHERS					
Overhead doors		STEEL	WOOD	STEEL/GLASS	WOOD/GLASS					
Floors - Walkway		CONCRETE	BRICKS	DIRT	OTHERS					
Electrical Systems		LIGHT FIX.	EMER. LIGHTS	SPOTLIGHT	OTHERS					
Others										
COMMON STAIRS/ LOBBY/ HALLWAY										
Exterior doors		STEEL	WOOD	GLASS/WOOD	GLASS/STEEL	N/A				N/A



Floors		CERAMIC T.	VINYL TILES	WOOD	CONCRETE						
Walls		DRYWALL	PLASTER	WOOD	BRICK/CONCRT						
Ceiling		DRYWALL	PLASTER	WOOD	BRICK/CONCRT						
Window Systems		T. PANE	WOOD SASH	SKYLIGHT	GLASS BLOC						
Electrical Systems		LIGHT FIX	EMERG. LIGHTS	SPOTLIGHT	OTHERS						
Stairs Railings - Steps - Baluster		WOOD	STEEL	VINYL	OTHERS						
Detectors		SMOKE D.	CO2 DET.	HEAT DET.	FIRE EXTING.						
Others											
BASEMENT/ STRUCTURAL SYSTEMS											
Door Systems		STEEL	X WOOD	BOARDED	OTHERS	Not known	Not known				POOR
Walls Systems		DRYWALL	PLASTER	X BRICKS	X CONCRETE						No access to inspect due to standing water - Refer to qualified sewer Contractor to evaluate and correction prior to closing - Major repairs
Ceiling Systems		DRYWALL	PLASTER	BRICKS	CONCRETE						
Floors Systems		CONCRETE	BRICKS	VINYL	CERAMIC						
Electrical Systems		LIGHT FIX.	EMER. LIGHTS	SPOTLIGHT	SENSOR LIGHT						
Window Systems		GLASS BLOC	T. PANE	WOODEN SASH	BOARDED						
Sewer Systems - Drainage Systems	X	CAST IRON	X PVC PIPES	COPPER	CLAY TILES						
Beams and Columns		STEEL	X WOOD	CONCRETE	OTHERS						
Garbage - Debris	X	PRESENT	CLEAN BSMT.	STORAGE	MTCE.QUART.						
Others											
PLUMBING/ INSULATIONS AND INFESTATIONS											
Water Main Systems		METERED	NONE METER	OTHERS							FAIR
Water Pipes		COPPER	GALVANIZED	PLASTIC/PVC	RUBBER	FAIR	\$100.00				Water leaking on crawl space - Currency exchange - Major repairs
Sewer Pipes		COPPER	PVC	CAST IRON	GALVANIZE						
Wrap around pipe insulations		PRESENT	NONE	MINIMAL	CLEAN						
Efflorescence on walls		PRESENT	NONE	MINIMAL	CLEAN						
Evidence of Mildew - Mold		PRESENT	NONE	MINIMAL	CLEAN						
Evidence of Water backing - up		PRESENT	XX	NONE	MINIMAL	POOR	\$800.00				Standing water in crawl space - Currency Exchange - Major repairs
Evidence of Mice/ Rats droppings		PRESENT	NONE	MINIMAL	CLEAN						
Evidence of Termites Hubs- Other Vermin		PRESENT	NONE	MINIMAL	CLEAN	FAIR	\$500.00				Evidence of roaches - Stop Shop Foods - Refer to qualified and licensed Exterminator prior to closing - Major repairs
Others											
LIFE SAFETY - COMMUNICATION - TRANSPORTATION											
Fire Extinguisher - Fire Alarm - Water Sprinkler		PRESENT	X NONE								FAIR
Smoke and Carbon Monoxide Detectors Fire Alarm		PRESENT	X NONE			FAIR	\$ 200.00				Missing smoke and carbon monoxide detectors- all units - Major repairs
Security Alarms	X	PRESENT	NONE								
Intercoms - Door Bells and Buzzers		PRESENT	X NONE								
Escalator - Elevators		PRESENT	X NONE	HYDRAULIC	CABLE						
Telephone Systems - Radio Dispatch		PRESENT	X NONE	IN HOUSE							
