



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

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



Inspection Date: July 27, 2000 Outside Temp: 90° Sunny Soil condition: Dry
Entry door faces: East Time: 10:00 am
Present at Inspection: Agent & Tenants Building type: 3 Flats 8 units bricks

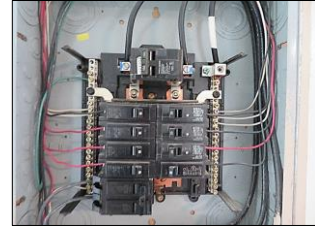
Client: J J Sample LLC	Total units	Units Vacant	Units Occupied	Units Inspected	No. of Bedrooms	No. of Bath	No. of Garage/ open parking lot
Tel. # 239 - 456- 7892	8	1	7	8	0 & 2 Bed	01 Bath	8

Property Address:

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



Sample pictures of EXTERIORS, FRONT EAST, SOUTH EAST/NORTH WEST & REAR WEST ELEVATION: Brick exterior- concrete walkway- steel gate and fences- thermal pane and glass block windows - rear wooden deck- light fixtures- cameras- flat roof with steel gutters and down spouts- rear steel gate open parking.



WATER TANK HEATER: RICHMOND brand - model # T82-156 - serial # CQ042BURIG0205G02059 - capacity 82 U.S. gallons - approximate year - 2-9-93; located; BASEMENT AREA

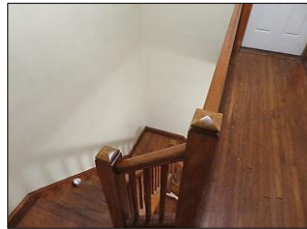
ELECTRICAL SYSTEMS OVERHEAD SERVICE DROP INLET WIRES - 800 Amperes - 12- 240 volts - 1 phase - step down to 100 amperes per unit - breaker type; located on each unit



Sample pictures of ROOFING SYSTEMS: Flat roof - Modified Bitumen - tile copping- gutters and down spout; roof hatch opening located on common stairs top floor ceiling - GOOD / FAIR CONDITION



Sample pictures of HEATING & COOLING SYSTEMS: Individual force air furnace systems with A/C units - RHEEM brand, capacity on each unit - 75,000 B T U - year model 2003 - 2004; located on each unit



Sample pictures of FRONT COMMON HALLWAY AND STAIRS: Glass doors with steel frames- ceramic floor tiles- light fixtures- exposed brick walls- mail boxes - wooden doors to common stairs - wooden stairs- emergency lights- smoke and carbon monoxide detectors- roof hatch opening on top floor ceiling - hardwood floors landing - plaster walls and drywall.

Sample pictures of REAR WOODEN PORCHES



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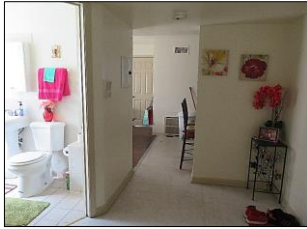
PROPERTY CONDITION ASSESSMENT
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Inspection Date: July 27, 2000 Outside Temp: 90° Sunny Soil condition: Dry
Entry door faces: East Time: 10:00 am
Present at Inspection: Agent & Tenants Building type: 3 Flats 8 units bricks



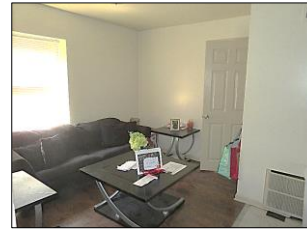
Sample pictures of LAUNDRY ROOM: Steel doors - painted concrete floors - light fixtures - drywalls.



Sample pictures of unit MIDDLE / FRONT HALLWAYS: Wooden exterior doors - laminated and vinyl floors - light fixtures - smoke and carbon monoxide detectors - electrical panel boxes - intercom - drywalls.



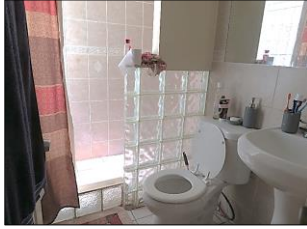
Sample pictures of unit LIVING ROOMS: Steel and wooden exterior doors - vinyl, laminated floors and ceramic floor tiles on garden units - thermal pane and glass block windows - smoke and carbon monoxide detectors - thermostat control switch - light fixtures - furnace room - drywalls.



