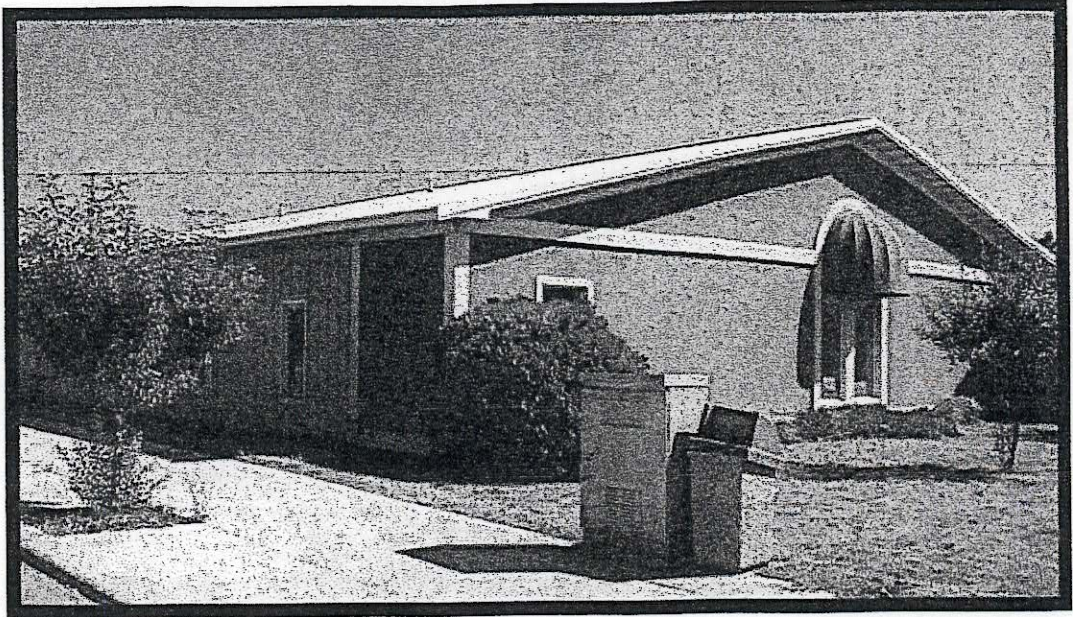


## INSPECTION CONDITIONS

### CLIENT & SITE INFORMATION:

1.1 FILE #:



1.2 DATE OF INSPECTION:

7/13/2012 07/13/2012

1.3 TIME OF INSPECTION:

7/13/2012 7:50:45 AM 07:50

1.4 CLIENT NAME:

Freeport Township

1.5 CLIENT CITY/STATE/ZIP:

Freeport, IL 61032

1.6 CLIENT PHONE #:

1.7 CLIENT FAX #:

1.8 INSPECTION SITE:

206 E Stephenson Street

1.9 INSPECTION SITE

CITY/STATE/ZIP:

FREEPORT, IL 61032

### CLIMATIC CONDITIONS:

1.10 WEATHER:

Clear

1.11 SOIL CONDITIONS:

Dry

1.12 APPROXIMATE

OUTSIDE TEMPERATURE in

F:

80-90

### BUILDING CHARACTERISTICS:

1.13 MAIN ENTRY FACES:

South

1.14 BUILDING TYPE:

"pole type building"

1.15 STORIES:

1



**UTILITY SERVICES:**

1.16 WATER SOURCE:

Public

1.17 SEWAGE DISPOSAL:

Public

1.18 UTILITIES STATUS:

All utilities on

**OTHER INFORMATION:**

1.19 AREA:

City

**PAYMENT INFORMATION:**

1.20 TOTAL FEE:

\$750 For inspection

\$260 For 4 samples @ \$65 each Mold

1.21 PAID BY:

**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing; any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



## FOUNDATION - STRUCTURE - EXTERIOR

### CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY

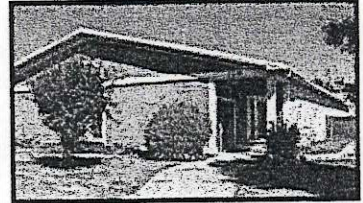
**GOOD** - Satisfactory with normal wear and tear

**FAIR** - Satisfactory but declining in usefulness

**POOR** - Unsatisfactory in need of immediate repair

The following opinion is based on an inspection of the visible portion of the foundation and exterior. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation.

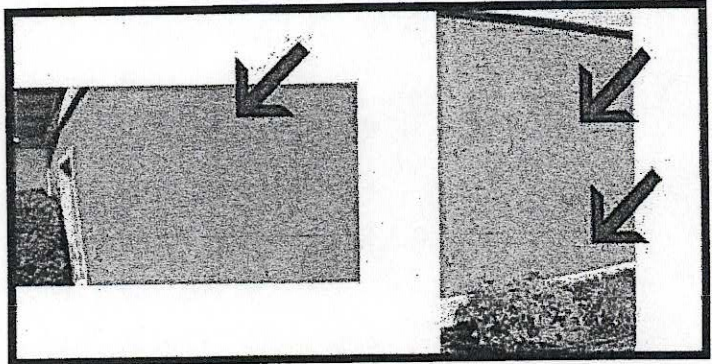
2.1



### GENERAL COMMENTS:

2.2

The front of the Building is an EIFS Finish there is some softness or looseness of the finish. This often shows some damage to the substrata. A mold test was done to find out if there is evidence of mold inside of the wall which would indicate the presence of moisture.



### FOUNDATIONS:

2.3

Monolithic. Floor is a concrete slab.

