



June 2019

REPORT ON AISWCD OFFICE BUILDING

AISWCD MISSION:

To represent and empower Illinois' Soil and Water Conservation Districts.



Introduction:

The AISWCD just as recently as three years ago explored the possibility of moving its office location elsewhere. Once again, this topic has arisen for discussion amongst the AISWCD Board of Directors. The Board, at its regular March meeting, requested that staff provide resource materials to guide this discussion.

The existing AISWCD office building was purchased 13 years ago in 2006 at a cost of \$157,000. Prior to this, the AISWCD leased space on the Illinois State Fairgrounds. The building is approximately 20-25 years in age. The existing building is of such age that major systems have reached or are soon maturing to life expectancy, and repairs are currently needed or will be needed soon. At present, the original roof leaks in several places, and there are numerous areas needing maintenance service or repairs at considerable cost.

In light of the extensive repairs needed, there is allure in domiciling near to the center of policy and government in downtown Springfield. Moreover, with the loss of nearly 4,000 state employee positions over the course of the last 20 years – an abundance of commercial office space exists at competitive rates for lease or sale. Moreover, the city center is where most industry associations and lobbyist are based.

The Board of Directors has two options available at their disposal, each with their own merits. The first option would be to reinvest in the existing office structure at considerable initial and ongoing annual expense. The second option is to lease office space free of ongoing maintenance costs.

The following information contained within presents information resources that should help facilitate and guide this discussion.

Report Contents:

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 - A. Issues Associated with Existing Office Space
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Section 1A: Issues Associated with Existing Office Space

There is good and ample reason that this discussion has emerged again. The AISWCD office is obviously aging, and normal wear and tear has caused the need for repairs. There are other mitigating factors, however, that also propel this discussion. These can be best grouped in the following ways; financial, locational, health and safety.

Financial:

- The life span of the major structures of most buildings and the mechanical devices contained within is approximately 20-25 years, which coincides with the age of the AISWCD's building.
- These costs are troublesome, because they are unplanned costs that impede other areas of spending when financial resources must be shuffled.
- Significant portions of budget will need to be reserved in the future for the cost of repairing major structures such as the football field length drive and the brick parking lot.

Locational:

- The office is located in a remote setting outside of the City of Springfield's corporate limits. Moreover, noise pollution from the airport is oftentimes disruptive.
- The rural setting presents numerous inefficiencies for staff in a routine business sense, trips to the post office or store simply require travelling greater distance at the expense of time and money. For example, a trip to the nearest Walmart located on Dirksen Parkway for copy paper requires a 6+ mile, 20-minute drive each way of the trip.
- Employees are also inconvenienced by limited options to consume lunch, accomplish personal errands over their own lunch hours, or simply take a walking break over regular afforded periods of break time. The importance of this cannot be understated, studies have shown that satisfied employees typically perform at higher levels and are less apt to seek other employment opportunities.
- The Association conceivably is impacted in a reputational way by having no visibility amongst other industry associations, stakeholder organizations, lawmakers, and government officials located nearer to the center of the governmental Capitol Complex.



- The office is bordered on both sides by vacant rental properties. The lawns of each are messy and unkempt and have dilapidated pools and vehicles visible from the AISWCD parking lot.

Health Concerns:

- Despite having a subscription service for pest control, rodents and insects such as mice, cock roaches, and bees/wasps continue to be an issue. Continued exposure to mouse droppings are a source of concern, in addition to the continued nuisance of off and on-again noxious odors associated with deceased rodents.
- The existing roof structure has leaked in places for approximately 3-4 years, and mold splotches are visible on the ceiling in one area of the office. Exposure to mold is a source of employee concern.
- The current water filtration system is insufficient to provide for water to be consumed from the tap. The poor water quality disallows its consumption from the tap.

Safety Concerns:

- The remoteness of the office location combined with poor outdoor lighting presents unease amongst existing and likely future employees as it relates to working after dark or late hours.
- The response time in a potential emergency situation would likely be delayed from responding law enforcement, fire, or medical emergency officials.
- There exists substantial risk when exiting the drive onto Route 29. Vehicles travelling eastbound towards Springfield along Route 29 crest a hill at great speed and are unseen from the drive. Persons exiting the AISWCD drive oftentimes have mere split seconds to accelerate to a speed once entering the roadway to avoid vehicles cresting the hill.

Section 1B: Simple Pro-Con Analysis

PROS

- Eliminate annual maintenance costs for lawn and snow services (average \$3,500 year).
- Eliminate normal maintenance costs associated with an owner's responsibility to repair/maintain facilities.

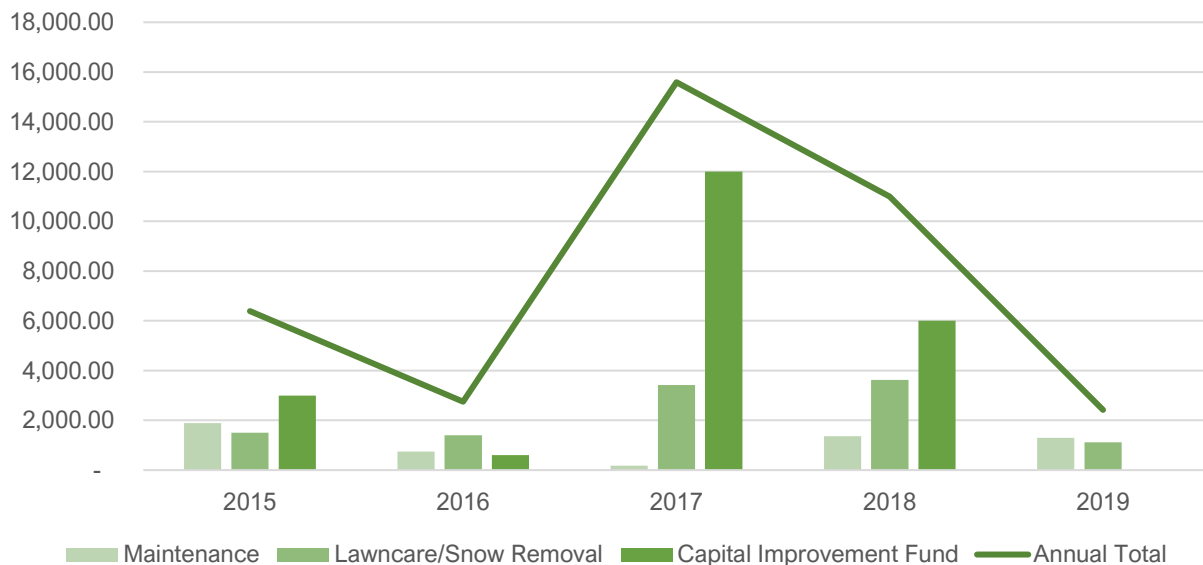
- Eliminate added costs (potentially) by bundling leased commercial space with utilities.
- Create efficiencies of being centrally located nearer to everyday business services (i.e., post office, printer, supply stores).
- Foster an increased familiarity with lawmakers, stakeholders, and general public by having a visible presence nearer to the center of government and policy action.
- Create more employee satisfaction derived from a work location near to parks, restaurants, stores, and other services.
- Increase employee safety.

CONS

- Create disruption to office operations during the moving process.
- Experience a delay in attempting to market and sell the office facility and property.
- Potential to add costs for vehicle parking in a downtown location.

Section 1C: Financial Analysis

ANNUAL OVERVIEW OF MAINTENANCE

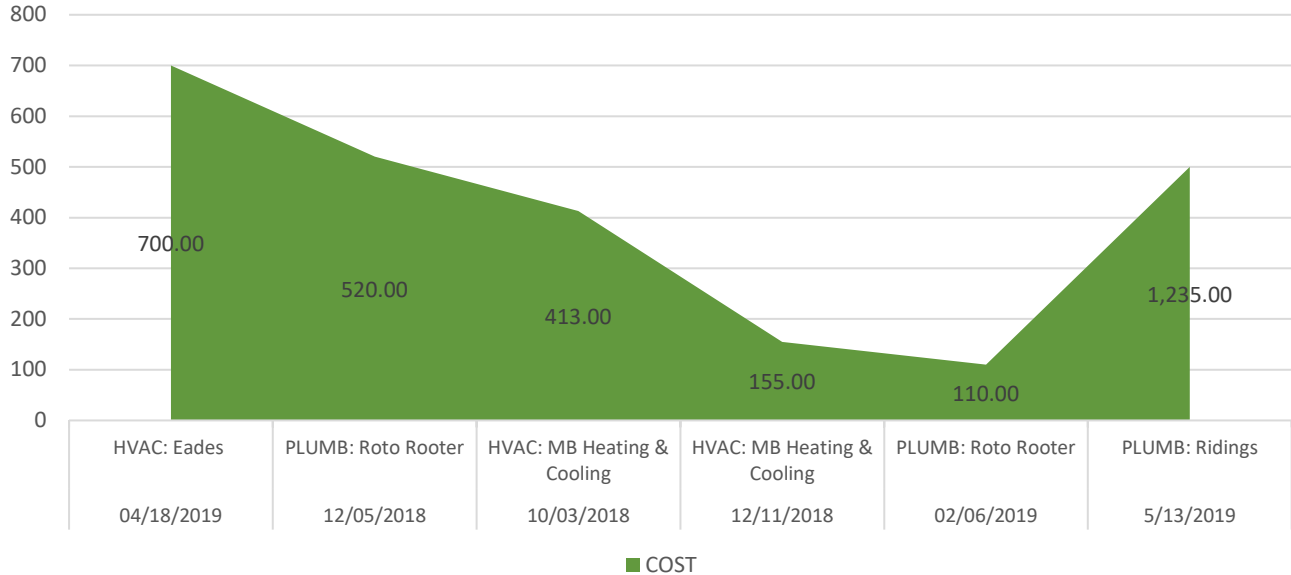


DEFERRED MAINTENANCE ITEM	INSPECTION ITEM	NOTES	ESTIMATE
Roof replacement	YES	BID	\$ 13,580.65
Replace porch columns	YES	BID	750.00
Replace phone system	NO	BID	2,500.00
Replace water filtration system	YES	BID	2,786.00
Radon remediation	NO	ESTIMATED	1,000.00
Septic repairs	YES	ESTIMATED	2,000.00
Driveway repaving	YES	ESTIMATED	10,000.00
Soffit repair	YES	ESTIMATED	1,000.00
Toilet replacements	YES	ESTIMATED	500.00
Tree trimming/landscaping	NO	ESTIMATED	1,280.00
Replace metal chimney cap	YES	ESTIMATED	500
Repair flagpole lighting	NO	ESTIMATED	250
Install outdoor motion lighting	NO	ESTIMATED	500
Correct inverted footing post	YES	ESTIMATED	1000
Correct insulation	YES	ESTIMATED	1,000
Correct vapor barriers	YES	ESTIMATED	500
Correct exposed electrical wires	YES	ESTIMATED	500
Correct breaker box	YES	ESTIMATED	250
Replace missing fixtures	YES	ESTIMATED	100
Install flash pan under water heater	YES	ESTIMATED	250
General carpentry (doors, etc)	YES	ESTIMATED	1,000
Correct sidewalk Lip	YES	ESTIMATED	250
Power wash siding	YES	ESTIMATED	500
Replace metal trim	YES	ESTIMATED	250.00
Replace fogged windows	YES	ESTIMATED	750.00
Replace water heater	YES	ESTIMATED	1,000.00
Replace HVAC system	YES	ESTIMATED	7,500.00
Replace AC fan unit	YES	ESTIMATED	1,000.00
Repair or replace tub/shower	YES	ESTIMATED	750.00
Mold remediation	NO	ESTIMATED	1,000.00
TOTAL			\$ 54,246.65

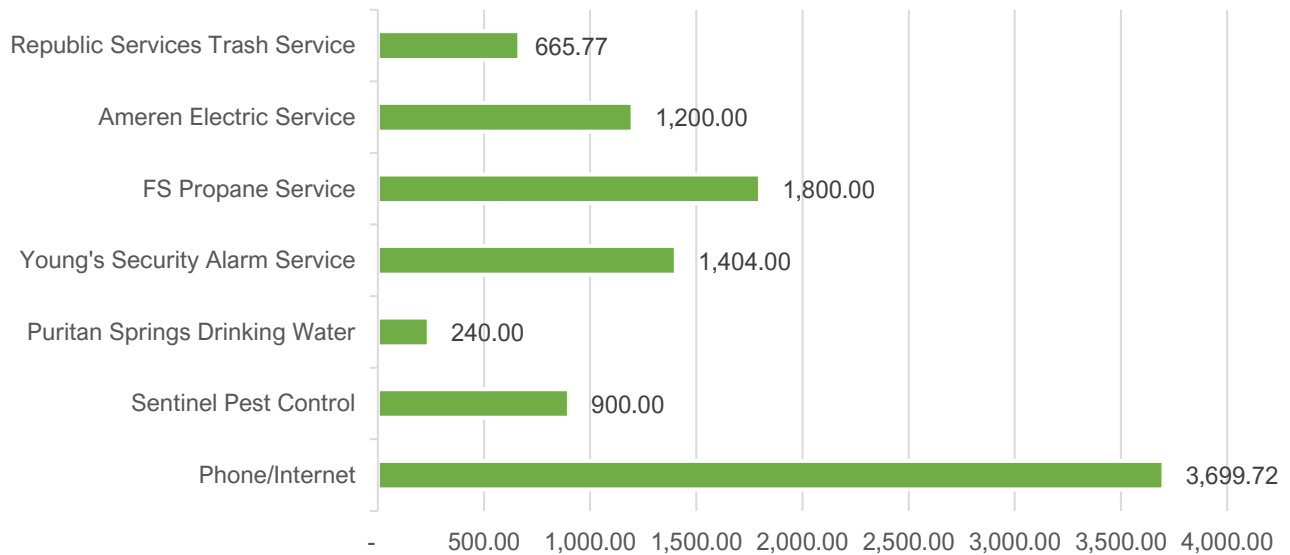
NOTES:

- The above items denoted as 'yes' indicate known deferred maintenance issues listed in the home inspection conducted during the month of April 2019.