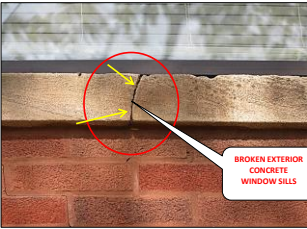
Sample pictures of KITCHEN AREA: Laminated and vinyl floor tiles - light fixtures - wooden upper and lower cabinets - ceramic tiles countertops - sink and fixtures - gas stove - refrigerators - GFCI outlets - drywalls.



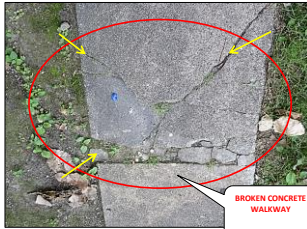
Sample pictures of unit BATHROOMS: Wooden doors - ceramic floor tiles - pedestal sink and wooden vanities - sink and fixtures - light fixtures - soaking tub and standing shower on basement unit - glass block windows - GFCI outlets - drywalls.



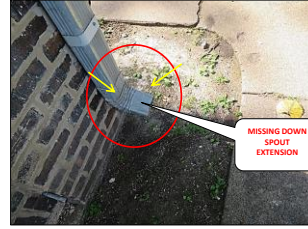
Sample pictures of unit BEDROOMS: Wooden doors - laminated and vinyl floor tiles - ceiling fan with light fixtures - closet - thermal pane windows - smoke detectors - drywalls.



BROKEN EXTERIOR CONCRETE WINDOW SILLS



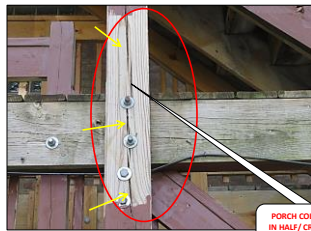
BROKEN CONCRETE WALKWAY



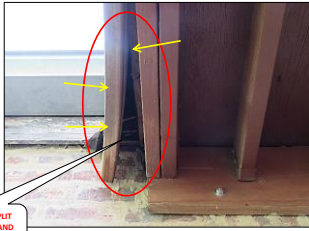
MISSING DOWN SPOUT EXTENSION



DIRTY CATCH BASIN



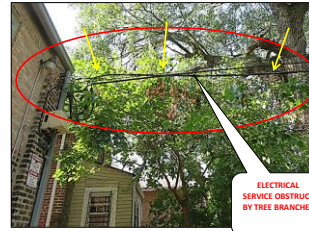
PORCH COLUMN SPLIT IN HALF / CRACKED AND LOOSE UPPER PART



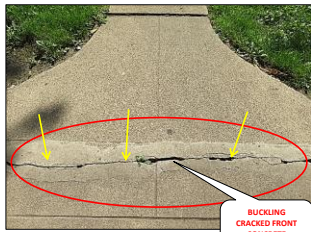
CRACKED FRONT LOBBY INTERIOR BRICK WALLS



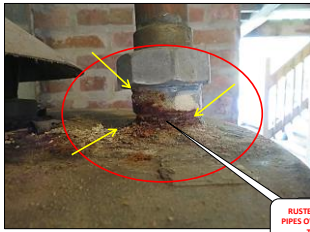
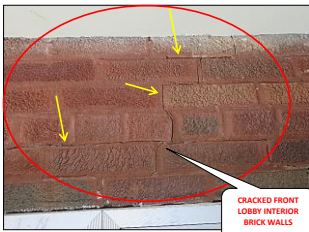
NOT A FROST FREE EXTERIOR FAUCET



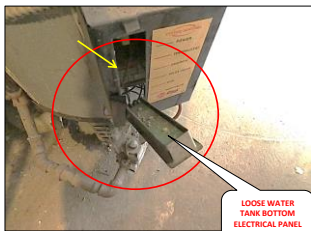
ELECTRICAL SERVICE OBSTRUCT BY TREE BRANCHES



BUCKLING CRACKED FRONT CONCRETE WALKWAY



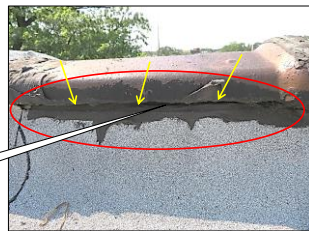
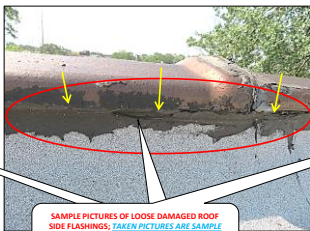
RUSTED WATER PIPES OVER WATER TANK



