



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

DISBURSEMENT INSPECTION REPORT# 3
wzghomeinspection@yahoo.com
773-771-4978



Inspection Date: January 01, 0000 Outside Temp: 49° Cloudy - rain Soil condition: Wet soil
Entry door faces: West Time: 10:00 am
Present at Inspection: General Contractor Building type: 3 Flats/ bricks- 3 units

Client: M Y SAMPLE COMPANY, LLC	Total units	Total Budget amount	Requested amount	Recommended amount	Balance amount	Amount after disbursement	Balance Contingent	Property Address:
Tel. # 123 - 456 - 7890	3	\$553,965.50	\$50,000.00	\$50,000.00	\$381,165.50	\$331,165.00	\$ 27,560.00	# 000 Sample Ave, Chicago, Illinois 0000



FRONT WEST ELEVATION



NORTH WEST ELEVATION



REAR ELEVATION



BASEMENT AREA



NEW ROUGH PVC PLUMBING SYSTEMS ON BASEMENT AREA



NEW DUCT WORKS ON BASEMENT AREA



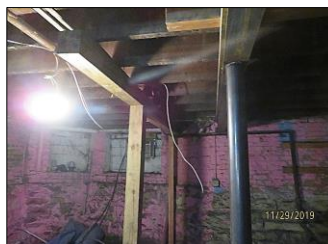
NEW STEEL BEAMS, COLUMNS AND CONCRETE FOOTINGS ON BASEMENT AREA



NEW PVC PIPES AND DUCT WORKS ON BASEMENT AREA



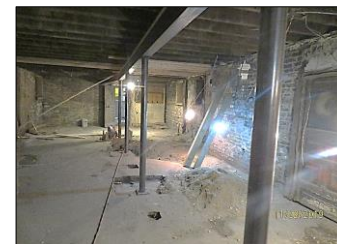
NEW STAIR HOLES/ SPACE TO BASEMENT LEVEL AND STAIRS TO 1ST FLOOR UNITS COMMON AREA