RECENT SERVICE CALLS OF NOTE (TOTAL: \$3,133.00)



OTHER MISCELLANEOUS OFFICE EXPENSES (TOTAL: \$9,909.49)



NOTE:

- The above represent expenses that could be reduced with a lease option offering bundled utilities and other services.



Section 1D: Industry Norms

The AISWCD office location can be described as atypical. Most industry associations locate their headquarters and staffs (typically comprised of any combination of Executive Director/CEO, lobbyist, attorney, public relations, policy and administrative associates) near the government complex, or rather, in the Chicagoland for varying reasons.

The following list, provided for context, is a snapshot of a broad spectrum of industry associations that are currently located within a 6-block radius of the State Capitol:

- Illinois Manufacturers' Association
- Illinois Energy Association
- Illinois Construction Industry Committee
- Illinois Manufactured Housing Association
- Illinois Insurance Association
- Illinois Aviation Trades Association
- Illinois Realtors
- Illinois Pipes & Trade Association
- Illinois Trial Lawyers Association
- Home Builders Association of Illinois
- Illinois Society of Association Executives
- Illinois Professional Land Surveyors
- Illinois Asphalt Pavement Association
- Illinois Federation of Teachers
- Illinois Railroad Association
- Illinois Association of Aggregate
- Illinois Public Health Association
- Illinois Stewardship Alliance
- Illinois Environmental Council
- Illinois Chamber of Commerce
- Illinois Bankers Association
- Illinois Community Bankers Association
- Illinois Education Association
- Association of Illinois Retired Teachers
- Illinois Association of Park Districts

Section 1E: Summary of Building Inspection

Be-Safe Home Inspections provided a full inspection of the AISWCD office structure during

April 2019. The report provides the following comment relating to the overall condition of the building structure;

- “Most everything in building is original and at or past normal life expectancy: roof, furnace, AC, septic, etc. It is time to do some updating or replacement of items see list below. This building needs a new roof and some plumbing updating just to be functional.”

In reference to specific areas of notable concern, the report states;

- “Porch columns have enough rot, insect and bird damage that is no longer supporting anything. Time to replace.”
- “We do not inspect septic but lines obviously clogged or collapsed. I ran water in all sinks, toilets, whirlpool as always and sewage stopped leaving structure. Started coming out at base of toilets and drain for HVAC, etc., before tub had a chance to drain. I noticed this as I was in the crawl and came up out of the crawl to help clean up leaking water at toilets and floor drains. This building needs all plumbing lines and septic evaluated and properly updated to drain sewage out of the building. It is a health hazard to leak plumbing waste inside a structure any spill should be properly cleaned and sanitized. Grant stated the plumbing has done this in the past also.”
- “Ceiling damage and stain from leak in roof plumbing boot in hall outside bathroom, over furnace and starting to develop mold growth. Very important to repair all roof leaks ASAP. Then clean and paint ceilings as needed.”
- “Fogging was observed. This indicates failure of the seal between layers of glass. Replacement is the only method to cure this problem. Just these windows are starting to have seal fail.”
- “Special rock is cracking, potholes and crumbling. Pavers in parking area okay except along edge area where snowplow pushed them out of position”
- “Whirlpool Tub did not run. Water very rusty and smelled bad.”
- “Exposed wires where ground washed away needs corrected. Safety issue.”
- “Rear steps missing center riser. Wood starting to decay. Slick with moss on surface.”
- “Wire lying along the side of the building needs properly secured.”



Section 1F: Appraisal Information

Bill Marriott, a commercial real estate broker in the Springfield area, provided the following analysis in an email to past AISWCD officer Van Bitner two years ago;

“The subject property at 4285 N Walnut has priced out on a comp basis at \$169,000. The average days on the market for commercial properties in this market is about 8 months. The location of the subject property may increase the time it will take to achieve our goal of selling. The property was on the market for just short of a year when you bought it in 2006. It is my suggestion that we list the property at \$189,000 as is. This price will not scare anyone away and also gives us some bargaining room at the same time. If you find another location that is cheaper and you want to get more aggressive with regards to the sale price, it does provide a nice distance between the original asking price and your original purchase price to advertise a large reduction.”

Section 1G: Conclusions

This report provides information in hopes of guiding the AISWCD Board of Directors in future decision making. Undoubtedly, as revealed by the inspection of the premise, substantial funds will be required in the very near future to adequately address issues as they arise. The single most revealing aspect of the report comes with the comment, “Most everything in building is original and at or past normal life expectancy: roof, furnace, AC, septic, etc. It is time to do some updating or replacement of items see list below. This building needs a new roof and some plumbing updating just to be functional.”

The AISWCD can without doubt expect that large ticket items needing repair will arise soon. The AISWCD Board of Directors along with management should make immediate financial preparations to address existing significant concerns and appropriately budget to weather anticipated costs as they occur should it be determined to reinvest in the existing office location.

In comparison, based in the financial data provided the AISWCD could potentially realize a savings over time with a leased option. The elimination of the maintenance and service call expenses alone would likely offset the lease amount of a downtown location. Finally, a number of ancillary benefits could be realized in other areas such as operational efficiencies, increased employee satisfaction, and increased visibility and familiarity with policy and lawmakers.

It should be noted; this report does not contain data on budgetary needs should the Board of Directors desire to upgrade features of the existing structure (e.g., new tile, carpet, furniture, light fixtures, etcetera). This report focuses solely on known structural deficiencies and associated deferred maintenance costs and does not explore additional funding needs associated with remodeling improvements.



AISWCD

ASSOCIATION OF ILLINOIS SOIL & WATER CONSERVATION DISTRICTS

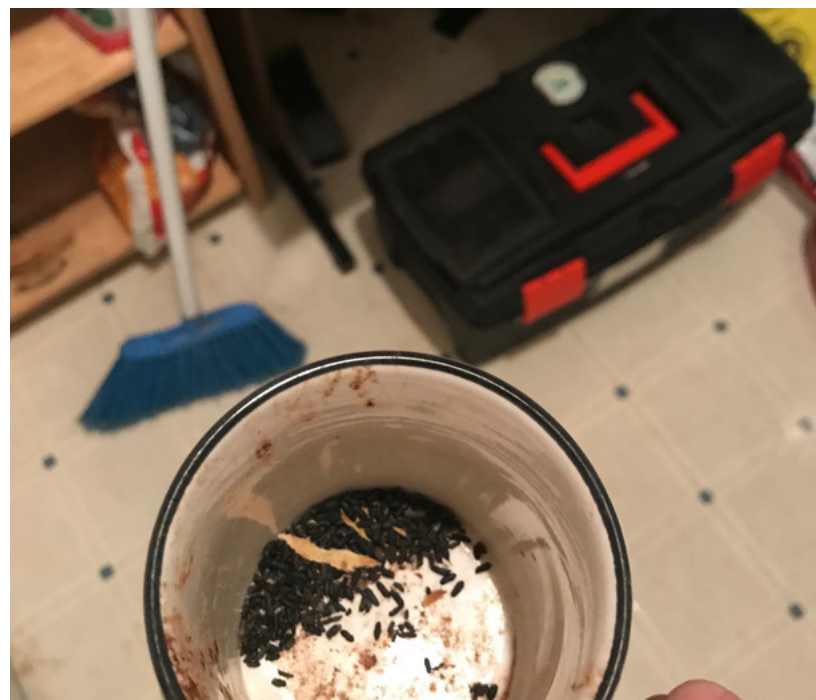


The staff of the AISWCD hopes this report is found to be resourceful, and looks forward to continuing its work with the Board of Directors in implementing its policy decisions, as well as providing for the day-to-management of the Association's operations and finances with the purpose of effectively advocating for and empowering the SWCDs of Illinois.

Clean water, healthy soils.

SECTION 1H: PHOTO GALLERY







SECTION 2A: INSPECTION REPORT





B Safe Home Inspections of Illinois, Inc
License: 451.0000836 Expires 11/30/2020
27 Fairview Lane
Springfield, Illinois 62711-8455
Phone: (217) 321-1000
Fax: (217) 321-2000



Client: Grant Hammer

**Property Located At:
4285 North Walnut Street Road
Springfield, Illinois 62707**

Inspection Date: April 25, 2019

Property Inspected by Timothy J. Kearney
License # 450000317 Expires 11/30/2020

Pre-Inspection

WHAT YOU CAN EXPECT FROM THIS INSPECTION REPORT

The inspection is a reasonable effort to disclose the condition of the property on the day of inspection. The inspection does not reveal information on concealed items or items the inspector is unable to inspect. The inspectors are generalists trained to evaluate the structure.

On the following pages, you will be provided with all the inspector's findings. Each category will contain what type of system or structure was inspected and if there were any major or minor concerns noted.

A major concern is generally considered to be any repair that is significant and or poses a safety hazard.

When items are rated, the categories are as follows: **Satisfactory, Satisfactory/Fair, Marginal/Fair, Poor and Unknown.**

The inspector will often make recommendations to repair or upgrade specific items or systems. (E.g., upgrade bathroom or kitchen receptacles to ground fault interrupter receptacles.) These recommendations are often intended to improve a system or item with newer products and technologies.

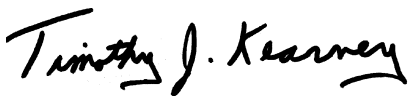
All of the inspector's findings are approximations and not a definitive answer. It is impossible to predict exactly how long a system will last. Consult a qualified contractor for an exact estimate of cost of repair.

Before each category in the report, there is a brief description of what is included in the inspection of that category. E.g., the exterior category contains items such as windows, doors and trim. Check each description prior to reviewing the findings.

This report can be printed off or enlarged for easier reading

See also pre inspection addendum towards the end of this report.

We have made every effort to make this report as comprehensive as possible. If you do not understand any part of this report, please do not hesitate to call our office at (217) 321-1000.



Company Representative

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Summary Report

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A/C

Kitchen

Bath

Interior

Invoice for Services

Inspection Agreement

Wood Boring Insects Report (In a separate attachment if ordered)

Summary

This section is used for a quick overview. There are five ratings for this report: Satisfactory, Satisfactory/Fair, Marginal/Fair, Poor and Unknown. The Marginal/Fair rating means that the item needs some repair or maintenance or if a minor item needs replaced.

Problems will be found in homes of all ages, since they are man-made structures comprised of man-made and natural materials. If your home were inspected, problems would be found. Major problems are the main focus of this report; some minor items may be overlooked. Some items that can and have been tolerated may have been identified for your awareness, while others may require attention that is more urgent. All items listed in this report as not satisfactory, should be further evaluated by an expert in that field and repaired or replaced as needed.

You are advised to operate and check all systems and equipment just before closing on the property, as failures and defects sometimes occur in the time period between the inspection and the closing and the moving process. Systems, particularly heating, plumbing, and plumbing connected to appliances have been known to fail in vacant houses.

This inspection does not include a test for mold, mildew, or asbestos. If radon, septic or well tests were ordered, the results will be sent separately.

Kitchen appliances are simply examined to see if they are running at the time of the inspection and are not extensively inspected. There is no way of knowing when a unit or its component(s) such as a motor, pump or element will fail. If any conditions are listed, a qualified contractor should further evaluate and correct as needed.

