

#### PROPERTY CONDITION ASSESSMENT wzghomeinspection@yanoo 773- 771- 4978

Present at Inspection: Agent & Tenants Building type: 3 Flats 8 units bricks

| Client: J J Sample LLC | Total units | Units Vacant | Units<br>Occupied | Units<br>Inspected | No. of<br>Bedrooms | No. of Bath | Garage/ open<br>parking lot | l |
|------------------------|-------------|--------------|-------------------|--------------------|--------------------|-------------|-----------------------------|---|
| Tel. # 239 - 456- 7892 | 8           | 1            | 7                 | 8                  | 0 & 2 Bed          | 01 Bath     | 8                           | Ī |

# 12345 S. Sample Ave., Vernon Hills, Illinois 60626









































# PROPERTY CONDITION ASSESSMENT wzghomelnspectlon@yahoo.com 773- 771- 4978



Inspection Date: July 27, 2000 Outside Temp: 90\* Sunny Soil condition: Dry

Entry door faces: East Time: 10:00 ar

Present at Inspection: Agent & Tenants Building type: 3 Flats 8 units bricks









ample pictures of unit MIDDLE/FRONT HALLWAYS:; Wooden exterior doors - laminated and vinyl floors-











Sample pictures of unit LIVING ROOMS; Steel and wooden exterior doors- vinyl, Jaminated floors and ceramic floor tiles on garden units- thermal pane and glass block windows- smoke and carbon monoxide detectors- thermostat control switch - light fixtures- furnace room - drywalls.









Sample pictures of KITCHEN AREA; Laminated and vinyl floor tiles- light fixtures- wooden upper and lower cabinets- ceramic tiles countertops - sink and fixtures- gas stove - refrigerators- GFCI outlets - drywalls-









Sample gictures of unit BATHROCMS, Wooden doors-ceramic floor tiles-pedestal sink and wooden vanities - sink and flatures - light fatures - sooking tub and standing shower on basement unit - glass block windows- GFCI outlets-drywols.

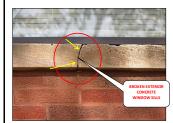








ample pictures of unit BEDROOMS: Wooden doors - laminated and vinvl floor tiles- ceiling fan with light fixtures- closet- thermal pane windows - smoke detectors- dryws











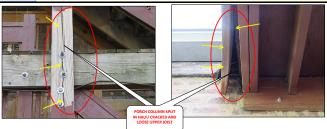




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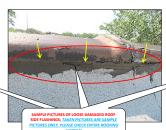


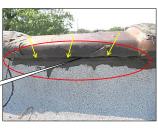


















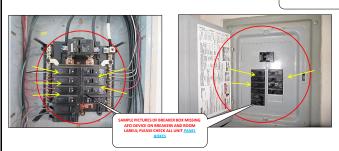






















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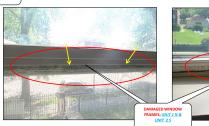












