



W Z G HOME INSPECTION PROPERTY INSPECTION REPORT



Prepared for:

J

Property Address:

, Illinois 60076

Property Type:

Condominium - 0 Bedrooms - 0 Bathrooms – Open Parking Lot

Property front main door faces: **West** Date: **M, 2020** Time: **5:30 pm**

Weather and soil condition: **Sunny and dry soil** Approximate Temperature: **41***

Utilities: **Natural gas- on, electric- on, water- on**

Space below grade or unit: **Other unit**

Present at inspection: **Agents & Buyer**



FRONT BUILDING ELEVATION



UNIT FRONT ENTRY DOOR



OPEN PARKING LOT

WILLIE Z. GERMINO

Licensed # 450001662



Cell # **773-771-4978**

E- mail: wzghomeinspection@yahoo.com

Website: www.homeinspection-wzg.com

"High Quality Inspection for Client's Satisfaction"



W Z G HOME INSPECTION

An Illinois Licensed Home Inspector
wzghomeinspection@yahoo.com
Website: www.homeinspection-wzg.com
Cell # 773- 771- 4978
Licensed # 450001662



INSPECTION SUMMARY REPORT

Date: **M, 2020** Weather at time of inspection: **Sunny and dry soil** Approx. Temp. **41*** Time: **04:30 pm**

Client: **J**

Address: **#**

*In compliance to your request, a visual inspection of the above referenced property was conducted on **00 - 00 - 00** in your presence. This inspection report reflects the visual condition of the property at the time of inspection only. All efforts were made to discover every visible defect; however, hidden or concealed defects cannot be included in this report; (in between the walls, floors and ceiling, etc.).*

*The following is an opinion report expressed as a result of the inspection, defects itemized which are usually inspected shall **need repair only by a contractor or qualified licensed individual**. Some defects which are results of the normal wear and tear of the property due to its age shall not need repair.*

*"The items listed on the summary are, in the inspector's 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 the limitations contained in the inspection agreement and scope of work.

Overall, the property was constructed in accordance to the local building trades and codes in effect in the time of the construction, and has average maintenance over the years. However, in conformity with prevailing local real estate purchase agreements, the following items/ defects should be addressed.

1. **EXTERIOR:**



Brick exterior – City poured concrete walkway - light fixtures- thermal pane windows – glass main doors with wooden frames – ceramic floors in common lobby – cameras – exit signs – elevators – drywalls – mail boxes.

- a. THE ROOF IS BEYOND THE SCOPE OF THIS INSPECTION DUE TO IT BEING MAINTAINED BY THE CONDO ASSOCIATION. **IT IS RECOMMENDED THAT YOU (CLIENT) REVIEW THE CONDO ASSOCIATION RULES AND DOCUMENTS FOR ADDITIONAL INFORMATION AND CONSULT WITH THE CONDO ASSOCIATION FOR INFORMATION ON ANY PROPOSED ASSESMENTS.**
- b. THE EXTERIOR OR STRUCTURAL COMPONENTS APPEARS TO BE THE RESPONSIBILITY OF THE LOCAL ASSOCIATION. AS SUCH, IT WAS NOT INSPECTED AND ITS CONDITION IS NOT REFLECTED ON THIS REPORT. **IT IS RECOMMENDED THAT YOU (CLIENT) REVIEW THE CONDO ASSOCIATION RULES AND DOCUMENTS FOR ADDITIONAL INFORMATION AND CONSULT WITH THE CONDO ASSOCIATION FOR INFORMATION ON ANY PROPOSED ASSESMENTS.**
- c. THE COMMON HALLWAYS APPEARS TO BE THE RESPONSIBILITY OF THE LOCAL ASSOCIATION. AS SUCH, IT WAS NOT INSPECTED AND ITS CONDITION IS NOT REFLECTED ON THIS REPORT. **IT IS RECOMMENDED THAT YOU (CLIENT) REVIEW THE CONDO ASSOCIATION RULES AND DOCUMENTS FOR ADDITIONAL INFORMATION AND CONSULT WITH THE CONDO ASSOCIATION FOR INFORMATION ON ANY PROPOSED ASSESMENTS.**
- d. THE MAIN ELECTRICAL PANEL BOXES/ SERVICE WAS NOT INSPECTED, AND ITS CONDITION WAS NOT REFLECTED ON THIS REPORT DUE TO IT BEING MAINTAINED BY THE CONDO ASSOCIATION. **IT IS RECOMMENDED THAT YOU (CLIENT) REVIEW THE CONDO ASSOCIATION RULES AND DOCUMENTS FOR ADDITIONAL INFORMATION AND CONSULT WITH THE CONDO ASSOCIATION FOR INFORMATION ON ANY PROPOSED ASSESMENTS.**

WILLIE Z. GERMINO

Thank you for letting me be a part of your investment

"High Quality Inspection for Client's Satisfaction..."



