

Exhibit F

Cheryl M. Jordan

vs

Illinois American Water Company

13-0124

OFFICIAL FILE

A.C.C. DOCKET NO. 13-0124
Comp Exhibit No. F

Witness _____

Date 6/19/13 Reporter _____



ILLINOIS
AMERICAN WATER

High Water Usage - Leak Investigation Report

Customer name C. JORDAN
Address 5 STARWOOD CT
City BOE

Phone: _____
 Commercial
 Residential

ILAWC Use Only
 Data Logger Requested

1 Was leak detector moving? Yes No Δ Flashing Icon Steady Icon
if YES, were you able to determine what was leaking, i.e. toilet, outside spigot, etc.

Leak Detector moving at _____ gallons per minute.

2 Does customer have any of the following at this premise?

Water Softener: Yes No
Is it operational: Yes No
Water powered back up sump pump: Yes No
Humidifier on furnace: Yes No
Flower or vegetable garden: Yes No
In ground irrigation system: Yes No
Swimming pool: Yes No
Hot tub or spa: Yes No
Irrigation Meter: Yes No
Setting: _____
 Seasonal
 Seasonal
 Seasonal

If yes, it is plumbed in before or after domestic meter: _____

3 Did toilet tanks display presence of iron sediment that could have possibly cause drain flap not to seat? Yes No
How many toilets in house 2 How many did you check: 0
Do toilet tanks have ___ chain ___ ball type ___ vertical float ___ other
Have customer put dye in each tank to see if seeping past drain flap.
Any evidence shown of seepage in to bowl? Yes No
Any evidence of recent plumbing work, if so, what? _____

4 Was homeowner informed that any of these situations may have contributed to a higher than normal water bill. Yes No If so, what? _____

5 Customer's monthly average usage: 0 gallons
Customer's previous month usage: 0 gallons
Customer's contested usage: 398,000 gallons Which month: JUNE
Last meter reading: 0552 Date: 7-14-11
Today meter reading: 0552 Date: 7-26-11
Days of usage 12 usage (gallons) 0

6 Meter information at time of investigation:

a: Meter size 518
Meter type: Odometer ___ touch pad ___ R900 X
R900i 182 Series X R900i 183 Series ___ Other ___
b: Meter Number: 84173065 MIU# 1520101956

7 Was meter head or meter replaced at time of investigation? Yes No
If so, what MURP Was the information put in Advantex Yes No
Meter Number _____ Meter RF# _____
Meter reading (gallons) _____

8 Was customer given a leak detection kit? Yes No If not, why: _____

9 Did you go over the water leakage and meter gpm flow data with customer? Yes No

10 Inform residential customer that if their excessive usage was from an improper working source (leaking toilet, irrigation head blew off, leak, etc.) that they may submit proof of repair to be considered for a leak adjustment. Was the customer notified? Yes No

... customer has not returned, you must replace the meter with a 10001700 series meter.

12 Is the customer requesting that the meter in place at the investigation be tested to ensure accuracy? YES
If yes, make sure meter is labeled "test per customer request".

Additional Comments: NO COPPER PLUMBING IN
HOOR. STOLEN PLUMBING
AFTER METER.

Field Service Representative performing investigation: RN

Customer Signature: [Signature] Date: 7-26-11

If you would like additional information, please contact our Customer Advocate Alice Johnson at 630-739-8855.

White - Office Copy Canary - Customer Copy

Uniform Residential Appraisal Report

137-6270678
File No. 11-1559eicp

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 5 Starwood Court	City Bolingbrook	State IL	Zip Code 60490
Borrower Deborah Kara	Owner of Public Record Jordan	County Will	
Legal Description See Attached Addendum			
Assessor's Parcel # 07-01-13-214-005-0000	Tax Year 2009	R.E. Taxes \$ 6,052.00	
Neighborhood Name Hickory Oaks	Map Reference MSA/MD 16974	Census Tract 8803.02	
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$ 0.00	<input type="checkbox"/> PUD	HOA \$ 0.00 per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)			
Lender/Client Compass Mortgage Address 27755 Diehl Road, Suite 300, Warrenville, IL 60555			
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s). MLS, Contract. The subject was listed for \$220,000 on 5/13/10 and was under contract on 1/6/11.			

<input checked="" type="checkbox"/> I did analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Based on the contract provided to the Appraiser, this appears to be a typical arms length transaction with no seller paid concessions or points.	Contract Price \$ 190,000 Date of Contract 1/6/11 Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s) Tax Record Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, report the total dollar amount and describe the items to be paid. N/A
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Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining	PRICE	AGE	One-Unit	65 %					
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%					
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	150 Low	5	Multi-Family	10 %					
Neighborhood Boundaries See Attached Addendum		325 High	25	Commercial	10 %					
Neighborhood Description * See Attached Addendum		210 Pred.	10/20	Other	* 15 %					

Market Conditions (including support for the above conclusions) **MLS data supports a trend of declining property values in the area. The data also supports an over supply of inventory and an average market time exceeding 90 days. See the attached 1004MC for additional market conditions data.**

Dimensions 48x43x40x132x47x170 Per Plat	Area 11500 Sq.Ft. +/-	Shape Irregular	View Residential/Traffic
Specific Zoning Classification R-2	Zoning Description Single Family		
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)			
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.			

Utilities		Public		Other (describe)		Off-site Improvements--Type		Public	Private
Electricity	<input checked="" type="checkbox"/>	Water	<input checked="" type="checkbox"/>	100 AMP C.B.		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>			Alley	None	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone X		FEMA Map # 170812 0034E		FEMA Map Date 9/6/95			
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.									
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe. See Attached Addendum.									

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION		INTERIOR	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	Concrete Slab <input type="checkbox"/> <input checked="" type="checkbox"/> Craw Space	Foundation Walls	Concrete-Avg	Floors	crp,hw,ct,vl-Avg		
# of Stories Two	Full Basement <input type="checkbox"/> <input checked="" type="checkbox"/> Partial Basement	Exterior Walls	Alum, Brick-Avg	Walls	Drywall-Avg		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 686 sq.ft.	Roof Surface	Asph. Sh.-Avg	Trim/Finish	Wood-Avg		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Yes-Avg	Bath Floor	CT,hw-Avg		
Design (Style) 2 Story	<input type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump	Window Type	DoubleHung-Avg	Bath Wainscot	CT-Avg		
Year Built 1994	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated-Avg	Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs) 8	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes-Avg	<input checked="" type="checkbox"/> Driveway	# of Cars 2		
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #0	Driveway Surface	Asphalt		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence Wood	<input checked="" type="checkbox"/> Garage	# of Cars 2		
Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Deck	<input checked="" type="checkbox"/> Porch Front	<input type="checkbox"/> Carport	# of Cars		
Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	Pool N/A	Other N/A	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in	
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							

Finished area above grade contains: 8 Rooms	3 Bedrooms	2.5 Bath(s)	2,303 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) The subject has a 40 gallon hot water heater. The subject also has hardwood flooring and a kitchen island.			
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) See Attached Addendum			

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. See Attached Addendum
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. The utility, style and construction quality of the subject property are considered to be typical for the area.