



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

PROPERTY CONDITION ASSESSMENT
wzghomeinspection@yahoo.com
773-771-4978
"High Quality Inspection for Client's Satisfaction"



Inspection Date: December 00, 0000 Outside Temp: 35° Cloudy Soil condition: Wet soil Entry door faces: West
Time: 09:00 am Utilities at the time of inspection: Gas is on Electric is on Water is on Requested by: Client
Present at Inspection: Buyer, Bldg. Manager, Agent & Tenants Building type: Mix - used - 6 units
Property Address: # 00123456 Sample Ave, Illinois 0000



Client: Mr. Always Client	Total units	Units Vacant	Units Occupied	Units Inspected	No. of Bedrooms	No. of Bath	No. of Garage	No. of Parking space
Tel: # 847 - 312 - 0000	6	0	6	6	01 & 2 Bd	1-2 Bath/unit	0	0



Sample pictures of EXTERIORS; Front West, North West, South West, South and rear East Elevation: Brick, wooden and stucco exteriors - light fixtures - thermal and casement windows - wooden porch - flat rubber roofs with steel gutters and down spout - City poured concrete walkway - vacant lot on South sections of the property.



GAS METERS REAR WOODEN PORCH FRONT COMMON STAIRS & LOBBY (13125 ENTRY): Steel doors with glass panes - carpet wooden stairs with carpet coverings - light fixtures - mailboxes - drywalls - radiator heater



FRONT COMMON STAIRS & LOBBY (13121 ENTRY): Steel doors with glass panes - carpet wooden stairs with carpet coverings - light fixtures - mailboxes - drywalls - radiator heater. ELECTRICAL SYSTEMS: Overhead service drop inlet wires - STABLOCK/FEDERAL PACIFIC/PUSHMATIC BREAKERS - 150 Amperes, step down to 100 amperes per unit - located on basement areas and sub panel on each unit.



WATER TANK HEATER: Conventional - gas type - RICHMOND Brand - Model # 7K50 SERIAL # RMNG080218054 - CAPACITY - 50 U S GALLONS YEAR MANUFACTURED - 2000 - Located on basement area. WATER TANK HEATER: Conventional - gas type - RICHMOND Brand - Model # 6G50 SERIAL # RMALN267517655 - CAPACITY - 50 U S GALLONS YEAR MANUFACTURED - 12/2007 - Located on basement area. Sample pictures of Electrical PUSHMATIC panel box on each unit



HEATING SYSTEMS: Boiler / water radiators - gas type - CARRIER Brand - Model # 618W6105 SERIAL # 2491V00759 - CAPACITY - 105,000 BTU YEAR MANUFACTURED - 1989 - Located on basement area. HEATING SYSTEMS: Boiler / water radiators - gas type - CARRIER Brand - Model # 618W6105 SERIAL # 2491V00752 - CAPACITY - 105,000 BTU YEAR MANUFACTURED - 1989 - Located on basement area. COOLING SYSTEMS: ELECTRIC type - CARRIER Brand - Model # F84ANF36 SERIAL # 1799A16346 - CAPACITY - 208/230 VOLTS YEAR MANUFACTURED - not labeled - Located on basement area. HEATING SYSTEMS: Boiler / water radiators - gas type - BRYANT Brand - Model # 245-S SERIAL # 14512580 - CAPACITY - 375,000 BTU YEAR MANUFACTURED - not labeled - Located on basement area. HEATING SYSTEMS: Boiler / water radiators - gas type - CARRIER Brand - Model # 618W6290 SERIAL # 2491V00827 - CAPACITY - 105,000 BTU YEAR MANUFACTURED - 1989 - Located on basement area.