W Z G HOME INSPECTION

An Illinois Licensed Home Inspector

wzghomeinspection@yahoo.com

Website: www.homeinspection-wzg.com

Cell # 773- 771- 4978

Licensed # 450001662



INSPECTION SUMMARY REPORT

- e. THE CENTRALIZED WATER TANK HEATERS WAS NOT INSPECTED, AND ITS CONDITION WAS NOT REFLECTED ON THIS REPORT DUE TO IT BEING MAINTAINED BY THE CONDO ASSOCIATION. IT IS RECOMMENDED THAT YOU (CLIENT) REVIEW THE CONDO ASSOCIATION RULES AND DOCUMENTS FOR ADDITIONAL INFORMATION AND CONSULT WITH THE CONDO ASSOCIATION FOR INFORMATION ON ANY PROPOSED ASSESMENTS.

2. LIVING ROOM:



Wooden doors – parquet wood floors – carpet– coat closet – thermal pane windows – thermostat control switch – intercom systems – carbon monoxide detectors- window A/A unit- electric baseboard heaters- plaster walls.

- a. THE UNIT EXTERIOR DOOR IS NOT WEATHERTIGHT/ LOOSE. THIS EFFECTS ENERGY EFFICIENCY; LOOSING HEAT SOURCE ON WINTER AND COLD AIR ON SUMMER. CORRECTION BY A QUALIFIED DOOR CONTRACTOR IS RECOMMENDED.
- b. DOOR DEADBOLT LOCK NOT FASTENED TO THE DOOR FRAMES OR LATCH – THIS IS A SAFETY HAZARD AND MAY CAUSE OF PERSONAL INJURIES. RECOMMEND TO CHECK AND CORRECTED BY QUALIFIED CARPENTER PRIOR TO CLOSING.
- c. BROKEN LOOSE WINDOW LOCKS WAS OBSERVED, THIS IS A SAFETY HAZARD AND MAY CAUSE PERSONAL INJURIES AND INSECTS ENTRY WAYS; CORRECTION OF QUALIFIED WINDOW INSTALLER IS RECOMMENDED.
- d. CARBON MONOXIDE DETECTOR IS NOT WORKING; THIS IS A SAFETY AND HEALTH HAZARD. CARBON MONOXIDE IS PRODUCE WHEN FUEL SUCH AS GAS, OIL, COAL AND WOOD DON'T BURN FULLY. BURNING CHARCOAL, RUNNING CARS AND SMOKE FROM CIGARETTES ALSO PRODUCE CARBON MONOXIDE GAS. GAS, OIL, COAL AND WOOD ARE SOURCES OF FUEL IN MANY HOUSEHOLD APPLIANCES, INCLUDING BOILERS. ACCORDING TO NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 720, 2005 EDITION), ALL CARBON MONOXIDE ALARMS SHALL BE CENTRALLY LOCATED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND EACH ALARM SHALL BE LOCATED ON THE WALL, CEILING OR OTHER LOCATION AS SPECIFIED IN THE INSTALLATION INSTRUCTIONS THAT ACCOMPANY THE UNIT. CORRECTION OF QUALIFIED CONTRACTOR IS RECOMMENDED.
- e. LOOSE AND BULGING CARPET COVERING WAS OBSERVED – THIS IS A SAFETY HAZARD AND MAY CAUSE PERSONAL INJURY IN CERTAIN CIRCUMSTANCES; CORRECTION OF QUALIFIED CARPET CONTRACTOR IS RECOMMENDED.

COMMENTS:

INTERCOM IS NOT WORKING. MAYBE A LOOSE OR DAMAGE CONNECTION; REFER TO CONDO ASSOCIATION FOR EVALUATION AND CORRECTION PRIOR TO CLOSING.

