

Spring Brook Courts
Moline, IL
 Inspections 92081 and 1092081

Area	Building	Unit	Inspected Item	Defect	Severity		Deduction		
					2.1 Inspection	2.3 Inspection	2.1 Inspection	2.3 Inspection	Difference
Site			Fencing and Retaining Wall	Holes	L1	NOD	1.37	0	-1.37
			Grounds	Erosion Areas	L2		3.66	3.66	0
				Rutting	L2	NOD	1.52	0	-1.52
			Parking Lots/Driveways/Road	Ponding	L1	NOD	1.17	0	-1.17
			Walkways/Steps	Cracks/Settlement/Heaving	L2	NOD	2.74	0	-2.74
				Spalling	L1	NOD	1.37	0	-1.37
Building Exteriors	3	Roofs	Missing/Damaged Components	L1		0.12	0.12	0	
	8	Roofs	Missing/Damaged Components	L1		0.05	0.05	0	
	13	Roofs	Missing/Damaged Components	L3	L2	0.18	0.09	-0.09	
	15	Roofs	Missing/Damaged Components	L3	L2	0.37	0.18	-0.19	
	16	Roofs	Missing/Damaged Components	NOD	L1	0	0.09	0.09	
	17	Roofs	Missing/Damaged Components	L1		0.09	0.09	0	
	19	Roofs	Missing/Damaged Components	L1		0.05	0.05	0	
	20	Roofs	Missing/Damaged Components	L1		0.05	0.05	0	
	23	Roofs	Missing/Damaged Components	L1		0.05	0.05	0	
	24	Roofs	Missing/Damaged Components	L1		0.05	0.05	0	
	27	Roofs	Missing/Damaged Components	L1		0.12	0.12	0	
	28	Roofs	Missing/Damaged Components	L1		0.12	0.12	0	
	30	Roofs	Missing/Damaged Components	L1		0.12	0.12	0	
	31	Roofs	Missing/Damaged Components	L1		0.12	0.12	0	
	32	Roofs	Missing/Damaged Components	L1		0.12	0.12	0	
	33	Roofs	Missing/Damaged Components	L1	NOD	0.09	0	-0.09	
	36	Roofs	Missing/Damaged Components	L1		0.05	0.05	0	
	39	Roofs	Missing/Damaged Components	L1		0.05	0.05	0	
	41	Roofs	Missing/Damaged Components	L1		0.05	0.05	0	
	45	Roofs	Missing/Damaged Components	L1		0.05	0.05	0	
47	Roofs	Missing/Damaged Components	L1		0.05	0.05	0		
49	Roofs	Missing/Damaged Components	NOD	L1	0	0.05	0.05		
50	Roofs	Missing/Damaged Components	L1		0.05	0.05	0		
CA	49	Basement/Garage/Carport	Walls-Water Stains	L2		0.05	0.05	0	
Dwelling Units		1055	Kitchen	Range/Stove - Missing/Damaged/Inoperable	L3	L3	0.64	0.64	0
			Walls	Damaged	L2	NOD	0.1	0	-0.1
		4211	Emergency/Fire Exits	Emergency/Fire Exits Blocked	L3		0.64	0.64	0
		4247	Walls	Damaged	L1		0.05	0.05	0
		1102	Walls	Damaged	L1		0.05	0.05	0
		4238	Kitchen	Range/Stove - Missing/Damaged/Inoperable	L3	L1	0.64	0.16	-0.48
		4269	Kitchen	Range/Stove - Missing/Damaged/Inoperable	L3	L1	0.64	0.16	-0.48
		4278	Bathroom	Lavatory Sink - Damaged/Missing	L3		0.64	0.64	0
				Water Closet - Damaged/Clogged/Missing	L3		1.42	1.42	0
			Kitchen	Range/Stove - Missing/Damaged/Inoperable	L3	L3	0.64	0.64	0
			Walls	Damaged	L1		0.05	0.05	0
		4262	Kitchen	Range/Stove - Missing/Damaged/Inoperable	L3	L1	0.64	0.16	-0.48
			Ceiling	Needs Paint	L2		0.05	0.05	0
		4134	GFI Inoperable	GFI Inoperable	L3		0.95	0.95	0
	Walls		Needs Paint	L1	L2	0.05	0.05	0	
	1106	Kitchen	Range/Stove - Missing/Damaged/Inoperable	L3	L1	0.64	0.16	-0.48	
							21.72	11.3	-10.42

Notes:

- 1.) "Deduction" is presented exclusive of the "zero" constraint at the area/sub-area level and therefore may be larger than the net property score deduction
- 2.) Deductions are an estimate based on the points off summary and may not account for the rounding of <0.05 defects nor H/S estimates