

Inspection Report

Provided by:



Scharf Building Services

Inspector: Inspector Gadget

Scharf Building Services
800 S. Breese St.
Millstadt, IL 62260
Phone - (618) 407-7429
Email - Info@ScharfBuildingServices.com
Website - ScharfBuildingServices.com

Property Address

800 S. Breese St.
Millstadt, IL 62260



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Report Information

Client Information

Client Name Scharf Building Services
Client Phone 618-558-7429

Property Address

1.1) Address

800 S. Breese St.
Millstadt, IL 62260



Inspection Information

Inspection Date 1/26/2023
Inspection Time 7:00 am
Weather Conditions Ground and roof snow covered
Outside Temperature 30 degrees

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Report Information		
Address	1.1	800 S. Breese St. Millstadt, IL 62260
SBS 14 Point Checklist		
Filter Type	1.1	What is the Filter Type and Size of Furnace? Size and Type of Filter? Paper pleated. 16"x25"x5"
Furnace Filter Condition	1.2	Condition of the Furnace Filter? Recently changed in December of 2022.
Inspect Interior GFCI and Regular Outlets	1.3	Inspect all Interior GFCI and Regular Outlets. All appear to be functional .
Inspect Exterior GFCI Outlets	1.4	Inspect all Exterior GFCI outlets and proper placement. All outlets are correctly working.
Interior Lights	1.5	Check Condition of Light Fixtures throughout interior of home. The lighting controlled by wall switches was operational at the time of inspection.
Exterior Lights	1.6	Check Condition of Light Fixtures throughout exterior of home. The lighting controlled by wall switches was operational at the time of inspection.
Smoke Detectors	1.7	Check all Smoke Detectors for proper operation and placement? All units functioning properly. 10 year battery sealed units.
CO2 Detectors	1.8	Check all CO2 Detectors for proper operation and placement? Units functioning properly. They are Sealed units with a ten year battery.
Bathroom Exhaust Fan 1	1.9	Check Functionality and Proper Venting to Exterior. Bathroom by kitchen off of spare bedroom. Ceiling unit is clean and functional.
Dryer Vent	1.12	Is the dryer vent vented correctly? Wall Vented to exterior.
Dryer Vent Condition	1.13	What is the condition of the dryer vent? The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.
Refrigerator	1.14	Is the refrigerator's coils clean and condition surrounding Refrigerator? Condition is a little dirty. Inspector Gadget cleaned unit.

Report Summary Page

Attic Location	1.15	Where is the Access Located? Closet in main hallway.
Attic Condition	1.16	Condition of the Attic Structure, Ventilation and Insulation? Batting insulation. Attic ventilation appears functional.
Crawl Space Access Location	1.17	Where is the Crawl Space Access if Applicable? Located in storage room in basement.
Crawl Space Condition	1.18	Condition of Crawl Space, Check all that apply? Area was sealed up. When I was in there in 2022 it was dry and insect free.
1. Kitchen Faucet	1.19	Check for Leaks, Corrosion, and Functionality No leaks or corrosion found. Functionality is good.
2. Kitchen Drain	1.20	Check for Leaks, Corrosion, and Functionality No leaks or corrosion found. Drains properly.
3. Garbage Disposal (If Applicable)	1.21	Check for Leaks, Corrosion, and Functionality Yes
4. If Yes for Garbage Disposal, please note condition.	1.22	Check for Leaks, Corrosion, and Functionality No leaks detected and unit. Works properly.
5. Dishwasher (If Applicable)	1.23	Check for Leaks, Corrosion, and Functionality Works and is corrosion and leak free. Drain line is behind unit not visible.
Lavatory Faucet	1.24	Check for Leaks, Corrosion, and Functionality Bathroom behind kitchen off of spare bedroom. The faucet appeared to be in serviceable condition at the time of the inspection. The faucet appears to be a little stiff , like it needs new washers and springs but it still works ok. Delta brand. If customer would like this addressed, please contact AJ or Keith at 618-407-2425.
Lavatory Drain	1.25	Check for Leaks, Corrosion, and Functionality The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.
Tub and Shower	1.26	Check for Leaks, Corrosion, and Functionality The shower is working properly . Delta brand faucet.
Toilet	1.27	Check for Leaks, Corrosion, and Functionality The toilet appeared to be in serviceable condition at the time of inspection in bath.

