



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

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



Inspection Date: **August 17, 2000** Outside Temp: **50° Sunny** Soil condition: **Dry soil** Time: **12:00 pm**
Entry door faces: **North, South & East** Utilities at the time of inspection: **Gas is on - Electric is on - Water is on**
Present at Inspection: **Building Manager & Tenants** Building type: **Multi units bricks- 31 units**

Client: MR. EX SAMPLES	Total units	Units Vacant	Units Occupied	Units Inspected	No. of Bedrooms	No. of Bath	No. of Garage
Tel. # 123-456-7890	31	0	31	10	01 & 2 Bd	01 Bath	0

Property Address: **# 007 Sample Ave, Chicago, Illinois 6000**



Sample pictures of EXTERIORS: Front East, South East, North East South East Elevation: Brick exterior - concrete walkway - steel gate and fences - intercom systems - light fixtures - rear wooden porches - thermal pane windows - glass common doors with wooden frames



Sample pictures of EXTERIORS: Rear South West, North West, & Porches Elevations: Brick exterior - concrete walkway - steel gate and fences - intercom systems - light fixtures - rear wooden porches - thermal pane windows - glass common doors with wooden frames



Sample pictures of ROOFING SYSTEMS: Flat rubber roofs - steel gutters and down spouts - roof tiles - chimney brick walls - roof hatch opening located on rear porch ceiling.



Sample pictures of CATCH BASIN: Good and clean condition

HEATING SYSTEMS: Boiler / Steam radiators - gas type - PEARLESS Brand - Model # 2114-12-S-1, SERIAL # 740983-2018-612 - CAPACITY - 2,310,000 BTU YEAR MANUFACTURED 2016 - Located on basement area.



WATER TANK HEATERS: RUUD brand - Gas type - MODEL # G76-200-1 - SERIAL # A201814576 - CAPACITY - 74 US GALLONS - YEAR MANUFACTURED 2018 # 2 TANK - RUUD brand - Gas type - MODEL # RF76-200 - SERIAL # 08920070081 - CAPACITY 76 U S GALLONS - YEAR MANUFACTURED 2007

ELECTRICAL SYSTEMS: OVERHEAD service drop inlet wires - 600 Amperes main service - step down to 100 & 65 Amperes per unit - breaker type - located on basement area.



Sample pictures of UNITS ELECTRICAL SYSTEMS: BREAKER TYPE - 100 & 65 AMPERES PER UNIT; LOCATED ON BASEMENT AREA



Sample pictures of **UNIT GAS METERS**: Located on basement area



MAIN WATER METERS/ CUT OFF VALVE: Located on basement area



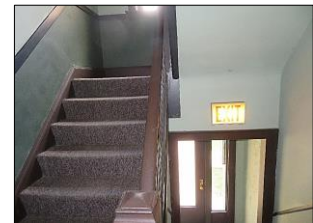
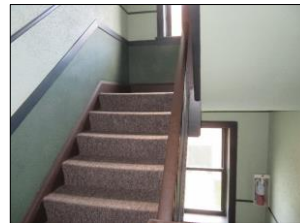
Sample picture of **LAUNDRY ROOM**: Steel doors - concrete floors - light fixtures - 2 washer/ dryer units - laundry sink.



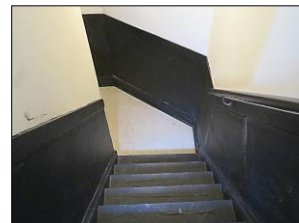
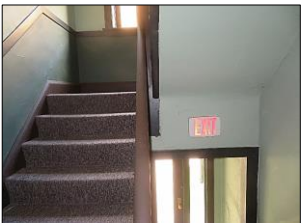
Sample pictures of **BASEMENT AREAS**: Wooden and steel doors - exposed brick walls - concrete floors - steel column and beams - plaster ceiling - wooden sash windows - electrical boxes - gas meters - maintenance quarter's - laundry room .



Sample pictures of **BASEMENT AREAS**: Wooden and steel doors - exposed brick walls - concrete floors - steel column and beams - plaster ceiling - wooden sash windows - electrical boxes - gas meters - maintenance quarter's - laundry room .