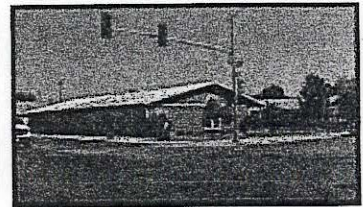
#### 2.4 Evidence of Settlement:

Minor cracks noted- not significant at this point in time the crack at the rear of the building at the addition is caused by the fact the rearmost portion of the building has a foundation whereas the front 2/3 has a monolithic slab. This has allowed a slight difference in floor height to be evident as the floor moves with normal settlement.

### GRADING & LANDSCAPE:

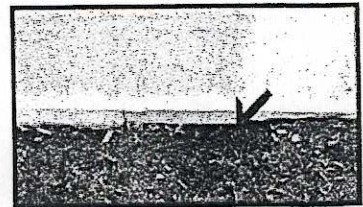
2.5 Grading:

Fair very flat site



2.6 Landscape:

Good however there is evidence of animal infestation under the slab



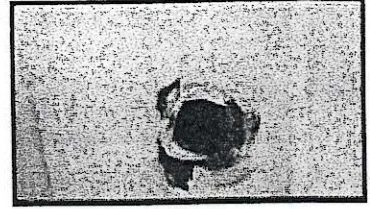
**EXTERIOR WALLS:**

2.7 *Predominant materials:*

Corrugated steel panels

2.8 *Overall Condition:*

Good Minor damage is found - at areas where various penetrations were made



2.9 *Other Inspector*

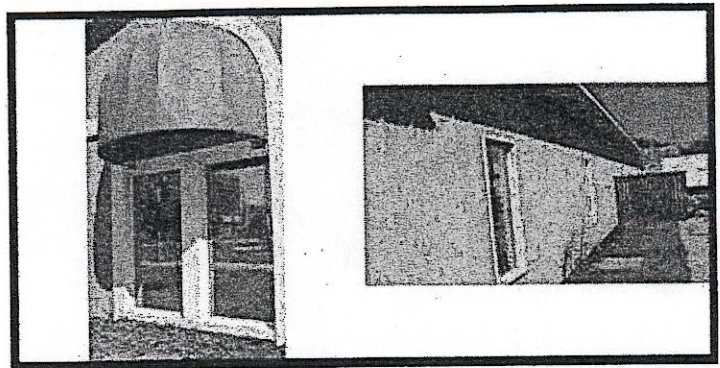
*Comments:*

The damage on the front EIFS should be investigated further using destructive testing as the mold test is only an investigative tool not a complete and definitive answer  
Mold was found inside of the wall see attached mold test

**WINDOWS:**

2.10 *Predominant Type:*

Fixed glass



2.11 *Overall Condition:*

Good.

**DOORS:**

2.12 *Front Entry Doors:*

Good condition.

2.13 *Rear Entry Doors:*



# Inspection of 206 E Stephenson Street by ProSpector Home Inspections

Good condition. however it should be noted that the rear door has a deadbolt and no panic hardware this is a code and safety issue and should be addressed consult with the fire department and the Building official as to the prevailing standard for Freeport



## 2.14 Overhead/Sliding Doors:

Good condition. the door operates manually and operates well however Security is lacking in that the only locking mechanism is the slide tab on one side and it is possible to pry doors open with that device



## PARKING AREAS:

2.15 Surfacing Material:  
Concrete

2.16 Condition:  
Fair. Some expansion cracking is present. Normal for aged materials.

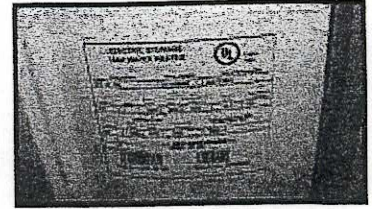
## FRONT ENTRY:

2.17  
Good.

**Approximate Year of Construction:**

2.18

@ 1996



**2.19 Additions:**

Rear portion of building with loading dock



## ROOFING SYSTEM

### CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY

**GOOD** - Satisfactory with normal wear and tear

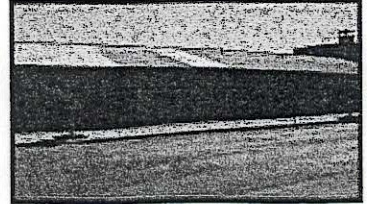
**FAIR** - Satisfactory but declining in usefulness

**POOR** - Unsatisfactory in need of immediate repair

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the presence of any roof leaks.

### 3/12 pitch roof

3.1



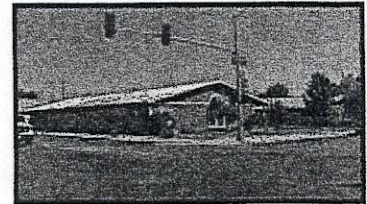
### GENERAL COMMENTS:

3.2

roof shows no damage this type usually lasts @ 50 years with proper care

3.3 Type:

Simple Gable.



3.4 Roof Covering:

Corrugated steel panels

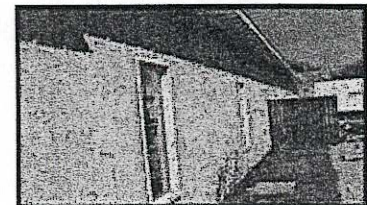
3.5 Overall Condition:

Good.