Sample pictures of ROOFING SYSTEMS: Flat rubber roof, roof tiles - steel gutters and down spouts



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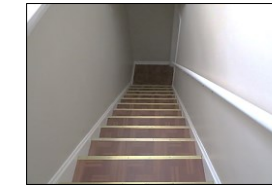
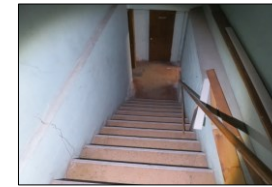
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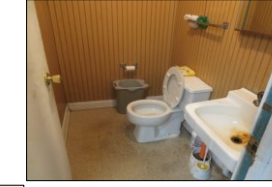
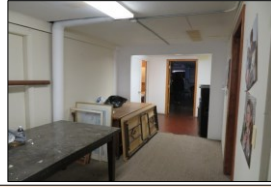
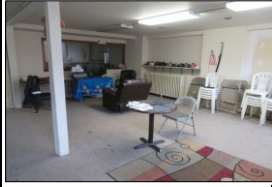
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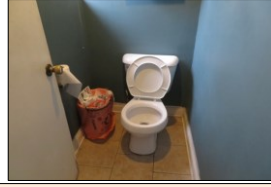
Sample pictures of MEZZANINE & BASEMENT AREAS: Wooden and steel doors - wooden floors and concrete floors - thermal pane windows - wooden column and beams - concrete walls - light fixtures - boiler units - electrical panel box - water tank heaters - main water valve.



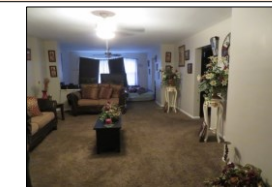
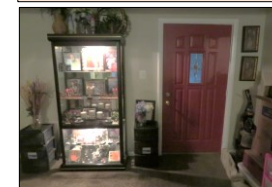
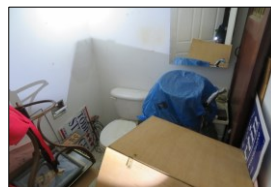
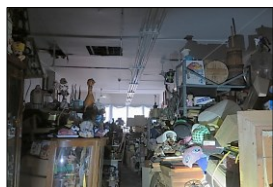
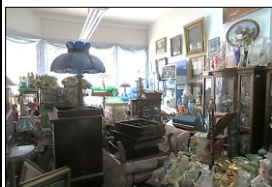
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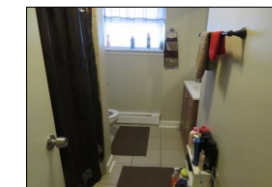
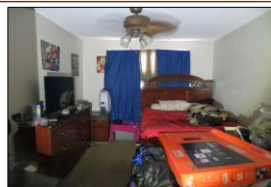
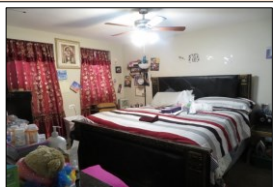
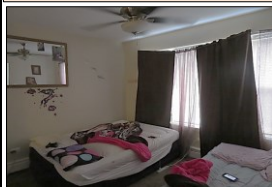
Sample pictures of 13125 OFFICE AREAS: Wooden doors with glass panes - picture windows - carpet - hardwood floors - light fixtures wooden column - 1/2 bathrooms radiator heaters - plaster walls - casement windows.



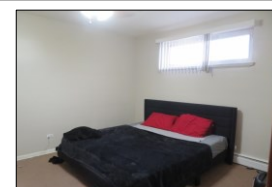
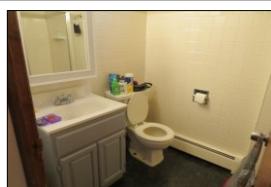
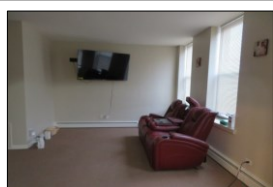
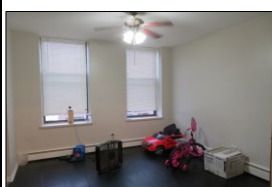
Sample pictures of 13121 OFFICE AREAS: Wooden doors with glass panes - picture windows - carpet - hardwood floors - light fixtures wooden column - 1/2 bathrooms radiator heaters - plaster walls - casement windows.