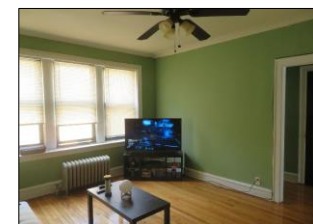
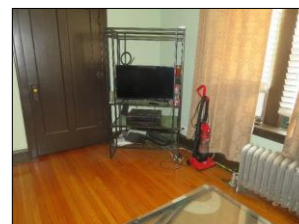


Sample pictures of **FRONT LOBBY AND COMMON STAIRS**: Glass doors with wooden frames - ceramic floor tiles on lobby - light fixtures - mailboxes - plaster walls and ceiling - wooden stairs with carpet coverings - thermal pane windows - emergency lights - smoke and carbon monoxide detectors - exit signs - fire extinguishers



Sample of **COMMON STAIRS & FIRE EXTINGUISHER**

Sample pictures of **BASEMENT STAIRS**: Wooden doors and stairs - light fixtures - plaster walls and ceiling.



Sample pictures of **LIVING ROOMS**: Wooden doors - hardwood floors - coat closet - thermal pane windows - ceiling fan with light fixtures - radiator heaters - smoke and carbon monoxide detectors - plaster walls and ceiling.



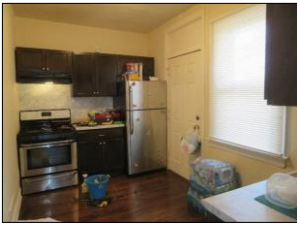
Sample pictures of DINING ROOMS: Hardwood floors - coat closet - thermal pane windows - ceiling fan with light fixtures - radiator heaters - smoke and carbon monoxide detectors - plaster walls and ceiling.



Sample pictures of BATHROOMS: Wooden doors - ceramic floor tiles - thermal pane windows - wooden vanities - sink and fixtures - radiator heaters - soaking tub - plaster walls and ceiling.



Sample pictures of BATHROOMS: Wooden doors - ceramic floor tiles - thermal pane windows - wooden vanities and pedestal - sink and fixtures - radiator heaters - soaking tub - plaster walls and ceiling - GFCI outlets - wall tiles around tub

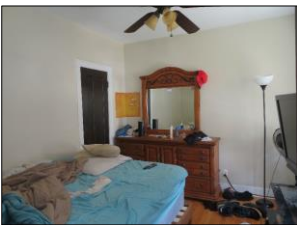


Sample pictures of KITCHEN AREAS: Steel doors with security doors - hardwood floor and commercial floor tiles - thermal pane windows - light fixtures - wooden cabinets - laminated countertops - sink and fixtures - gas stove - refrigerators - plaster walls and ceiling - pantry closet.

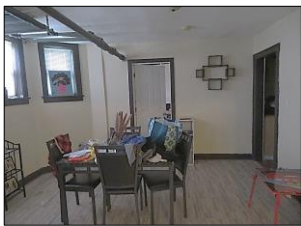


Sample pictures of KITCHEN AREAS: Steel doors with security doors - hardwood floor and commercial floor tiles - thermal pane windows - light fixtures - wooden cabinets - laminated countertops - sink and fixtures - gas stove - refrigerators - plaster walls and ceiling - pantry closet.

Sample pictures of GAS STOVE APPLIANCES AND REFRIGERATOR: Approximately from 5 to 10 years older.



Sample pictures of BEDROOMS: Wooden doors - hardwood floors - closet - thermal pane windows - ceiling fan with light fixtures - radiator heaters - plaster walls and ceiling.



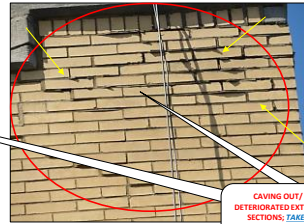
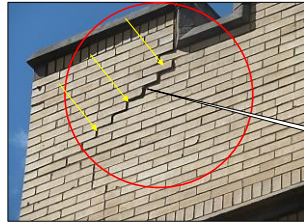
Sample pictures of BASEMENT UNIT: LIVING ROOM, DINING ROOM, BATHROOM, BEDROOM AND KITCHEN AREA: Wooden doors - vinyl floor tiles closet - thermal pane windows - light fixtures - overhead radiator heaters - plaster walls and ceiling.