Others											
HEATING & COOLING SYSTEMS											
Heating Systems		CENTRALIZED	INDIVIDUAL	IN UNIT	OUTSIDE - UNIT	FAIR					FAIR
Cooling Systems		FORCE AIR	BOILER	ELECTRIC	GAS	FAIR	\$500.00				Rusted / Leaking furnace - Food Stop - Major Repairs
A/C Compressor - Outdoor Fan		CENTRALIZED	INDIVIDUAL	WINDOW A/C	OTHER						
Humidifier		PRESENT	NONE	NONE	OTHER						
Electrical Systems		LIGHT FIX	OUTLETS	GFCI	OTHER						
Plumbing & Drain systems		PRESENT	NONE		OTHER						
Water Tank Heater		CENTRALIZED	INDIVIDUAL	IN UNIT	OUTSIDE - UNIT	FAIR	\$800.00				Rusted and leaking water tanks - Food Store / Currency ex - Major repairs
Others						FAIR	\$300.00				Water damaged floor / utility room - food store - Major repairs
UNIT DOOR SYSTEMS											
Main doors		STEEL	WOOD	WOOD/ GLASS	STEEL/GLASS						
Door Frames		STEEL	WOOD	CONCRETE	OTHERS						
Door Locks- Hardware's		DEADBOLT	DOOR KNOB	PADLOCK	OTHERS						
Storm Doors		STEEL/ GLASS	WOOD/GLASS	STEEL	WOOD						
Threshold Moldings		STEEL	WOOD	RUBBER	OTHERS						
Others											
ELECTRICAL SYSTEMS											
Service Drop Inlet Wires		OVERHEAD	UNDERGROUND	IN BLDG.	OTHERS						
Electrical Panel Box		BREAKER	FUSES	KNOB/TUBE	OTHERS						
Grounding Method		GROUND BAR	WATER PIPES	NONE	OTHERS						
Electrical fixtures		LIGHT FIX.	CEILING FAN	TRACK LIGHT	RECESS LIGHT						
Outlets - Switch - Covers		GFCI	AFCI	REGULAR	OTHERS						
Service Size		100 AMPS	200 AMPS	400 AMPS	AMPS						
Others											
BATHROOMS											
Door Systems		STEEL	WOOD	POCKET DOOR	GLASS						
Walls		DRYWALLS	PLASTERS	CERAMIC WALL	WOOD						
Ceiling		DRYWALLS	PLASTERS	OTHER	WOOD						
Floors		CERAMIC	HARDWOOD	VINYL TILES	CONCRETE						
Electrical Systems		GFCI	REGULAR OUT.	LIGHT FIX.	RECESS LIGHT						
Plumbing Systems		COPPER	GALVANIZED	PVC PIPES	RUBBER						
Cabinets - Vanities - Sink		WOOD	STEEL	PLASTIC	PEDESTAL						
Tub - Shower		SOAKING TUB	JACUZZI TUB	STANDING SHO	OTHERS						
Ventilation		EXHAUST VENT	WINDOWS	LF/VENT	OTHERS						
Others											
KITCHEN AREA											
Doors Systems		STEEL	WOOD	WOOD/GLASS	OTHERS						N/A
Walls		DRYWALLS	PLASTER	CERAMIC	WOOD						N/A
Ceiling Systems		DRYWALLS	PLASTER	OTHER	WOOD						
Floors		CERAMIC TILE	VINYL TILE	HARDWOOD	LAMINATED						
Electrical Systems		GFCI	REG. OUTLETS	AFCI	OTHERS						
Plumbing Systems		COPPER	GALVANIZED	PVC PIPES	RUBBER						
Cabinets - Sink- Fixtures		WOOD	STEEL	PLASTIC	OTHERS						
Countertops		LAMINATED	GRANITE	CERAMIC TILES	OTHERS						
Appliances		STOVE	REFRIGERATOR	DISHWASHER	MICROWAVE						
Ventilation		EXHAUST VENT	WINDOWS	RANGE HOOD	OTHERS						



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PROPERTY CONDITION ASSESSMENT
wzghomeinspection@yahoo.com
773- 771- 4978



Inspection Date: ##### Outside Temp: 80° Sunny Soil condition: Dry
Entry door faces: North Time: 03:30 pm
Present at Inspection: Client & Tenants Building type: Commercial Store units Flats

