

Inspection Report

Provided by:



Scharf Building Services

Inspector: Inspector Gadget

Scharf Building Services
800 S. Breese St.
Millstadt, IL 62260
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Property Address

800 S. Breese St.
Millstadt, IL 62260



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Report Information

Client Information

Client Name Scharf Building Services
Client Phone 618-407-2425

Property Address

1.1) Property Address

800 S. Breese St.
Millstadt, IL 62260

Inspection Information

Inspection Date 1/26/2023
Inspection Time 10:30 am
Weather Conditions Roof and ground are snow covered
Outside Temperature 35 degrees

Report Summary Page

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

Section	Condition#	Comment
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1 Every Visit Checklist

Kitchen Plumbing

1.1) 1. Kitchen Faucet

Check for Leaks, Corrosion, and Functionality

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



1.2) 2. Kitchen 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.



1.3) 3. Garbage Disposal (If Applicable)

Check for Leaks, Corrosion, and Functionality

Disposal has no visible corrosion or leaks and functions properly



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

Check for Leaks, Corrosion, and Functionality

The sink disposal was operable at the time of the inspection.



1.5) 5. Dishwasher (If Applicable)

Check for Leaks, Corrosion, and Functionality

Dishwasher appeared to be functioning correctly and no leaks or corrosion.
The drain is in the back of dishwasher area not visible



1st Bathroom Plumbing

1.6) Lavatory Faucet

Check for Leaks, Corrosion, and Functionality

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

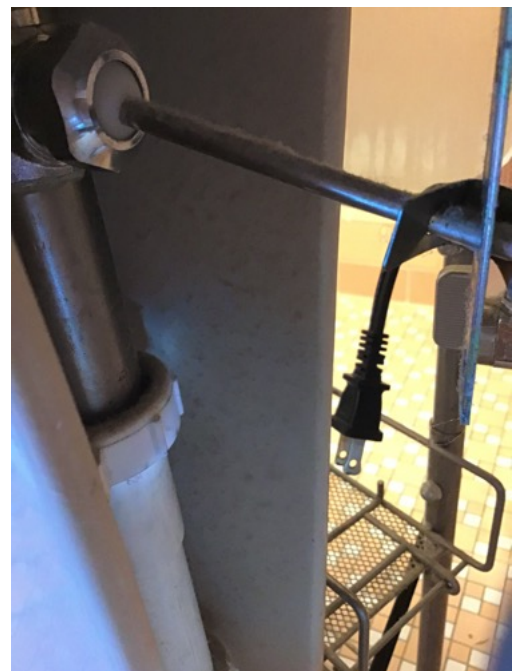
Delta brand



1.7) 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.



1.8) Tub and Shower

Check for Leaks, Corrosion, and Functionality

The shower appears to be functioning properly.
Delta brand



1.9) Toilet

Check for Leaks, Corrosion, and Functionality

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





2nd Bathroom Plumbing

1.10) Lavatory Faucet

Check for Leaks, Corrosion, and Functionality

Master bathroom

No brand name



1.11) 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.



1.12) Tub and Shower

Check for Leaks, Corrosion, and Functionality

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

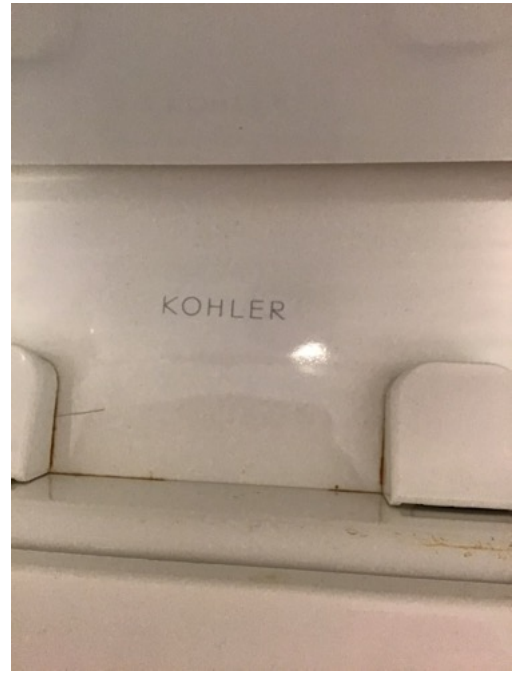


1.13) Toilet

Check for Leaks, Corrosion, and Functionality

Master bathroom

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



3rd Bathroom Plumbing

1.14) Lavatory Faucet

Check for Leaks, Corrosion, and Functionality
Basement

Water pressure very low
Home owner rarely uses this sink.



1.15) 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.