### OVERHANGS/ROOF EDGE:

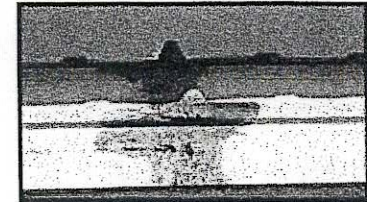
3.6 Type:

Aluminum/Aluminum



3.7 Condition:

Good. with only one damaged spot

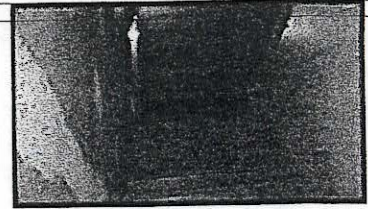


### ATTIC:

3.8 Accessible for inspection?

# Inspection of 206 E Stephenson Street by ProSpector Home Inspections

Yes, no handrail on stairs



## 3.9 Evidence of Leaks:

None noted.

## ROOF SUPPORT:

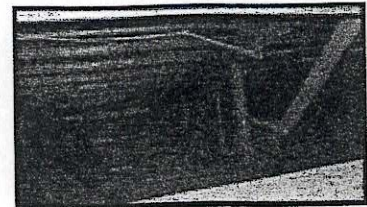
3.10

trusses



## 3.11 Roof Sheathing:

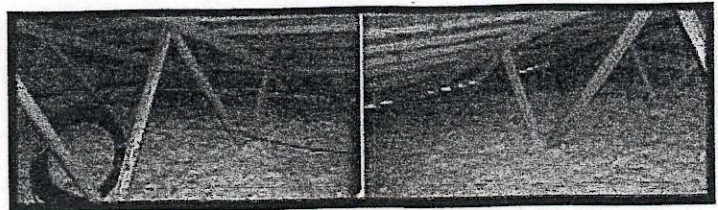
Good overall condition Corrugated steel panels



## INSULATION:

### 3.12 Predominant Type and Estimated R-Value:

12 inches blown Fiberglass: R-30



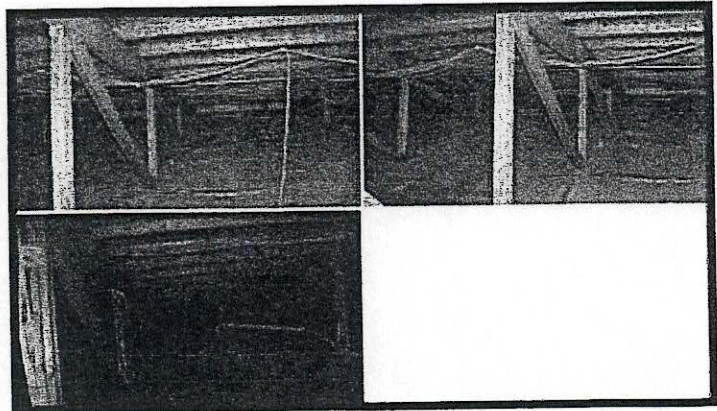
### 3.13 Side-Wall Insulation

6 inch Fiberglass batts: R-19

## VENTILATION:

3.14

Ridge vents Ceiling insulation is contacting the underside of the roof sheathing in the area over the exterior walls. Air flow is being restricted to a large part. Insulation can be removed back in an attempt to restore air flow within the attic area.



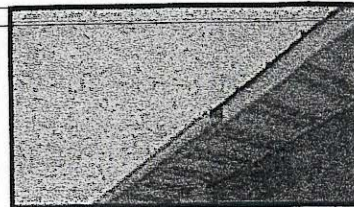
## GUTTERS & DOWNSPOUTS:

3.15 Type and Condition:



# Inspection of 206 E Stephenson Street by ProSpector Home Inspections

Aluminum. at front and rear but not the majority add more for water diversion Extend downspouts to divert water away from the building foundation.



## RECENT WEATHER CONDITIONS HAVE BEEN:

3.16

Dry

## PLUMBING SYSTEM

### CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

**GOOD** - *Satisfactory with normal wear and tear*

**FAIR** - *Satisfactory but declining in usefulness*

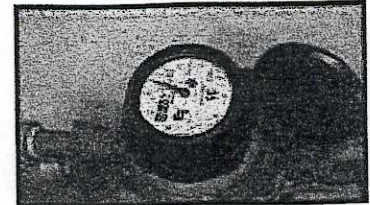
**POOR** - *Unsatisfactory in need of immediate repair*

It is not within the scope of this report to determine the degree of salinity, quality, or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. From time to time, you will have to replace such items as toilet flappers, faucet washers or cartridges, and P-traps, as these items wear out every few years. Hot water can scald. Be careful!

### WATER SOURCE:

4.1

Municipal service



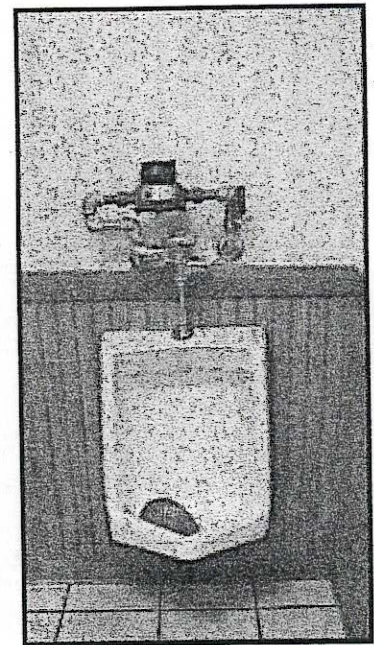
4.2 Supply Pressure in PSI:

good @ 60 to 80 psi

4.3 Main Cutoff Valve

Location:

Mens room



### INTERIOR SUPPLY LINES:

4.4 Predominant Type:

Copper.

4.5 Flow:

Good.

