



AmeriSpec Chicago - Xperience Home Inspections LLC

6 E. Monroe Street Suite 400

Chicago, IL 60603

(708) 495-4372

XperienceAmerispec.com

Inspection Provided By: Ron Robins



Home Inspection Report

Prepared For:

P2 Capital Insurance Brokers, Inc

Property Address:

1221 175th St

Homewood, IL 60430

Inspected by Robert Barcham, Cal Ramirez,
& Robert McNamara on Mon, Nov 22 2021 at 2:00 PM

Table of Contents

General	3
Exterior	3
Garage	9
Roofing	9
Structure	14
Electrical	14
Heating	21
Cooling	22
Plumbing	23
Bathrooms	26
Laundry	26
Kitchen	26
Interior	26
Pool/Spa	30
Dock/Seawall	30
Report Summary	31

General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	No
Furnished:	No
Weather:	Sunny
Temperature:	Cold
Soil Condition:	Damp
Door Faces:	South
People Present:	Client, Buyer's Agent

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick
Exterior Trim Material:	Aluminum
Walking Surface Types:	Walks
Walking Surface Materials:	Concrete
Chimney Type:	Chimney flue



Comment 1:

Observed at the time of inspection exterior wall facing west has a moisture issue at top need to tuck pointing.

Recommend licensed general contractor for repair and reevaluation as desired.

(Exterior continued)



Figure 1-1



Comment 2:

At the time of inspection, observed the East side exterior wall, window lenthil mortar has deteriorated also the window lintel needs to be looked at.

Recommend licensed general contractor for repair and reevaluation as desired.

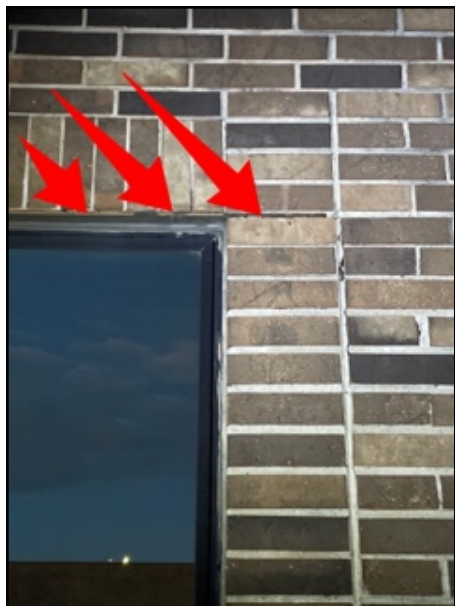


Figure 2-1



Figure 2-2

(Exterior continued)



Figure 2-3



Comment 3:

Observed at the time of inspection the exterior wall where are the dock is in the rear, The above canopy is missing force between joists.

Recommend licensed general contractor for repair and reevaluation as desired.

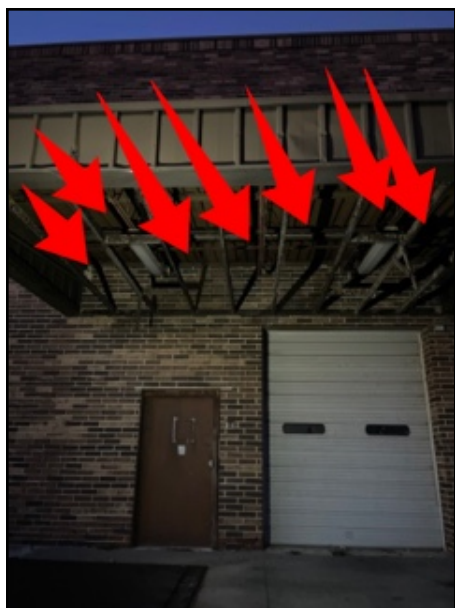


Figure 3-1

(Exterior continued)



Comment 4:

At the time of inspection, observed the retaining wall of the docking area, the slab how do erosion or perhaps mold like substance that needs to be repaired by a licensed general contractor as desired.



Figure 4-1



Comment 5:

At the time of inspection observe the south side exterior wall needs tuck pointing. Recommend licensed general contractor for reevaluation and repair as desired.