1.16) Tub and Shower

Check for Leaks, Corrosion, and Functionality

NA

1.17) Toilet

Check for Leaks, Corrosion, and Functionality

Home owner does not use this toilet supply is not even hooked up



4th Bathroom Plumbing

1.18) Lavatory Faucet

Check for Leaks, Corrosion, and Functionality

NA

1.19) Lavatory Drain

Check for Leaks, Corrosion, and Functionality

NA

1.20) Tub and Shower

Check for Leaks, Corrosion, and Functionality

NA

1.21) Toilet

Check for Leaks, Corrosion, and Functionality

NA

Washing Machine (If Applicable)

**1.22) 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.



Hot Water Heater

1.23) Hot Water Heater

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

Yes

Age 10/25/2017

Brand and Serial Number

What is the Brand and Serial Number of the Unit?

Brand Name State

Serial # 1743107969373



Energy Source

What Type of Water Heater is in the Home?

Natural gas

Hot Water Heater Location

Where is the Water Heater Located?

Basement.

Capacity

What is the Capacity of the Water Heater?

50 Gallon.

1.24) 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.



2 Winter Inspection Checklist (Jan, Feb, March)

Interior Items

Light Bulbs (Owner to Supply All Replacement)

2.1) Exterior Lights

Functional, Bulbs Dim, Broken or Missing

Lighting conditions appeared to be in serviceable condition at the time of inspection.

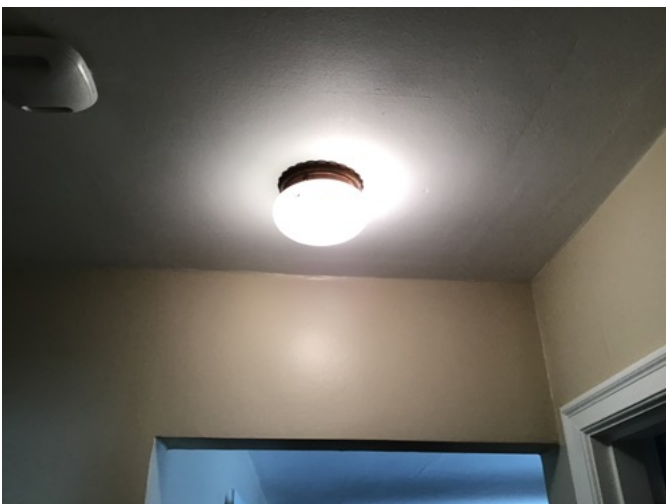


2.2) Interior Lights (Main Level)

Functional, Bulbs Dim, Broken or Missing?

The lighting controlled by wall switches was operational at the time of inspection.
Replaced one bulb in ceiling fan located in spare bedroom.

2 Winter Inspection Checklist (Jan, Feb, March)





2.3) Interior Lights (Basement)

Functional, Bulbs Dim, Broken or Missing?

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



2.4) Interior Lights (2nd Floor)

Functional, Bulbs Dim, Broken or Missing?

NA

Furnace Filter and Condensation Line

2.5) HVAC Filter

Condition of the Furnace Filter?

Clean it was just replaced in December of 2022.



2.6) Furnace Filter Type

What kind and size is the furnace filter?

Size 16"x25"x5"

Type paper pleated.



Energy Source

What type of furnace is in the home?

Natural gas



Furnace Location

Where is the heater located?

Basement.

Brand and Serial Number

What is the brand and serial number?

Brand Name York

Serial # WOG9025956



Range Hood or Over The Range Microwave Filter

Type of OTR or Range Hood

Is there an Over the Range Microwave or in the home?
Range Hood



2.7) Inspect and Clean Filters (If Applicable)

Inspect Range and Range Hood/OTR Microwave Filter
Filters are clean



2.8) Ventilation Type

What type of Ventilation?

Does the OTR/Hood Have?

Unit vents up into attic could not tell where it goes.

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



Dishwasher

2.9) Dishwasher (If Applicable)

Check for Leaks, Corrosion, and Functionality

Dishwasher works properly.

Drain line is in back of unit not visible.



Sump Pump

2.10) Sump Pump

Is there a Sump Pump located in the home? Location?

No

2.11) Sump Pump Condition

What is the condition of the Sump Pump?

NA

Entry Doors

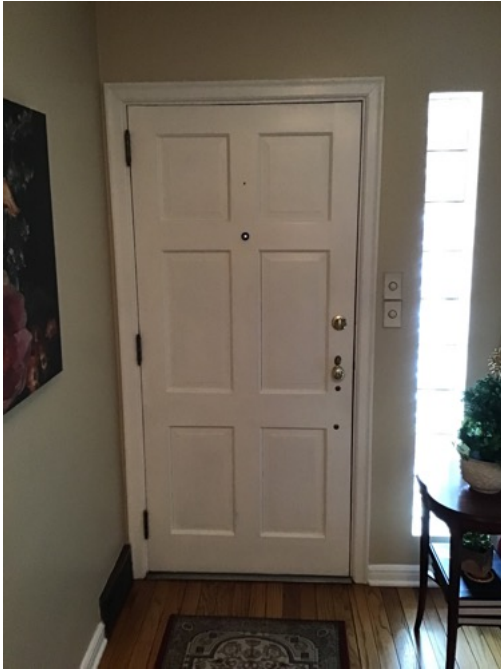
2.12) Front Door

Seals, Thresholds, and Closing

The door(s) appeared to be in serviceable condition at the time of the inspection.