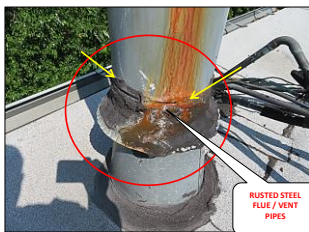
LOOSE WATER TANK BOTTOM ELECTRICAL PANEL BOX



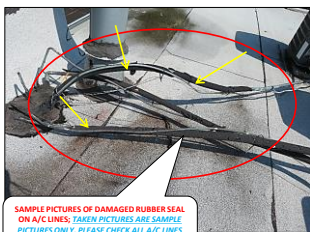
SAMPLE PICTURES OF LOOSE DAMAGED ROOF SIDE FLASHINGS; TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK ENTIRE ROOFING SYSTEMS



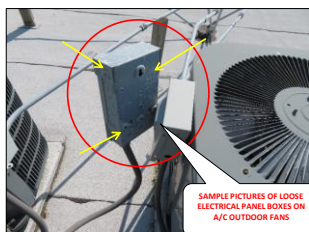
MISSING CAP AND IMPROPER CHIMNEY CROWN



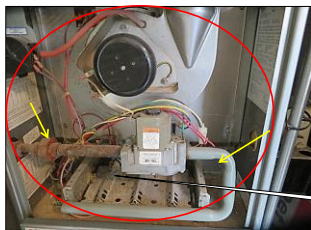
RUSTED STEEL FLUE / VENT PIPES



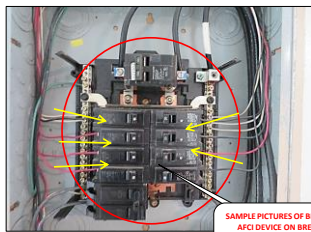
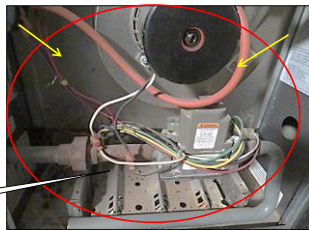
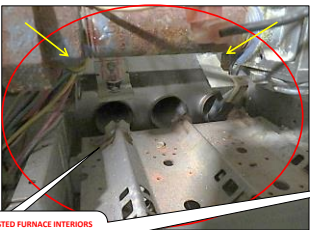
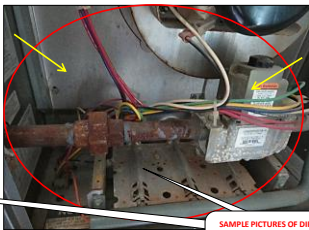
SAMPLE PICTURES OF DAMAGED RUBBER SEAL ON A/C LINES; TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK ALL A/C LINES OVER THE ROOFS



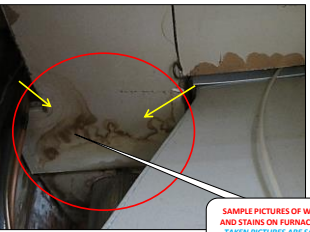
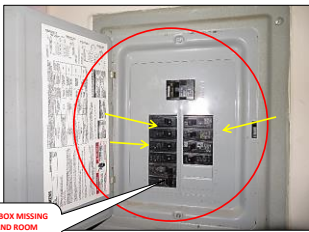
SAMPLE PICTURES OF LOOSE ELECTRICAL PANEL BOXES ON A/C OUTDOOR FANS



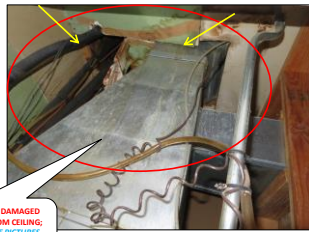
SAMPLE PICTURES OF DIRTY, RUSTED FURNACE INTERIORS AND BURNERS; TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK ALL INDIVIDUAL FURNACES ON EACH UNIT

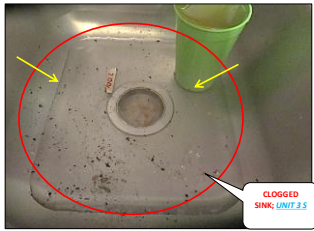


SAMPLE PICTURES OF BREAKER BOX MISSING AFCI DEVICE ON BREAKERS AND ROOM LABELS; PLEASE CHECK ALL UNIT PANEL BOXES



SAMPLE PICTURES OF WATER DAMAGED AND STAINS ON FURNACE ROOM CEILING; TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK ALL FURNACE ROOM WALLS AND CEILING