(Exterior continued)

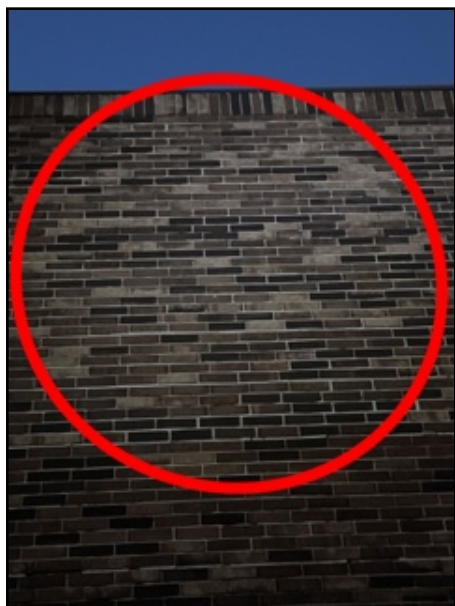


Figure 5-1



Comment 6:

Observed at the time of inspection, The southwest corner top of the masonry wall is missing bricks.

Recommend replacement by a qualified masonry, or licensed general contractor as desired.



Figure 6-1

(Exterior continued)

- Comment 7:
Observed at the time of inspection while facing west, these HVAC/power components were dismantled at the time of inspection.
Recommend a Licensed The HVACs for evaluation and repair as desired.



Figure 7-1

-
- Comment 8:
Observed The The time of inspection exterior wall facing west, these four windows seals need repair oh replace by qualified window and door specialist as desired.

(Exterior continued)



Figure 8-1

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type:

Commercial parking lot

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:

Walked on as it was safe.

Roofing Material:

Roll Roofing

Ventilation Present:

Roof

Gutter Material:

A floor drain was used instead. There was no gutters and downspouts at the time of inspection.

(Roofing continued)



Comment 9:

Observed roof at the time of inspection, a rolled walkable roof.

- Roof was wavy.
- Roof had water pulling/stray/puddles.
- Roof granular substance has almost faded away.
- The chimney flue was corroded, the one facing south.
- Also observed a noticeable amount of saturated erosion black substance in the center of the roof.

Recommend licensed roofing contractor or licensed general contractor for replace t and re-evaluation as as desired.

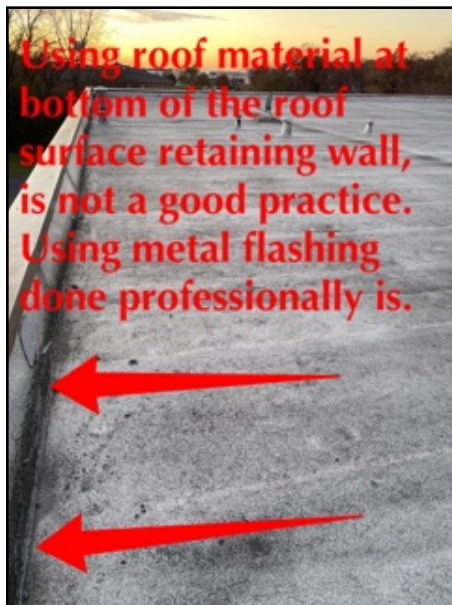


Figure 9-1

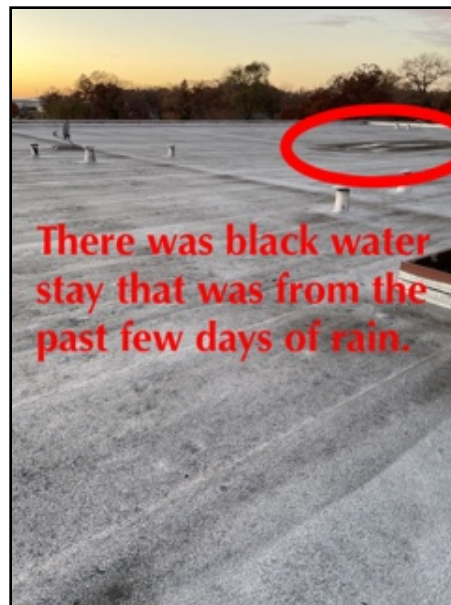


Figure 9-2

(Roofing continued)



Figure 9-3



Figure 9-4



Comment 10:

Observed at south west corner, big gap needs to be redone.

Recommend replacement of the entire roof by a roofing contractor or a licensed general contractor.



Figure 10-1

(Roofing continued)



Comment 11:

Observed towards the west side ceiling roof covering needs to be repaired and patched Brian roofing contractor license general contractor at the time of inspection.



Figure 11-1



Comment 12:

Observed in the middle of roof, huge puddle of water from few days ago that was rainy.

Recommend remove and replace by roofing contractor or licensed general contractor.