3. DINING ROOM:



Carpet - thermal pane windows – light fixtures – electric baseboard heaters – window A/C unit - drywalls.

- a. BROKEN LOOSE WINDOW LOCKS WAS OBSERVED, THIS IS A SAFETY HAZARD AND MAY CAUSE PERSONAL INJURIES AND INSECTS ENTRY WAYS; CORRECTION OF QUALIFIED WINDOW INSTALLER IS RECOMMENDED.

WILLIE Z. GERMINO

Thank you for letting me be a part of your investment

"High Quality Inspection for Client's Satisfaction..."



W Z G HOME INSPECTION

An Illinois Licensed Home Inspector
wzghomeinspection@yahoo.com
Website: www.homeinspection-wzg.com
Cell # 773- 771- 4978
Licensed # 450001662



INSPECTION SUMMARY REPORT

4. **KITCHEN AREA:**



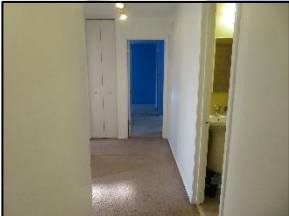
Laminated floors – ceiling fan – light fixtures – pantry closet – wooden cabinets – laminated countertops – sink and fixtures – gas stove – dishwasher – microwave – refrigerator – GFCI outlets – drywalls.

- a. THE GARBAGE DISPOSAL IS NOT WORKING AT THE TIME OF INSPECTION. A POSSIBLE DISCONNECTED POWER SUPPLY, UTILITIES WAS SHUT- OFF OR UNIT MECHANISM WAS DAMAGED. EVALUATION AND CORRECTION OF QUALIFIED PLUMBER OR TECHNICIAN IS RECOMMENDED. ALSO, THAT YOU (CLIENT) VERIFY TO THE OWNER THE PAST CONDITION PRIOR TO CLOSING.
- b. LOOSE LAMINATED FLOOR COVERINGS AND DAMAGED EDGES WERE OBSERVED – THIS MAY CAUSE PERSONAL INJURY IN CERTAIN CIRCUMSTANCES; **CORRECTION OF QUALIFIED FLOOR CONTRACTOR IS RECOMMENDED.**

COMMENTS:

MINOR CORNER DAMAGED CABINET LAMINATED FASCIA/ COVERS WAS OBSERVED.

5. **MIDDLE HALLWAYS:**



Carpet – light fixtures – linen closet – track lights – drywalls.

- a. LOOSE CARPET COVERING WAS OBSERVED – THIS IS A SAFETY HAZARD AND MAY CAUSE PERSONAL INJURY IN CERTAIN CIRCUMSTANCES; **CORRECTION OF QUALIFIED CARPET CONTRACTOR IS RECOMMENDED.**
- b. MISSING SMOKE DETECTORS; SMOKE ALARMS ARE LEGALLY REQUIRED TO BE PRESENT INSIDE EVERY BEDROOM OR ROOM IN WHICH SOMEONE SLEEPS (SLEEPING ROOM). AN ADDITIONAL ALARM MUST BE PRESENT IN THE AREA DIRECTLY ADJACENT TO THE SLEEPING AREAS. THIS MEANS THAT IF YOU HAVE A FOUR BEDROOM HOUSE, AND ALL THE BEDROOMS ARE ACCESSED FROM A SECOND FLOOR HALLWAY, YOU NEED TO HAVE A SMOKE DETECTOR IN EACH BEDROOM AND ONE IN THE HALLWAY OUTSIDE THE BEDROOMS. ONE SMOKE DETECTOR MUST BE ON EVERY FLOOR LEVEL OF THE HOUSE, INCLUDING BASEMENTS AND ATTICS. WHERE MULTIPLE SMOKE ALARMS ARE REQUIRED, THE UNITS MUST BE WIRED TOGETHER SO ALL OF THE ALARMS GO OFF AT THE SAME TIME. **CORRECTION OF QUALIFIED CONTRACTOR IS RECOMMENDED.**

6. **FRONT BATHROOM:**



Wooden doors – ceramic floor tiles – light fixtures - exhaust vent – soaking tub – pedestal sink and fixtures – GFCI outlets – drywalls.

WILLIE Z. GERMINO

Thank you for letting me be a part of your investment

"High Quality Inspection for Client's Satisfaction..."