4.6 Evidence of past or present leaks?

None

### WASTE/VENTING PROVISIONS:

4.7

Sewer

4.8 Interior Waste Lines:

Predominant Type:



PVC

4.9 Drainage:

Good

4.10 Evidence of past or  
present leaks?

None

4.11 Venting:

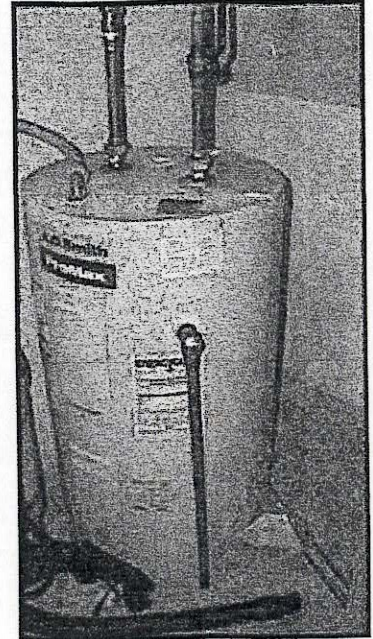
Adequate

**HOT WATER SOURCE:**

4.12 Primary Water Heater

Type:

Electric.



4.13 Size in Gallons:

30



4.14 Year of Manufacture:

2007

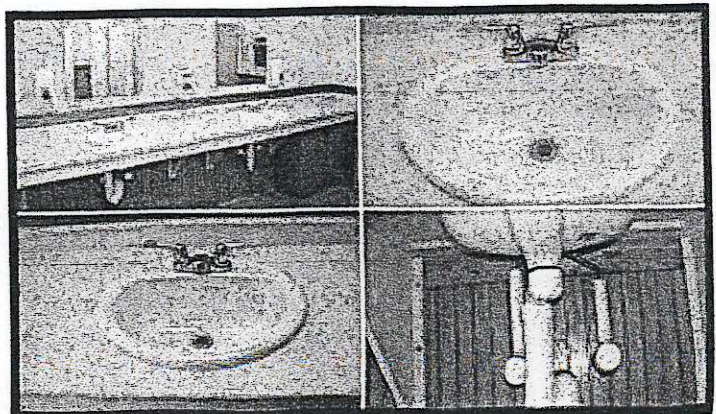
4.15 Equipment Condition:

Good. Water heaters generally have service lives of 10-15 years.