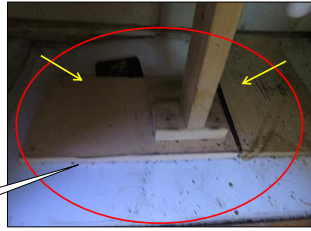
CLOGGED SINK; UNIT 2 S



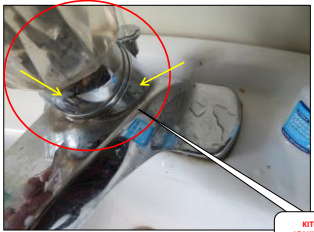
EVIDENCE OF MICE DROPPINGS; TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK ALL UNITS



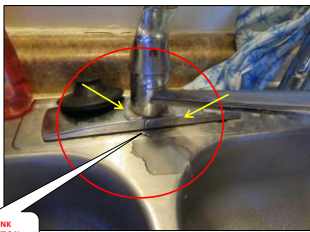
BROKEN DOOR FRAMES; UNIT 2 N



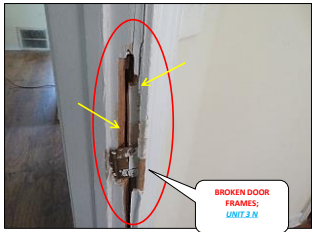
WEAK AND DAMAGED BEDROOM FLOORS; UNIT 2 N



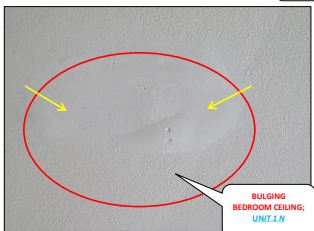
KITCHEN SINK LEAKING; UNIT 3 N AND 4 N



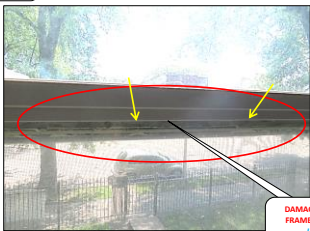
BROKEN DOOR FRAMES; UNIT 2 N



WEAK AND DAMAGED BEDROOM FLOORS; UNIT 2 N



BULGING BEDROOM CEILING; UNIT 1 N



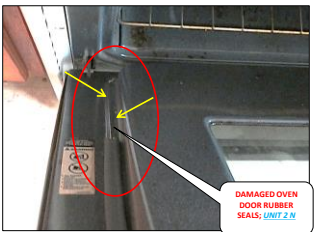
DAMAGED WINDOW FRAMES; UNIT 2 S & 4 S



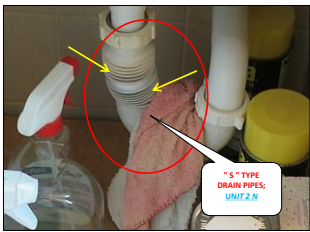
DAMAGED WINDOW FRAMES; UNIT 2 S & 4 S



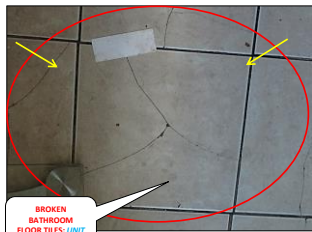
DOOR FRAMES SPLIT IN HALF; UNIT 2 N



DAMAGED OVEN DOOR RUBBER SEALS; UNIT 2 N



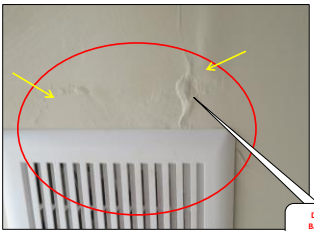
1/2" TYPE DRAIN PIPES; UNIT 2 N



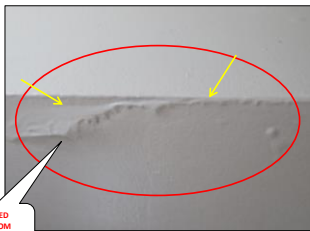
BROKEN BATHROOM FLOOR TILES; UNIT 2 N



MISSING 1/2" TYPE DRAIN PIPES; UNIT 2 S



DAMAGED BATHROOM CEILING; UNIT 2 S



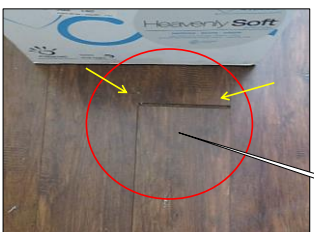
DAMAGED BATHROOM CEILING; UNIT 2 S



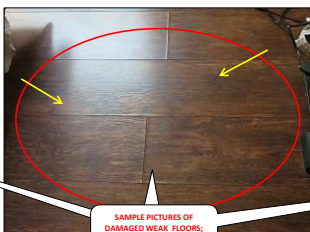
MILDEW AND WATER STAINS ON FURNACE ROOM WALLS AND CEILING; UNIT 1 N



MILDEW AND WATER STAINS ON FURNACE ROOM WALLS AND CEILING; UNIT 1 N



SAMPLE PICTURES OF DAMAGED WEAK FLOORS; UNIT 3 S, 4 S, 5 S



SAMPLE PICTURES OF DAMAGED WEAK FLOORS; UNIT 3 S, 4 S, 5 S



SAMPLE PICTURES OF DAMAGED WEAK FLOORS; UNIT 3 S, 4 S, 5 S



PLANTS ARE TOO CLOSE TO EXTERIOR BRICK WALLS



BATHROOMS										FAIR
	FULL	HALF	IN UNIT	OUTSIDE UNIT	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 5 - Minor repairs
Floors	X CERAMIC	HARDWOOD	VINYL TILES	CONCRETE	FAIR	\$ 500.00				Severe cracks on floors; unit B N - Major repairs
Electrical Systems	X GFCI	X REG. OUTLETS	X LIGHT FIX.	RECESS LIGHT						
Plumbing Systems	X COPPER	GALVANIZED	X PVC PIPES	RUBBER						
Cabinets - Vanities - Sink	X WOOD	STEEL	PLASTIC	X PEDESTAL						
Tub - Shower	X SOAKING TUB	JACUZZI TUB	X STANDING SHO	OTHERS						
Ventilation	X EXHAUST VENT	X WINDOWS	LF/VENT	OTHERS						
Others										
KITCHEN AREA										FAIR
Door Systems	X STEEL	WOOD	WOOD/GLASS	OTHERS						
Walls	X DRYWALLS	PLASTER	CERAMIC	WOOD						
Ceiling Systems	X DRYWALLS	PLASTER	OTHER	WOOD						