W Z G HOME INSPECTION

An Illinois Licensed Home Inspector

wzghomeinspection@yahoo.com

Website: www.homeinspection-wzg.com

Cell # 773- 771- 4978

Licensed # 450001662



INSPECTION SUMMARY REPORT

- a. EXHAUST VENT IS NOT WORKING. THIS IS A HEALTH HAZARD. BATHROOM REQUIREMENT NEEDS A VENTILLATION TO IMPROVE QUALITY OF INDOOR AIR CIRCULATION AND TO PREVENT MOISTURES, HUMIDITY, ODORS AND OTHER POLLUTANTS. CORRECTION OF A QUALIFIED CONTRACTOR IS RECOMMENDED.

COMMENTS:

HAIRLINE CRACKED ON CEILING.

7. LEFT FRONT BEDROOM:



Wooden doors – carpet – thermal pane windows – closet – electric baseboard heaters – electrical panel box inside the closet – drywalls.

- a. BROKEN LOOSE WINDOW LOCKS WAS OBSERVED, THIS IS A SAFETY HAZARD AND MAY CAUSE PERSONAL INJURIES AND INSECTS ENTRY WAYS; CORRECTION OF QUALIFIED WINDOW INSTALLER IS RECOMMENDED.
- b. OUTLETS REVERSE POLARITY MEANS THAT NEUTRAL AND HOT WIRES ARE REVERSE WHICH CAN RESULT OF POSSIBLE SHOCK HAZARD AND CORRECTION BY A QUALIFIED ELECTRICIAN IS STRONGLY RECOMMENDED.

8. ELECTRICAL SYSTEMS:



BUILDING SOURCE service drop inlet wires- 100 AMPERES- voltage- 120- 240 volts- # unknown wires – CIRCUIT BREAKER type – grounding method: **Not known**; location – front bedroom closet walls.

- a. THE MAIN ELECTRICAL PANEL BOXES/ SERVICE WAS NOT INSPECTED, AND ITS CONDITION WAS NOT REFLECTED ON THIS REPORT DUE TO IT BEING MAINTAINED BY THE CONDO ASSOCIATION. IT IS RECOMMENDED THAT YOU (CLIENT) REVIEW THE CONDO ASSOCIATION RULES AND DOCUMENTS FOR ADDITIONAL INFORMATION AND CONSULT WITH THE CONDO ASSOCIATION FOR INFORMATION ON ANY PROPOSED ASSESMENTS.
- b. THE PANEL WAS AN FPE STAB- LOK OR ZINSCO WHICH IS WELL DOCUMENTED TO HAVE A HIGH RATE OF FAILURE AND IS A FIRE HAZARD. FURTHER EVALUATION BY A QUALIFIED ELECTRICIAN IS STRONGLY RECOMMENDED. FOR FURTHER INFORMATION ON THE PANELS, PLEASE TYPE “ZINSCO OR FEDERAL PACIFIC ELECTRIC” INTO AN INTERNET SEARCH ENGINE.
- c. OBSERVED ROOM LABELS FOR OVERCURRENT PROTECTION DEVICES (BREAKERS OR FUSES) IN THE MAIN ELECTRICAL PANEL BOX IS MISSING OR INCOMPLETE. INSTALATION AND CORRECTION OF QUALIFIED AND LICENSED ELECTRICIAN IS HIGHLY RECOMMENDED.

9. LEFT CENTER BEDROOM:



Wooden doors – carpet – thermal pane windows – closet – electric baseboard heaters – closet – drywalls.

WILLIE Z. GERMINO

Thank you for letting me be a part of your investment

“High Quality Inspection for Client's Satisfaction...”



W Z G HOME INSPECTION

An Illinois Licensed Home Inspector
wzghomeinspection@yahoo.com
Website: www.homeinspection-wzg.com
Cell # 773- 771- 4978
Licensed # 4500 01662



INSPECTION SUMMARY REPORT

- a. BROKEN LOOSE WINDOW LOCKS WAS OBSERVED, THIS IS A SAFETY HAZARD AND MAY CAUSE PERSONAL INJURIES AND INSECTS ENTRY WAYS; **CORRECTION OF QUALIFIED WINDOW INSTALLER IS RECOMMENDED.**
- b. THE ELECTRICAL OUTLETS ARE PAINTED OVER. THIS IS A FIRE HAZARD. **CORRECTION OF QUALIFIED ELECTRICIAN IS RECOMMENDED.**

10. LEFT REAR MASTER BEDROOM:



Wooden doors – carpet – thermal pane windows – walk in closet with built in cabinets and drawers – electric baseboard heaters – drywalls – smoke detector.