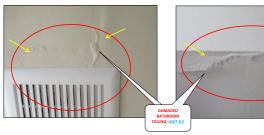








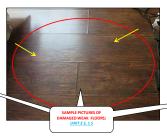


















W Z G HOME INSPECTION

An Illinois Licensed Home Inspector
Website: www.homeinspection-wzg.com

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|   |        |              |    |                   |              |                | PLEASE C             | CHECK ALL FURNACE                    | ROOMS                                |  |   |
|---|--------|--------------|----|-------------------|--------------|----------------|----------------------|--------------------------------------|--------------------------------------|--|---|
| ITEMS/ ROOMS/ LOCATIONS                         |        | ТҮРЕ         |    | ТҮРЕ              | ТҮРЕ         | ТҮРЕ           | PRESENT<br>CONDITION | ESTIMATED<br>MAJOR REPAIRS<br>AMOUNT | ESTIMATED<br>MINOR REPAIRS<br>AMOUNT | Submitted<br>Contractor's<br>proposal amount | REMARKS/ COMMENTS and RECOMMENDATION  |
| EXTERIOR SYSTEMS                                |        |              |    |                   |              |                | FAIR                 | \$0.00                               | \$0.00                               | \$ -   |   |
| Exterior walls                                  | X      | BRICKS       | Ш  | V. SIDINGS        | WOOD         | CONCRETE       | FAIR                 |                                      | \$ 200.00                            |  | Plants and tree branches are too close to exterior brick walls - Minor repairs  |
| Walkway - Driveways                             | _      | BRICKS       | X  | CONCRETE          | ASPHALT      | DIRT           | FAIR                 | \$ 500.00                            |                                      |  | Damaged, buckling front and rear concrete walkway - Major repairs   |
| Stairs - Stoops                                 |        | BRICKS       | X  | CONCRETE          | WOOD         | STEEL          |                      |                                      |                                      |  | 4   |
| Electrical fixtures                             | X      | LIGHT FIX.   |    | SPOTLIGHT X       | EMER. LIGHTS | OTHERS         |                      |                                      |                                      |  |   |
| Windows - Frames - Lintels                      | X      | T. PANE      | X  | GLASS BLCK        | CASEMENT     | BOARDED        | FAIR                 |                                      | \$ 200.00                            |  | Badly cracked exterior concrete window sills - Minor repairs  |
| Main doors                                      | X      | STEEL        |    | WOOD X            | GLASS/STEEL  | X GLASS/WOOD   |                      |                                      |                                      |  |   |
| Fences - Gates                                  | X      | STEEL        |    | WOOD              | CONCRETE     | OTHERS         |                      |                                      |                                      |  |   |
| Signage's                                       |        | PLASTIC      |    | STEEL             | WOOD         | OTHERS         |                      |                                      |                                      |  |   |
| Canopy - Shades                                 |        | STEEL        |    | VINYL             | WOOD         | PLASTIC        |                      |                                      |                                      |  |   |
| Balcony Stairs - Porches                        |        | STEEL        |    | CONCRETE X        | WOOD         | BRICK          | FAIR                 | \$ 1,500.00                          |                                      |  | Badly cracked porch column and loose upper joist - Major repairs  |
| Others  |        |              | Ш  |                   |              |                | FAIR                 |                                      | \$ 30.00                             |  | Exterior faucet replace to non frost free exterior faucet - Minor repairs   |
| GARAGE SYSTEMS/ PARKING LOT                     |        |              |    |                   |              |                | GOOD                 |                                      |                                      |  | GOOD - Open parking lot only - 8 spaces   |
| Garage roofing system                           |        | FLAT/ RUBBER |    | SHINGLES          | ROLL ROOF    | STEEL          |                      |                                      |                                      |  |   |
| Exterior walls                                  |        | VINYL        |    | WOOD              | BRICKS       | STEEL          |                      |                                      |                                      |  |   |
| Windows - Frames - Lintels                      |        | T. PANE      |    | GLASS BLCK        | 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                   |        |              |    |                   |              |                | FAIR                 |                                      |                                      |  | FAIR  |
| Exterior doors                                  |        | STEEL        | П  | WOOD X            | GLASS/WOOD   | X GLASS/STEEL  |                      |                                      |                                      |  |   |
| Floors  | x      | CERAMIC T.   |    | VINYL TILES X     | WOOD         | CONCRETE       |                      |                                      |                                      |  | ]   |
| Walls   | X      | DRYWALL      | x  | PLASTER           | WOOD         | X BRICK/CONCRT | FAIR                 | \$ 600.00                            |                                      |  | Front common lobby; cracked interior brick walls - Major repairs  |
| Ceiling   | x      | DRYWALL      | x  | PLASTER           | WOOD         | BRICK/CONCRT   |                      |                                      |                                      |  | ]   |
| Window Systems                                  | Т      | T. PANE      | П  | WOOOD SASH        | SKYLIGHT     | GLASS BLCK     |                      |                                      |                                      |  | ]   |
| Electrical Systems                              | x      | LIGHT FIX    | x  | EMERG. LIGHTS     | SPOTLIGHT    | OTHERS         |                      |                                      |                                      |  |   |
| Stairs Railings - Steps - Baluster              | x      | WOOD         |    | STEEL             | VINYL        | OTHERS         |                      |                                      |                                      |  |   |
| Detectors                                       | x      | SMOKE D.     | x  | CO2 DET.          | HEAT DET.    | FIRE EXTING.   |                      |                                      |                                      |  | 1   |