On a new home, we also recommend you check with the City Of Springfield, for all completed inspections including the final inspection.

The following summary report is for a brief review only and I urge all parties involved to read the main report.

WE DO NOT INSPECT GAS LINES OR CHECK FOR GAS LEAKS.

WE DO NOT INSPECT FOR CODE VIOLATIONS

IT IS RECOMMENDED THAT ANY ITEMS FOUND DURING THE INSPECTION TO BE MARGINAL OR POOR, BE FURTHER EVALUATED BY A CERTIFIED PROFESSIONAL IN THAT AREA.

Summary Report

Comments: Most everything in building is original and at or past normal life expectancy: roof, furnace, AC, septic, etc. It is time to do some updating or replacement of items see list below. This building needs a new roof and some plumbing updating just to be functional.

Exterior

LANDSCAPING

Site

Level

Condition: Low areas

Condition: Negative drainage

Condition: Neutral drainage

Comments: Negative grade along side of home.

Marginal/Fair

PAVED AREAS

Sidewalks

Concrete

Comments: Small lip from walk to parking lot. One brick height difference. Small settlement to porch.

Marginal/Fair

Steps

Wood Steps

Comments: Rear steps missing center riser. Wood starting to decay. Slick with moss on surface.

Marginal/Fair

Driveway

Concrete

Comments: Special rock is cracking, pot holes and crumbling. Pavers in parking area okay except along edge a area where snow plow pushed them out of position.

Marginal/Fair

SIDING/TRIM

Siding

Vinyl

Comments: Clean off moss and mildew as part of regular maintenance.

Marginal/Fair

Trim

Wood

Metal

Vinyl

Comments: Trim missing and damaged front dormer.

Marginal/Fair

PORCH/DECK

Porch

Front porch open style

Comments: Porch columns have enough rot and insect and bird damage that is no longer supporting anything. Time to replace.
Marginal/Fair

Deck

First Level

Comments: Ledger board for a deck along rear of home. Just installed temporary steps off rear of building.
Marginal/Fair

GARAGE

Garage

None

Comments: No garage.
Marginal/Fair

Roof

COVERING

Material

Composite shingle

Condition: Alligatoring

Condition: Cupping or curling

Condition: Granule loss

Condition: Leakage noted

Condition: Lifted nails

Condition: Missing/cracked shingle

Condition: Replacement needed

Condition: Contractor evaluate

Comments: Roof old and time to replace. Could do some patching/replacing of cap shingles and roof boots, etc. My opinion is that it is time for a new roof. See photos. Currently leaking at ridge cap and boot flashings etc.

Marginal/Fair

OVERHANG

Fascia

Metal

Condition: Loose trim

Comments: Loose and missing piece in gable.

Marginal/Fair

DRAINAGE

Down Spouts

Metal

Comments: Need extended or re-position and/or catch in rain barrels.

Marginal/Fair

FLUES/VENTS

Chimney

Metal

Comments: Rusty metal chimney cap. Time to properly update.

Marginal/Fair

Plumbing

Roofing material

Condition: Neoprene Boot Split

Comments: Boot split and leaking.

Marginal/Fair

Structure

FLOORS

Column

Steel

Condition: Post inverted

Condition: Temporary support

Condition: Contractor evaluate

Comments: Two steel posts that were added not correct. Inverted and may not be on footing.

Marginal/Fair

INSULATION

Floor

Fiberglass

Condition: Falling insulation

Comments: Falling down out of place and need replaced.

Marginal/Fair

WATER CONTROL

Methods

Vapor Barrier

Comments: Missing in areas. Recommend adding where missing.

Marginal/Fair

Electrical

SERVICE

Entrance Mat

Aluminum

Comments: Exposed wires where ground washed away needs corrected. Safety issue.

Marginal/Fair

MAIN PANEL

Type

Breaker

Condition: Double tap neutral

Comments: Double tap neutrals. Not a proper 220 connection for breaker. Both fairly easy repairs.

Marginal/Fair

BRANCH WIRING

Type

Romex

Comments: Wire lying along the side of the building needs properly secured.

Marginal/Fair

INTERIOR COMP

Receptacles

Receptacles

Condition: Loose receptacle

Comments: Loose outlet in front room. Just secure better.

Marginal/Fair

Fixtures

Fixtures

Comments: Missing globe in storage area.

Marginal/Fair

Detectors

Carbon Monoxide Detector and Smoke Detector

Condition: Missing CO detector

Condition: Smoke Detector OK

Marginal/Fair

Plumbing

WASTE/WATER

Water Type

Well

Comments: We do not check water treatment equipment. What is on site does not appear to be maintained and no longer working as designed.

Marginal/Fair

WASTE PIPING

Piping Mat

Plastic

Comments: We do not inspect septic but lines obviously clogged or collapsed. I ran water in all sinks, toilets, whirlpool as always and sewage stopped leaving structure. Started coming out at base of toilets and drain for HVAC, etc., before tub had a chance to drain. I noticed this as I was in the crawl and came up out of the crawl to help clean up leaking water at toilets and floor drains. This building needs all plumbing lines and septic evaluated and properly updated to drain sewage out of the building. It is a health hazard to leak plumbing waste inside a structure any spill should be properly cleaned and sanitized. Grant stated the plumbing has done this in the past also.

Marginal/Fair

HOT WATER

Type

Propane

Comments: Should not be sitting on sheet vinyl flooring. Should have a catch pan under unit when on the main floor.

Marginal/Fair

Air Conditioning

UNIT TYPE

Type

Central

Condition: Too Cold to Inspect

Unknown

Bath

Comments: Third bath partially removed and used for storage closet at this time. Therefore not checked.

BATH 1/2

Floor

Sheet vinyl

Comments: Toilet stained so much and discolored and will no longer clean up.

Marginal/Fair

BATH 1

Tub/Shower

Main

Tub/Shower

Whirlpool

Comments: Whirlpool Tub did not run. Water very rusty and smelled bad.

Marginal/Fair

Fixtures

Vanity

Comments: Stained with rust deposits. Corrosion on drain lines.

Marginal/Fair

Toilet

Water tank type

Condition: Toilet OK

Comments: Stained with rust deposits.

Marginal/Fair

Floor

Sheet vinyl

Comments: Curled and loose along tub. Repair or replace vinyl floor.

Marginal/Fair

Interior

CEILINGS

Type

Wood

Drywall

Condition: Cracks (minor)

Condition: Stained

Comments: Ceiling damage and stain from leak in roof plumbing boot in hall outside bathroom, over furnace and starting to develop mold growth. Very important to repair all roof leaks ASAP. Then clean and paint ceilings as needed.

Marginal/Fair

DOORS

Type

Wood

Condition: Door rubs

Condition: Needs adjustment

Comments: Center rear Storeroom: closet doors missing, room door drags on carpet and did not latch.

Marginal/Fair

ATTIC

Insulation

Fiberglass

Comments: No insulation over closet where access is located. Recommend adding insulation.

Marginal/Fair

Main Report

Exterior

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed, a qualified contractor should correct them.

ACCESS: This section describes the aspects, which limit the inspection (if any). If any restrictions are noted throughout the report, re-inspection may be needed after overcoming the restrictions.

Access: Typical

LANDSCAPING: Landscaping is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc.

Site: Level

Conditions: **Low areas ---** Low areas were observed near the foundation. Adding soil to create a positive slope away from the foundation is recommended.

Negative drainage --- The overall drainage is negative which means water will flow toward the house. If water is not drained off properly, water penetrations can result. In order to create a positive slope, it may be necessary to lower the surrounding grade.

Neutral drainage --- The overall drainage is neutral. If water is not drained off properly, water penetrations can result.

Comments: Negative grade along side of home.



Rating: Marginal/Fair

Vegetation: Shrubs, Trees

Rating: Satisfactory

PAVED AREAS: This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.

Sidewalks: Concrete

Comments: Small lip from walk to parking lot. One brick height difference. Small settlement to porch.

Rating: Marginal/Fair



Steps: Wood Steps

Comments: Rear steps missing center riser. Wood starting to decay. Slick with moss on surface.



Rating: Marginal/Fair

Driveway: Concrete

Comments: Special rock is cracking, pot holes and crumbling. Pavers in parking area okay except along edge a area where snow plow pushed them out of position.

Rating: Marginal/Fair





SIDING/TRIM:

Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.

Siding:

Vinyl

Comments:

Clean off moss and mildew.



Rating:

Marginal/Fair

Trim: Wood, Metal, Vinyl
Comments: Trim missing and damaged front dormer.



Rating: Marginal/Fair

PORCH/DECK: Porches, decks and patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.

Porch:
Comments: Porch columns have enough rot, insect and bird damage that is no longer supporting anything. Time to replace.
Rating: Marginal/Fair





Deck: First Level
Comments: Ledger board for a deck. Just installed temporary steps off rear of building.
Rating: Marginal/Fair

WINDOWS: Windows are an important part of the structure, gaining and losing more heat than any other element.

Type: Metal, Wood
Rating: Satisfactory

Glazing: Insulated Glass
Rating: Satisfactory

Storms: Screens
Rating: Satisfactory

DOORS: Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision.

Entry: Metal
Conditions: **Fogged ---** Fogging was observed. This indicates failure of the seal between layers of glass. Replacement is the only method to cure this problem. Just these windows are starting to have seal fail.
Rating: Marginal/Fair

Other: Metal
Rating: Satisfactory

GARAGE: Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions are reported accordingly.

Garage: None
Comments: No garage.
Rating: Marginal/Fair

Roof

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed, a qualified contractor should correct them.

ACCESS:	This section describes the limitations for access to the roof (if any). If severely limited, a re-inspection should be performed once the restrictions have been removed or overcome.
Access:	Typical
STYLE:	The predominant roof style of the structure.
Type:	Gable
COVERING:	Covering material is partially a matter of taste, but performs the vital function of keeping water out of the structure. The life of roofing material can vary greatly depending on geographic area and estimates of remaining life (if given) are ESTIMATES.
Material:	Composite shingle
Conditions:	Alligatoring --- Cracking of the bitumen material was noted. This is called "alligatoring" because of its appearance. On a large scale, it can lead to leaks through the cracking. Cupping or curling --- Cupping or curling of the shingles was noted. This is caused by excessive heat and/or moisture, and makes the roof more vulnerable to wind damage or the entrance of rain. Granule loss --- Shingles have granular loss. This is normally an indication of aging roofs. Monitor the roof for signs of water penetrations and repair as needed. Leakage noted --- Leaking was noted in an amount that requires attention. This condition should be remedied as soon as possible. Lifted nails --- Lifted nails were observed. These should be reset and their holes sealed. Recommend a licensed roofer properly repair as needed. Missing/cracked shingle --- Roof has missing or cracked shingles that should be replaced. Water penetration could occur. Monitor and repair as needed. Replacement needed --- Roofing appears to be at or near the end of its general usefulness. You should anticipate replacing the roof covering in the near future. Contractor evaluate --- Recommend a contractor to re-evaluate and make repairs as needed.
Comments:	Roof old and time to replace. Could do some patching/replacing of cap shingles and roof boots, etc. My opinion is that it is time for a new roof. See photos. Currently leaking at ridge cap and boot flashing.
Rating:	Marginal/Fair



Holes at the edge of each gable end of roof.



Plumbing boots leaking - The rubber neoprene boot has split and deteriorated due to age.



Cap shingles need updated ASAP or best would be just replace roof.



Moss growing under shingles and siding.

SEEN FROM:

This section describes the method the inspector used to examine the roof and obviously affect the ability to observe any conditions.

Method:

Eaves, Ground, Walked

OVERHANG: Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal.

Fascia: Metal
Conditions: **Loose trim ---** Trim is loose and should be repaired. Recommend repairing or replacing as needed.
Comments: Loose piece in gable.
Rating: Marginal/Fair



Soffits: Vented Soffits, Metal
Rating: Satisfactory

FLASHING: Flashing is the material used to seal the junction of the main roof material and items such as chimneys or vents. It is also used where roof sections join (valleys). This is the most common area for leaks to occur.

Type: Roofing Material
Rating: Satisfactory

DRAINAGE: This section covers the items used to move the water shed by the roof away from the structure. Water falling too close to the foundation can cause undermining, settlement and leaks into the structure if present.

Gutters: Metal
Rating: Satisfactory

Down Spouts: Metal
Comments: Need extended or re-position and catch in rain barrels.



Rating: Marginal/Fair
Water missing rain barrels is causing rot to post.