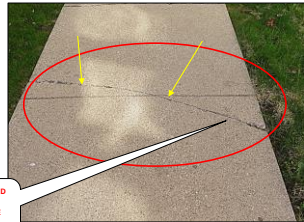
BASEMENT KITCHEN AREA: Steel doors - hardwood floors - closet - thermal pane windows - light fixtures - radiator heaters - gas stove and refrigerator - plaster walls and ceiling.



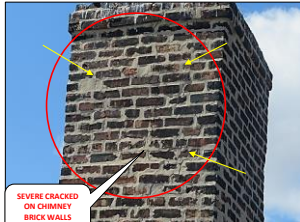
Sample pictures of MAIN FRONT COMMON DOORS: Glass doors with wooden frames - light fixtures.



CAVING OUT/ CRACKED AND DETERIORATED EXTERIOR BRICK WALLS SECTIONS: TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK ENTIRE EXTERIOR BRICK WALLS.



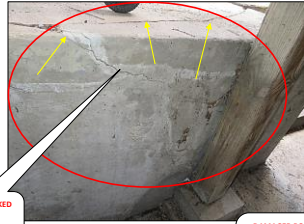
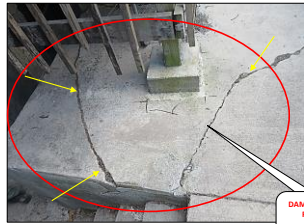
DAMAGED CRACKED AND BUCKLING FRONT CONCRETE WALKWAY



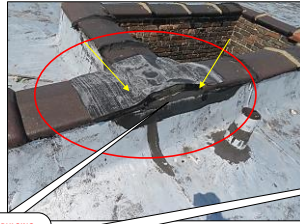
SEVERE CRACKED ON CHIMNEY BRICK WALLS



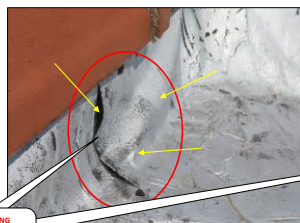
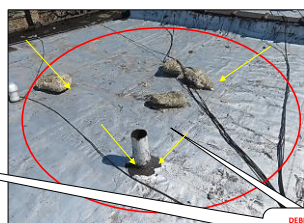
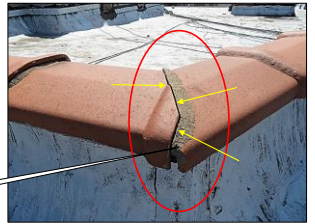
TWISTED WOODEN PORCH COLUMN



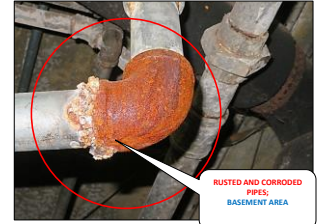
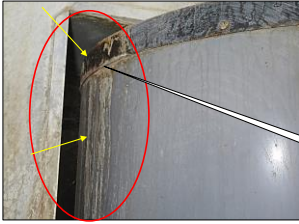
DAMAGED CRACKED REAR PORCH CONCRETE FOUNDATION



DAMAGED ROOF TILES AND BULGING ROOFING SYSTEMS ON DIFFERENT AREAS: TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK THE ENTIRE ROOFING SYSTEMS

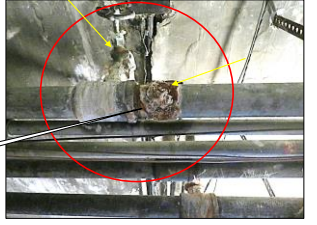
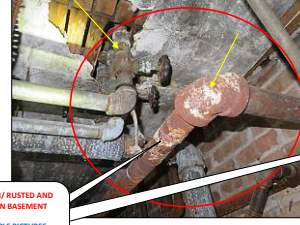
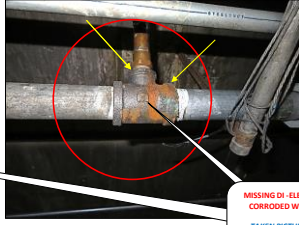
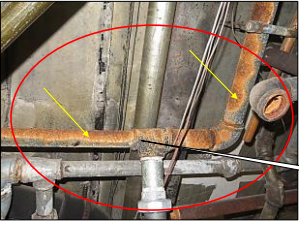