| Others  |        |              |    |                   |              |                |                      |                                      |                                      |  | 1   |
| BASEMENT/ STRUCTURAL SYSTEMS                    |        |              |    |                   |              |                | FAIR                 |                                      |                                      |  | FAIR  |
| Door Systems                                    | ×      | STEEL        | т  | WOOD              | BOARDED      | OTHERS         |                      |                                      |                                      |  |   |
| Walls Systems                                   | ×      | DRYWALL      | Н  | PLASTER           | BRICKS       | CONCRETE       |                      |                                      |                                      |  | 1   |
| Ceiling Systems                                 | ×      | DRYWALL      | Н  | PLASTER           | BRICKS       | CONCRETE       |                      |                                      |                                      |  | 1   |
| Floors Systems                                  | ×      | CONCRETE     | Н  | BRICKS            | VINYL        | X CERAMIC      |                      |                                      |                                      |  | 1   |
| Electrical Systems                              | x      | LIGHT FIX.   | Н  | EMER, LIGHTS      | SPOTLIGHT    | SENSOR LIGHT   | FAIR                 | \$ 150.00                            |                                      |  | GFCI outlets in laundry room not working and other are reverse polarity - Major repairs   |
| Window Systems                                  | ×      | GLASS BLCK   | ×  | T. PANE           | WOODEN SASH  | BOARDED        |                      | ·                                    |                                      |  |   |
| Sewer Systems - Drainage Systems                | ×      | CAST IRON    | ×  | PVC PIPES         | COPPER       | CLAY TILES     | FAIR                 | \$ 600.00                            |                                      |  | Dirty catch basin; please check all underground sewer lines- Major repairs  |
| Beams and Columns                               | ×      | STEEL        | Ħ  | WOOD              | CONCRETE     | OTHERS         |                      | ·                                    |                                      |  | , ,   |
| Garbage - Debris                                |        | PRESENT      | ×  | CLEAN BSMT.       | STORAGE      | MTCE.QUART.    |                      |                                      |                                      |  |   |
| Others  | _      | THESENT      | Ĥ  | CLEAR USANI.      | STORAGE      | MITCE.QUART.   |                      |                                      |                                      |  |   |
| PLUMBING/ INSULATIONS AND INFESTATIONS          |        |              | Н  |                   |              |                | FAIR                 |                                      |                                      |  | FAIR  |
| Water Main Systems                              | _      | METERED      | т  | NONE METER        | OTHERS       |                |                      |                                      |                                      |  |   |
| Water Pipes                                     | ×      | COPPER       | ×  | GALVANIZED        | PLASTIC/PVC  | RUBBER         |                      |                                      |                                      |  |   |
| Sewer Pipes                                     | Ť      | COPPER       | ×  | PVC X             | CAST IRON    | GALVANIZE      |                      |                                      |                                      |  | 1   |
| Wrap around pipe insulations                    | _      | PRESENT      | ×  | NONE              | MINIMAL      | CLEAN          |                      |                                      |                                      |  | 1   |
| Efflorescence on walls                          |        | PRESENT      | ×  | NONE              | MINIMAL      | CLEAN          |                      |                                      |                                      |  |   |
| Evidence of Mildew - Mold                       |        | PRESENT      | ×  | NONE              | MINIMAL      | CLEAN          |                      |                                      |                                      |  |   |
| Evidence of Water backing - up                  |        | PRESENT      | ×  | NONE              | MINIMAL      | CLEAN          |                      |                                      |                                      |  |   |
| Evidence of Mice/ Rats droppings                | ×      | PRESENT      | Ħ  | NONE              | MINIMAL      | CLEAN          | FAIR                 | \$ 800.00                            |                                      |  | Evidence of mice droppings in all units - refer to Qualified exterminator prior to closing - Major repairs  |
| Evidence of Termites Hubs- Other Vermin         |        | PRESENT      | ×  | NONE              | MINIMAL      | CLEAN          |                      |                                      |                                      |  |   |
| Others  |        |              | Ħ  |                   |              |                |                      |                                      |                                      |  |   |
| LIFE SAFETY - COMMUNICATION - TRANSPORTATION    |        |              | Н  |                   |              |                | FAIR                 |                                      |                                      |  | FAIR  |
| Fire Extinguisher -Fire Alarm - Water Sprinkler | _      | PRESENT      | т  | NONE              |              |                |                      |                                      |                                      |  |   |
| Smoke and Carbon Monoxide Detectors Fire Alarm  | ×      | PRESENT      | Н  | NONE              |              |                | FAIR                 | \$ 100.00                            |                                      |  | Some units smoke and CO2 detectors are missing or not working; please check all units - Major repairs   |
| Security Alarms                                 |        | PRESENT      | Н  | NONE              |              |                |                      | ·                                    |                                      |  |   |
| Intercoms- Door Bells and Buzzers               | У      | PRESENT      | П  | NONE              |              |                |                      |                                      |                                      |  | 1   |
| Escalator - Elevators                           | Ť      | PRESENT      | ×  | NONE              | HYDRAULIC    | CABLE          |                      |                                      |                                      |  | 1   |