Report Summary Page

Lavatory Faucet	1.28	<p>Check for Leaks, Corrosion, and Functionality Master bathroom</p> <p>The lavatory sink appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the sink appeared to be in serviceable condition at the time of the inspection.</p>
Lavatory Drain	1.29	<p>Check for Leaks, Corrosion, and Functionality Master bathroom</p> <p>The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.</p>
Tub and Shower	1.30	<p>Check for Leaks, Corrosion, and Functionality Master bathroom</p> <p>The bathtub, faucet, and drains appeared to be in serviceable condition. Delta brand tub faucet.</p>
Toilet	1.31	<p>Check for Leaks, Corrosion, and Functionality Master bathroom</p> <p>The toilet appeared to be in serviceable condition at the time of inspection in bath. Kohler brand.</p>
Washing Machine Supply Lines and Drain	1.40	<p>Check for Leaks, Corrosion, and Functionality</p> <p>The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.</p>
Hot Water Heater	1.41	<p>Is there a Hot Water Heater Present? If , What is the approx. age of the Water Heater?</p> <p>Yes Age is 10/25/2017</p>
Water Heater Condition	1.42	<p>Check for Leaks, Corrosion, and Functionality</p> <p>The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.</p>
Garage Door	1.43	<p>Inspect Garage Door for Functionality, Condition, and Note all that Apply?</p> <p>There are two 7' overhead doors they both appear to be in working condition. Both have openers.</p>
Window General Conditions	1.44	<p>Window Conditions throughout home, note any concerns?</p> <p>Window units checked appear to be functional.</p>
Doors General Conditions	1.45	<p>Door Conditions throughout home, note any concerns?</p> <p>The interior doors closed and latched at the time of inspection. Front door outside paint is cracking and peeling.</p>

Report Summary Page

Window Screens	1.46	<p style="color: red;">Window Screens Condition throughout home, note any concerns?</p> <p>Aluminum Appeared to be in good condition from the inside.</p>
Door Screens	1.47	<p style="color: red;">Door Screens Condition throughout home, note any concerns?</p> <p>NA</p>
Roof Information	1.48	<p style="color: red;">General Information, how was roof observed, age, layers of shingles, shingle material?</p> <p>Roof is snow covered at this time.</p>
Roof Flashings	1.49	<p style="color: red;">Roof, Valleys, Roof Pipe Conditions?</p> <p>Snow covered</p>
Siding	1.50	<p style="color: red;">What kind of material is on the exterior of home? Vinyl, Brick, EFIS, Wood? Condition of exterior of home?</p> <p>Brick</p>
Fascia	1.51	<p style="color: red;">What is the material used for Fascia? Condition of Fascia?</p> <p>Wood</p>
Soffit	1.52	<p style="color: red;">What is the material used for Soffit? Condition of Soffit</p> <p>Wood</p>
Gutters	1.53	<p style="color: red;">What is the material used for Gutters? Condition of Gutters?</p> <p>Aluminum</p>
Wood Surfaced (Decks, Awnings, Carports, Porch)	1.54	<p style="color: red;">What is the condition of Decks, Awnings, Carports, Porches?</p> <p>Concrete porch Screened in patio</p>

1 SBS 14 Point Checklist

1. Furnace Filter Condition

Brand and Serial Number

What is the brand and serial number?

Brand Name

York

Serial # WOG9025956

Model # YPC120C20MP11A



Energy Source

What type of furnace is in the home?

Natural gas.

Furnace Location

Where is the furnace located?

Basement.

1.1) Filter Type

What is the Filter Type and Size of Furnace?

Size and Type of Filter?

Paper pleated.

16"x25"x5"



1.2) Furnace Filter Condition

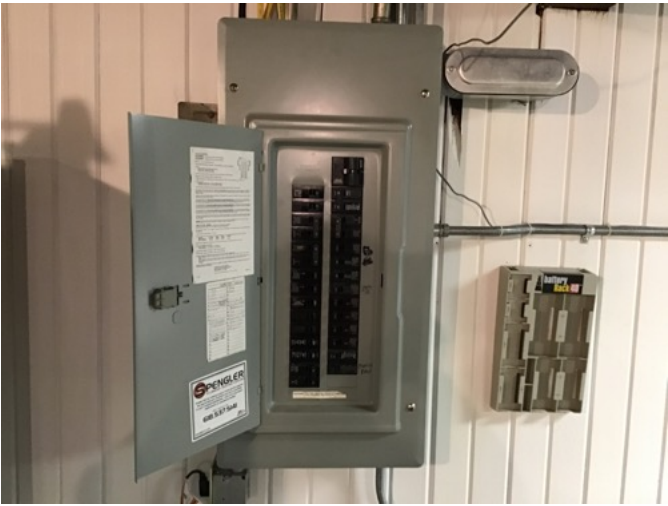
Condition of the Furnace Filter?
Recently changed in December of 2022.