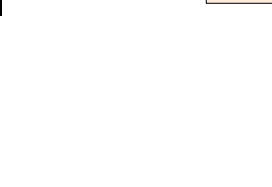
Sample pictures of 13121 OFFICE AREAS: Wooden doors with glass panes - picture windows - carpet - hardwood floors - light fixtures wooden column - 1/2 bathrooms radiator heaters - plaster walls - casement windows.



Sample pictures of 13125 office areas: Wooden doors with glass panes - picture windows - carpet - hardwood floors - light fixtures wooden column - 1/2 bathrooms radiator heaters - plaster walls - casement windows.



13125 - 2 REAR BEDROOM - KITCHEN & BATHROOM: Steel doors - carpet - ceiling fan with light fixtures - thermal pane windows - wooden cabinets - laminated countertops - sink and fixtures - plaster walls



13125 - 2 FRONT - LIVING ROOM - DINING ROOM - BATHROOM - BEDROOM - KITCHEN AREAS: Steel doors - carpet - ceiling fan with light fixtures - thermal pane windows - wooden cabinets - laminated countertops - sink and fixtures - plaster walls



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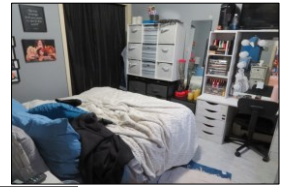
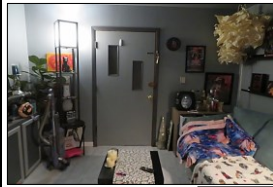
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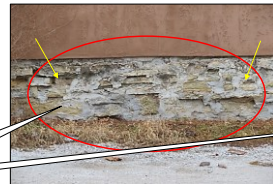
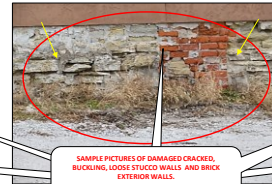
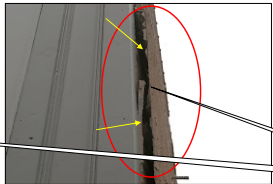
13121 - 2 REAR - LIVING ROOM - DINING ROOM - BATHROOM - BEDROOMS: Steel doors - carpet - ceiling fan with light fixtures - wooden sash windows - wooden cabinets - laminated countertops - sink and fixtures - plaster walls



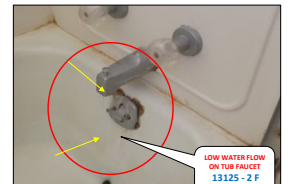
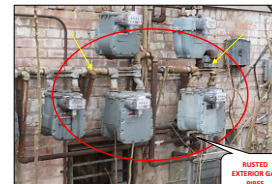
13125 - 2 FRONT - KITCHEN AREAS & PUSHMATIC ELECTRICAL PANEL BOX



13121 - 2 FRONT - LIVING ROOM - BEDROOM - BATHROOM - KITCHEN AREAS & PUSHMATIC ELECTRICAL PANEL BOX: Steel doors - carpet - light fixtures - thermal pane windows - wooden cabinets - laminated countertops - sink and fixtures - plaster walls



SAMPLE PICTURES OF DAMAGED CRACKED, BUCKLING, LOOSE STUCCO WALLS AND BRICK
TAKEN PICTURES ARE SAMPLE PICTURES ONLY.
PLEASE CHECK ENTIRE EXTERIOR WALLS.



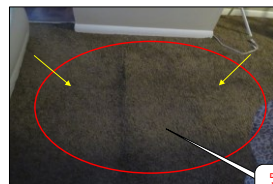
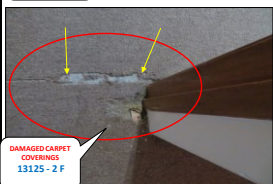
MISSING HANDRAILS ON REAR BASEMENT STAIRS