| Telephone Systems - Radio Dispatch              | $\top$ | PRESENT      | x  | NONE              | IN HOUSE     |                |                      |                                      |                                      |  | 1   |
| Others  | T      | 1            | П  |                   |              |                |                      |                                      |                                      |  | 1   |
| HEATING & COOLING SYSTEMS                       | t      | CENTRALIZED  | x  | INDIVIDUAL X      | IN UNIT      | OUTSIDE - UNIT | FAIR                 |                                      |                                      |  | FAIR  |
| Heating Systems                                 | ×      | FORCE AIR    | т  | BOILER            | ELECTRIC     | X GAS          | FAIR                 | \$ 2,000.00                          |                                      |  | Dirty, rusted furnaces in all units - Refer to Qualified HVAC technician to check prior to closing - Major repairs  |
| Cooling Systems                                 | Ť      | CENTRALIZED  | ٧  | INDIVIDUAL X      | WINDOW A/C   | OTHER          | 174IIX               | 3 2,000.00                           |                                      |  |   |
| A/C Compressor - Outdoor Fan                    | _      | CENTRALIZED  | ×  | INDIVIDUAL        | NONE         | OTHER          | FAIR                 | \$ 300.00                            |                                      |  | Damaged A/C lines rubber insulations and loose electrical panels on A/C outdoor fans over the roof - Major repairs  |
| Humidifier                                      | +      | PRESENT      | v  | NONE              | NONE         | OTHER          | PAIR                 | 3 300.00                             |                                      |  | Sumper tyc microsoft institutions and abox electrical particle of type of diagon terrors.   |
| Electrical Systems                              |        | LIGHT FIX    | v  |                   | GFCI         | OTHER          |                      |                                      |                                      |  | 1   |
| Plumbing & Drain systems                        | - 0    | PRESENT      | Ĥ  | OUTLETS X<br>NONE | Gru          | OTHER          |                      |                                      |                                      |  | 1   |
|   | - X    | CENTRALIZED  | Н  | INDIVIDUAL        | IN COURT     |                | EAID                 | 6 600.00                             |                                      |  | Rusted and corroded water pipes over water heater and loose electrical panel on lower sections - Major repairs  |
| Water Tank Heater                               | X      | CENTRALIZED  | Н  | INDIVIDUAL        | IN UNIT      | X OUTSIDE-UNIT | FAIR                 | \$ 600.00                            |                                      |  | Rusted and corroded water pipes over water heater and loose electrical panel on lower sections - Major repairs  Rusted flue/ vent pipes over the roof - Major repairs |
| Others UNIT DOOR SYSTEMS                        | +      |              | Н  |                   |              |                | FAIR                 | \$ 200.00                            |                                      |  |   |
|   | +      |              | H  |                   |              |                | GOOD                 |                                      |                                      |  | G00D  |
| Main doors                                      | X      | STEEL        | X  | WOOD              | WOOD/ GLASS  | STEEL/GLASS    |                      |                                      |                                      |  |   |
| Door Frames                                     | +      | STEEL        | X  | WOOD              | CONCRETE     | OTHERS         |                      |                                      |                                      |  |   |
| Door Locks- Hardware's                          | X      | DEADBOLT     | X  | DOOR KNOB         | PADLOCK      | OTHERS         |                      |                                      |                                      |  |   |
| Storm Doors                                     | _      | STEEL/ GLASS | Н  | WOOD/GLASS X      | STEEL        | WOOD           |                      |                                      |                                      |  |   |
| Threshold Moldings                              | _      | STEEL        | X  | WOOD              | RUBBER       | OTHERS         |                      |                                      |                                      |  |   |
| Others  | +      |              | Н  |                   |              |                |                      |                                      |                                      |  | Lucia Company   |
| ELECTRICAL SYSTEMS                              | X      | IN UNIT      | ш  | IN BSMT.          |              |                | FAIR                 |                                      |                                      |  | FAIR  |
| Service Drop Inlet Wires                        | X      | OVERHEAD     | ш  | UNDERGROUND       | IN BLDG.     | OTHERS         | FAIR                 | \$ 250.00                            |                                      |  | Obstructed by tree branches - Major repairs   |
| Electrical Panel Box                            | X      | BREAKER      | Ш  | FUSES             | KNOB/TUBE    | OTHERS         | FAIR                 | \$ 2,500.00                          |                                      |  | Missing AFCI breaker device and room labels in all unit electrical panel box - Major repairs  |
| Grounding Method                                | X      | GROUND BAR   | Ш  | WATER PIPES       | NONE         | OTHERS         |                      |                                      |                                      |  |   |
| Electrical fixtures                             | X      | LIGHT FIX.   | x  | CEILING FAN       | TRACK LIGHT  | RECESS LIGHT   |                      |                                      |                                      |  | <u> </u>  |
| Outlets - Switch - Covers                       | X      | GFCI         | Ш  | AFCI X            | REGULAR      | OTHERS         |                      |                                      |                                      |  | <u> </u>  |
| Service Size                                    | X      | 100 AMPS     | ₽Ì | 200 AMPS          | 400 AMPS     | X 800 AMPS     |                      |                                      |                                      |  | ]   |
|   |        |              |    |                   |              |                |                      |                                      |                                      |  | 1 I   |
| Others  |        |              |    |                   |              |                |                      |                                      |                                      |  |   |



