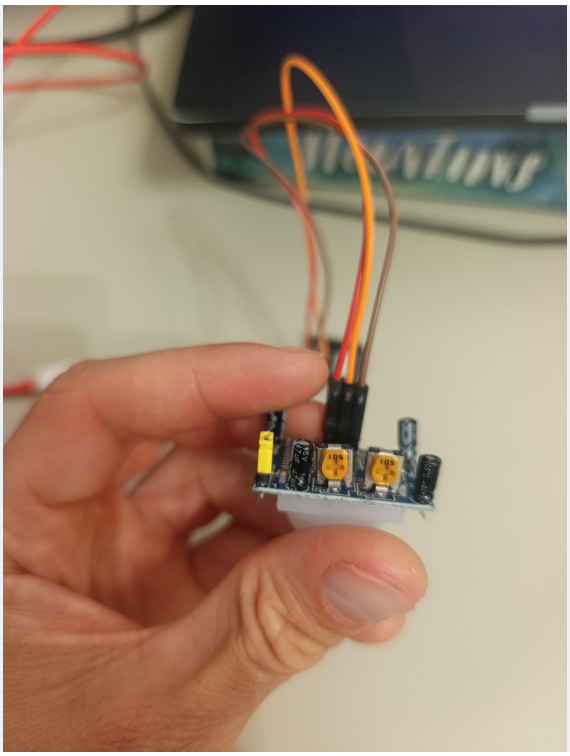


RESIDENTIAL INSPECTION REPORT

1247 Maple Ridge Lane, Springfield, IL

Jordan Avery

jordan.avery@example.com

13 May 2026

INSPECTOR

Andrei Razumovski

Inspection Details

ADDRESS	1247 Maple Ridge Lane, Springfield, IL
CLIENT	Jordan Avery jordan.avery@example.com
INSPECTOR	Andrei Razumovski
DATE	13 May 2026
TIME	10:51

NOTES

Inspection Date: May 12, 2026

Time: 9:00 AM - 12:30 PM

Weather: Partly cloudy, 62°F, light wind

Occupancy: Owner-occupied, owners present

Utilities: Gas, electric, and water all on at time of inspection

Limitations: Furniture prevented full access to certain wall areas in the master bedroom. Pool and spa equipment not inspected (outside scope). Roof walk-over limited to visible areas from ladder.

How to Read This Report

Every part of this property received one of the labels below. Items that need attention are also collected in the Summary and Significant Items sections so you can scan them quickly. Treat those sections as orientation, not a substitute for reading the full report. Context elsewhere can change how a finding affects you. Where this report recommends repair, replacement, or further evaluation, please get an estimate from a licensed contractor before closing on the property.

Safety Concern **Safety Concern**

Safety Concern

Repair or Replace **Repair or Replace**

Repair or Replace

Observation **Observation**

Observation

Inspected **Inspected**

Inspected

Not Present **Not Present**

Not Present

Not Inspected **Not Inspected**

Not Inspected

Table of Contents

1: Site and Grounds	1
2: Exterior	2
3: Roofing	3
4: Attic	4
5: Structure	5
6: Basement and Crawlspace	6
7: Electrical	7
8: Plumbing	8
9: HVAC	9
10: Interior	10
11: Kitchen	11
12: Bedrooms	12
13: Bathrooms	13
14: Laundry	14
15: Fireplace and Chimney	15
16: Garage	16

1 SAFETY CONCERN

10 REPAIR OR REPLACE

Summary

1.1	Site and Grounds > Driveways and Walkways	Repair or Replace
2.1	Exterior > Decks, Porches, and Balconies	Safety Concern
2.2	Exterior > Eaves, Soffits, and Fascia	Repair or Replace
3.1	Roofing > Roof Coverings	Repair or Replace
3.2	Roofing > Flashings	Repair or Replace
4.1	Attic > Insulation	Repair or Replace
6.1	Basement and Crawlspace > Moisture and Water Intrusion	Repair or Replace
7.1	Electrical > Smoke and Carbon Monoxide Alarms	Repair or Replace
10.1	Interior > Stairs and Railings	Repair or Replace
12.1	Bedrooms > Bedroom #2 > Walls, Ceiling, and Floor	Repair or Replace
12.2	Bedrooms > Bedroom #3	Repair or Replace