DAMAGED CRACKED REAR CONCRETE STAIRS AND BRICK WALLS

RUSTED EXTERIOR GAS PIPES

BROKEN WINDOW PANES

LOW WATER FLOW ON THE FAUCET 13125 - 2 F



DAMAGED CARPET COVERINGS 13125 - 2 F

LOW WATER FLOW ON KITCHEN SINK FAUCET 13125 - 2 F

DAMAGED SCREEN WINDOWS 13125 - 2 F

DAMAGED AND WEAK FLOORS 13125 - 2 R



SAMPLE PICTURES OF ANIMAL DROPPINGS ON BASEMENT AND DEAD BATS
TAKEN PICTURES ARE SAMPLE PICTURES ONLY. PLEASE CHECK ENTIRE BASEMENT

DAMAGED CRACKED / DESTROYED FLOOR TILES POSSIBLY ASBESTOS



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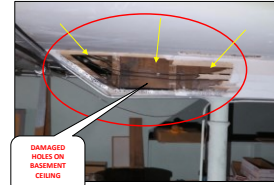
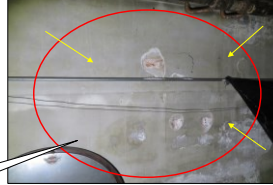
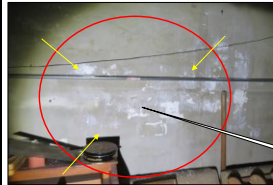
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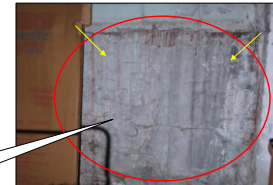
SAMPLE PICTURES OF SCATTERED DEBRIS AND PERSONAL BELONGINGS ON BASEMENT AREAS; TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK ENTIRE BASEMENT



SAMPLE PICTURES OF EFFLORESCEANCE AND BUCKLING CONCRETE WALLS ON BASEMENT AREAS; TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK THE ENTIRE BASEMENT WALLS.

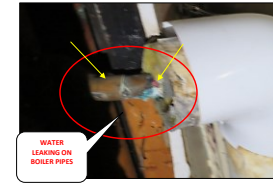
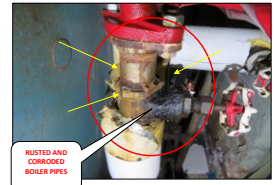
DAMAGED HOLES ON BASEMENT CEILING

RUSTED LEAKING WATER PIPES ON BASEMENT AREAS



DETERIORATED BRICK COLUMN ON BASEMENT AREAS

SAMPLE PICTURES OF BUCKLING CONCRETE BLOCK WALLS ON BASEMENT AREAS; TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK THE ENTIRE BASEMENT WALLS.



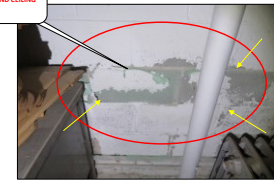
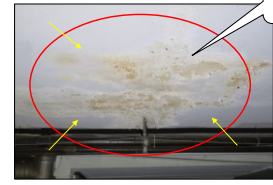
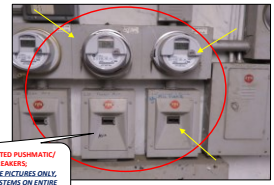
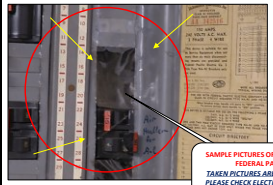
DETERIORATED WINDOW SILLS AND FRAMES ON BASEMENT AREAS

RUSTED AND CORRODED BOILER PIPES

RUSTED BURNERS AND OLD BOILER UNIT

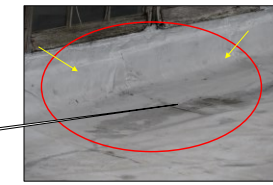
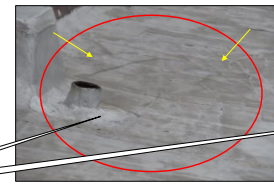
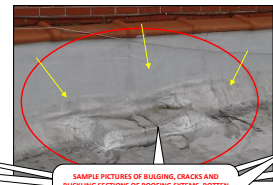
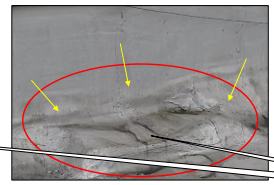
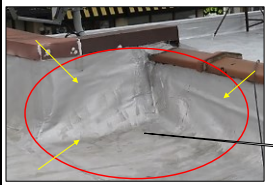
WATER DAMAGED ON BASEMENT WALLS AND CEILING

