

— Innovative Maintenance & Remodeling —

Property Inspection Report
For Irene Calzadilla
Managed Assets Division
June 9, 2014



12 W. Jackson Street
Joliet, IL

Prepared by:
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MAD Property Inspection Report

File information: Northbrook Bank & Trust- LOAN #							
File Name _____							
Address <u>12 W Jackson St., Joliet, IL</u>							
City <u>Joliet</u>		County <u>Will</u>		State <u>IL</u>		Zip <u>60432</u>	
Subject Property:							
Type	<u>Residential Apartment</u>		Construction	<u>Wood Frame</u>		Age	<u>Yr Built 1900</u>
						<u>114</u>	
Improv. s.f.	<u>1,724</u>	Land (acres)	<u>.3</u>	Roofing	<u>Asphalt shingle</u>		
No. of Units	<u>2</u>	No. of Stories	<u>2</u>	No. of Bldgs.	<u>1</u>		
Condition:	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>x</u>		
Deferred Maintenance:	<u>Yes</u>	<u>X</u>	<u>No</u>				
<u>Description:</u> 2 story residential two flat. Each apartment unit contains 2 bedrooms, kitchen, family room and 1 full bath. The first floor unit is larger and includes a dining room.							
<u>Comments:</u> No building changes since last inspection. Lawn cut on 6/9. Continuous trash clean up is required. No security issues to report. Basement is dry.							
Neighborhood:							
SFD	<u>Multi</u>	<u>X</u>	Comm	<u>X</u>	Industr	<u>X</u>	Vacant <u>AG</u> %
Trend:	<u>Declining</u>	<u>Stable</u>	<u>X</u>	<u>Improving</u>			
<u>Comments:</u> Historic neighborhood adjacent to canal on main traffic routes.							
Real Estate Tax Status: (if available)							
Annual taxes owed _____							
Delinquent taxes: <u>No</u> <u>Yes</u> _____							
Describe: _____							
Attachments: (as appropriate)							
Neighborhood Map		<u>X</u>					
Tax Info		_____					
Pictures (#)		<u>X</u>					
Inspector's Opinion:							
Facility requires extensive renovation which may be economically unfeasible due to market values of apartments in the area.							
Inspector's Name <u>Rick Kitzman</u>				Inspection Date <u>6/09/14</u>			



West elevation and south entrance to second floor unit



Site secure



No changes to interior



Grass cut and debris picked up

Conclusion: The purpose of this report is to provide general information regarding obvious building conditions and is not intended to substitute for the advice of a professional engineer or architect. Forensic analysis was not conducted and no claims are made regarding the ultimate end use or fitness of this property for any intended use or purpose. No guarantee is made protecting against unknown conditions or omissions.