INTERIOR WALLS - FLOORS - CEILING - WINDOWS					
Wall Systems	DRYWALLS	PLASTER	WOOD PANEL	BRICK/CONCRT	
Ceiling Systems	DRYWALLS	PLASTER	WOOD PANEL	OTHERS	
Floor Systems	HARDWOOD	LAMINATED	CARPET	CT/ VT	
Window Systems	THERMAL PANE	WOODEN SASH	GLASS BLOCK	CASEMENT	
Door Systems	WOOD	STEEL	POCKET DOORS	GLASS DOORS	
Electrical Systems	LIGHT FIXTURE	CEILING FAN	RECESS LIGHTS	TRACK LIGHT	
Plumbing Systems	COPPER	GALVANIZED	PVC PIPES	RUBBER PIPES	
Others					
ROOFING SYSTEMS					
Roof Covering	FLAT	GABLE	HIP	OTHERS	
Roof Accessibility	RUBBER	MODIFIED	SHINGLES	STEEL	
Roof fascia - Eaves & Soffit	INSPECTED	NO ACCESS	NOT INSPECTED	OTHER	
Gutters and Down spouts	STEEL	WOOD	VINYL	CONCRETE	
Chimney	STEEL	PLASTIC	COPPER	OTHER	
Flashings	BRICKS	STEEL	PVC	OTHER	
Opening Hatch	STEEL	VINYL	WOOD	OTHER	
Others	IN THE UNIT	PORCH CEILING	NONE	OTHER	

REPAIR COST	TOTAL ESTIMATED MAJOR REPAIRS AMOUNT	\$14,750.00	SUBMITTED CONTRACTOR'S PROPOSAL AMOUNT	\$ -
	TOTAL ESTIMATED MINOR REPAIRS AMOUNT	\$100.00		

- Need to submit an **ENVIRONMENTAL inspection report** from a qualified and licensed inspector prior to closing.
- Need to submit a **ROOF inspection report** from a qualified and State licensed roof inspector prior to closing.
- Need to submit a **MOLD inspection report** by a qualified and licensed Mold Inspector prior to closing.
- Need to submit a **STRUCTURAL ENGINEER report** by a qualified and licensed Structural Engineer prior to closing.
- Need to submit an **ASBESTOS report** from a qualified and licensed Asbestos inspector prior to closing.
- Need to submit an **EXTERMINATOR report** from a qualified and Certified Exterminator prior to closing.
- Need to submit a detailed **BUDGET PROPOSAL** from a qualified and licensed Contractor prior to closing.
- Need to submit a copy of **CITY BUILDING PERMIT** from a qualified and licensed contractor or owner prior to closing.
- Need to submit a **HVAC report** from a qualified and licensed HVAC Technician prior to closing

NOTES and REMINDERS	
TOTAL ESTIMATED MAJOR REPAIRS AMOUNT	\$23,680.00
TOTAL ESTIMATED MINOR REPAIRS AMOUNT	\$00.00
SUBMITTED CONTRACTOR'S PROPOSAL AMOUNT	\$00.00

OVERALL PROPERTY CONDITION ASSESSMENT

In compliance to your request, a visual walk through survey inspection of the above property was conducted on ##### your presence. This inspection reflects the visual condition of the property at the time of walk through survey only. All efforts were made to discover every visible defect. However, hidden or concealed defects cannot be included on this report. The following is an opinion report, expressed as a result of the inspection defects itemized, which are usually inspected, and shall need repair by a qualified or licensed individual. Some defects which are results of the normal wear and tear of the building due to its age shall not need repair. Please take time to review limitations contained in the inspection agreement and scope of work. Overall, the building was constructed in accordance to the local codes in effect in time of the construction, and has average maintenance over the years. However, in conformity with prevailing local real estate purchase agreements, the following above items/ defects should be address.

Consultant/ Field Observer:	Date:	NOTES: <i>The condition of the underground drainage and waste piping cannot be determined by this walk through survey or property condition assessment. I strongly that you (client) make an inquiry with the current owner as to the condition of the underground drainage and piping, and if there is any history of sewage back- ups into the property.</i>
 Willie Z. Germino	#####	
Payment method:	Date:	
Total amount: \$800.00		<i>"High Quality Inspection for Client's Satisfaction" ... Thank you for letting me be a part of your future investment ...</i>