(Roofing continued)

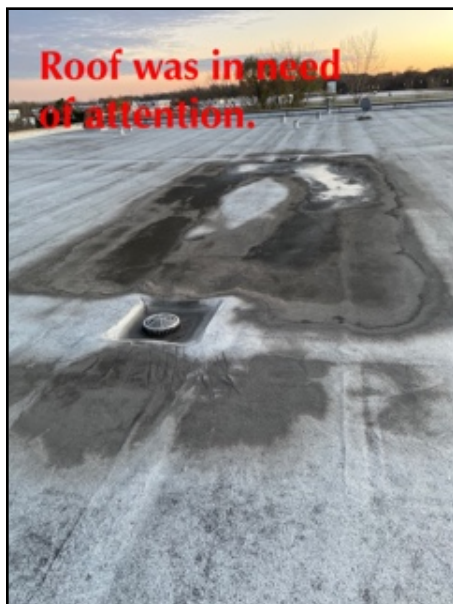


Figure 12-1



Comment 13:

Observed at northwest corner of building at top brick/ masonry, bricks are starting to tilt/lean need tuck pointing need repair and re-evaluated by licensed contractor as desired.

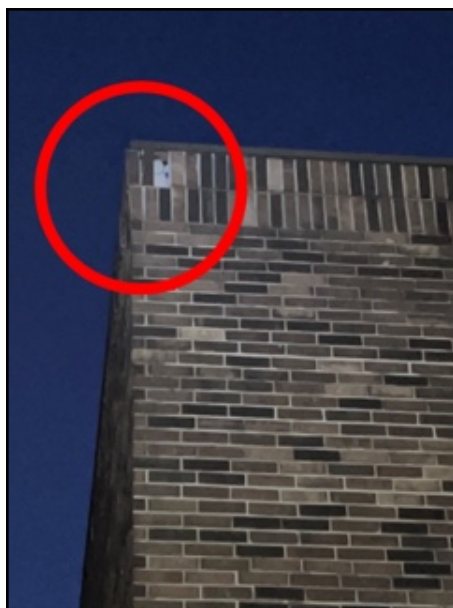


Figure 13-1

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Slab
Foundation Materials:	Brick
Floor Structure:	Wood Framed
Wall Structure:	Masonry

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Service Panel Location:	Interior
Service Voltage:	240 volts
Service Amperage:	Lighting is 200 amps displayed. And for other that draws more voltage is 240 on these main disconnect electrical panels.
Over Current Devices:	Breakers
Main Disconnect Location:	Meter Box
Subpanel Locations:	Not Present
Wiring Method:	Copper
Smoke Detectors Present:	Not Present



Comment 14:

At the time of inspection observed quite a few electrical outlets missing cover as well as number representative of electrical outlets had no power or open hot. Recommend a Licensed The Electric in for repair and reevaluation of the entire electrical system in this commercial building as well as electrical panel as desired. Electrical outlet facing west side wall in the corner open heart no power. Recommend a licensed electrician for repair of the entire electrical service of this building as desired.

(Electrical continued)



Figure 14-1



Figure 14-2



Comment 15:

At the time of inspection observed partition wall across from the previous same issue open-heart recommend licensed electrician for evaluation and repair. The salad is facing east.



Figure 15-1

(Electrical continued)



Comment 16:



Figure 16-1



Figure 16-2



Comment 17:



Figure 17-1

(Electrical continued)



Comment 18:



Figure 18-1



Comment 19:

As this is only informational these are the two electrical meters just for the location which is beyond our scope of inspection location is in the midst of the floorplan towards the rear first floor at the time of inspection.



Figure 19-1

(Electrical continued)



Comment 20:

Observed at the time of inspection these electrical panel you see with the aero has a wrong size wire attached to a 20 amp breaker.

Also observes way too many that's could have been done a better job.

I am recommending a licensed electrician to look and inspect every single panel, every single outlet, for repair and reevaluation.

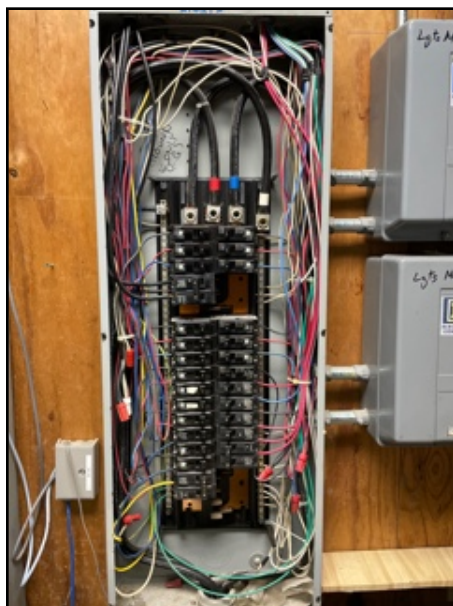


Figure 20-1



Figure 20-2



Figure 20-3

(Electrical continued)



Comment 21:

Observed at the time inspection number one outlet has a wrong wire size that does not match the 20 amp breaker.