VENTILATION:

The types and condition of attic ventilation is covered in this section. Proper ventilation is important for maximum life of the roof covering and framing materials.

Type: Ridge
Rating: Satisfactory

FLUES/VENTS:

Flues are used to vent gases and heat from heating devices and vents are used to vent the plumbing system to atmosphere. This section describes any damage or problems at the roof level.

Chimney: Metal
Comments: Rusty metal chimney cap. Time to properly update.



Rating: Marginal/Fair

Plumbing: Roofing material
Conditions: **Neoprene Boot Split ---** The rubber neoprene boot has split and deteriorated due to age. Recommend a licensed roofer further evaluate and repair or replace as needed.
Comments: Boot split and leaking.
Rating: Marginal/Fair -- See photos above



Rating: Marginal/Fair

INSULATION: Floor and wall insulation is examined where visible.

Walls: Fiberglass
Rating: Satisfactory

Floor: Fiberglass
Conditions: **Falling insulation** --- Portions of the insulation is falling from its original position. Have the affected areas reattached properly.
Comments: Falling down out of place and need replaced.
Rating: Marginal/Fair



WATER CONTROL: In many areas of the country, it may be almost impossible to prevent some water entry into basements or crawlspaces. Proper water control reduces the amount of water entry and provides for its removal.

Methods: Vapor Barrier
Comments: Missing in areas. Recommend adding where missing.
Rating: Marginal/Fair



Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed, a qualified electrician should correct them.

ACCESS: This section describes the limitations (if any) of the electrical inspection.

Access: Restricted

Conditions: **Some finished areas ---** Some areas are finished. The components behind the finished areas were not inspected.

SERVICE: Exterior service up to and including the meter may be the responsibility of the local power company. If any problems are noted, contact them for repairs or questions.

Type: Underground

Rating: Satisfactory

Entrance Mat: Aluminum

Comments: Exposed wires where ground washed away needs corrected. Safety issue.



Rating: Marginal/Fair

Ground: Driven rod

Rating: Satisfactory

Bond: Bonding Screw

Rating: Satisfactory

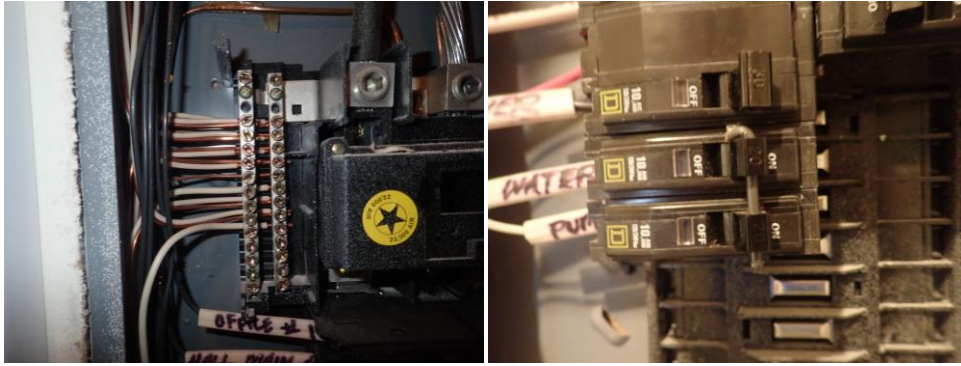
MAIN PANEL: This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.

Type: Breaker

Conditions: **Double tap neutral ---** It has become known that the panel is safer when each neutral is under one setscrew. Double or triple tapped neutral wires were observed in this panel and recommend correcting. Typically done this way when this panel was installed.

Comments: Double tap neutrals. Not a proper 220 connection for breaker. Both fairly easy repairs.

Rating: Marginal/Fair



Location: Utility Room

Amp Rating: 200

Volts: 120/240

BRANCH WIRING: The wiring that makes up the bulk of the electrical system. Because walls, insulation, etc. hide much of it, only the visible portions are examined.

Type: Romex

Comments: Wire lying along the side of the building needs properly secured.

Rating: Marginal/Fair



Material: Copper

Rating: Satisfactory

INTERIOR COMP: The inspection covers a representative number of components. The National Electrical Code has extensive regulations concerning interior wiring. If you have any doubt about the system, have it thoroughly inspected by a qualified electrician.

Receptacles: Receptacles

Conditions: **Loose receptacle** --- Electrical receptacle was observed to be loose. The receptacle should be properly reattached in order to prevent a shock hazard.

Comments: Loose outlet in front room. Just secure better.



Rating: Marginal/Fair

Fixtures: Fixtures
Comments: Missing globe in storage area.



Rating: Marginal/Fair

Closet Lights: Closet Lights
Rating: Satisfactory

Switches: Switches
Rating: Satisfactory

GFCI: GFCI
Conditions: **GFCI OK** --- Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.
Rating: Satisfactory

Detectors: Carbon Monoxide Detector and Smoke Detector
Conditions: **Missing CO detector** --- Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes.
Smoke Detector OK --- Smoke detector(s) tested using canned smoke responded positively. Smoke detectors should be checked every two to three weeks to insure that they are functioning properly.
Rating: Marginal/Fair

EXTERIOR COMP: Exterior components add convenience but have additional hazards because of the presence of water.

Receptacles: Receptacles
Conditions: **GFCI OK** --- Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.
Rating: Satisfactory

Structure

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed, a qualified contractor should correct them.

ACCESS: This section describes the restrictions (if any) to the inspection of the foundation. If severe restrictions existed, they should be overcome and a re-inspection performed.

Access: Typical

FOUNDATION: This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.

Type: Crawlspace
Rating: Satisfactory

Materials: Concrete
Rating: Satisfactory

FLOORS: This section covers the floors, primarily in the areas of support and construction. Floor coverings are discussed in other sections.

Joist: TJI
Rating: Satisfactory

Beam: Solid Wood
Rating: Satisfactory

Sub Floor: OSB
Rating: Satisfactory

Column: Steel
Conditions: **Post inverted** --- These columns were screw portion up, when placed against a wood beam. This type of post should be screw portion downward to prevent mushrooming down around the jack. Recommend proper reposition with a proper column.
Temporary support --- Temporary support was observed. Replace with support of proper material placed on proper bearing material.
Contractor evaluate --- Recommend a contractor to re-evaluate and make repairs as needed.

Comments: Two steel posts that were added not correct. Inverted and may not be on footing.

Fixtures: Fixtures
Rating: Satisfactory

Switches: Switches
Rating: Satisfactory

Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed, a qualified plumber should repair them.

ACCESS: This section covers restrictions (if any) to the inspection of the plumbing system. If restricted be sure to have plumbing checked when reactivated.

Access: Restricted
Conditions: **Some finished areas ---** Some areas are finished. The components behind the finished areas were not inspected.

WASTE/WATER: This section describes the type of water supply and waste system for the structure.

Water Type: Well
Comments: We do not check water treatment equipment. What is on site does not appear to be maintained and no longer working as designed.
Rating: Marginal/Fair

MAIN SUPPLY: This section covers the type and material of the main water supply. Learn where your shutoff valve is! If a supply line ruptures, extensive water damage can occur rapidly.

Material: Plastic
Rating: Satisfactory

Equipment: Submerged Pump
Rating: Satisfactory

Shutoff: Utility Room
Comments: On floor by well storage tank.
Rating: Satisfactory

SUPPLY PIPING: This is the potable water used for drinking and cooking needs.

Piping Mat: Plastic, Copper
Rating: Satisfactory

Flow: Adequate

WASTE PIPING: This is the waste disposed of from toilets, sinks and other plumbing fixtures.

Piping Mat: Plastic
Comments: We do not inspect septic but lines obviously clogged or collapsed. I ran water in all sinks, toilets, sinks, and whirlpool as always and sewage stopped leaving structure. Started coming out at base of toilets and drain for HVAC, etc., before tub had a chance to drain. I noticed this as I was in the crawl and came up out of the crawl to help clean up leaking water at toilets and floor drains. This building needs all plumbing waste lines and septic evaluated and properly updated to drain sewage out of the building. It is a health hazard to leak plumbing waste inside a structure and it should be properly cleaned and sanitized. Grant stated the plumbing has done this in the past also.

Rating: Marginal/Fair



May have a grey water reclaim device below each bath tub etc. I came out of crawl so fast once I saw water leaking did not go back down to evaluate - you need a plumber on site to have him evaluate all plumbing waste and drain and supply and reclaim systems and determine if they are working properly. With water dripping off of all the pipes I cannot determine what if anything was leaking. Also evaluate and update and maintain water treatment system. We do not check septic system but it could also be the issue.



Water leaking out of base of toilets and floor drain by furnace.



All lines wet from water backup. Leaked on floor by furnace.



Water had a bad smell and color as it flowed out of the faucets - needs the water purification system updated on maintenance and repaired - change filters and make sure it is working properly.



Flow: Inadequate

HOT WATER: The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.

Type: Propane

Comments: Should not be sitting on sheet vinyl flooring. Should have a catch pan under unit when on the main floor.

Rating: Marginal/Fair



HOT WATER SPECS:

Age: 1996 - Fair due to age of unit

Size: 50 gallon

Manufacturer: Rheem

Heating

The heating system is one of the most important areas in the structure. Improper maintenance may cause uncomfortable heat and fuel bills can be excessively high. If any conditions are listed, a qualified heat technician should correct them.

ACCESS: This section describes the restrictions (if any) to the inspection of the heating system.

Access: Typical

SERVICE: All heating equipment should be serviced annually.

Location: Utility Room

Age: 1996 - Fair due to age of unit

Size: 92,000 BTU

Manufacturer: Amana

WARM AIR: Warm air systems heat air and distribute it to the living space via ductwork. These systems include gas and oil furnaces as well as heat pumps.

Furnace: Forced Air

Conditions: **Fair for its age and condition ---** This item is at or past the normal life expectancy of the item. It is still operating satisfactory at this time.

Comments: Blower door safety switch missing. More rust than normal inside unit. Still working but fair rating due to age and condition of unit.



Rating: Satisfactory/Fair

Ducts: Flexible, Metal

Rating: Satisfactory

Filters: Disposable

Rating: Satisfactory

FUEL: This section reports the type or types of fuel in use. Most equipment is designed for one type of fuel.

Fuel Type: Propane

Rating: Satisfactory

THERMOSTAT: This section reports the type and condition of the thermostat for the primary heating system of the structure.

Type: Electronic
Rating: Satisfactory

Location: Foyer

HEATING FLUES: This section reports on the type and condition of the heating system flues.

Type: Metal
Rating: Satisfactory

FIREPLACE: This section reports on masonry and manufactured fireplaces. Flues are rated only to the extent of the type of flue material used, not the condition of the flues as that can only be inspected by using special equipment as used by Chimney Sweeps.

Fireplace: Manufactured, Gas
Rating: Satisfactory

Flues: Metal
Rating: Satisfactory

Air Conditioning

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed, a qualified technician should correct them.

ACCESS: This section describes the limitations (if any) of the air conditioning inspection.

Access: Restricted

Conditions: **Below 60 degrees ---** To test the unit without causing possible damage to the compressor the ambient temperature needs to be above 60 degrees for the past 24 hours.

UNIT TYPE: Performance of different air conditioner types varies greatly. Observations are based on comparable units of the same type.

Type: Central

Conditions: **Too Cold to Inspect ---** It was too cold on the day of the inspection to test this unit. Its rating is unknown.

Rating: Unknown - Fair due to age of unit



EQUIPMENT

LOCATION: All air conditioning equipment should be serviced annually.

Location: Exterior

Age: 1997 - Fair due to age of unit

Manufacturer: Amana

THERMOSTAT: Inspection is made of the primary air conditioning thermostat. If more than one, the observations are for typical condition.

Type: Electronic

Conditions: **Same as for heat ---** See the "Heating and Fireplace" section. This is shared equipment and all notations are the same.

Rating: Satisfactory

DUCTS: Ducts are the air conductors and are often used commonly by heating and air conditioning.

Type: Metal, Flexible
Conditions: **Same as for heat ---** See the "Heating and Fireplace" section. This is shared equipment and all notations are the same.
Rating: Satisfactory

Filters: Disposable
Conditions: **Same as for heat ---** See the "Heating and Fireplace" section. This is shared equipment and all notations are the same.
Rating: Satisfactory

Bath

If any conditions are listed, a qualified professional should correct them.

ACCESS: This section notes limitations (if any) to inspection of the baths. The most common are water being off and blocked access.

Access: Typical

BATH 1/2:

Fixtures: Wall hung
Rating: Satisfactory

Ventilation: Fan
Rating: Satisfactory

Toilet: Water tank type
Conditions: **Toilet OK ---** Toilet was tested. Toilet functioned properly and did not leak at time of the inspection
Rating: Satisfactory

Floor: Sheet vinyl
Comments: Toilet stained so much discolored and will no longer clean up.