DEBRIS ON ROOFING SYSTEMS/ MISSING MEMBRANE ON STACK VENTS AND BULGING SECTIONS

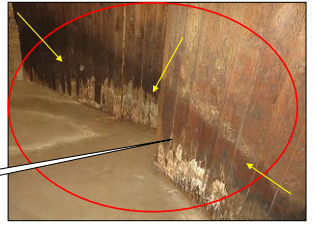
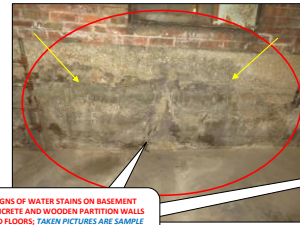
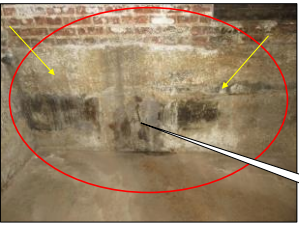
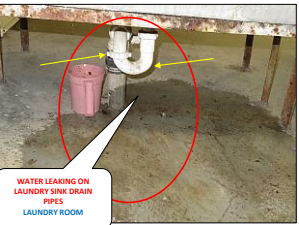
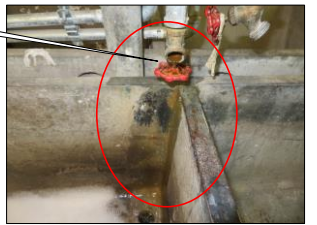
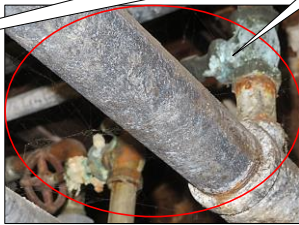


RUSTED AND CORRODED WATER TANK HEATER OUTER RIM

RUSTED AND CORRODED PIPES, BASEMENT AREA

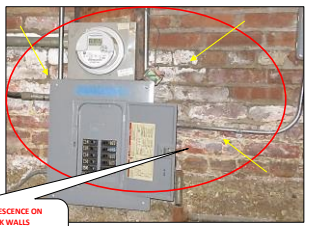
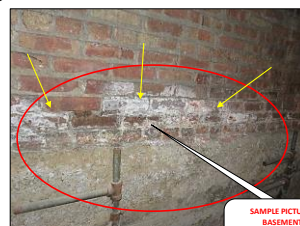


MISSING DI - ELECTRIC UNION/ RUSTED AND CORRODED WATER PIPES ON BASEMENT AREA; TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK ENTIRE BASEMENT PLUMBING SYSTEMS

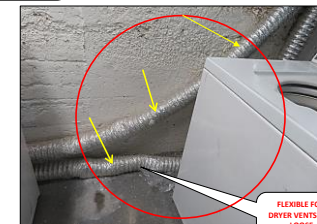
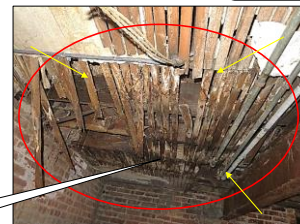
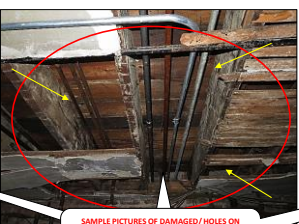
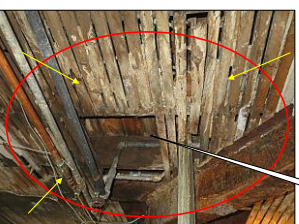


WATER LEAKING ON LAUNDRY SINK DRAIN PIPES, LAUNDRY ROOM

SIGNS OF WATER STAINS ON BASEMENT CONCRETE AND WOODEN PARTITION WALLS AND FLOORS; TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK ENTIRE BASEMENT WALLS AND FLOORS.