I am recommending a licensed electrician to inspect every electrical panel, inspect every electrical outlet, for repair and re-evaluation as desired.



Figure 21-1

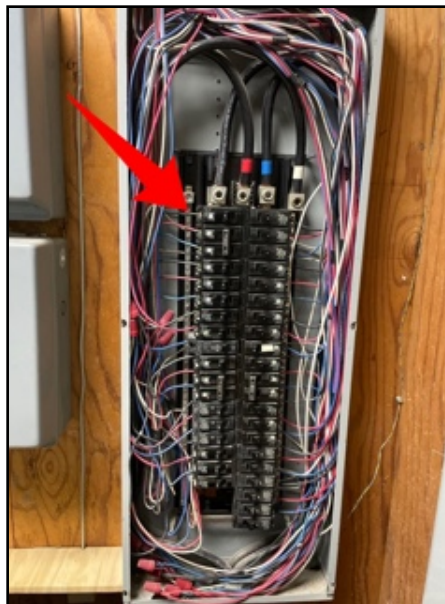


Figure 21-2



Comment 22:

(Electrical continued)



Comment 23:



Figure 23-1



Comment 24:

Observed transformers at south side exterior at the time of inspection that needs re-evaluation by qualified professionals for commercial property.



Figure 24-1

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source: Undetermined since no heater was installed at the time of inspection.

Type of Equipment: Forced Air

Type of Distribution: Metal Ducting



Comment 25:

Main gas was not turned on at the time inspection therefore heating at the time of inspection was undetermined.



Comment 26:

At the time of inspection did not installed/present. Therefore heating at the time of inspection was undetermined.



Figure 26-1

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source: Electric
Type of Equipment: Split System
Type of Distribution: Metal Ducting

i Comment 27:
Air-conditioning condition not determined at the time of inspection due to cold weather as doing so will ruin its compressor. Outside temperature has to be 65 degrees minimum for the past 48 hours to be safe. Therefore air-conditioning condition undetermined at the time of inspection. Also the data tags on its A.C. Condenser were warned out. Recommend licensed HVAC for re-evaluation of those old air-conditioning units.

! Comment 28:
West side ax dismantked.



Figure 28-1

(Cooling continued)



Comment 29:
West wh serial number.

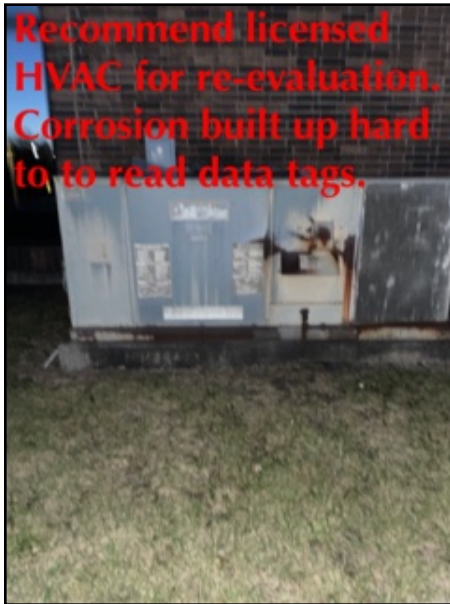


Figure 29-1



Comment 30:
Ac blown .

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material:	Plastic, Cast Iron
Supply Pipe Material:	Copper
Location of Water Shutoff:	Not Located
Location of Fuel Shutoff:	Not Located
Water Heater Fuel:	Observed two huge mechanical HVAC units that were undetermined if they were gas or electric. Recommend licensed HVAC for reevaluation and repair as desired.
Water Heater Capacity:	There was no water heater at the time of inspection.

(Plumbing continued)



Comment 31:

At the time of inspection main water and gas were shut off. Plumbing was still under construction as there was only rough work to be finished. Therefore inspection of plumbing was undetermined given the above reason.