Rating: Marginal/Fair

BATH 1:

Tub/Shower: Main, Tub/Shower, Whirlpool
Comments: Whirlpool Tub did not run. Water very rusty and smelled bad.



Rating: Marginal/Fair

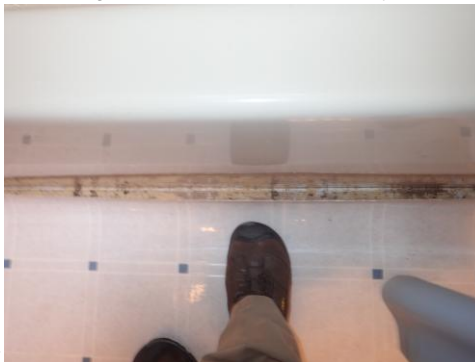
Fixtures: Vanity
Comments: Stained with rust deposits. Corrosion on drain lines.
Rating: Marginal/Fair



Ventilation: Fan
Rating: Satisfactory

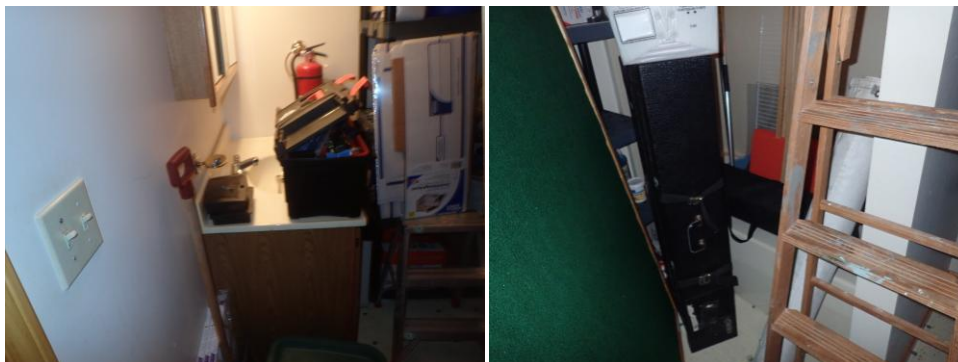
Toilet: Water tank type
Conditions: **Toilet OK ---** Toilet was tested. Toilet functioned properly and did not leak at time of the inspection
Comments: Stained with rust deposits.
Rating: Marginal/Fair

Floor: Sheet vinyl
Comments: Curled and loose along tub. Repair or replace vinyl floor.



Rating: Marginal/Fair

COMMENTS: Third bath partially removed and used for storage closet at this time. Not tested.



Interior

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed, a qualified contractor should be consulted.

ACCESS: This section covers restrictions, (if any) to the inspection of the interior. Most common problems are lack of access because of personal property in the way or recent remodeling which may have covered previous flaws.

Access: Typical

FLOORS: Floor covering types and conditions are reported, if other than cosmetic. For example, loose floor covering can be a tripping hazard.

Type: Sheet vinyl, Carpet
Rating: Satisfactory

WALLS: The type, material and integrity of the interior walls are reported on a representative basis only.

Type: Drywall
Conditions: **Cracks (minor)** --- Some cracks were noted that are minor in nature.
Rating: Satisfactory

CEILINGS: The type, material and integrity of the ceilings are reported on a representative basis only.

Type: Wood, Drywall
Conditions: **Cracks (minor)** --- Some cracks were noted that are minor in nature.
Stained --- The material is stained. Some stains may be very difficult to remove. Before repairing, be sure the source of the stain has been located and cured.
Comments: Ceiling damage and stain from leak in roof plumbing boot in hall outside bathroom, over furnace and starting to develop mold growth. Stop leak and clean and treat and then repaint.
Rating: Marginal/Fair



DOORS: The interior doors are reported on a representative basis.

Type: Wood
Conditions: **Door rubs** --- Door rubs at bottom. Undercutting door is needed to help prevent undo flooring wear. Recommend replacing or repairing as needed.
Needs adjustment --- This item operates improperly and needs adjustment. Recommend replacing, repairing or adjusting as needed.

Comments: Center rear Storeroom: closet doors missing, room door drags on carpet and did not latch.
Rating: Marginal/Fair

TRIM/HARDWARE: Trim and hardware are inspected on a representative basis. Lack of hardware is normally only noted if it presents a safety problem such as the inability to easily open a door in case of emergency.

Trim: Wood
Rating: Satisfactory

Hardware: Hardware
Rating: Satisfactory

ATTIC: The attic is inspected (if possible) for roof support structure, and insulation. Although the attic insulation may be acceptable, the greater the insulating value along with proper attic ventilation and moisture control will lessen the chance of ice dams.

Roof Framing: Truss
Rating: Satisfactory

Sheathing: OSB, Plywood
Rating: Satisfactory

Insulation: Fiberglass
Comments: No insulation over closet where access is located. Recommend adding insulation.
Rating: Marginal/Fair



Main attic looks good just insulate closet ceiling.



**THIS INSPECTION AGREEMENT LIMITS OUR LIABILITY
PLEASE READ CAREFULLY AND SIGN IT**

B-Safe Home Inspections of Illinois, Inc. and you (the Client) understand and agree to the following:

The undersigned B Safe Home Inspections of Illinois, Inc., a locally owned and operated business, will conduct a visual inspection of the property you plan to sell or acquire at the Property Address stated on the attached invoice in a manner consistent with the provisions below.

See attached invoice for the price breakdown of full charge and type of inspection you have agreed to, as well as which B Safe inspector you will have. The fee for the inspection is due upon completion of the physical inspection. A \$50.00 fee will be applied to all returned checks and to any invoice outstanding 30 days or more from the time of the inspection (unless pre-approval is given). Any follow-up visit to the inspected Premises shall be a minimum charge of \$95.00 due at the time of re-inspection.

See invoice attached for inspector assigned to your inspection:

TJK = TIMOTHY J KEARNEY	License # 450000317
MARK = MARK A LUPARELL	License # 450011395
BOLT = DUSTIN BOLT	License # 450012011

CLIENT acknowledges that his/her presence at the inspection has been requested. CLIENT acknowledges that he/she has been advised of the time and date of the inspection (listed on attached Invoice).

EXCLUSIONS, LIMITATIONS, ADDITIONAL TERMS, AND CONDITIONS SET FORTH ON FOLLOWING PAGES – PLEASE READ AND SIGN.

B Safe Home Inspections of Illinois, Inc is only making a visual inspection and following are terms of the inspection and define the inspection:

What is included in a whole house inspection - A limited visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the Premises (the house and one attached or detached garage) existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection. Sheds, outbuildings, and other accessory structures are excluded, unless an additional fee is paid and noted on attached invoice. Installed components included in the inspection are structural system/foundation, exterior, roof system, plumbing system, electrical system, heating system, cooling system (weather permitting), interior, insulation and ventilation, fireplaces and solid fuel burning appliances (if present).

Scope of Inspection. The scope of the inspection is strictly limited as set forth in this Agreement. The parties understand and agree that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies, including but not limited to, basement flooding, basement seepage and roof leakage, are excluded from this inspection. The parties agree that the Illinois Standards of Practice, 68 Ill. Admin. Code 1410, Sec. 1410.200, as amended, as well as the American Society of Home Inspectors® (ASHI®) Standards of Practice, most current edition, shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. Copies of these standards are available upon request. Where the State of Illinois Standards and the ASHI® Standards are found to be in conflict, the State of Illinois Standards shall supersede the ASHI® Standards.

Unless an additional fee is paid for this type of inspection, (B-Safe sometimes does a Termite Inspection etc) and only if noted on attached invoice.

1. Items Not Inspected. The inspection and report exclude and do not cover those items indicated as “untested” or “not inspected” or the possible presence of or danger from any potentially harmful substances and environmental hazards including, but not limited to, the following items: asbestos; lead paint; formaldehyde; toxic and flammable materials; soil contamination; water testing; termite and pest infestation; water softener and filter system; sprinkler systems; central vacuum systems; telephone systems; intercom systems; security systems; antennas; cable television; doorbells; appliances; playground equipment; swimming pools and pool equipment; spas; energy efficiency measurements; recreational equipment; recreational facilities (boat docks and tennis courts); landscaping; underground storage tanks; underground drainage; irrigation; outdoor grills; low voltage exterior lighting; remote overhead door transmitters and receivers; concealed or underground electric and plumbing; systems which are shut down or otherwise secured; private sewer systems; water wells; chimney draft; heating system accessories; solar heating systems; zoning or other ordinances; and building code conformity. All items indicated as being excluded in the ASHI® Standards of Practice are also excluded herein. CLIENT understands that these systems, conditions, and information about them are excluded from this Inspection and Report. Any general comments, which may appear about these systems and conditions, are provided as a courtesy only and DO NOT represent or form a part of the Inspection. Unless an additional fee is paid for an additional type of inspection (B Safe sometimes does a termite or wood destroying insect inspection etc).
2. Third Party Liability. It is understood and agreed that the inspection and report are performed and prepared for the confidential and exclusive use and possession of CLIENT. No other person or entity may rely on the report issued pursuant to this agreement.
3. Limitation of Liability. It is understood and agreed that in the event of any claim whatsoever against B Safe Home Inspections Of Illinois Inc, it’s employees, inspectors, or other agents, whether based on contract, negligence or other tort, statute, or otherwise, in any way directly or indirectly resulting from or relating to the inspection, the report or performance or nonperformance of services by B Safe Home Inspections Of Illinois Inc, that, any liability of B Safe Home Inspections Of Illinois Inc, it’s employees, inspectors or other agents shall be solely and exclusively limited to the amount of the inspection fee actually paid by CLIENT.
4. Limitation of Actions. No action shall be maintained by CLIENT against B Safe Home Inspections Of Illinois Inc, or its inspectors or employees unless written notice, sent by certified mail return receipt requested, setting forth that an installed system or component of the Premises which was inspected by the Inspector was not in the condition reported by the Inspector, is delivered by CLIENT to B Safe Home Inspections Of Illinois Inc, within ten (10) business days after the discovery of such defect becomes known to CLIENT. CLIENT agrees that, with the exception of emergency conditions, CLIENT or CLIENT’S agents, employees or independent contractors will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector or B Safe Home Inspections Of Illinois Inc,. Furthermore, any action must be commenced by CLIENT within one (1) year after the date of the Inspection or will be deemed waived and forever barred.

5. Entire Agreement. This Agreement constitutes the entire Agreement between the parties and supersedes any and all prior agreements between the parties. CLIENT agrees that any representation, promise, condition, or warranty, express or implied, not included in this Agreement shall not be binding on any party.
6. Interpretations. It is mutually understood and agreed that all provisions herein are severable and that, in the event that any of them shall be held to be invalid, any competent court may modify or reform any such provisions to make it enforceable and that the remaining provisions hereof shall nevertheless be valid and binding
7. Assignment. The rights and obligations under this Agreement may not be assigned by any of the parties hereto without the prior written consent of the other party.

Secondary or Consequential Damages – Secondary or Consequential damages are excluded.

THE INSPECTION REPORT DOES NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND. THE INSPECTION REPORT REFLECTS AN OBSERVATION OF CERTAIN LISTED ITEMS OF THE PROPERTY AS OF THE DATE AND TIME OF THE INSPECTION AND IS NOT A LISTING OF REPAIRS TO BE MADE. THE INSPECTION REPORT IS NOT INTENDED FOR — USE AS A GUIDE IN RE-NEGOTIATING THE SALES PRICE OF THE PROPERTY, NOR SHOULD IT BE CONSTRUED AS AN OPINION OF THE VALUE OF THE PROPERTY. THE SELLER MAY OR MAY NOT BE REQUIRED TO REPAIR DEFICIENCIES REFLECTED IN THIS INSPECTION REPORT, AND THAT DETERMINATION SHOULD BE MADE BY YOU, THE SELLER, YOUR REAL ESTATE AGENT (S), AND YOUR ATTORNEY. WE RECOMMEND THAT YOU ATTEND THE ACTUAL INSPECTION.

Inspection Agreement Revised 2018

I understand that checking this box constitutes a legal signature confirming that I acknowledge and agree to the above Terms of Acceptance.

☐

I AGREE

I understand that this signature is legally binding on my in accordance with the Electronic Commerce Security Act (5 ILCS 175/1-1-1).

Distribution of Report:

By initialing here, you authorize us to distribute copies of the Inspection Report to your real estate agents directly involved in this transaction.

