

— Innovative Maintenance & Remodeling —

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



20 W. Jackson Street
Joliet, IL

Prepared by:
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MAD Property Inspection Report

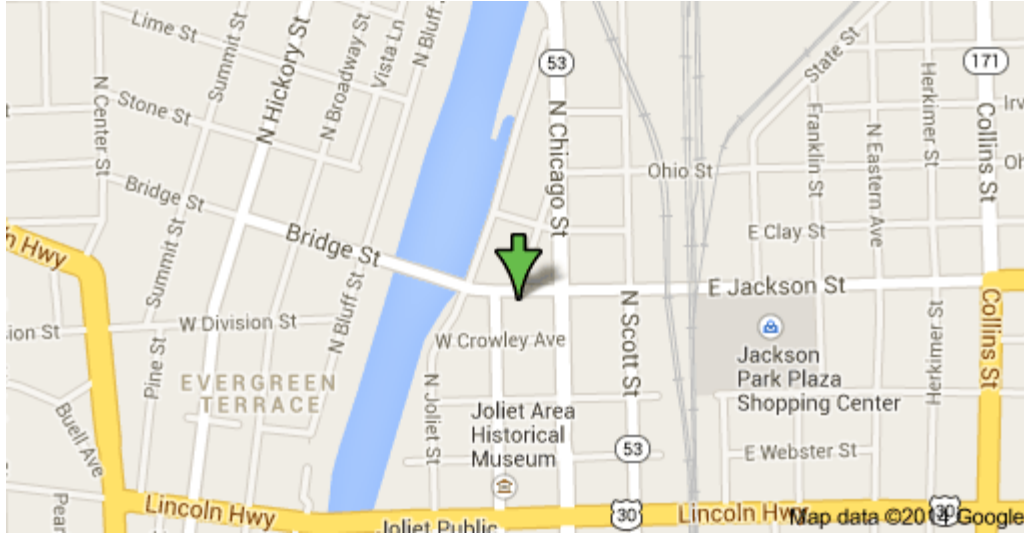
File information:									
File Name _____									
Address <u>20 W Jackson St., Joliet, IL</u>									
City <u>Joliet</u>		County <u>Will</u>			State <u>IL</u>		Zip <u>60432</u>		
Subject Property:									
Type	<u>Residential Apartment</u>		Construction <u>Wood Frame</u>		Age	<u>Yr Built 1900</u>			
					<u>114</u>				
Improv. s.f.	<u>4,181</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> As of 6/9/14 the condition of the facility has not changed. The Grounds have been cleaned every two weeks and require continuous cleaning. The grounds require weed control and bush trimming. There is a large weed tree blocking the sign on the east elevation of the building. It could aid sale if it were removed. HVAC contractors have been slow to respond with good prices to remove Freon from the building HVAC and refrigeration systems. Best price has been \$1500 to remove and dispose of Freon. I am working to get better pricing.									
<u>Comments</u>									
Neighborhood:									
SFD	<u>Multi</u>	<u>X</u>	<u>Comm</u>	<u>X</u>	<u>Industr</u>	<u>X</u>	<u>Vacant</u>	<u>AG</u>	<u>%</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 Rick Kitzman

Inspection Date

6/09/14



Basement is dry with the exception of normal foundation seepage



Sump pump is operational



No changes to interior conditions from last report



Site secure





Jackson Street Entrance

The restaurant and apartment facility require complete renovation and updating of all interior finish, restaurant operation, mechanical and utility systems. A complete environmental study should be completed to determine the extent of hazardous materials in the facility.

Architectural, Structural, Fire Safety, Health, Building Code Compliance, Mechanical, Electrical and Plumbing Engineering will be required to determine the feasibility of returning this facility to service.

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.