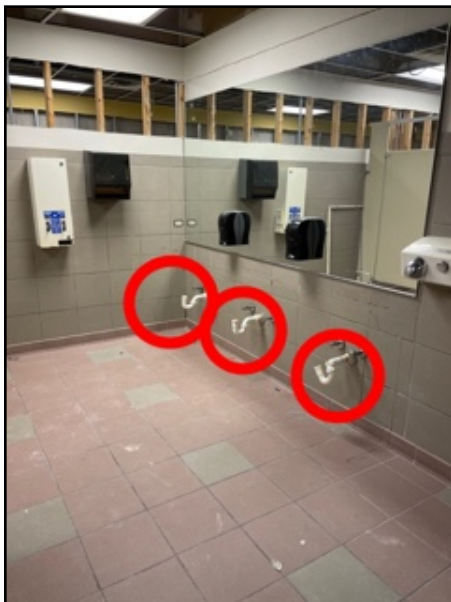


Figure 31-1



Comment 32:

Again at the time when spec shin plumbing rough work was still not done as this is the other bathroom that was observed. Therefore, inspection of plumbing was undetermined due to the given above reason.

(Plumbing continued)

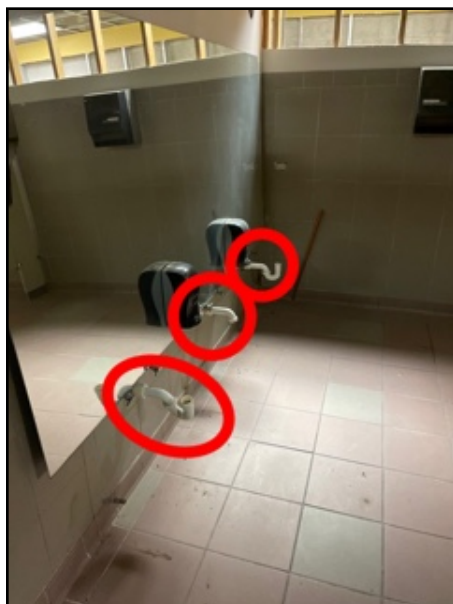


Figure 32-1



Comment 33:

Recommend this unprofessional cut of PVC plumbing to be replaced. I mean the whole PVC pipe needs to be replaced not just a joint or have it patched. Recommend a License plumber for repair and reevaluation as desired.



Figure 33-1

Bathrooms

Bathroom #1

Bathroom #2

Bathroom #3

Bathroom #4

Bathroom #5

Laundry


Kitchen

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:	Vent
Window Materials:	Metal
Entry Door Types:	Hinged
Entry Door Materials:	Wood

(Interior continued)

-  **Comment 34:**
At the time of inspection this docking door in the rear, did not function.
Recommend reevaluation by a qualified specialist.

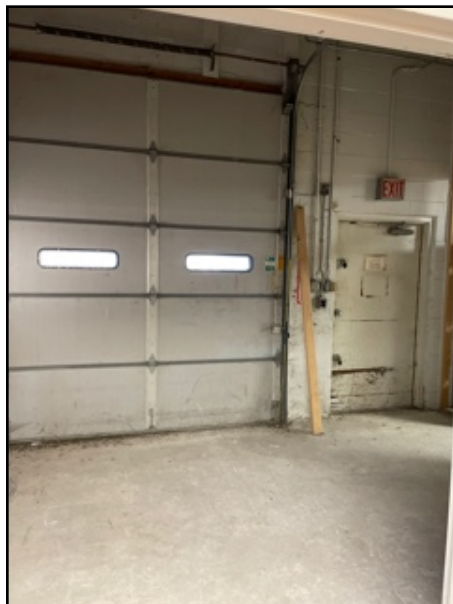



Figure 34-1

-
-  **Comment 35:**
At the time of inspection the interior of this entire commercial building, the floors were not done, the ceiling was not done, and the insulation between the studs and the wall was not covered.
Recommend licensed general contractor for reevaluation and repair as desired.

(Interior continued)



Figure 35-1



Figure 35-2



Figure 35-3

(Interior continued)



Comment 36:

Observed at the time of inspection this bottom window that opens with the handle is stuck it does not open.

Recommend window and door specialist for repair and reevaluation.



Figure 36-1



Comment 37:

At the time of inspection observed this front window at bottom facing front property, missing glass.

Recommend window and door specialist for replacement as desired and further evaluation as desired.

(Interior continued)



Figure 37-1

Pool/Spa

The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.

Dock/Seawall

The inspection of the dock and seawall is limited to a visual inspection from the land side only.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Exterior

1) Observed at the time of inspection exterior wall facing west has a moisture issue at top need to tuck pointing.