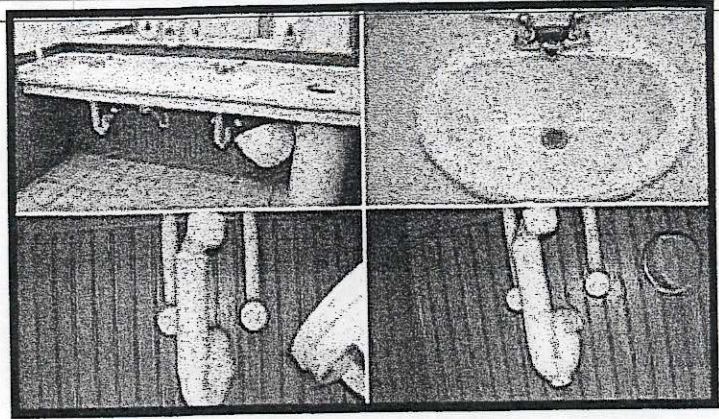
**PLUMBING FIXTURES:**

4.16 Baths- Sinks:

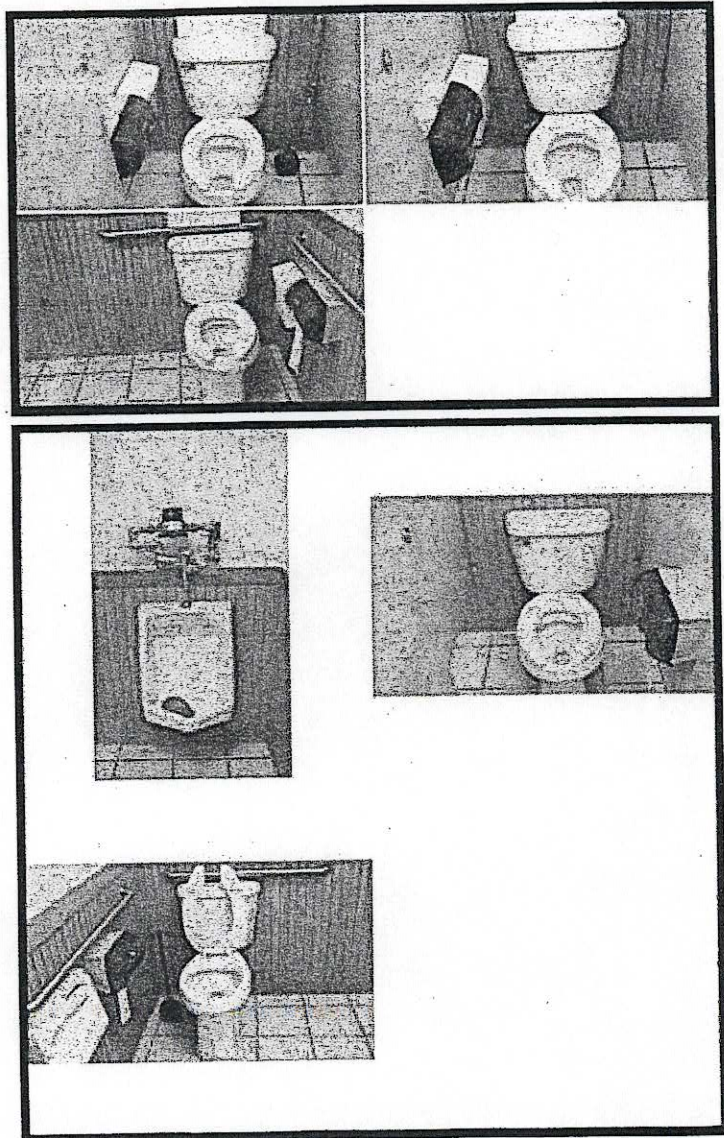
Good



Good



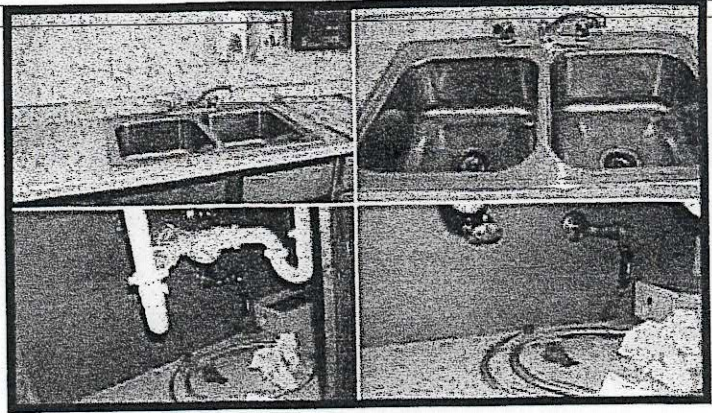
4.17 Toilets:



4.18 Kitchen Areas:



Good.



4.19 Exterior Spigots:  
Good.

**FIRE SPRINKLER SYSTEM:**

4.20

none check with fire department for requirements

## ELECTRICAL

### CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY

**GOOD** - Satisfactory with normal wear and tear

**FAIR** - Satisfactory but declining in usefulness

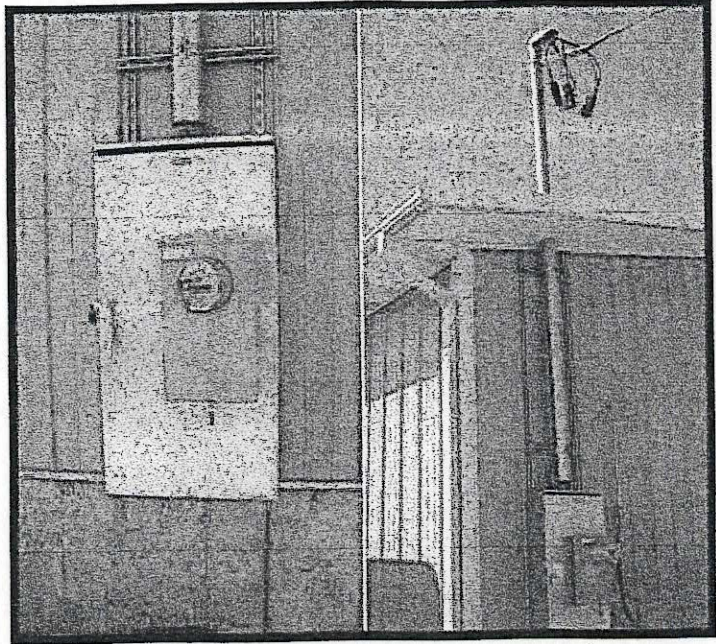
**POOR** - Unsatisfactory in need of immediate repair

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection.

### GENERAL COMMENTS:

5.1

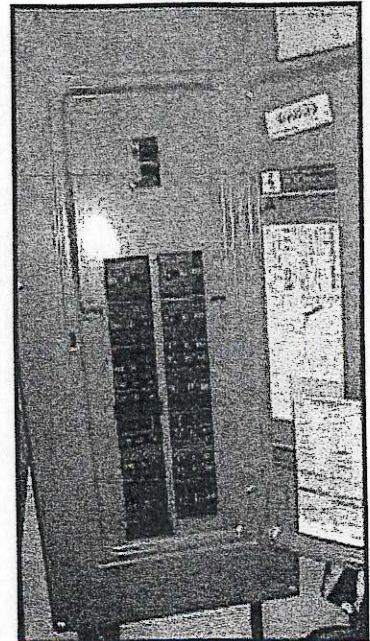
OH service



### MAIN SERVICE:

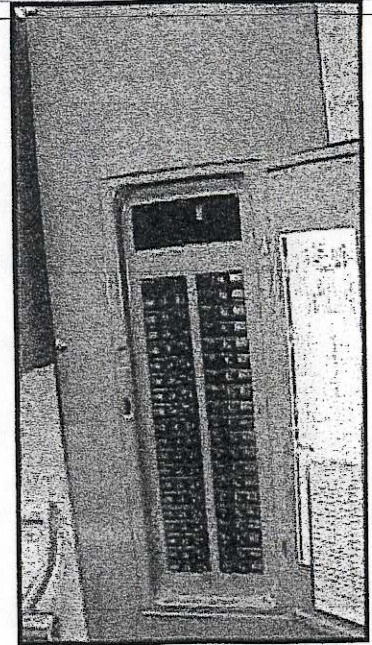
5.2 Service Entrance:

200 a 3 phase





200 a 1 phase



**MAIN DISCONNECTS:**

5.3 Incoming Wiring:

1/0 Aluminum

5.4 Location of Service

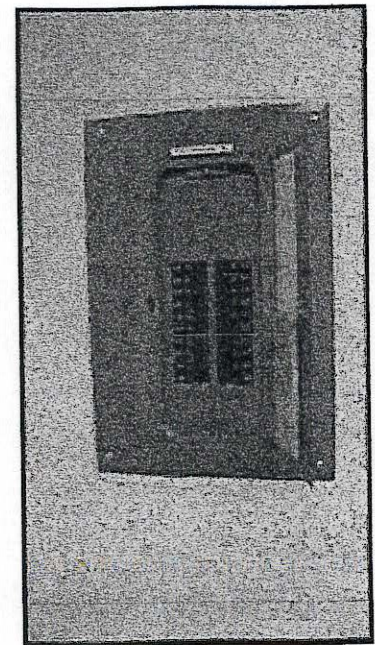
Disconnects:

Top of main panels

**SUBPANELS:**

5.5 Locations & Condition:

in security office



**BRANCH CIRCUIT PANELS:**

5.6 Location:

In garage/ dock

5.7 Main Circuit Rating:

200 amps twice

5.8 With:

Circuit breakers

5.9 Workmanship and Layout:

Good

5.10 Anti-Oxidant Paste on  
Aluminum Cable?

Yes

5.11 Circuit Breakers: Size vs  
Indicated Use:

Good

**BRANCH CIRCUIT WIRING:**

5.12 Wire Size vs Indicated  
Use:

Good

5.13 Predominant Wire Type:  
Copper

**ELECTRICAL GROUNDING:**

5.14 Condition:

Good

**OUTLETS/SWITCHES/FIXTURES:**

5.15 Outlets: Overall  
Condition:

Good.

5.16 Switches: Overall  
Condition:

Good.

5.17 Fixtures: Overall  
Condition:

Good.

**GROUND FAULT INTERRUPTER (GFI) CIRCUITRY:**

5.18

Good A Ground Fault Interrupter (GFI) provides accidental shock protection in potentially hazardous areas where grounding could occur easily. Their presence serves to insure the continued safety of occupants.

**SMOKE ALARMS:**

5.19

None installed- Installation of smoke alarms is recommended.



## AIR CONDITIONING & HEATING SYSTEMS

### CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY

**GOOD** - Satisfactory with normal wear and tear

**FAIR** - Satisfactory but declining in usefulness

**POOR** - Unsatisfactory in need of immediate repair

The best preventative maintenance for air conditioners and heaters is regular cleaning or changing of air filters, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection.

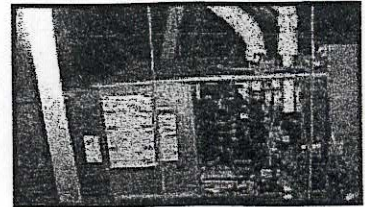
### GENERAL COMMENTS:

6.1

The system is in good condition with good maintenance noted

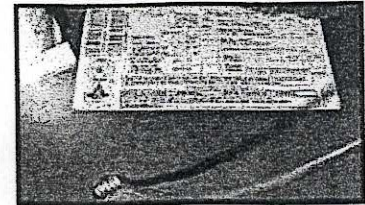
6.2 System Type:

Electric Split System



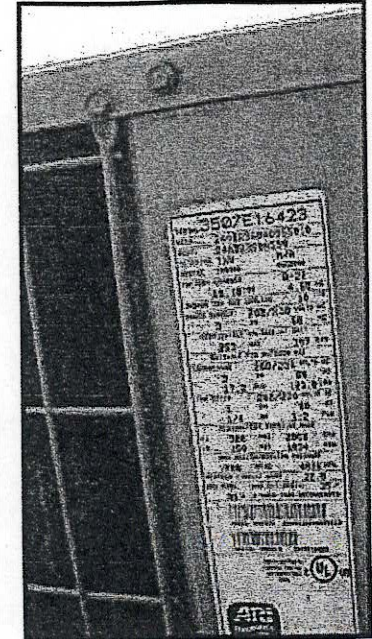
6.3 Overall Condition:

Good



6.4 Condenser Unit:

Good



6.5 Air Handler:

Good



# Inspection of 206 E Stephenson Street by ProSpector Home Inspections

## 6.6 Heating System:

Good

## 6.7 Ductwork and Air Flow:

Good overall condition.

## 6.8 Return and Filter

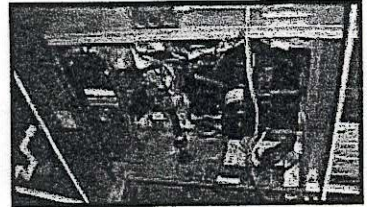
Good

## 6.9 Controls:

Good

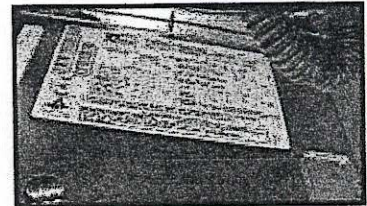
## 6.10 System Type:

Electric Split System



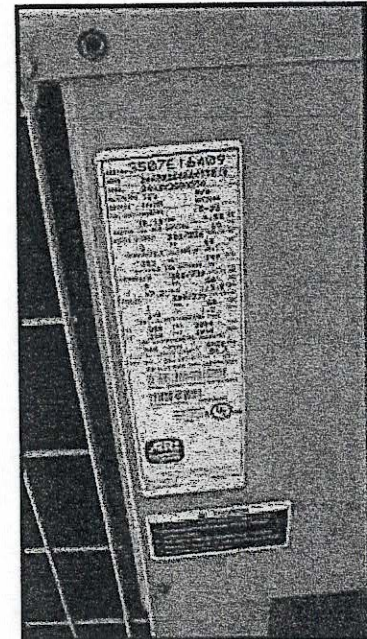
## 6.11 Overall Condition:

Good



## 6.12 Condenser Unit:

Good



## 6.13 Air Handler:

Good

## 6.14 Heating System:

Good

## 6.15 Ductwork and Air Flow:

Air flow is good throughout.