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Entry door faces: East Time: 10:00 am

Property at Inspection: Agent & Topants - Building type: 2 Flate 9 units bricks

| Mali Licensed Inth                              |     |               |   |                        |      |               | //3-//           | 1-49/6  |             |        | FREGU | N ZUE | Present at Inspection: Agent & Tenants Building type: 3 Flats 8 units bricks         |
|---|-----|---------------|---|------------------------|------|---------------|------------------|---------|-------------|--------|-------|-------|--|
| BATHROOMS                                       | X   | FULL          |   | HALF                   |      | IN UNIT       | OUTSIDE UN       | T FAIR  |             |        |       |       | FAIR   |
| Door Systems                                    |     | STEEL         | X | WOOD                   |      | POCKET DOOR   | GLASS            |         |             |        |       |       |  |
| Walls   | X   | DRYWALLS      |   | PLASTERS               |      | CERAMIC WALL  | WOOD             |         |             |        |       |       |  |
| Ceiling   | x   | DRYWALLS      |   | PLASTERS               |      | OTHER         | WOOD             | FAIR    |             | \$     | 50.00 |       | Water damaged and bulging ceiling; unit B S - Minor repairs                          |
| Floors  | х   | CERAMIC       |   | HARDWOOD               |      | VINYL TILES   | CONCRETE         | FAIR    | \$ 500.00   | )      |       |       | Severe cracks on floors; unit B N - Major repairs                                    |
| Electrical Systems                              | x   | GFCI          | x | REGULAR OUT.           | х    | LIGHT FIX.    | RECESS LIGH      | т       |             |        |       |       |  |
| Plumbing Systems                                | ×   | COPPER        |   | GALVANIZED             | ×    | PVC PIPES     | RUBBER           |         |             |        |       |       |  |
| Cabinets - Vanities - Sink                      | ×   | WOOD          |   | STEEL                  |      | PLASTIC       | X PEDESTAL       |         |             |        |       |       |  |
| Tub - Shower                                    | v   | SOAKING TUB   | _ | JACUZZI TUB            | v    | STANDING SHO  | OTHERS           |         |             |        |       |       |  |
| Ventilation                                     | T.  | EXHAUST VENT  | v | WINDOWS                | _    | LF/VENT       | OTHERS           |         |             |        |       |       | =  |
| Others  |     | EMINOSI VEIVI | _ |                        |      | E/VEIII       | Omens            |         |             |        |       |       | =  |
| KITCHEN AREA                                    | +   |               | - |                        | -    |               |                  | FAIR    |             | +      | -     |       | FAIR   |
|   | -   |               | - |                        | +    |               |                  | PAIN    | _           | +      |       |       | FAIR   |
| Doors Systems                                   | X   | STEEL         | - | WOOD                   | +    | WOOD/GLASS    | OTHERS           | +       |             |        |       |       |  |
| Walls   | X   | DRYWALLS      | - | PLASTER                | +    | CERAMIC       | WOOD             | +       |             |        |       |       |  |
| Ceiling Systems                                 | X   | DRYWALLS      | _ | PLASTER                | 1    | OTHER         | WOOD             |         |             |        |       |       | 4  |
| Floors  |     | CERAMIC TILE  | X | VINYL TILE             |      | HARDWOOD      | X LAMINATED      |         | \$ 300.00   |        |       |       | Weak kitchen floors; unit 3 N - Major repairs  |
| Electrical Systems                              | X   | GFCI          | X | REG. OUTLETS           |      | AFCI          | OTHERS           | FAIR    | \$ 20.00    | )      |       |       | Exposed wires under sink cabinets; unit 3 S - Major repairs                          |
| Plumbing Systems                                | x   | COPPER        |   | GALVANIZED             | X    | PVC PIPES     | RUBBER           | FAIR    |             | \$     | 50.00 |       | Accordion pipes and "s" type drain pipe installation - unit 2 N, B S - Minor repairs |
| Cabinets - Sink- Fixtures                       | X   | WOOD          |   | STEEL                  |      | PLASTIC       | OTHERS           | FAIR    | \$ 300.00   | )      |       |       | Leaking kitchen sink and loose sink; unit 3 N, B N - Major repairs                   |
| Countertops                                     |     | LAMINATED     |   | GRANITE                | X    | CERAMIC TILES | OTHERS           | FAIR    | \$ 50.00    | )      |       |       | Clogged sink; unit 3 S - Major repairs   |
| Appliances                                      | x   | STOVE         | X | REFRIGERATOR           |      | DISHWASHER    | MICROWAY         | FAIR    |             | \$     | 50.00 |       | Damaged oven door rubber insulations; unit 2 N - Minor repairs                       |