Exterior side of door the paint is cracking and peeling.

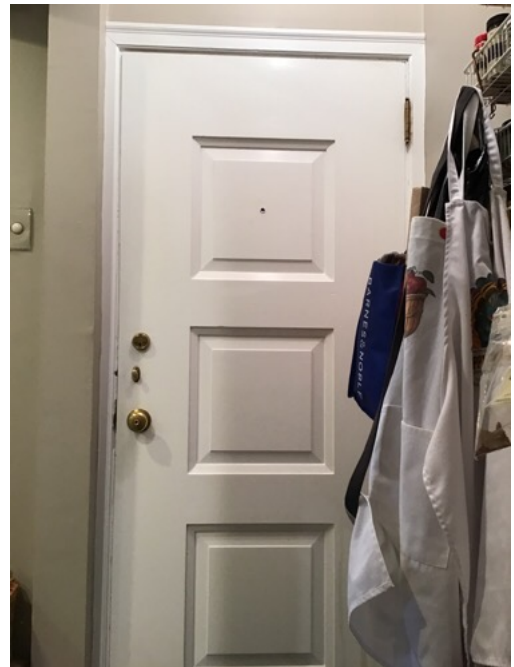
If customer would like this addressed, please contact AJ or Keith at 618-407-2425.



2.13) Rear Door

Seals, Thresholds, and Closing

The door(s) appeared to be in serviceable condition at the time of the inspection.



2.14) Basement Door(S)

Seals, Thresholds, and Closing

NA

2.15) Garage Entry Door

Seals, Thresholds, and Closing

NA

2.16) Additional Door(S) (If applicable)

Seals, Thresholds, and Closing

Overhead garage doors there are Two 7' unit both have openers.

The door(s) appeared to be in serviceable condition at the time of the inspection.



Tiled Floors (If Applicable)

2.17) Tile Floor Area 1

Loose, Missing Grout and Caulking (If Applicable)

Kitchen area

18"x18"

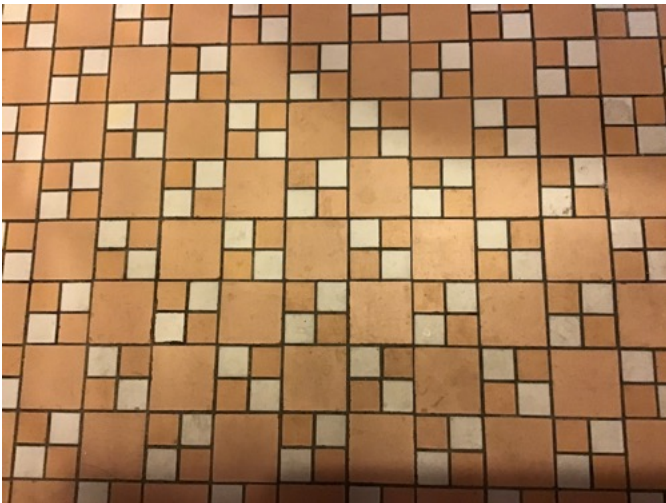
The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



2.18) Tile Floor Area 2

Loose, Missing Grout and Caulking (If Applicable)

Bathroom behind kitchen off of bedroom and shower

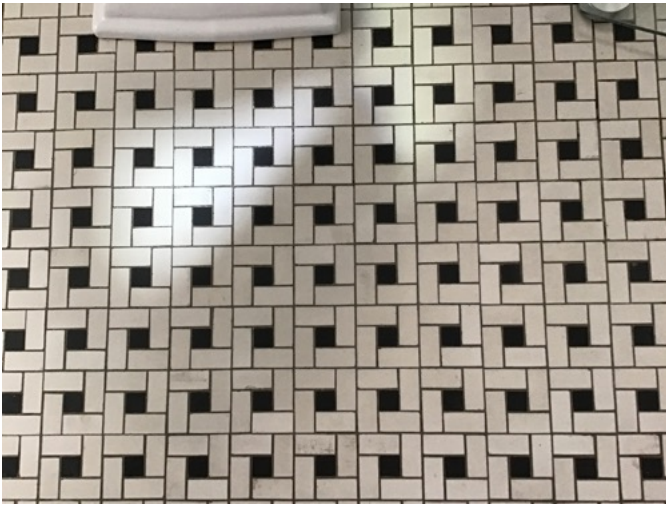


2.19) Tile Floor Area 3

Loose, Missing Grout and Caulking (If Applicable)

Master bathroom

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



2.20) Tile Floor Area 4

Loose, Missing Grout and Caulking (If Applicable)

NA

Owner Requests

2.21) Owner Request

If Owner Request any additional work to be performed or for proposal please add specific communication here.

Next visit Customer would like the front landscape light checked out no rush.

General Visit Notes

2.22) Notes