Initial Here

SIGN & AGREE BELOW:

PLEASE PRINT YOUR NAME

SECTION 2B: REPAIR BIDS





Customer Information

Grant Hammer
 4285 N Walnut St Rd
 Springfield IL 62707
 (217)494-4340
 grant.hammer@aiswcd.org
 Date: 05/06/2019
 Rep: Christopher Schwertman

Sutton's

1926 N Peoria Rd
 Springfield, Illinois 62702
 (217) 528-3911
 License # 104000303 suttonsinc.com

Locations INCLUDED in scope of work to be performed

Replace the roofing system on the building. Add \$450 for an extended warranty.

Locations EXCLUDED in scope of work to be performed

There are no outbuildings on the property.

Job Specifications

Permit	Permit Fees
Dumpster Placement	Dumpster Placed on OSB/Plywood In Driveway
Ground Protection	Under 30 Sq
Safety/OSHA	1 Story or 2 Story Walkable
Tear Off	Remove 1 Layer
Drip Edge	Drip Edge
Color of - Drip Edge	Evergreen G6
Leak Barrier	Ice & Water Shield - Eaves
Underlayment	Underlayment
Starter Shingles	Pro-Start
Shingles	Timberline HD
Shingle Color	Weathered Wood
Ventilation	GAF Cobra Snow Country
Ridge Cap Shingles	Timbertex
Boot/Pipe Flashings	Detach, Reseal, Paint Furnace/HW Vent
Flashing	Detach & Reset Siding for Flashing
Color of - Continuous Flashing	Clay D43
Step Flashing Color	Clay D43
Roof Accessories + Options	New Velux Fixed Deck w/ Interior Trim Kit

Additional Details

Additional Details

THE SEALS ARE SHOT ON THE SKYLIGHT. THE SKYLIGHT MUST BE REPLACED WITH THE ROOF. ADD \$450 FOR A EXTENDED ROOFING WARRANTY

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10 Things You Need To Know

Ten Things You Need to Know Before We Start Your Roof

1. Please make sure that any items that are hung on the walls, or sitting on cabinets or shelves, are secured or moved temporarily. This will protect those items from heavy vibrations while the new roof is being installed. If you have an open beam ceiling or attic, dust and debris will likely fall. Sutton's does not assume any responsibility for items that are damaged or in need of cleaning as a result of vibration. Instead, we like to inform our customers of the possibilities so they can prepare.
2. Keep pets (dogs & cats) indoors during the roofing project for their own safety. Please ask your rep about the "Sutton's Kennel Club" if you have special concerns.
3. During the installation, there will be noise from the roofer's (walking, talking, and sliding around), as well as equipment noise (hammering, nail guns, compressors, trucks). We recommend having doors and windows closed while we are working on your home. Not only does this keep the noise out, but it will also keep the dust and dirt outside.
4. You can help us get done faster by making sure "the installers have the right of way" during the project. You can do this by avoiding parking or driving through the construction area. All vehicles parked in the construction area are the homeowner's responsibility.
5. Please remove all items from directly below the roof overhangs. This would include all lawn furniture, plants, grills, recreational equipment, etc. The reason for this is that we don't want to damage your property by having something fall off the roof and onto your valuables. Clearing the area is the best bet against damage as we are not responsible for those items.
6. Our crews do a very thorough job of cleaning up after the project. Even with the best of effort, there are times when they may miss something. If you find debris in your yard that we may have missed, please call us and let us know. You may find a nail or two that were missed. Please let all guests know that you had your roof replaced and to pay attention to where they are walking and driving. We will drag walkways and driveways with a magnet and do our best. Unfortunately, we do not replace flat tires so we advise our customers to watch out for nails for the next several weeks.
7. Please remove your vehicle(s) from your garage if you are worried about damage. The reason for this is that dust and debris is likely to fall as a result of the vibration on the roof. We don't want your vehicles to get damaged or dirtied in the process. So, please tarp them or remove them from the garage completely if you are concerned.
8. Please note, it is your responsibility to notify Sutton's about any previously conducted lead and/or asbestos testing. We would also like to know about any of the health risks or concerns for those residing in your home.
9. While Sutton's does take every precaution to ensure a smooth re-roofing process, and absent of any negligence on the part of one of our team members, we shall not be held responsible for damage to the following: Driveways, walks, curbs, paintings, trees, fences, shrubs, lawns, open beam ceilings, cracks in drywall or plaster, walls, or interior furnishings and decorations, which may occur during your roofing job.
10. We are not responsible for Rooftop equipment such as satellite dishes, air conditioners and duct work. We will take extra care when working around or handling these items, but we shall not assume any responsibility for these items.

I reviewed the "10 Things You Need To Know" and agree to the terms. (Customer Initials) _____

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Contract for HOME IMPROVEMENTS (Terms & Conditions)

I/We the undersigned, hereinafter called "Buyer(s)", jointly and severally do hereby employ the undersigned, hereinafter called "Contractor" to furnish labor and materials on the "job site" described. Contractor agrees to complete the work described.

Contractor will complete all described work in a workman-like manner using customary building practices. It is further agreed that Contractor may assign contract, and that the terms and agreements herein contained shall bind, apply, and insure to the heirs, assigns, successors, executors, and administrators of the parties hereto.

The parties agree the Contractor does not warrant or guarantee the condition of any materials, supplies, and/or equipment supplied by the Buyer(s), or through an agent or representative of the Buyer(s), for the purposes of this job. The Contractor provides a 2-year labor warranty, and all warranties are subject to the express written warranty conditions of said product manufacturers. It is understood and agreed by and between the parties that the Contractor shall have authority to approve or disapprove all subcontractors/suppliers used on the job prior to a subcontractors/suppliers commencement of work and/or the providing of materials or supplies. The Buyer(s) shall not employ any subcontractor/supplier without the prior written approval of Contractor. The Buyer(s) shall not employ nor solicit the employ of any representative of Contractor or its agents; either before, during, and/or after said performance of this agreement by Contractor for a period of 5 years. It is understood that such solicitations or employment and/or future or present employment of Contractor employees and/or its agents by the Buyer(s) is strictly prohibited, and any instance encompassing the employment restrictions hereto described will be considered as a unilateral breach of contract by the Buyer(s), and that Contractor will receive 1/3 of the agreement amount plus the agreement amount described herein, as well as any incurred expenses to date, regardless of substantial completion of this agreement by Contractor or its agents. The Contractor is not responsible for any damage which may result during the performance of work by the Contractor; to the Buyer(s)' property or to any structure on such property, due to the pre-existing condition of the property or structure prior to or at the time of the Contractor's performance of the job.

It is understood and agreed that all payments hereunder shall be at the office of the Contractor, or the assignee, and must be paid in full upon substantial completion of this contract (a majority of contract items have been completed in a workmanlike manner using the customary building practices): or as mutually agreed between both parties as a part of this agreement. As warranted, upon substantial completion of this contract, a listing of any minor cosmetic repairs and/or adjustments ("Punch List Items") may be written between the parties. The Owner may retain a sum equal to a reasonable estimate of the cost to complete such Punch List Items, however such sum must be subtracted from the total due of this contract upon substantial completion. Upon completion of said Punch Lists Items by the Contractor, any monies retained by the Owner are due upon demand by Contractor. All payments must be cash, money order, or check payable to Sutton's. PAYMENTS IN DEFAULT MORE THAN 10 DAYS ARE CHARGED A MINIMUM SERVICE FEE OF \$5.00 OR 2 1/2 % PER MONTH ON THE BALANCE DUE, WHICHEVER IS GREATER; PLUS SUCH EXPENSES INCURRED IN EFFECTING COLLECTION HEREUNDER AS MAY BE ALLOWED BY LAW INCLUDING REASONABLE ATTORNEY FEES AND COURT COSTS.

Any notice, demand or request permitted, required or desired to be given in connection with this Agreement, shall be in writing and shall be deemed effective if and when received by the addressee (whether faxed, delivered or mailed). If mailed, the notice should be addressed to Buyer(s) and/or Contractor as shown on page one of this contract.

It is understood and agreed that if Buyer(s) do (es) not make payment within 10 days of payment due date, the Contractor has the right to terminate this contract upon written notice to the Buyer(s). Contractor shall have the right to cancel this contract at any time sending written notice to Buyer(s), at the address specified. If applicable, Buyer(s) may cancel this Agreement if Contractor fails to commence or complete work within a specified time period, if such time restriction is specified in writing by both parties.

This space intentionally left blank

This agreement is subject to approval of credit, and after accepted, cannot be canceled unless all expenses incurred to date, on behalf of Buyer(s) by Contractor, are paid to Contractor by Buyer(s). In the event of cancellation by the buyer, for any reason whatsoever, prior to the Contractor commencing work, the Contractor is to receive 33% of the contract price (exclusive of incurred expenses), upon demand, as its stipulated breach of contract, and not as a penalty. However, this clause shall not apply until after midnight of the third business day of this contract. THE BUYER (S) MAY CANCEL THIS CONTRACT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS CONTRACT. To the extent permitted by law, Buyer(s) and Contractor hereby irrevocably waive all rights to trial by jury in any action or proceeding arising out of or in any way relating to the Contract or the performance, acts or duties of the parties with respect thereto.

Contractor shall not be held liable for delays caused by strikes, weather conditions, acts of God, delays in obtaining materials, or any causes beyond his control. Contractor shall not be responsible for any updates, revisions, and/or changes to the local building code; or any municipality, village, or town building rules and/or regulations where said property is located. Contractor assumes no responsibility for any governmental, quasi-governmental, or any other governing body and/or association compliances, regulations, and/or restrictions. Contractor shall not be liable for any hidden defects and/or undiscovered pre-existing conditions of said property even if contractor does or does not have knowledge of said condition.

It is agreed that Buyer(s), will provide Contractor with all utilities deemed necessary by Contractor in performance of said contract. All utility costs associated with completion of this contract are to be paid by the Buyer(s). Buyer(s) agree to make as directed by the contractor, any necessary material selections as requested by Contractor. Any material selections outstanding which may prevent the Contractor from performance of this contract will result in contractor stopping all activity in relation to performance of this contract, and the contract amount shall be due upon demand by the Contractor. If Buyer(s) material selections exceed the amount specified by Contractor for said selection(s); the Buyer(s) are required to pay the full overage amount at the time specified by Contractor to finalize their selections. Buyer(s) are required to provide full and complete access for our representatives during normal business hours. Buyer(s) acknowledge the risk to trees, vegetation, and/or landscaping, and hereby releases the Contractor from any claims for damages and/or loss to said property conditions resulting from Contractor's performance of said contract.

Buyer(s) are to provide, at their own expense, all proper liability and property damage insurance during the construction process. The contractor carries WORKMAN'S COMPENSATION, PUBLIC LIABILITY, and PROPERTY DAMAGE INSURANCE(S) at its own expense. The Undersigned certifies receipt of a true copy of this Contract, acknowledges that he has read and knows the contents thereof, and understands that this Contract embodies agreement of the parties, and that there are no promises, terms, conditions, and/or obligations other than those contained in this Contract, and that this Contract supercedes all other previous communications and/or agreements, verbal or otherwise.

Any amendment or change order must be in writing and signed by the Buyer(s) and the contractor to be effective. It is expressly acknowledged by the Buyer(s), that any Buyer(s) who is a signatory to this contract may individually authorize and/or approve of any and all change orders with the consent of the Contractor.

I/We the Buyer(s) agree to all of the terms and conditions outlined in this Contract for Home Improvements by initialing for identification.

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Home Repair: Know Your Consumer Rights (Illinois State Law)

As you plan for your home repair/improvement project, it is important to ask the right questions in order to protect your investment. The tips in this fact sheet should allow you to protect yourself and minimize the possibility that a misunderstanding may occur.

In compliance with Illinois Law, this pamphlet is provided by Sutton Siding & Remodeling, Inc. (dba - Sutton's). Located at 1926 Peoria Rd, Springfield, IL 62702.

Contracts

1. Get all estimates in writing.
2. Do not be induced into signing a contract by high-pressure sales tactics.
3. Never sign a contract with blank spaces or one you do not fully understand. If you are taking out a loan to finance the work, DO NOT sign the contract before your lender approves the loan.
4. Remember that you have 3 business days from the time you sign the contract to cancel any contract if the sale is made at your home. The contractor cannot deprive you of this right by initiating work, selling your contract to a lender or any other tactic.
5. If the contractor does business under a name other than the contractor's real name, the business must either be incorporated or registered under the Assumed Business Name Act. Check with the Secretary of State to see if the business has registered under the Assumed Business Name Act.
6. Homeowners should check with local and county units of government to determine if permit inspections are required.
7. Determine whether the contractor will guarantee his or her work and products.
8. Determine whether the contractor has proper insurance.
9. DO NOT sign a certificate of completion or make final payment until the work is done to your satisfaction.
10. Remember, homeowners should know who provides supplies and labor for any work performed on your home. Suppliers and subcontractors have a right to file a lien against your property if the general contractor fails to pay them. To protect your property, request lien waivers from the general contractor.
10. Remember, homeowners should know who provides supplies and labor for any work performed on your home. Suppliers and subcontractors have a right to file a lien against your property if the general contractor fails to pay them. To protect your property, request lien waivers from the general contractor.