- a. OUTLETS REVERSE POLARITY MEANS THAT NEUTRAL AND HOT WIRES ARE REVERSE WHICH CAN RESULT OF POSSIBLE SHOCK HAZARD AND **CORRECTION BY A QUALIFIED ELECTRICIAN IS STRONGLY RECOMMENDED.**
- b. BROKEN LOOSE WINDOW LOCKS WAS OBSERVED, THIS IS A SAFETY HAZARD AND MAY CAUSE PERSONAL INJURIES AND INSECTS ENTRY WAYS; **CORRECTION OF QUALIFIED WINDOW INSTALLER IS RECOMMENDED.**
- c. THE SMOKE DETECTORS ARE NOT WORKING/ NO BATTERIES; THIS IS A SAFETY AND FIRE HAZARD. INSTALL SMOKE ALARMS INSIDE EACH BEDROOM, OUTSIDE EACH SLEEPING AREA AND ON EVERY LEVEL OF THE HOME, INCLUDING THE BASEMENT AND ATTIC AREA. ON LEVELS WITHOUT BEDROOMS, INSTALL ALARMS IN THE LIVING ROOM (OR DEN OR FAMILY ROOM) OR NEAR THE STAIRWAY TO THE UPPER LEVEL, OR IN BOTH LOCATIONS. SMOKE ALARMS SHOULD BE INSTALLED AT LEAST 10 FEET (3 METERS) FROM A COOKING APPLIANCE TO MINIMIZE FALSE ALARMS WHEN COOKING. WALL MOUNTED ALARMS SHOULD BE INSTALLED NOT MORE THAN 12 INCHES AWAY FROM THE CEILING. **CORRECTION BY A QUALIFIED CONTRACTOR IS RECOMMENDED.**
- d. BARE BULB LIGHT FIXTURE OR LAMPHOLDERS OBSERVED INSIDE THE CLOSET; MISSING GLOBES OR COVERS. THIS IS A FIRE HAZARD AND RISK FROM ANY FLAMABLE ITEM THAT CONTACT THE HOT BULB. **CORRECTION OF QUALIFIED AND LICENSED ELECTRICIAN IS RECOMMENDED.**
- e. LOOSE CARPET COVERING WAS OBSERVED – THIS IS A SAFETY HAZARD AND MAY CAUSE PERSONAL INJURY IN CERTAIN CIRCUMSTANCES; **CORRECTION OF QUALIFIED CARPET CONTRACTOR IS RECOMMENDED.**
- f. THE MINOR CEILING CRACKS WERE TYPICAL AND MAY BE PATCHED AS DESIRED, BUT MAY RE- OCCUR DUE TO NORMAL SEASONAL CHANGES, MONITORING OF THE CRACKING IS SUGGESTED AND **FURTHER EVALUATION AND CORRECTION BY A QUALIFIED CONTRACTOR IS STRONGLY RECOMMENDED.**
- g. BARED ELECTRICAL WIRES INSERTED INTO LIGHT FIXTURES ON CEILING. THIS IS A FIRE HAZARD AND MAY CREATE ELECTRIC SHOCK. **CORRECTION OF QUALIFIED ELECTRICIAN IS STRONGLY RECOMMENDED.**

11. MASTER BATHROOM:



Wooden doors – carpet and ceramic floor tiles – light fixtures – wooden vanities – granite sink and fixtures – exhaust fan – standing shower – GFCI outlets – drywalls.