2. Electrical Outlets Inspection (Interior and Exterior)

1.3) Inspect Interior GFCI and Regular Outlets

Inspect all Interior GFCI and Regular Outlets.
All appear to be functional .





1.4) Inspect Exterior GFCI Outlets

Inspect all Exterior GFCI outlets and proper placement.
All outlets are correctly working.



2.1 Electrical Fixture Inspection (Interior and Exterior)

1.5) Interior Lights

Check Condition of Light Fixtures throughout interior of home.
The lighting controlled by wall switches was operational at the time of inspection.





1.6) Exterior Lights

Check Condition of Light Fixtures throughout exterior of home.

The lighting controlled by wall switches was operational at the time of inspection.



3. Smoke and CO2 Detectors

1.7) Smoke Detectors

Check all Smoke Detectors for proper operation and placement?

All units functioning properly.
10 year battery sealed units.



1.8) CO2 Detectors

Check all CO2 Detectors for proper operation and placement?
Units functioning properly.
They are Sealed units with a ten year battery.



4. Bathroom Exhaust Fans

1.9) Bathroom Exhaust Fan 1

Check Functionality and Proper Venting to Exterior.
Bathroom by kitchen off of spare bedroom.
Ceiling unit is clean and functional.



1.10) Bathroom Exhaust Fan 2

Check Functionality and Proper Venting to Exterior.
Master bathroom
Unit is clean and functional.
Ceiling.



1.11) Bathroom Exhaust Fan 3

Check Functionality and Proper Venting to Exterior.
NA.

5. Dryer Vent Condition

1.12) Dryer Vent

Is the dryer vent vented correctly?
Wall
Vented to exterior.



1.13) Dryer Vent Condition

What is the condition of the dryer vent?

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.



6. Refrigerator Condition

1.14) Refrigerator

Is the refrigerator's coils clean and condition surrounding Refrigerator?

Condition is a little dirty.

Inspector Gadget cleaned unit.





7. Analyze Attic Condition

1.15) Attic Location

Where is the Access Located?

Closet in main hallway.



1.16) Attic Condition

Condition of the Attic Structure, Ventilation and Insulation?

Battling insulation.

Attic ventilation appears functional.



8. Analyze Crawlspace Conditions

1.17) Crawl Space Access Location

Where is the Crawl Space Access if Applicable?

Located in storage room in basement.



1.18) Crawl Space Condition

Condition of Crawl Space, Check all that apply?

Area was sealed up.

When I was in there in 2022 it was dry and insect free.

9.1 Kitchen Plumbing

1.19) 1. Kitchen Faucet

Check for Leaks, Corrosion, and Functionality

No leaks or corrosion found.

Functionality is good.



1.20) 2. Kitchen Drain

Check for Leaks, Corrosion, and Functionality

No leaks or corrosion found.

Drains properly.



1.21) 3. Garbage Disposal (If Applicable)

Check for Leaks, Corrosion, and Functionality

Yes

1.22) 4. If Yes for Garbage Disposal, please note condition.

Check for Leaks, Corrosion, and Functionality

No leaks detected and unit. Works properly.



1.23) 5. Dishwasher (If Applicable)

Check for Leaks, Corrosion, and Functionality

Works and is corrosion and leak free.

Drain line is behind unit not visible.



9.2 First Bathroom Plumbing

1.24) Lavatory Faucet

Check for Leaks, Corrosion, and Functionality
Bathroom behind kitchen off of spare bedroom.

The faucet appeared to be in serviceable condition at the time of the inspection.

The faucet appears to be a little stiff , like it needs new washers and springs but it still works ok.

Delta brand.

If customer would like this addressed, please contact AJ or Keith at 618-407-2425.