| Ventilation                                     |     | EXHAUST VENT  | X | WINDOWS                |      | RANGE HOOD    | OTHERS           |         |             |        |       |       |  |
| INTERIOR WALLS - FLOORS - CEILING - WINDOWS     |     |               |   |                        |      |               |                  | FAIR    |             |        |       |       | FAIR   |
| Wall Systems                                    | X   | DRYWALLS      |   | PLASTER                |      | WOOD PANEL    | BRICK/CONC       | RT FAIR | \$ 2,400.00 | )      |       |       | Holes, water damaged in all unit furnace room - Major repairs                        |
| Ceiling Systems                                 | x   | DRYWALLS      |   | PLASTER                |      | WOOD PANEL    | OTHERS           | FAIR    |             | \$     | 30.00 |       | Bulging bedroom ceiling; unit 1 N - Minor repairs                                    |
| Floor Systems                                   |     | HARDWOOD      | x | LAMINATED              |      | CARPET        | x CT/VT          | FAIR    | \$ 800.00   | )      |       |       | Damaged and weak floors; unit 3 N, 3 S, 1 S - Major repairs                          |
| Window Systems                                  | x   | THERMAL PANE  |   | WOODEN SASH            | x    | GLASS BLOCK   | CASEMENT         | FAIR    | \$ 600.00   | )      |       |       | Damaged window frames - unit 1 N , 2 S - Major repairs                               |
| Door Systems                                    | х   | WOOD          |   | STEEL                  | 1    | POCKET DOORS  | GLASS DOOR       | S FAIR  | \$ 400.00   | )      |       |       | Broken door jamb/ frames - unit 3 N, 2 N - Major repairs                             |
| Electrical Systems                              | ×   | LIGHT FIXTURE | × | CEILING FAN            |      | RECESS LIGHTS | TRACK LIGH       |         |             |        |       |       |  |
| Plumbing Systems                                | v   | COPPER        |   | GALVANIZED             | v    | PVC PIPES     | RUBBER PIPI      |         |             |        |       |       |  |
| Others  | - ^ | COLLE         | _ | GALVAINILLD            | Ê    | TVCTILLS      | NODDERTH         | -       |             |        |       |       | =  |
| ROOFING SYSTEMS                                 | х   | FLAT          |   | GABLE                  |      | HIP           | OTHERS           | FAIR    |             |        |       |       | FAIR   |
| Roof Covering                                   | _   | RUBBER        | v | MODIFIED               | _    | SHINGLES      | STEEL            |         | \$ 600.00   | ,      |       |       | Loose/ cracked side flashings - Major repairs  |
| Accessibility                                   |     | INSPECTED     | _ | NO ACCESS              |      | NOT INSPECTED | OTHER            |         | 3 000.00    |        |       |       |  |
| Roof fascia - Eaves & Soffit                    | ^   | STEEL         | - | WOOD                   | +    | VINYL         | CONCRETE         |         |             |        | -     |       |  |
|   | +   | STEEL         | - | PLASTIC                | +    | COPPER        | OTHER            | FAIR    |             |        | 20.00 |       | Missing down spout extensions - Minor repairs  |
| Gutters and Down spouts                         | X   |               | - |                        | 1    |               |                  | FAIR    | \$ 300.00   | _      | 20.00 |       |  |
|   |     |               |   | STEEL                  |      | PVC           | OTHER            | FAIR    | \$ 300.00   | )      |       |       | Missing chimney crown and cap - Major repairs  |
|   | X   | BRICKS        |   |                        | _    |               |                  |         |             |        |       |       |  |
| Flashings                                       | X   | STEEL         |   | VINYL                  |      | WOOD          | OTHER            |         |             | +      | _     |       |  |
| Flashings<br>Opening Hatch                      | X   |               |   | VINYL<br>PORCH CEILING |      | WOOD<br>NONE  | OTHER<br>X OTHER |         |             |        |       |       |  |
| Flashings<br>Opening Hatch                      | X   | STEEL         |   |                        |      |               |                  |         |             |        |       |       |  |
| Chimney<br>Flashings<br>Opening Hatch<br>Others | X   | STEEL         |   | PORCH CEILING          | MATE |               | X OTHER          |         | \$16,370.00 |        |       |       |  |
| Flashings<br>Opening Hatch<br>Others            | X   | STEEL         |   | PORCH CEILING          | MATE | NONE          | X OTHER          |         | \$16,370.00 |        |       |       |  |
| Flashings<br>Opening Hatch                      | X   | STEEL         |   | PORCH CEILING          | иате | NONE          | X OTHER          |         | \$16,370.00 |        |       | ş -   | SUBMITTED CONTRACTOR'S PROPOSAL AMOUNT   |
| Flashings<br>Opening Hatch<br>Ithers            | X   | STEEL         |   | PORCH CEILING          |      | NONE          | X OTHER          |         | \$16,370.00 | \$630. | -     | \$ -  | SUBMITTED CONTRACTOR'S PROPOSAL AMOUNT   |