- a. LARGE HOLES ON WALLS AROUND PLUMBING PIPES WAS OBSERVED UNDER SINK CABINETS. THIS IS A FAILURE HAZARD AND MOISTURE INTRUSION OR VERMIN ENTRY WAY. **RECOMMEND TO REPAIR BY A QUALIFIED CONTRACTOR PRIOR TO CLOSING.**

WILLIE Z. GERMINO

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



W Z G HOME INSPECTION

An Illinois Licensed Home Inspector
wzghomeinspection@yahoo.com
Website: www.homeinspection-wzg.com
Cell # 773-771-4978
Licensed # 4500 01662



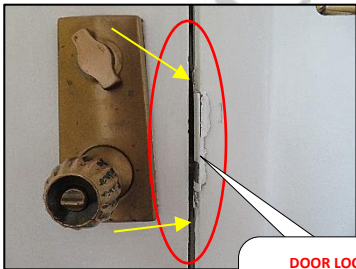
INSPECTION SUMMARY REPORT

- b. THE WALL OUTLETS NEAR SINK WAS NOT GFCI PROTECTED. THIS IS A SAFETY HAZARD. SINCE 1996 NEC REQUIRED THAT ALL 20 AMPERES RECEPTACLE AT KITCHEN COUNTERS AND EVERYWHERE IN ANY BATHROOM REQUIRES GFCI PROTECTION INCLUDING THOSE APPLIANCES IN GARAGES AND CLOSE TO WATER SOURCE. CORRECTION OF QUALIFIED ELECTRICIAN IS RECOMMENDED.

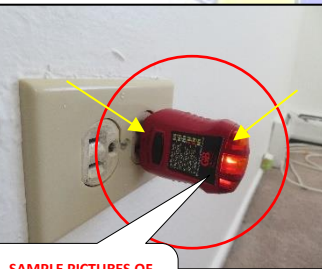
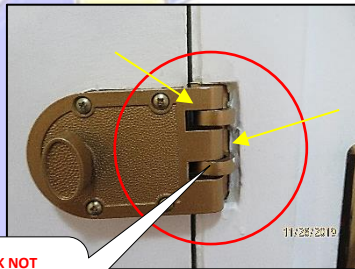
12. NO ATTIC, BASEMENT & CRAWL SPACE INSPECTED.

COMMENTS:

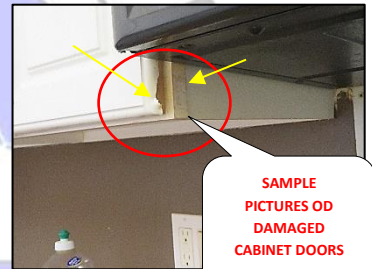
WINDOW A/C ARE NOT TESTED DUE TO WEATHER CONDITION, IF THE OUTSIDE TEMPERATURE HAS NOT BEEN AT LEAST **65*** FOR THE PAST 24 HOURS, AN AIR CONDITIONING SYSTEM CANNOT BE RUN/ TESTED AND CHECKED WITHOUT POSSIBLY DAMAGING THE COMPRESSOR, FURTHER EVALUATION OF LICENSED AND QUALIFIED HVAC TECHNICIAN IS HIGHLY RECOMMENDED PRIOR TO CLOSING.



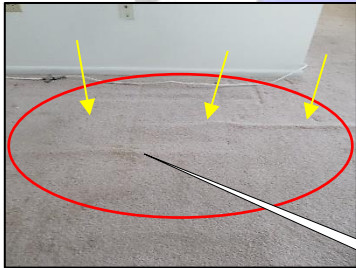
DOOR LOCK NOT FASTENED TO THE DOORS AND LARGE GAP ON DOORS



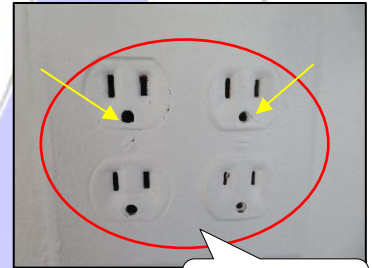
SAMPLE PICTURES OF OUTLETS REVERSE POLARITY



SAMPLE PICTURES OD DAMAGED CABINET DOORS



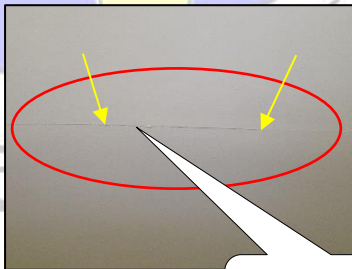
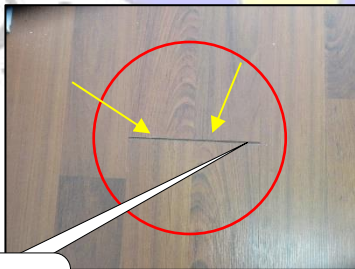
SAMPLE PICTURES OF LOOSE DAMAGED AND BULGING CARPET COVERING