## 6.16 Return and Filter

Good

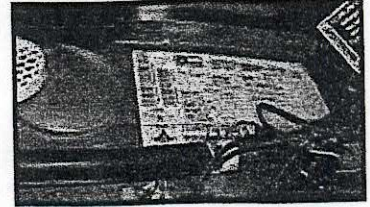
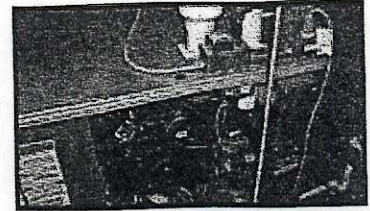
## 6.17 Controls:

Good



6.18 System Type:

Electric Split System

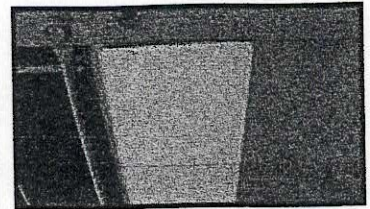


6.19 Overall Condition:

Good

6.20 Condenser Unit:

Good



6.21 Air Handler:

Good

6.22 Heating System:

Good

6.23 Ductwork and Air Flow:

Good overall condition.

6.24 Return and Filter

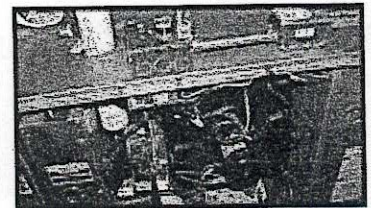
Good

6.25 Controls:

Good

6.26 System Type:

Electric Split System



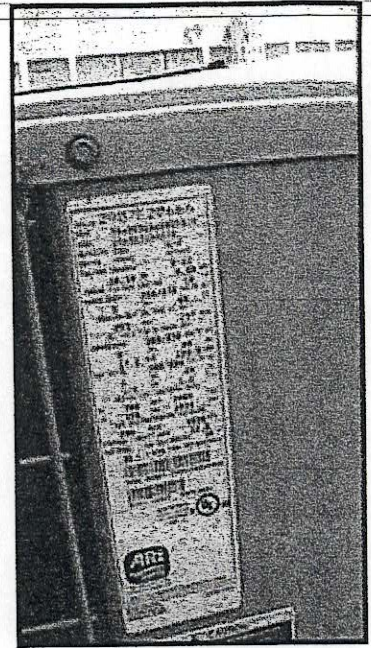
6.27 Overall Condition:

Good



6.28 Condenser Unit:

Good



6.29 Air Handler:

Good

6.30 Heating System:

Good

6.31 Ductwork and Air Flow:

Good overall condition.

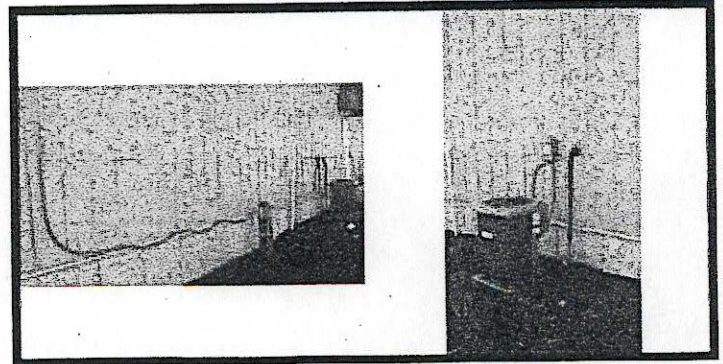
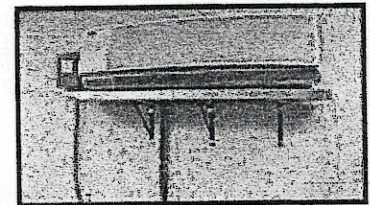
6.32 Controls:

Good

### Computer room

6.33 System Type:

Package System Room Units



6.34 Overall Condition:

Good Unit is a more recently installed replacement

6.35 Condenser Unit:

Good

6.36 Air Handler:

this may not be a permanently installed unit

6.37 Heating System:

Good

6.38 Ductwork and Air Flow:



Inspection of 206 E Stephenson Street by ProSpector Home Inspections

---

no ducts

6.39 Controls:

Good

## INTERIOR AREAS

### CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY

**GOOD** - Satisfactory with normal wear and tear

**FAIR** - Satisfactory but declining in usefulness

**POOR** - Unsatisfactory in need of immediate repair

Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. No effort is made to move furniture or other stored items which are sometimes present and restrict viewing at interior areas. Garage door openers should be checked monthly for proper operation of their auto reverse feature. Remote control mechanisms are not tested.

### GENERAL COMMENTS:

7.1

Good overall

### WALLS:

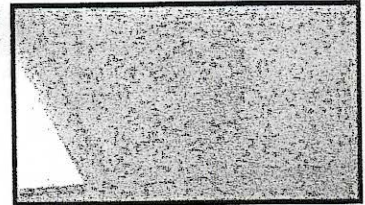
7.2

Good overall condition. Minor expansion cracks are seen at the following locations: between front building and addition Make cosmetic repairs as needed.