WATER LEAKING ON BOILER PIPES

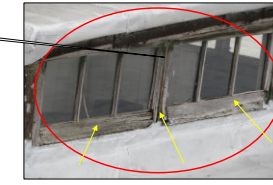
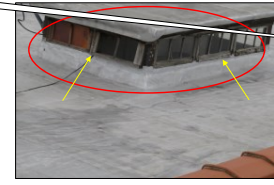
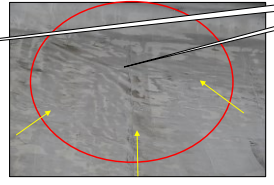


SAMPLE PICTURES OF OUTDATED PUSHMATIC/FEDERAL PACIFIC BREAKERS; TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK ELECTRICAL SYSTEMS ON ENTIRE BUILDING.

RUSTED AND OLD BOILER UNIT



SAMPLE PICTURES OF BULGING, CRACKS AND BUCKLING SECTIONS OF ROOFING SYSTEMS, ROTTEN AND DETERIORATED SKYLIGHT WINDOW FRAMES; TAKEN PICTURES ARE SAMPLE PICTURES ONLY, PLEASE CHECK ENTIRE ROOFING SYSTEMS.



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ELECTRICAL SYSTEMS									
Service Drop Inlet Wires	X	OVERHEAD	X	UNDERGROUND	IN BLDG.	OTHERS		POOR	
Electrical Panel Box	X	BREAKER	FUSES	KNOW/TUBE	X	FED. PACIFIC	POOR	Not known	
Grounding Method	X	GROUND BAR	X	WATER PIPES	NONE	OTHERS		Old Push Matik/ Federal Pacific Electrical panel box on entire building, wires possibly Aluminum - Refer to qualified and licensed Electrician to check all panel boxes and inside wirings at cost to the seller prior to closing.	
Electrical Fixtures	X	LIGHT FIX.	X	CEILING FAN	TRACK LIGHT	RECESS LIGHT			
Outlets - Switch - Covers	X	GFCI	AFCI	REGULAR	OTHERS				
Service Size	X	100 AMPS	X	150 AMPS	300 AMPS				
Others									
BATHROOMS									
Door Systems	X	STEEL	X	WOOD	POCKET DOOR	GLASS			
Walls Systems	X	DRYWALLS	X	PLASTER	CERAMIC WALL	WOOD			
Ceiling Systems	X	DRYWALLS	X	PLASTER	OTHER	WOOD			
Floors Systems	X	CERAMIC	HARDWOOD	VINYL TILES	X	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	POSSIBLE	FAIR	\$ 300.00 \$ 500.00	
Tub - Shower	X	SQUARING TUB	JACOZZI TUB	STANDING SH.	OTHERS	FAIR		\$ 150.00 \$ 300.00	
Ventilation	X	EXHAUST VENT	X	WINDOWS	X	IF/MENT	OTHERS		
Window Systems	X	THER. PANE	GLASS BLOCK	X	CASEMENT	WOOD SASH	FAIR	\$ 300.00 \$ 500.00	
KITCHEN AREA									
Door Systems	X	STEEL	WOOD	X	WOOD/GLASS	OTHERS			
Walls Systems	X	DRYWALLS	X	PLASTER	CERAMIC	WOOD			
Ceiling Systems	X	DRYWALLS	X	PLASTER	OTHER	WOOD			
Floors Systems	X	CERAMIC TILE	X	VINYL TILE	HARDWOOD	LAMINATED			
Electrical Systems	X	GFCI	X	WEL. OUTLETS	AND	OTHERS			
Plumbing Systems	X	COPPER	X	GALVANIZED	X	PVC PIPES	RUBBER		
Cabinets - Sink - Fixtures	X	WOOD	X	STEEL	PLASTIC	OTHERS	FAIR	\$ 1,000.00 \$ 1,500.00	
Countertops	X	LAMINATED	GRANITE	CERAMIC TILES	X	OTHERS			
Appliances	X	STOVE	X	REFRIGERATOR	DISHWASHER	MICROWAVE			
Ventilation	X	EXHAUST VENT	X	WINDOWS	X	RANGE HOOD	OTHERS		
INTERIOR WALLS - FLOORS - CEILING - WINDOWS									
Ceiling Systems	X	DRYWALLS	X	PLASTER	WOOD PANEL	BRICK/CONCRT	FAIR	\$ 1,000.00 \$ 1,500.00	
Walls Systems	X	DRYWALLS	X	PLASTER	WOOD PANEL	OTHERS	FAIR	\$ 600.00 \$ 1,000.00	
Floor Systems	X	HARDWOOD	LAMINATED	X	CARPET	X	CTY PT	\$ 800.00 \$ 1,200.00	
Window Systems	X	THERMAL PAN	X	WOODEN SASH	X	GLASS BLOCK	X	CASEMENT	
Door Systems	X	WOOD	X	STEEL	POCKET DOORS	GLASS DOORS			
Electrical Systems - Others	X	LIGHT FIXTURE	X	CEILING FAN	RECESS LIGHTS	TRACK LIGHT			
Plumbing Systems	X	COPPER	X	GALVANIZED	X	PVC PIPES	RUBBER PIPES		
Others							POOR	\$ 2,000.00 \$ 3,000.00	
ROOFING SYSTEMS									
Roof Covering	X	RUBBER	MODIFIED	SHINGLES	STEEL	POOR	\$ 6,000.00 \$ 8,000.00	Bulging, buckling sections and damaged skylight window frames - Major repairs	
Accessibility	X	INSPECTED	NO ACCESS	NOT INSPECTED	OTHER			POD	
Roof Fascia - Eaves & Soffit	X	STEEL	WOOD	VINYL	CONCRETE				
Gutters and Down spouts	X	STEEL	PLASTIC	COPPER	OTHER				
Chimney	X	BRICKS	X	STEEL	OTHER	PSC			
Flashings	X	STEEL	VINYL	WOOD	OTHER				
Opening Hatch	X	IN THE UNIT	PORCH CEILING	X	NONE	OTHER			
Others									
REPAIR COST					TOTAL ESTIMATED MAJOR REPAIRS AMOUNT		\$23,000.00	\$32,000.00	
					TOTAL ESTIMATED MINOR REPAIRS AMOUNT		\$6,350.00	\$10,200.00	
					SUBMITTED CONTRACTOR'S PROPOSAL AMOUNT		\$0.00		