SAMPLE PICTURES OF EFFLORESCENCE ON BASEMENT INTERIOR BRICK WALLS; TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK ENTIRE BASEMENT WALLS



SAMPLE PICTURES OF DAMAGED/ HOLES ON BASEMENT CEILING, TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK ENTIRE BASEMENT CEILING

FLEXIBLE FOIL DRYER VENTS AND LOOK LAUNDRY ROOM



LIFE SAFETY - COMMUNICATION - TRANSPORTATION										GOOD	GOOD
Fire Extinguisher - Fire Alarm - Water Sprinkler	X	PRESENT	NONE							GOOD	
Smoke and Carbon Monoxide Detectors Fire Alarm	X	PRESENT	NONE							GOOD	
Security Alarms		PRESENT	X	NONE							
Intercoms - Door Bells and Buzzers	X	PRESENT	NONE							GOOD	
Escalator - Elevators		PRESENT	X	NONE	HYDRAULIC		CABLE				
Telephone Systems - Radio Dispatch		PRESENT	X	NONE	IN HOUSE						
Others											
HEATING & COOLING SYSTEMS										FAIR	FAIR
Heating Systems		CENTRALIZED	X	INDIVIDUAL	IN UNIT		OUTSIDE-UNIT			FAIR	
Cooling Systems		FORCE AIR	X	BOILER	ELECTRIC		GAS				
A/C Compressor - Outdoor Fan		CENTRALIZED		INDIVIDUAL	WINDOW A/C	X	NONE		OTHER		
Humidifier		PRESENT		NONE	X	NONE			OTHER		
Electrical Systems	X	LIGHT FIX	X	OUTLETS	X	GFCI			OTHER		
Plumbing & Drain systems	X	PRESENT		NONE					OTHER		
Water Tank Heater	X	CENTRALIZED		INDIVIDUAL	IN UNIT	X	OUTSIDE-UNIT			POOR	\$ 2,500.00
Others											Rusted and corroded water tank outer rim - Major repairs
UNIT DOOR SYSTEMS										GOOD	GOOD
Main doors		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		WOOD/GLASS	X	STEEL	WOOD				
Threshold Moldings		STEEL	X	WOOD	RUBBER		OTHERS				
Others											
ELECTRICAL SYSTEMS										GOOD	GOOD
Service Drop Inlet Wires	X	OVERHEAD		UNDERGROUND	IN BLDG.		OTHERS				
Electrical Panel Box	X	BREAKER		FUSES	KNOB/TUBE		OTHERS				
Grounding Method		GROUND BAR	X	WATER PIPES	NONE		OTHERS				
Electrical fixtures	X	LIGHT FIX.	X	CEILING FAN	TRACK LIGHT		RECESS LIGHT				
Outlets - Switch - Covers	X	GFCI		AFCI	X	REGULAR	OTHERS				
Service Size	X	100 AMPS		200 AMPS		400 AMPS	X	600 AMPS			
Others											
BATHROOMS										FAIR	FAIR
Door Systems		STEEL	X	WOOD	POCKET DOOR		GLASS				
Walls - Windows		DRYWALLS	X	PLASTERS	X	CERAMIC WALL	WOOD			FAIR	\$ 300.00
Ceiling		DRYWALLS	X	PLASTERS		OTHER	WOOD				Water damaged, rotten window frames and sills - Unit 20 - 2 E - Major repairs
Floors	X	CERAMIC		HARDWOOD	VINYL TILES		CONCRETE				
Electrical Systems	X	GFCI		REGULAR OUT.	X	LIGHT FIX.	RECESS LIGHT				
Plumbing Systems	X	COPPER	X	GALVANIZED	X	PVC PIPES	RUBBER				
Cabinets - Vanities - Sink	X	WOOD		STEEL	PLASTIC	X	PEDISTAL			FAIR	\$ 200.00
Tub - Shower	X	SOAKING TUB		JACUZZI TUB	STANDING SHD		OTHERS				Low water flow on sink bowl faucet and sink drain slows backing up - Unit 20 - 2 E / 24 - 1 N - Major repairs
Ventilation		EXHAUST VENT	X	WINDOWS	LF/VENT		OTHERS				
Others											
KITCHEN AREA										FAIR	FAIR
Doors Systems	X	STEEL	X	WOOD	WOOD/GLASS		OTHERS				
Walls		DRYWALLS	X	PLASTER	CERAMIC		WOOD				