Recommend licensed general contractor for repair and reevaluation as desired.



Figure 1-1

2) At the time of inspection, observed the East side exterior wall, window lenthil mortar has deteriorated also the window lintel needs to be looked at.

Recommend licensed general contractor for repair and reevaluation as desired.

(Report Summary continued)



Figure 2-1



Figure 2-2



Figure 2-3

3) Observed at the time of inspection the exterior wall where are the dock is in the rear, The above canopy is missing force between joists. Recommend licensed general contractor for repair and reevaluation as desired.

(Report Summary continued)

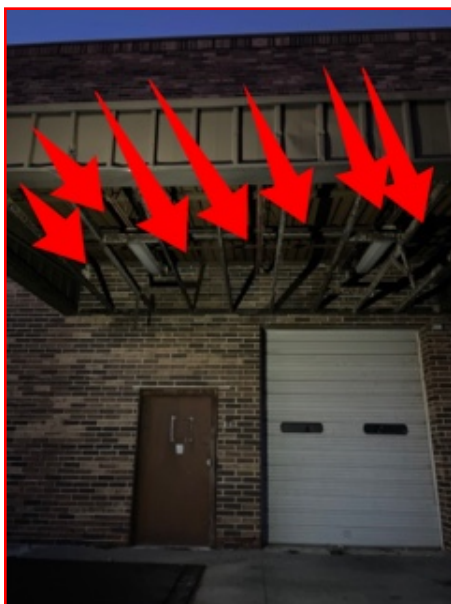


Figure 3-1

4) At the time of inspection, observed the retaining wall of the docking area, the slab how do erosion or perhaps mold like substance that needs to be repaired by a licensed general contractor as desired.



Figure 4-1

5) At the time of inspection observe the south side exterior wall needs tuck pointing. Recommend licensed general contractor for reevaluation and repair as desired.

(Report Summary continued)



Figure 5-1

6) Observed at the time of inspection, The southwest corner top of the masonry wall is missing bricks.
Recommend replacement by a qualified masonry, or licensed general contractor as desired.



Figure 6-1

(Report Summary continued)

7) Observed at the time of inspection while facing west, these HVAC/power components were dismantled at the time of inspection.

Recommend a Licensed The HVACs for evaluation and repair as desired.



Figure 7-1

8) Observed The The time of inspection exterior wall facing west, these four windows seals need repair oh replace by qualified window and door specialist as desired.



Figure 8-1

(Report Summary continued)

Roofing

9) Observed roof at the time of inspection, a rolled walkable roof.

- Roof was wavy.
- Roof had water pulling/stray/puddles.
- Roof granular substance has almost faded away.
- The chimney flue was corroded, the one facing south.
- Also observed a noticeable amount of saturated erosion black substance in the center of the roof.

Recommend licensed roofing contractor or licensed general contractor for replacement and re-evaluation as desired.

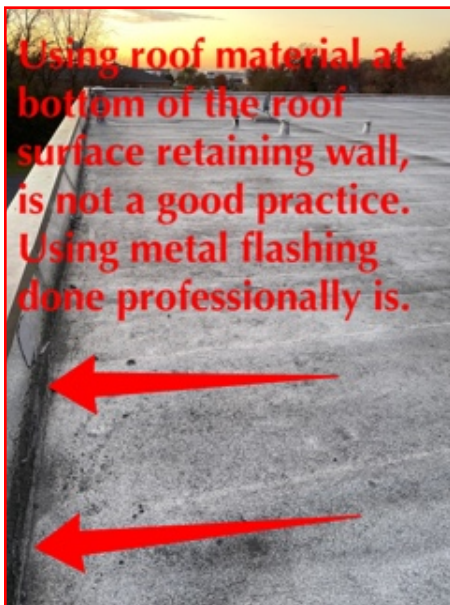


Figure 9-1

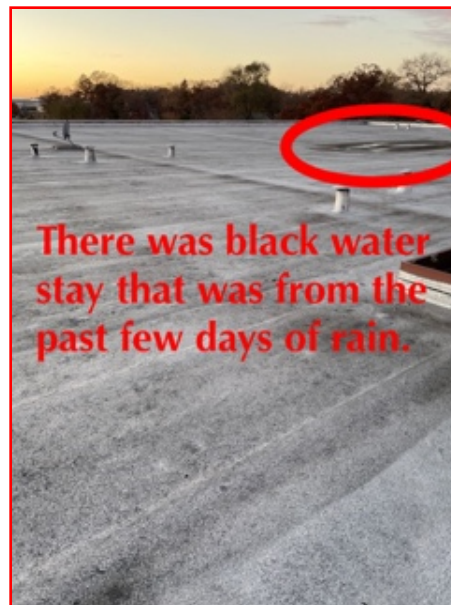


Figure 9-2

(Report Summary continued)



Figure 9-3



Figure 9-4

10) Observed at south west corner, big gap needs to be redone. Recommend replacement of the entire roof by a roofing contractor or a licensed general contractor.



