

Hillside Heights/Spring Valley

Moline IL

Inspections 92082 and 1092082

Area	Bldg	Unit	Inspected Item	Defect	Severity		Deduction		
					2.1 Inspection	2.3 Inspection	2.1 Inspection	2.3 Inspection	Difference
Site		Grounds	Erosion Areas	L2		3.58	3.61	0.03	
			Overgrown/Penetrating Vegetation	L2		2.69	2.71	0.02	
			Ponding/Site Drainage	L1	NOD	1.79	0	-1.79	
			Rutting	L2	NOD	1.49	0	-1.49	
		Parking Lots/Driveways/Roads	Cracks	L3	NOD	3.44	0	-3.44	
			Ponding	L1	NOD	1.15	0	-1.15	
			Potholes/Loose Material	L1	NOD	1.15	0	-1.15	
		Walkways/Stairs	Cracks/Settlement/Heaving	L2	NOD	2.69	0	-2.69	
			Spalling	L1	NOD	1.34	0	-1.34	
BE	2	Roofs	Missing/Damaged Components	L1		0.05	0.05	0	
		Windows	Damaged Sills/Frames/Lintels/Trim	L2	L1	0.08	0.05	-0.03	
	14	Windows	Damaged/Missing Screens	L1	NOD	0.05	0	-0.05	
	15	Doors	Deteriorated Missing Seals	L1	NOD	0.14	0	-0.14	
CA	19	Kitchen	Cabinets - Missing/Damaged	L2	NOD	0.07	0	-0.07	
			Ceiling - Needs paint	L2	NOD	0.05	0	-0.05	
	20	Kitchen	Range/Stove - Missing/Damaged/Inoperable	L3	NOD	0.26	0	-0.26	
Unit		5	Kitchen	Range Stove - Missing/Damaged/Inoperable	L1	NOD	0.15	0	-0.15
		31	Electrical System	GFI Inoperable	L3		0.89	0.9	0.01
		50	Kitchen	Range Stove - Missing/Damaged/Inoperable	L3	L1	0.6	0.15	-0.45
		58	Kitchen	Range Stove - Missing/Damaged/Inoperable	L1	NOD	0.15	0	-0.15
		63	Kitchen	Range Stove - Missing/Damaged/Inoperable	L1		0.15	0.15	0
		407	Call-for-aid Inoperable	Call-for-aid Inoperable	L3		0.18	0.11	-0.07
		414	Ceiling	Water Stains/Water Damage	L1		0.05	0.05	0
		909	Ceiling	Needs Paint	L1		0.05	0.05	0
							22.24	7.83	-14.41

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