- Need to submit an **PLUMBING/SEWER inspection report** from a qualified and licensed Plumbing or Sewer 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 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 and qualified HVAC Technician prior to closing.
- Need to submit an **ENVIRONMENTAL Inspection report** from a licensed and qualified Inspector prior to closing.

NOTES AND REMINDERS


TOTAL ESTIMATED MAJOR REPAIRS AMOUNT	from \$23,000.00 to \$32,000.00
TOTAL ESTIMATED MINOR REPAIRS AMOUNT	from \$6,350.00 to \$10,200.00
TOTAL AMOUNT OF MAJOR & MINOR REPAIRS	from \$29,350.00 to \$42,200.00
SUBMITTED CONTRACTOR'S PROPOSAL AMOUNT	from \$0.00 to \$0.00

OVERALL PROPERTY CONDITION ASSESSMENT

In compliance to your request, a visual walk through survey inspection of the above property was conducted on 00-00-00 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. How ever, 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 units only and Field Observer opinion, research, and from a different contractors estimate, other units, rooms or space not visually inspected during inspections are not included on this assessment or walk through survey.

Overall building condition: The building is an **AVERAGE CONDITION** and needs of maintenance, major and minor repairs.

Consultant/ Field Observer:	Date:	NOTES:
 Willie Z. Gorman	00/00/00	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.
Real Estate Agent:	Date:	
Mr. Real Estate E mail: mrralestate@yahoo.com		

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