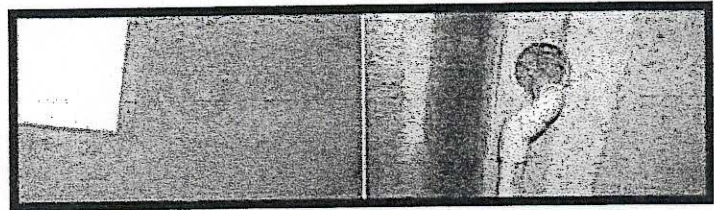
### CEILINGS:

7.3

Good overall condition. Some ceiling tiles are damaged and in need of replacement or cosmetics these were not from leaks but rather from condensation



7.4



### FLOORS:

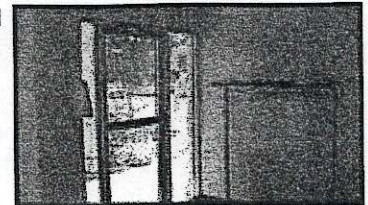
7.5

Good.

### DOORS:

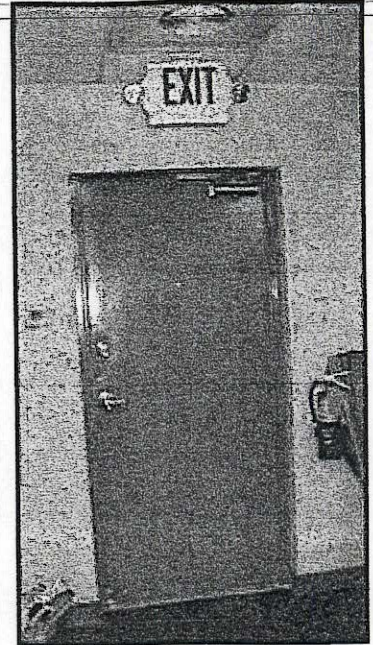
7.6

Good. however rear door should have panic hardware installed and the deadbolt removed



7.7

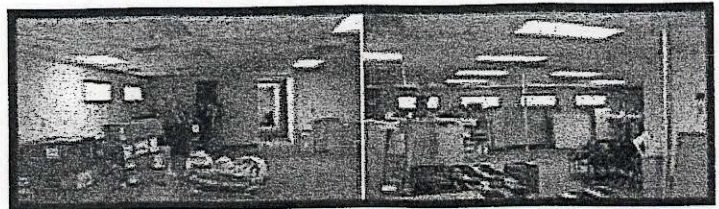




**WINDOWS:**

7.8

Good.



**TRIM:**

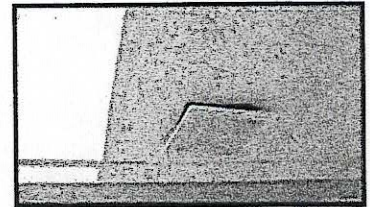
7.9

Good.

**BATH AREAS:**

7.10

Good. Vent fan cover is loose. In the men's room



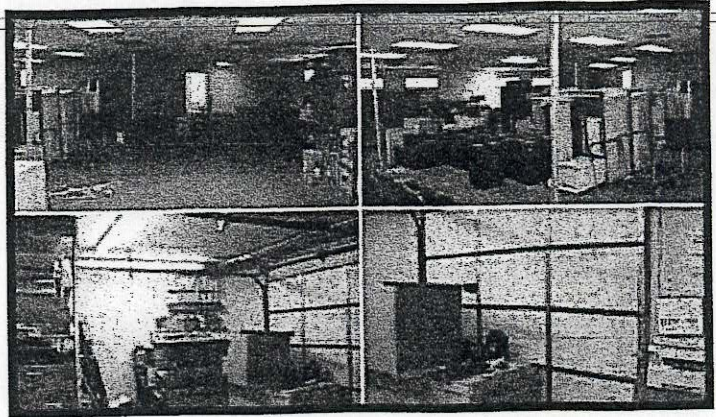
**KITCHEN AREA:**

7.11

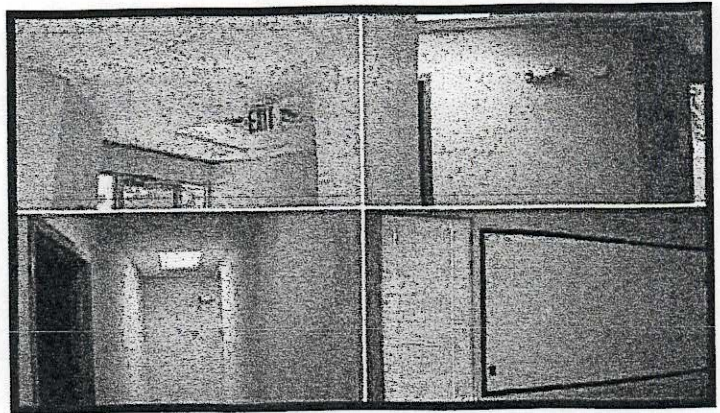
Good.

7.12

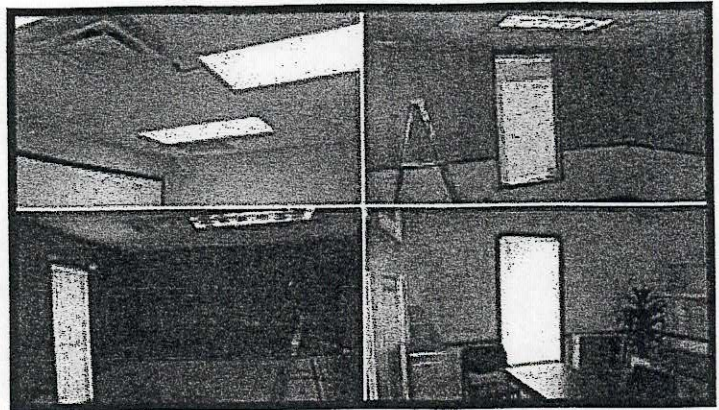




7.13



7.14



7.15