1.25) Lavatory Drain

Check for Leaks, Corrosion, and Functionality

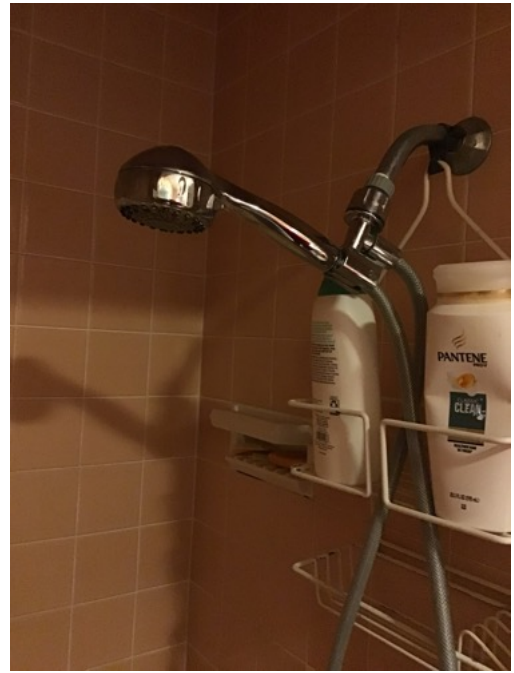
The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.



1.26) Tub and Shower

Check for Leaks, Corrosion, and Functionality

The shower is working properly .
Delta brand faucet.



1.27) Toilet

Check for Leaks, Corrosion, and Functionality

The toilet appeared to be in serviceable condition at the time of inspection in bath.



9.3 Second Bathroom Plumbing

1.28) Lavatory Faucet

Check for Leaks, Corrosion, and Functionality
Master bathroom

The lavatory sink appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the sink appeared to be in serviceable condition at the time of the inspection.



1.29) Lavatory Drain

Check for Leaks, Corrosion, and Functionality
Master bathroom

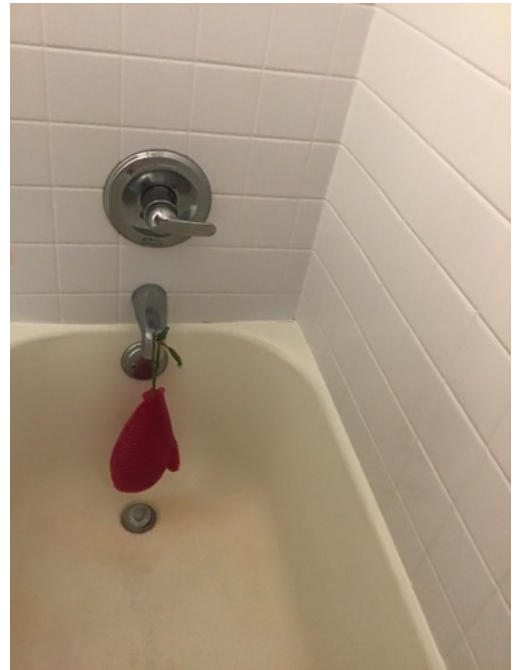
The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.



1.30) Tub and Shower

Check for Leaks, Corrosion, and Functionality
Master bathroom

The bathtub, faucet, and drains appeared to be in serviceable condition.
Delta brand tub faucet.



1.31) Toilet

Check for Leaks, Corrosion, and Functionality
Master bathroom

The toilet appeared to be in serviceable condition at the time of inspection in bath.
Kohler brand.



9.4 Third Bathroom Plumbing

1.32) Lavatory Faucet

Check for Leaks, Corrosion, and Functionality
Basement

Faucet appears in good condition.

Very poor pressure.

If customer would like this addressed, please contact AJ or Keith at 618-407-2425.



1.33) Lavatory Drain

Check for Leaks, Corrosion, and Functionality
Basement

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.



1.34) Tub and Shower

Check for Leaks, Corrosion, and Functionality
Basement

NA

1.35) Toilet

Check for Leaks, Corrosion, and Functionality
Basement

Customer does not use toilet there is no supply line hooked to it.



9.5 Fourth Bathroom Plumbing

1.36) Lavatory Faucet

Check for Leaks, Corrosion, and Functionality
NA

1.37) Lavatory Drain

Check for Leaks, Corrosion, and Functionality
NA

1.38) Tub and Shower

Check for Leaks, Corrosion, and Functionality
NA

1.39) Toilet

Check for Leaks, Corrosion, and Functionality
NA

9.6 Washing Machine (If Applicable)

1.40) Washing Machine Supply Lines and Drain

Check for Leaks, Corrosion, and Functionality

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.