Figure 10-1

11) Observed towards the west side ceiling roof covering needs to be repaired and patched Brian roofing contractor license general contractor at the time of inspection.

(Report Summary continued)



Figure 11-1

12) Observed in the middle of roof, huge puddle of water from few days ago that was rainy.

Recommend remove and replace by roofing contractor or licensed general contractor.



Figure 12-1

13) Observed at northwest corner of building at top brick/ masonry, bricks are starting to tilt/lean need tuck pointing need repair and re-evaluated by licensed contractor as desired.

(Report Summary continued)



Figure 13-1

Electrical

14) At the time of inspection observed quite a few electrical outlets missing cover as well as number representative of electrical outlets had no power or open hot. Recommend a Licensed The Electric in for repair and reevaluation of the entire electrical system in this commercial building as well as electrical panel as desired. Electrical outlet facing west side wall in the corner open heart no power. Recommend a licensed electrician for repair of the entire electrical service of this building as desired.



Figure 14-1



Figure 14-2

(Report Summary continued)

15) At the time of inspection observed partition wall across from the previous same issue open-heart recommend licensed electrician for evaluation and repair. The salad is facing east.



Figure 15-1

16)



Figure 16-1



Figure 16-2

17)

(Report Summary continued)



Figure 17-1

18)



Figure 18-1

19) Observed at the time of inspection these electrical panel you see with the aero has a wrong size wire attached to a 20 amp breaker.

Also observes way too many that's could have been done a better job.

I am recommending a licensed electrician to look and inspect every single panel, every single outlet, for repair and reevaluation.

(Report Summary continued)

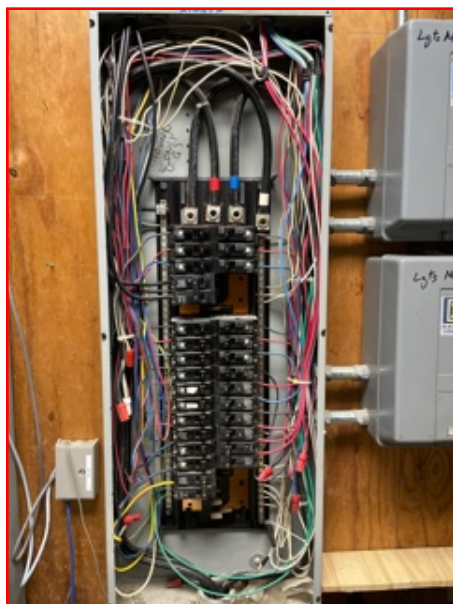


Figure 20-1



Figure 20-2



Figure 20-3

20) Observed at the time inspection number one outlet has a wrong wire size that does not match the 20 amp breaker. I am recommending a licensed electrician to inspect every electrical panel, inspect every electrical outlet, for repair and re-evaluation as desired.

(Report Summary continued)



Figure 21-1

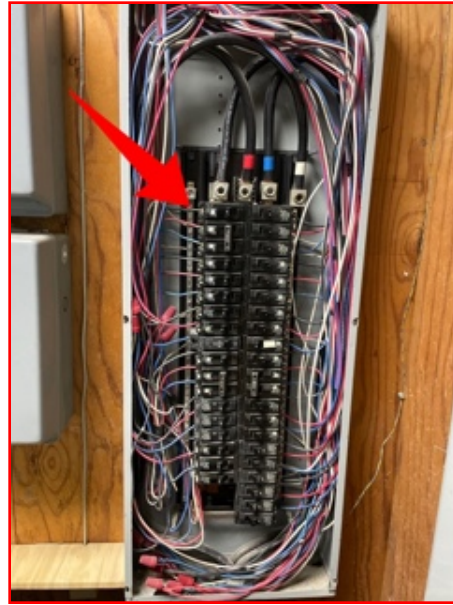


Figure 21-2

21)

22)



Figure 23-1

23) Observed transformers at south side exterior at the time of inspection that needs re-evaluation by qualified professionals for commercial property.