Basic Terms to Be Included In a Contract

1. Contractor's full name, address, and telephone number. Illinois law requires that persons selling home repair and improvement services provide their customers with notice of any change of their business name or address that comes about prior to the agreed dates for beginning or completing the work.
2. A description of the work to be performed.
3. Starting and estimated completion dates.
4. The total cost of the work to be performed.
5. Schedule and method of payment, including down payment and final payment.
6. A provision stating the grounds for termination of the contract by either party. However, the homeowner must pay the contractor for work completed. If the contractor fails to commence or complete work within the contracted time period, the homeowner may cancel and may be entitled to a refund of any payment or other payments made toward the work upon written demand by certified mail.

This space intentionally left blank

Avoiding Home Repair Fraud

Please use extreme caution when confronted with the following warning signs of a potential scam:

1. Door-to-door salespersons with no local connections, who offer to do home repair work for substantially less than the market price.
2. Solicitations for repair work from a company that lists only a telephone number or post office box number to contact, particularly if it is an out-of-state company.
3. Contractors who fail to provide customer references when requested.
4. Persons offering to inspect your home for free. Do not admit anyone in your home unless he or she can present authentic identification establishing his or her business status. When in doubt, do not hesitate to call the worker's employer to verify his or her identity.
5. Contractors demanding cash payment for a job or who ask you to make a check payable to a person other than the owner or company name.
6. Offers from a contractor to drive you to the bank to withdraw funds to pay for the work.

IF YOU THINK YOU HAVE BEEN DEFRAUDED OR YOU HAVE QUESTIONS

Please contact the Illinois Attorney General's Office.

Attorney General Toll-Free Number:
Springfield (800) 243-0618

www.ag.state.il.us

I, the homeowner, have received from the contractor (Sutton's) a copy of the pamphlet entitled "Home Repair: Know Your Consumer Rights"

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Grant Hammer
4285 N Walnut St Rd
Springfield IL 62707

(217)494-4340
grant.hammer@aiswcd.org

Date: 05/06/2019
Rep: Christopher Schwertman

Total Contract Amount**\$13,580.65**

Amount Paid in Cash	\$13,580.65
Cash Deposit	\$4,600.00
Cash Due Upon Completion	\$8,980.65
Form of Payment	Cash
Total Contract Amount	\$13,580.65

Additional Details

THE SEALS ON THE SKYLIGHT ARE SHOT. THE SKYLIGHT MUST BE REPLACED WITH THE ROOF.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day.

Christopher Schwertman

05/06/2019

Date

Grant Hammer

05/06/2019

Date

This space intentionally left blank

Image: 1.1



Smith General Contracting Inc.

3112 SOUTH 12TH STREET

SPRINGFIELD, IL 62703

TELEPHONE 217-523-2671

FAX- 217-585-4136

MOBILE 217-638-8354

smithgencontracting@yahoo.com

www.smithgencontracting.com

RESIDENTIAL / COMMERCIAL

ROOFING / SIDING / WINDOWS / SEAMLESS GUTTERS

GRANT HAMMER @ ASS OF ILLINOIS SOIL BLDG

4285 N WALNUT

SPFLD ILLINOIS

Phone- 4944340

Date- 5-1-19

ROOF ESTIMATE

ESTIMATE#8790

Tear off entire roof dwn to sheeting , Haul away nall debris daily . Sand prime paint chimney top . Replace one piece fascia. Install certainteed shingles landmarks. New drip , New felt Synthetic, New bathroom vents 3. 2- 3 in boots and covers . Ice and dam dwn low and metal valeys and ice and dam . Remove both dormer siding low to re step flash walls and front . Replace 2 columns . Inc dump and Permit . One sheet wood inc New Capover Vented ridge

Tearoff and Replace \$ 10795.00
2 Coloumns \$ 750.00

SIGN _____ DATE _____

We can Install any Manufacturer of Shingles if requested (GAF, Tamko, IKO, Owens Corning)

No Money Down! Payment upon Completion.

15 year workmanship warranty on Roofing!

We accept Credit Cards!

We also offer Bobcat work and Snow removal in winter, THANK YOU!!!

"No Job Is Too Big or Small!"

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written or verbal orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Company is not responsible for mold past, present, or future as a result of leakage prior to work being completed. Contractor shall not be liable for any hidden defects and/or undiscovered pre-existing conditions of said property even if contractor does or does not have knowledge of said condition.

State of Illinois License
104-015774

Better Business Bureau
Member Since 6-1-00

Respectfully Submitted By _____



Multi Scape Landscaping
1630 Governor Street
Springfield, IL 62704
(217)341-3642
sales@multiscape.net



Estimate

ADDRESS

Association of Illinois
Soil and Water
Conservation Districts
4825 N. Walnut Street
Rd.
Springfield, IL 62707

DATE
05/28/2019

TOTAL
\$1,280.00

EXPIRATION
DATE
05/04/2019

DATE	ACTIVITY	AMOUNT
05/28/2019	Labor Trim bushes as needed in landscape beds. Cut down two dead or dying lilac bushes. Lightly trim ornamental tree away from building. Cut back brush along driveway to reclaim turf area.	1,280.00

TOTAL

\$1,280.00

THANK YOU.

Accepted By

Accepted Date

SECTION 2C:

**SANGAMON
COUNTY
PROPERTY
DATA**



Property Tax

Sangamon County, Illinois



Selected Parcel: 14-04.0-326-011

Location: 4285 N WALNUT STREET RD

Current Assessment 2019 Payable 2020

Name & Mailing Address
ASSOC OF IL SOIL & WATER
CONSERVATION DISTRICTS
4285 N WALNUT STREET RD
SPRINGFIELD, IL 62707-7647

Property Address
4285 N WALNUT STREET RD
SPRINGFIELD, IL 62707

Exemptions
* None *

Legal Description
PT SE PT NE1/4 SW1/4
4-16-5

Class 95 TOTALLY EXEMPT REAL ESTATE

Status Active

Non-Farm Acres 2.03 Farm Acres 0.00

Tax Code B04

Volume 1 Page 15

Assessment Values

	Prior Year Board of Review Equalized	Assessor Changes	Board of Review Changes	Board of Review Equalized
		Not Finalized	Not Finalized	Not Finalized
Status	Active			
Class	TOTALLY EXEMPT REAL ESTATE			
Tax Code	B04			
Reason				
Non-Farm Land	0			
Non-Farm Building	0			
Farm Land	0			
Farm Building	0			
1st Time Non-Farm Building	0			
1st Time Farm Building	0			
* TOTAL *	0			

Current Billing Details 2018 Payable 2019

Payment History, Year 2018 Payable 2019					
No	Date	Amount	Penalty	Other Costs	Transaction Type
No Payments for Tax Year					

Assessment Information		Bill Information		Installment Detail
Assessment Year	2018-2019	Tax Year	2018-2019	1st Installment

Fair Market Value	0	Value After Exemptions	0	Due Date 06/07/2019
Assessed Value	0	Tax Rate	8.1695%	Tax Due \$0.00
Township Multiplier	1.0314	Tax Extended	\$0.00	2nd Installment
Value After Township Multiplier	0	Adjustments	\$0.00	Due Date 09/06/2019
County Multiplier	1.0000	Tax Billed	\$0.00	Tax Due \$0.00
Equalized Value	0	Payments	-\$0.00	No payments are currently scheduled.
Value After Exemptions	0			
		Tax Due	\$0.00	
		1st Installment	\$0.00	
		2nd Installment	\$0.00	

Most Recent Sale

Number	Class	Sale Year	Sale Date	Sale Amount	Sale Acres	Township	
1	60 IMPROVED COMMERCIAL	2006	12/14/2006	157,000	2.03	SPRINGFIELD	Details

Property Tax

Sangamon County, Illinois



Selected Parcel: 14-04.0-326-011

Location: 4285 N WALNUT STREET RD

Sales Detail

Sales Information

Sale Year 2006	Sale Date 12/14/2006	Sale Amount 157,000
Assessed Value When Sold 52,948		Ratio With Value When Sold 33.72%
Prior Equalized Assessed Value 52,948		Ratio With Prior Equalized Value 33.72 %
Multiple Parcels N	State Qualified Y	Special Sale

Recorded Information

Recorder Doc Nbr	2006R50046
Recorded Date	12/29/2006
Recorder Document Type	WARRANTY DEED

Additional Information

Acres	2.03
Class	IMPROVED COMMERCIAL

SECTION 2D: APPRAISAL



Grant Hammer

Subject: Re: Comp information

From: Bill Marriott Jr <marriottjr@comcast.net>

Sent: Wednesday, May 22, 2019 3:01 PM

To: grant.hammer@aiswcd.org

Subject: Re: Comp information

Grant, below is the original email I sent Van Bitner 2 years ago. The market may have dropped a little between now and then. The building was bought for \$157,000 in 2006. I would say \$179,000 asking price now. If I had to estimate days on the market it could be 4 months to 2 years. Converting to residential would give it the greatest chance to sell. It could be listed both ways.

I hope this helps.

Bill Marriott Jr.

From: Bill Marriott Jr <marriottjr@comcast.net>

Sent: Tuesday, May 30, 2017 5:07 PM

To: Van Bitner

Subject: Comp information

Van,

Sorry for the delay in getting this to you.

The subject property at 4285 N Walnut has priced out on a comp basis at \$169,000. The average days on the market for commercial properties in this market is about 8 months. The location of the subject property may increase the time it will take to achieve our goal of selling. The property was on the market for just short of a year when you bought it in 2006.

It is my suggestion that we list the property at \$189,000 as is. This price will not scare anyone away and also gives us some bargaining room at the same time. If you find another location that is cheaper and you want to get more aggressive with regards to the sale price, it does provide a nice distance between the original asking price and your original purchase price to advertise a large reduction.

Please call me with any questions you may have.

Bill Marriott Jr.

Broker/Partner

The Real Estate Group Inc.

3701 W. Wabash

Springfield, IL 62711

217-741-0198 (Cell)

217-787-7779 (Fax)

SECTION 2E:

**LEASE OR
PURCHASE
OPTIONS**



Is your association or professional business paying for utilities and expenses like janitorial?

There is a better way. Call for details.

Convenient parking is available. On-site management, maintenance, and private security makes the Myers Building and the Old Town Mall distinctive.

- 24-hour HVAC and utilities included
- Parking spaces included in the lease
- On-site maintenance with 24 hour service
- On-site temperature controlled storage at reduced rates
- On-site building manager
- On-site parking with validation for your clients
- 5 nights/week janitorial service included
- On-site security, plus delivery and receipt service
- Walking distance to the State Complex, Medical District, County Building, banks and restaurants

Myers Commercial Real Estate, Inc.
Property management in Springfield since 1886...

Stephen D. Myers
Managing Broker/LLC Member

Phone: (217) 747-0019
Fax: (217) 747-0026

1 West Old State Capital Plaza
Springfield, Illinois 62701

smyers@myerscommercialre.com
www.myerscommercialre.com/

SPACE AVAILABLE FROM 577-30,000 SQ. FT.



192105 CREN

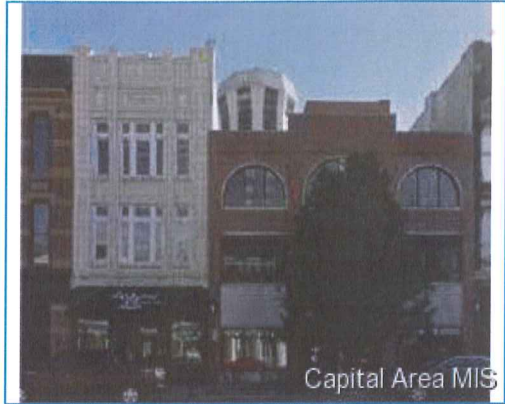
206 S 6TH ST Springfield, IL 62701

\$0 ☒

TRC: 14

County: Sangamon

Status: A



Zoning:	S-3	Lease Type:	Gross Lease
Suite:	2-NW	Trans Type:	Lease
Lease \$ / SF:	\$14.16		
Building Size:	21000		
Space Size:	1271		
Apx Total Acres:			
Prop Details:	BUILDING ONLY		
Photo:	Broker Submit		
Tax ID:	—		

Business Property Type: Commercial , Office Space

Marketing Remarks: Beautiful Office Suite in the heart of downtown Springfield overlooking 6th Street with a great view of the Lincoln-Herndon Law Office building. Suite includes a reception area, open-office area, 4 private rooms. Shared conference space available in the building. Convenient access off 6th Street sidewalk. Elevator also on-site. Common area restrooms.