9.7 Hot Water Heater

1.41) Hot Water Heater

Is there a Hot Water Heater Present? If , What is the approx. age of the Water Heater?

Yes
Age is 10/25/2017



Energy Source

What Type of Water Heater is in the Home?
Natural gas.

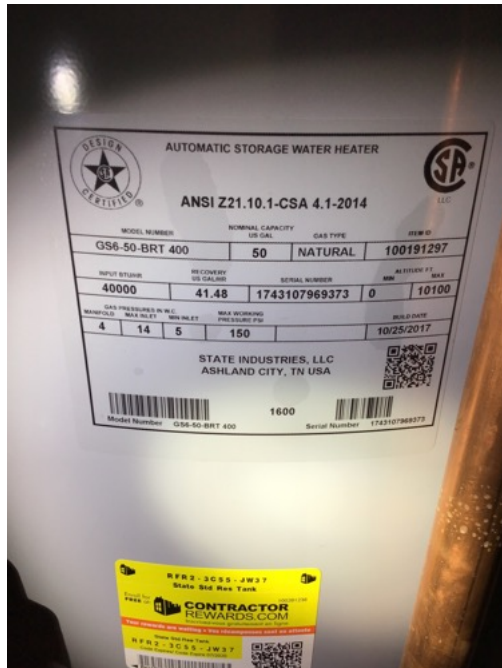
Hot Water Heater Location

Where is the Water Heater Located?
Basement.

Brand and Serial Number

What is the Brand and Serial Number of the Unit?
Brand Name= State

Serial # 1743107969373

**Capacity**

What is the Capacity of the Water Heater?
50 Gallon.

1.42) Water Heater Condition**Check for Leaks, Corrosion, and Functionality**

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

10. Garage Door (If Applicable)**1.43) Garage Door****Inspect Garage Door for Functionality, Condition, and Note all that Apply?**

There are two 7' overhead doors they both appear to be in working condition. Both have openers.



11. Window and Doors

1.44) Window General Conditions

Window Conditions throughout home, note any concerns?

Window units checked appear to be functional.



1.45) Doors General Conditions

Door Conditions throughout home, note any concerns?

The interior doors closed and latched at the time of inspection.

Front door outside paint is cracking and peeling.



12. Window and Door Screens

1.46) Window Screens

Window Screens Condition throughout home, note any concerns?

Aluminum

Appeared to be in good condition from the inside.

1.47) Door Screens

Door Screens Condition throughout home, note any concerns?

NA

13. Roof Flashings, Penetrations, and Edge Detail

1.48) Roof Information

General Information, how was roof observed, age, layers of shingles, shingle material?

Roof is snow covered at this time.

1.49) Roof Flashings

Roof, Valleys, Roof Pipe Conditions?

Snow covered

14. Exterior Building Components

1.50) Siding

What kind of material is on the exterior of home? Vinyl, Brick, EFIS, Wood? Condition of exterior of home?

Brick

1.51) Fascia

What is the material used for Fascia? Condition of Fascia?

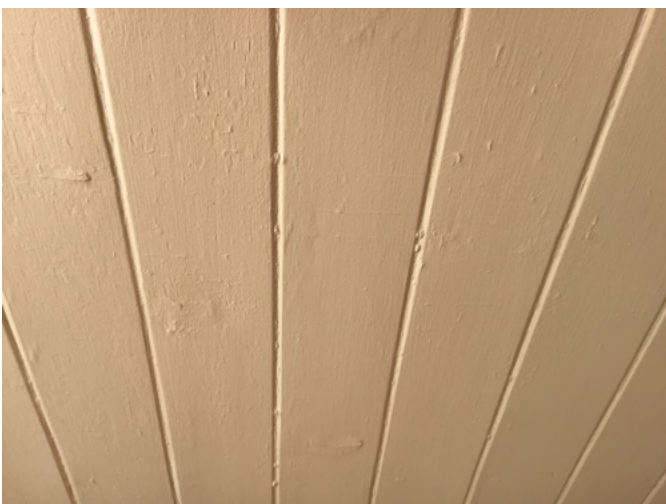
Wood



1.52) Soffit

What is the material used for Soffit? Condition of Soffit

Wood



1.53) Gutters

What is the material used for Gutters? Condition of Gutters?

Aluminum



1.54) Wood Surfaced (Decks, Awnings, Carports, Porch)

What is the condition of Decks, Awnings, Carports, Porches?

Concrete porch

Screened in patio