Need to submit an EXTERMINATOR report from a qualified and licensed contractor prior to closing.

Need to submit a RODE 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 Mold Inspector prior to closing.

Need to submit an ASBESTOS report from a qualified and licensed Asbestos inspector prior to closing.

X 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 detailed BUDGET PROPOSAL from a qualified and licensed Contractor or owner prior to closing.

NOTES and REMINDERS

TOTAL ESTIMATED MAJOR REPAIRS AMOUNT

TOTAL ESTIMATED MINOR REPAIRS AMOUNT

\$630.00

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 07-27-00 in your presence. This property condition assessment 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; (in between the walls, floors and ceiling, etc.) The following is an opinion report, expressed as a result of the walk through survey defects itemized, which are usually inspected, and shell need repair by a contractor or qualified licensed individual. Some defects which are results of the normal wear and tear of the building due to its age shall not need repair. The items issed on the summary reports are, in the Field Observer/ Consultant opinion, those that pose a safety hazard or affect the habitability or integrity of the property. The client is strongly advised to read the entire report. Please take time to review limitations contained in the inspection agreement and scope of work. Overall, the building was con structed in accordance to the local codes in effect in time of the construction, and has average maintenance over the years. However, in conformity with pervalling local real estate nurchoes agreements, the following above items defects should be address.

| Consultant/ Field Observer:                | Date:     | Γ      |
|--|-----------|--------|
| Files La Jeo<br>Willie Z. Germino          | 7/27/2000 | 7<br>c |
| Payment method:                            | Date:     | 1      |
| Total amount: \$1,000.00 discount \$200.00 |           |        |

\$1,200.00

NOTES

he 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.

"High Quality Inspection for Client's Satisfaction" ...
Thank you for letting me be a part of your future investment ...