Directions: Property is on the East side of 6th Street just South of Adams St.

*Prepared By:*

The Real Estate Group Inc.

BILL MARRIOTT -

Office - (217) 787-7000

Direct - (217) 787-7000



* Info Deemed Reliable But Not Guaranteed *

186493 Commercial

2 Lawrence Square Springfield, IL 62704

\$0 ☒

TRC: 19

County: Sangamon

Status: A



Zoning:	R5C	Lease Type:	Modified Gross
Suite:	A	Trans Type:	Lease
Lease \$ / SF:	\$17.50		
Building Size:			
Space Size:	1500		
Apx Total Acres:			
Prop Details:	BUILDING ONLY		
Photo:	Broker Submit		
Tax ID:	14-33.0-285-010		

Business Property Type: Office Space**Marketing Remarks:** Prime office space within walking distance of the Capitol. Can be divided.**Directions:** THE BLOCK WHERE COOK AND LAWRENCE MEET.

Prepared By:
The Real Estate Group Inc.
BILL MARRIOTT -
Office - (217) 787-7000
Direct - (217) 787-7000



* Info Deemed Reliable But Not Guaranteed *

190724 CREN

427 E Monroe Springfield, IL 62701

\$0



TRC: 14

County: Sangamon

Status: A



Zoning:	S-3	Lease Type:	Modified Gross
Suite:	2nd	Trans Type:	Lease
Lease \$ / SF:	\$10.75		
Building Size:			
Space Size:	1300		
Apx Total Acres:			
Prop Details:	BUILDING ONLY		
Photo:	Broker Submit		
Tax ID:	—		

Business Property Type: Commercial , Office Space**Marketing Remarks:** Great downtown location. Second floor suite available consisting of one large open space and 2 private offices. Be a part of downtown Springfield at a very attractive lease rate. Property is agent owned.**Directions:** Northwest corner of 5th and Monroe*Prepared By:*

The Real Estate Group Inc.

BILL MARRIOTT -

Office - (217) 787-7000

Direct - (217) 787-7000



* Info Deemed Reliable But Not Guaranteed *

176879 CREN

1125 S 5th Springfield, IL 62703

\$24,000* ☒

TRC: 36

County: Sangamon

Status: A



Capital Area MIS

Zoning:	Office	Lease Type:	Net Lease
Suite:		Trans Type:	Lease
Lease \$ / SF:	\$12.00		
Building Size:	2000		
Space Size:	2000		
Apx Total Acres:			
Prop Details:	BUILDING ONLY		
Photo:	Broker Submit		
Tax ID:	14-34.0-357-019 , 14-34.0-357-020		

Business Property Type: Commercial , Office Space

Marketing Remarks: +/- 2000 SF - • Lease Price \$12.00/SF NNN plus utilities & janitorial This property is suited for attorneys, accountants, insurance agents, or other professionals wanting space that gives a good impression for not much money • Owner Requires Minimum 4-Year Lease Interior Amenities: Hardwood Floors, Restroom on 1st & 2nd Level, Break-room on 1st & 2nd Level, Interior Bright/Natural Light, Basement For Storage Exterior Amenities: Corner Location, On-site Concrete Parking Lot, Attractive Landscaping, Highly Visible Popular Location

Directions: At the corner of S 5th Street and E Vine Street**Prepared By:**

The Real Estate Group Inc.

BILL MARRIOTT -

Office - (217) 787-7000

Direct - (217) 787-7000

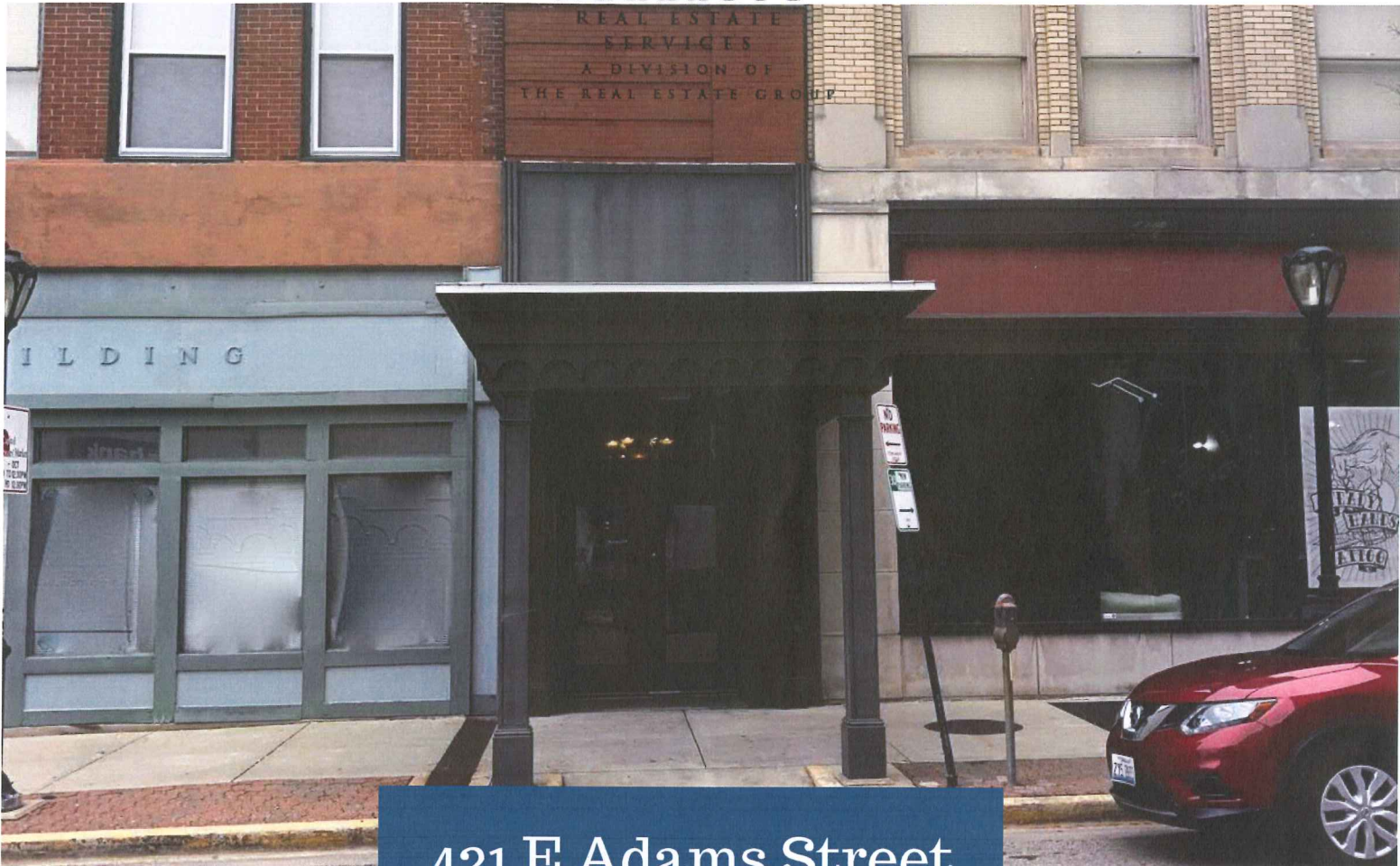


* Info Deemed Reliable But Not Guaranteed *



MARRIOTT

REAL ESTATE
SERVICES
A DIVISION OF
THE REAL ESTATE GROUP



421 E Adams Street

Space - 400 sq ft | Price - \$600 mo

2 Room Office Suite
downtown with private
bathroom.

Bill Marriott Jr 217-741-0198
3701 W Wabash Ave, Springfield, IL 62711
www.springfieldilofficespace.com



Get in touch now for pricing & information

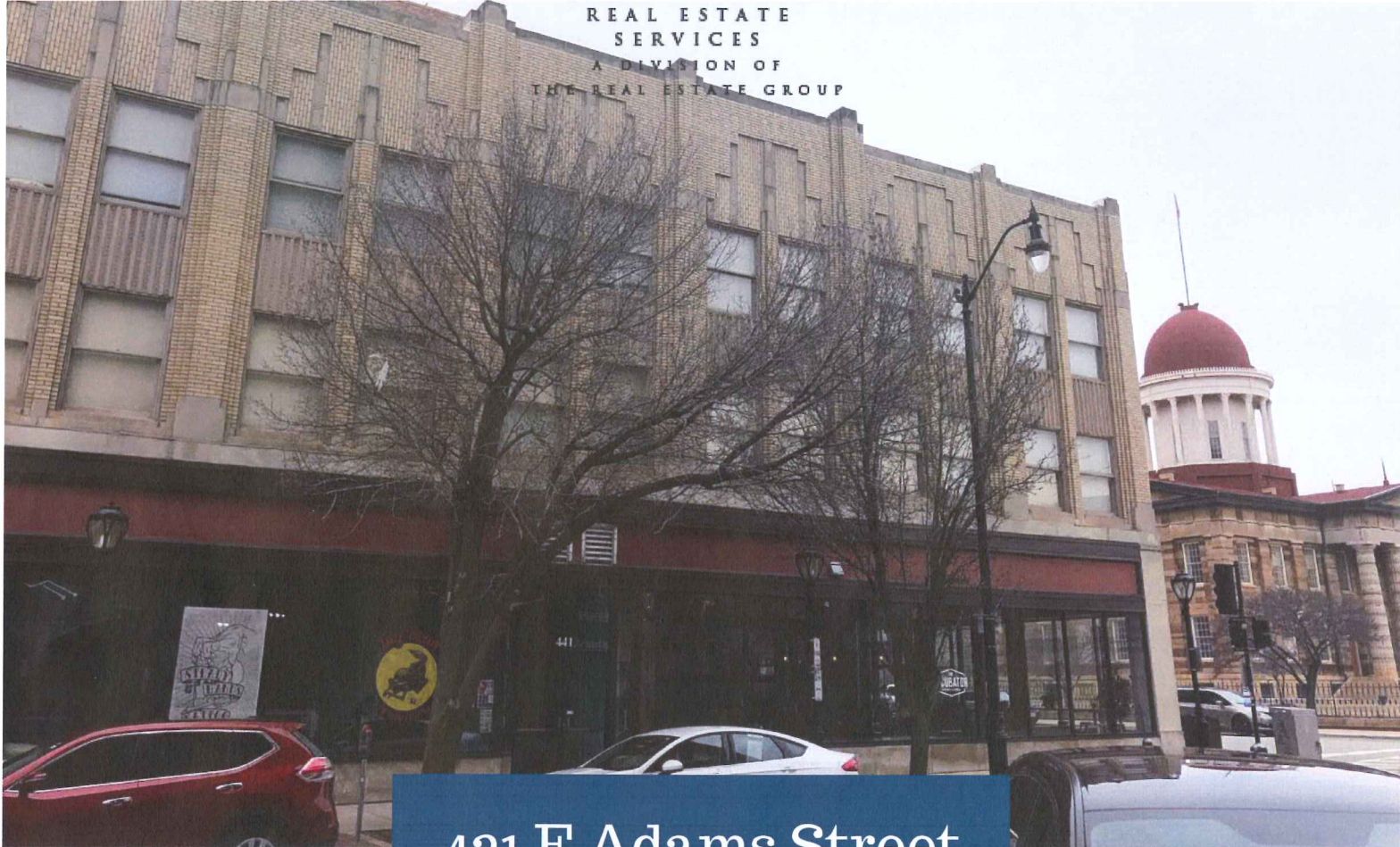
marriottjr@comcast.net



MARRIOTT

REAL ESTATE
SERVICES

A DIVISION OF
THE REAL ESTATE GROUP



421 E Adams Street

Space - 13,000 sq ft | Price - \$10.00 sq ft

Formerly leased out to the State of Illinois for office space. The entire building is sprinkled which makes it available for both office or storage space. Building has multiple restrooms, Elevator and is handicap accessible.

Bill Marriott Jr 217-741-0198
3701 W Wabash Ave, Springfield, IL 62711
www.springfieldilofficespace.com



Get in touch now for pricing & information

marriottjr@comcast.net