(Report Summary continued)



Figure 24-1

Cooling

24) West side ax dismantked.



Figure 28-1

25) West wh serial number.

(Report Summary continued)



Figure 29-1

26) Ac blown .

Plumbing

27) At the time of inspection main water and gas were shut off. Plumbing was still under construction as there was only rough work to be finished. Therefore inspection of plumbing was undetermined given the above reason.

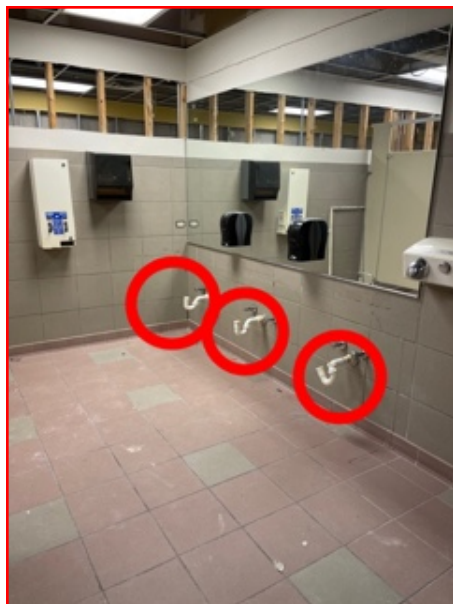


Figure 31-1

(Report Summary continued)

28) Again at the time when spec shin plumbing rough work was still not done as this is the other bathroom that was observed. Therefore, inspection of plumbing was undetermined due to the given above reason.

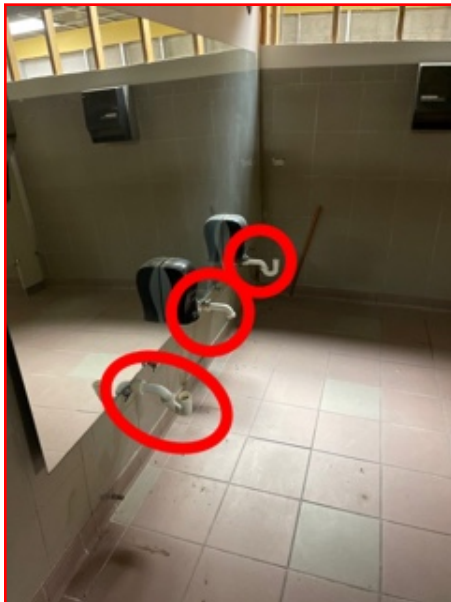


Figure 32-1

29) Recommend this unprofessional cut of PVC plumbing to be replaced. I mean the whole PVC pipe needs to be replaced not just a joint or have it patched. Recommend a License plumber for repair and reevaluation as desired.



Figure 33-1

(Report Summary continued)

Interior

30) At the time of inspection this docking door in the rear, did not function. Recommend reevaluation by a qualified specialist.

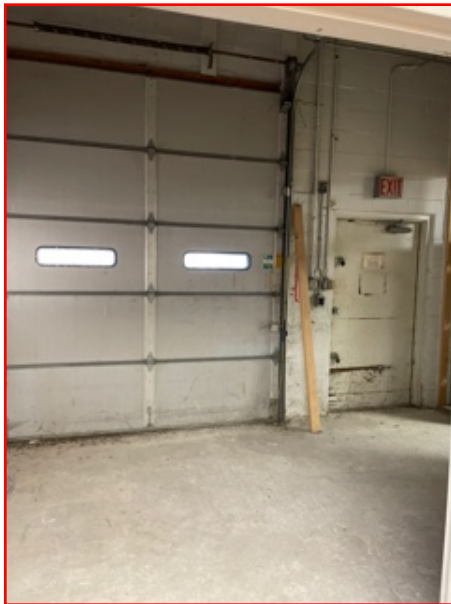


Figure 34-1

31) At the time of inspection the interior of this entire commercial building, the floors were not done, the ceiling was not done, and the insulation between the studs and the wall was not covered.

Recommend licensed general contractor for reevaluation and repair as desired.



Figure 35-1



Figure 35-2

(Report Summary continued)



Figure 35-3

32) Observed at the time of inspection this bottom window that opens with the handle is stuck it does not open.
Recommend window and door specialist for repair and reevaluation.



Figure 36-1

(Report Summary continued)

33) At the time of inspection observed this front window at bottom facing front property, missing glass.

Recommend window and door specialist for replacement as desired and further evaluation as desired.



Figure 37-1