Floors	X CERAMIC TILE	X VINYL TILE	HARDWOOD	X LAMINATED	FAIR	\$ 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 5 - 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	X LAMINATED	GRANITE	X CERAMIC TILES	OTHERS	FAIR	\$ 50.00				Clogged sink; unit 3 S - Major repairs
Appliances	X STOVE	X REFRIGERATOR	DISHWASHER	MICROWAVE	FAIR	\$ 50.00				Damaged oven door rubber insulations; unit 2 N - Minor repairs
Ventilation	X EXHAUST VENT	X WINDOWS	RANGE HOOD	OTHERS						
Others										
INTERIOR WALLS - FLOORS - CEILING - WINDOWS										FAIR
Wall Systems	X DRYWALLS	PLASTER	WOOD PANEL	BRICK/CONCR	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	X 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	X WOOD	STEEL	POCKET DOORS	GLASS DOORS	FAIR	\$ 400.00				Broken door jamb/ frames - unit 3 N, 2 N - Major repairs
Electrical Systems	X LIGHT FIXTURE	X CEILING FAN	RECESS LIGHTS	TRACK LIGHT						
Plumbing Systems	X COPPER	GALVANIZED	X PVC PIPES	RUBBER PIPES						
Others										
ROOFING SYSTEMS										FAIR
Roof Covering	X RUBBER	X MODIFIED	SHINGLES	STEEL		\$ 600.00				Loose/ cracked side flashings - Major repairs
Accessibility	X INSPECTED	NO ACCESS	NOT INSPECTED	OTHER						
Roof fascia - Eaves & Soffit	X STEEL	WOOD	VINYL	CONCRETE						
Gutters and Down spouts	X STEEL	PLASTIC	COPPER	OTHER	FAIR	\$ 20.00				Missing down spout extensions - Minor repairs
Chimney	X BRICKS	X STEEL	PVC	OTHER	FAIR	\$ 300.00				Missing chimney crown and cap - Major repairs
Flashings	X STEEL	VINYL	WOOD	OTHER						
Opening Hatch	X IN THE UNIT	PORCH CEILING	NONE	X OTHER						
Others										
						TOTAL ESTIMATED MAJOR REPAIRS AMOUNT	\$16,370.00			
						TOTAL ESTIMATED MINOR REPAIRS AMOUNT	\$630.00			
						REPAIR COST	\$ -	SUBMITTED CONTRACTOR'S PROPOSAL AMOUNT		

- 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	\$16,370.00
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 **shall 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 listed 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 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:
 Willie Z. Giamino	7/27/2000	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.
Payment method:	Date:	
Total amount: \$1,000.00 discount \$200.00 \$1,200.00		"High Quality Inspection for Client's Satisfaction" ... Thank you for letting me be a part of your future investment ...