Ceiling Systems		DRYWALLS	X	PLASTER	OTHER		WOOD				
Floors		CERAMIC TILE	X	VINYL TILE	X	HARDWOOD	LAMINATED				
Electrical Systems	X	GFCI	X	REG. OUTLETS		AFCI	OTHERS				
Plumbing Systems	X	COPPER	X	GALVANIZED		PVC PIPES	RUBBER				
Cabinets - Sink - Fixtures	X	WOOD		STEEL	PLASTIC		OTHERS			FAIR	\$ 75.00
Countertops	X	LAMINATED		GRANITE	CERAMIC TILES		OTHERS				Sink backing - up - Unit 24 - 1 N - Minor repairs
Appliances	X	STOVE	X	REFRIGERATOR	DISHWASHER		MICROWAVE			FAIR	\$ 75.00
Ventilation		EXHAUST VENT	X	WINDOWS	RANGE HOOD		OTHERS				Broken/ loose oven doors - Unit 24 - 1 N - Minor repairs
Others											
INTERIOR WALLS - FLOORS - CEILING - WINDOWS										FAIR	FAIR
Wall Systems		DRYWALLS	X	PLASTER	WOOD PANEL		BRICK/CONCRETE				
Ceiling Systems		DRYWALLS	X	PLASTER	WOOD PANEL		OTHERS			FAIR	\$ 300.00
Floor Systems	X	HARDWOOD		LAMINATED	CARPET	X	CITY VT				Buckling, cracked and chipping paints on living room ceiling - Unit 24 - 3 N - Minor repairs
Window Systems	X	THERMAL PANE		WOODEN SASH	GLASS BLOCK		CASEMENT				
Door Systems	X	WOOD		STEEL	POCKET DOORS		GLASS DOORS				
Electrical Systems	X	LIGHT FIXTURE	X	CEILING FAN	RECESS LIGHTS		TRACK LIGHT			FAIR	\$ 25.00
Plumbing Systems	X	COPPER	X	GALVANIZED	X	PVC PIPES	RUBBER PIPES				Exposed wires on bedroom ceiling - Unit 24 - 1 N - Minor repairs
Others											
ROOFING SYSTEMS										FAIR	FAIR
Roof Covering	X	RUBBER		MODIFIED	SHINGLES		STEEL			FAIR	\$ 20,000.00
Accessibility	X	INSPECTED		NO ACCESS	NOT INSPECTED		OTHER				Bulging roof coverings, damaged roof tiles, debris and alligating cracked on different areas of roofing systems - Major repairs
Roof fascia - Eaves & Soffit		STEEL		WOOD	VINYL		CONCRETE				
Gutters and Down spouts	X	STEEL		PLASTIC	COPPER		OTHER				
Chimney	X	BRICKS		STEEL	PVC		OTHER			FAIR	\$ 600.00
Flashings	X	STEEL		VINYL	WOOD		OTHER				Severe cracks on exterior chimney brick walls - Major repairs
Opening Hatch		IN THE UNIT	X	PORCH CEILING	NONE		OTHER				
Others											
TOTAL ESTIMATED MAJOR REPAIRS AMOUNT										\$38,500.00	
TOTAL ESTIMATED MINOR REPAIRS AMOUNT										\$1,225.00	
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 licensed HVAC Technician prior to closing

NOTES and REMINDERS

TOTAL ESTIMATED MAJOR REPAIRS AMOUNT	\$38,500.00
TOTAL ESTIMATED MINOR REPAIRS AMOUNT	\$1,225.00
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 **08 - 17 - 00** 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.

NOTE: Estimated cost of repairs or replacement is based on inspected 10 units only, other units not visually inspected during inspections are not included on this assessment or walk through survey.

Consultant/ Field Observer:	Date:	<p>NOTES:</p> <p>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.</p> <p>"High Quality Inspection for Client's Satisfaction" ... Thank you for letting me be a part of your future investment ...</p>
	8-17/0000	
Payment method:	Date:	
Total amount: \$	\$2,800.00	