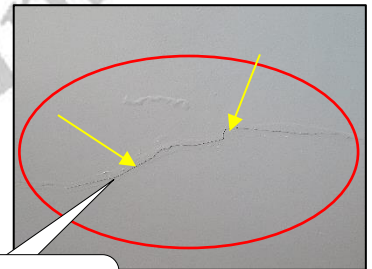
OUTLETS PAINTED OVER



SAMPLE PICTURES OF DAMAGED AND LOOSE KITCHEN FLOOR COVERINGS



SAMPLE PICTURES OF CRACKED AND BUCKLING CEILING



WILLIE Z. GERMINO

Thank you for letting me be a part of your investment

"High Quality Inspection for Client's Satisfaction..."

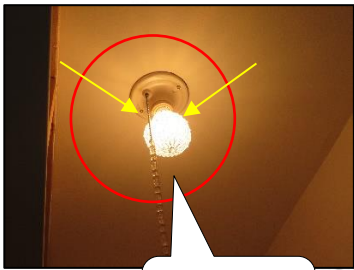


W Z G HOME INSPECTION

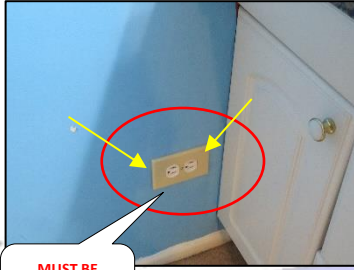
An Illinois Licensed Home Inspector
wzghomeinspection@yahoo.com
Website: www.homeinspection-wzg.com
Cell # 773- 771- 4978
Licensed # 4500 01662



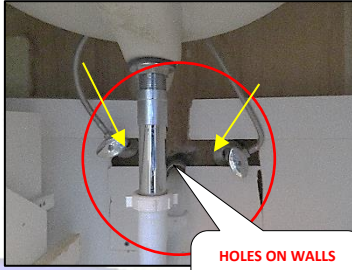
INSPECTION SUMMARY REPORT



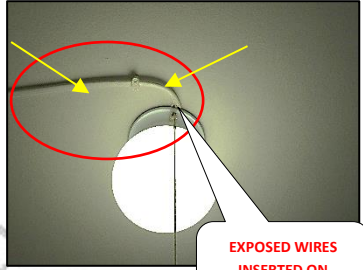
MISSING LIGHT FIXTURES COVERS OR SHIELD



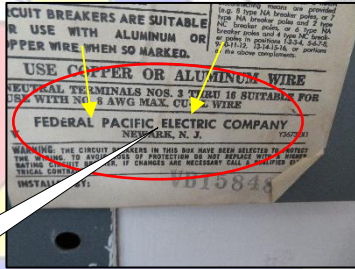
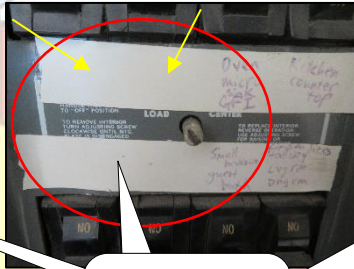
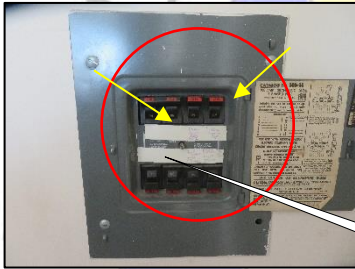
MUST BE GFCI OUTLETS



HOLES ON WALLS UNDER SINK CABINETS



EXPOSED WIRES INSERTED ON LIGHT FIXTURES



SAMPLE PICTURES OF FEDERAL PACIFIC BREAKERS AND INCOMPLETE ROOM LABELS

NOTE:

The condition of the underground drainage and waste piping cannot be determined by this inspection. I strongly recommend that you (CLIENT) *make an inquiry with the current owner as to the condition of underground drainage, interior walls and ceiling sewer pipes including waste piping in the building and if there is any history of sewage back-ups into the unit.*

***** END OF REPORTS/ PLEASE SEE USEFULL INFORMATION ATTACHED *****

WILLIE Z. GERMINO

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