COMMON STAIRS AND DOOR LOBBY LOCATION



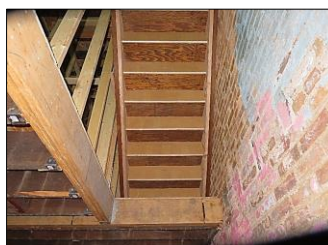
1ST FLOOR LIVING ROOM AREA



1ST FLOOR KITCHEN AREA



NEW STAIR HOLES/ SPACE TO BASEMENT LEVEL AND STAIRS TO 1ST FLOOR UNITS COMMON AREA



COMMON STAIRS AND DOOR LOBBY LOCATION



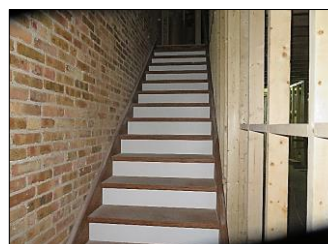
NEW PVC PIPES AND DUCT WORKS ON BASEMENT AREA



NEW PVC PIPES AND DUCT WORKS ON BASEMENT AREA



COMMON STAIRS AND DOOR LOBBY LOCATION



COMMON STAIRS AND DOOR LOBBY LOCATION



1ST FLOOR LIVING ROOM AREA



1ST FLOOR KITCHEN AREA



BEDROOM # 1



MASTER BEDROOM



BEDROOM # 3



MASTER BATHROOM



SAMPLE PICTURES OF ROUGH PVC PLUMBING SYSTEMS



BATHROOM



LAUNDRY ROOM/ UTILITY ROOM



1ST FLOOR MIDDLE HALLWAY TO REAR EXTERIOR DOORS



STAIRS TO 2ND FLOOR



2ND FLOOR LIVING ROOM



KITCHEN AREA



BEDROOM # 1



MASTER BEDROOM



MASTER BATHROOM



CENTER BATHROOM



BATHROOM AND UTILITY ROOM AREA



FINISHED DUCTWORKS AND WOOD BEAMS ON UTILITY ROOM AND MIDDLE REAR HALLWAYS





COMMON STAIRS TO 3RD FLOOR UNIT



3RD FLOOR LIVING ROOM



KITCHEN AREA



NEW ROUGH ELECTRICAL SYSTEMS ON 3RD FLOOR



3RD FLOOR BEDROOMS



CENTER BATHROOM



NEW DUCT WORKS, ROUGH PLUMBING AND ELECTRICAL SYSTEMS



MASTER BEDROOMS



MASTER BATHROOM



NEW ROUGH PLUMBING AND ELECTRICAL SYSTEMS



LAUNDRY ROOM AREA



NEW DUCT WORKS, ROUGH PLUMBING AND ELECTRICAL SYSTEMS



MIDDLE HALLWAYS



NEW CONDUIT PIPES



NEW DUCT WORKS, ROUGH PLUMBING AND ELECTRICAL SYSTEMS



NEW DUCT WORKS AND REPLACEMENT OF WOODEN CEILING JOIST



REPLACEMENT OF NEW WOODEN CEILING JOIST



NEW COMMON STAIRS AND CLEAN UP OF BRICK WALLS



Based on physical inspection of the above property, I confirm that the above project condition is summarized below at the time of inspection:

1. Installation of common stairs area and clean- up of interior brick walls.
2. Installation of new wooden frames on each floors.
3. Installation of duct works on all level.
4. Installation of rough pvc pluming systems on all floors.
5. Installation of rough electrical systems on 3rd floor unit.
6. Renting of dumpster containers; present on site.
7. Purchasing of construction materials; present on site.
8. Clean up of interior brick walls by common stairs area.
9. Replacement of some wooden ceiling joist/ beams on 3rd floor rear sections of the unit.
10. Installation of new floor wooden beams on 2nd floor level.

FINDINGS AND COMMENTS:

1. Installation of roof gutters and down spout was not done.
2. Installation of interior wooden frames in basement was not completed.
3. Installation of drywalls was not done.
4. Installation of rough plumbing and fixtures was not done.
5. Installation of rough electrical was not done including fixtures.
6. Installation of gates and fences was not done.
7. Installation and repairs of windows was not done.
8. Installation of new interior and exterior doors was not done.
9. Installation of new hardwood floors was not done.
10. Installation of new ceramic floor tiles was not done
11. Installation of new furnace and duct works was not completed.
12. Installation of new water tank heaters inside the units was not done.
13. Installation of security systems and intercom was not done.
14. Installation of new concrete walkways was not done.

TYPE OF WORK	DONE	NOT DONE	% OF COMPLETION	REQUESTED AMOUNT	BALANCE AMOUNT
Demolition/ Clean- up	X		100%		
Painting		X			
Framing	X		90%	\$ 2,500.00	\$ 6,750.00
Subfloors	X		100%		
Doors		X			
Drywalls		X			
Plastering		X			
Rough Electrical		X	15%		
Electrical fixtures		X			
Rough Plumbing		X	50%	\$ 7,500.00	\$ 32,100.00
Plumbing Fixtures		X			
Roofing/ Gutters	X		99%		
Concrete walkway		X			
Gates/ Fences		X			
Tuck pointing	X		100%		
Moldings/ Trims		X			
Intercom Systems		X			
Alarm/ Security		X			
Masonry/ Exteriors	X		100%		
Kitchen Cabinets		X			
Countertops/ Fixtures		X			
Bathroom Vanities		X			
Bathroom Fixtures		X			
Plans/ Drawings	X		99%		
Land scaping		X			
Permit	X		100%		
Sidings		X			
Flooring/ Hardwood		X			
Flooring / Ceramic Tiles		X			
HVAC		X	70%	\$ 25,000.00	\$ 11,750.00
Common Stairs		X	65%	\$ 15,000.00	\$ 7,670.00
Electrical Service drop	X		100%		
TOTAL AMOUNT				\$ 50,000.00	\$ 58,270.00



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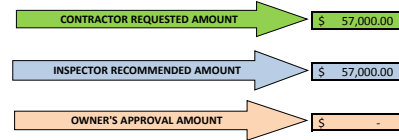
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OVERALL CONDITION AND RECOMMENDATION:

Based on physical inspection of the above property, I confirm that the above project was approximately 50% - 60% completed at the time of inspection. Contract process is to disburse funds based on project completion. The total rehab contract is \$553,965.50 and remaining balance of \$381,165.50. I recommend to disburse the amount of \$50,000.00 on original budget and \$7,000.00 on contingency based on project completion; see attached notarized lien waivers, invoices and photos above.

- 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 REVISED FLOOR PLAN from a qualified and licensed Architect to make an appointment to City of Chicago Building Department.
- Need to submit a LIEN WAIVERS, INVOICE, ETC. from a GC prior to this disbursement.

NOTES and REMINDERS



Consultant/ Field Observer:	Date:
 Willie Z. Gersmiano	1/1/0000
Payment method:	Date:
Inspection Fee: \$700.00	

NOTES:

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.

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