Significant Items

Safety Concern 1

1.01 Decks, Porches, and Balconies

Exterior > Decks, Porches, and Balconies

Rear wood deck approximately 12x16 feet. Decking boards in good condition with minimal weathering. Ledger board properly flashed. Guard and handrails present and secure. Stair risers uniform height. Great.

Repair or Replace 10

2.01 Driveways and Walkways

Site and Grounds > Driveways and Walkways

Concrete driveway shows minor cracking consistent with normal settling. Several expansion joint areas have minor separation. Recommend sealing cracks to prevent water infiltration and further deterioration.

2.02 Eaves, Soffits, and Fascia

Exterior > Eaves, Soffits, and Fascia

Soffit vents present and clear. Fascia boards show minor peeling paint on north-facing elevation. Recommend repainting to prevent moisture intrusion into wood substrate.

2.03 Roof Coverings

Roofing > Roof Coverings

Asphalt shingle roof is near the end of its useful service life. Significant granular loss visible on multiple slopes. Several shingles exhibit curling and lifting at edges. Algae staining present throughout. Recommend full roof replacement by a licensed roofing contractor within 1-2 years or sooner if leaks develop.

Curling and granule-loss shingles on rear slope indicate end of service life

2.04 Flashings

Roofing > Flashings

Step flashing at chimney base shows gaps and separation from the brick. Valley flashing is deteriorated with exposed substrate visible in lower valley areas. These conditions present an active leak risk and should be repaired immediately.

2.05 Insulation

Attic > Insulation

Blown-in fiberglass insulation present but depth is insufficient, averaging approximately 4 inches in most areas. Current minimum recommendation is R-38 (approximately 12 inches of blown fiberglass). Recommend adding insulation to achieve current energy code minimums, which will improve heating and cooling efficiency.

Attic insulation depth approximately 4 inches, well below current R-38 recommendation

2.06 Moisture and Water Intrusion

Basement and Crawlspace > Moisture and Water Intrusion

Minor efflorescence (white mineral deposits) visible on the foundation wall in the northeast corner of the crawlspace, indicating historic water seepage. Area was dry at time of inspection. Monitor during rain events; apply waterproof sealant to affected area as a preventive measure.

Efflorescence on northeast crawlspace foundation wall indicating historic water seepage

2.07 Smoke and Carbon Monoxide Alarms

Electrical > Smoke and Carbon Monoxide Alarms

Smoke alarms present on all levels. No carbon monoxide detector observed in sleeping areas or near gas appliances. Recommend installing CO detectors per current code requirements.

2.08 Stairs and Railings

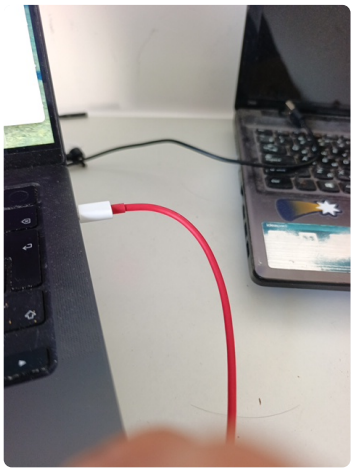
Interior > Stairs and Railings

Main staircase is structurally sound. Handrail on the right side is loose at the top newel post and does not meet the graspability requirement. Recommend securing handrail and verifying adequate attachment to wall stringers.

2.09 Walls, Ceiling, and Floor

Bedrooms > Bedroom #2 > Walls, Ceiling, and Floor

Walls reported in bad condition; specific defects and extent not determined by the provided photo. Further evaluation by a qualified contractor is recommended.



2.10 Bedroom #3

Bedrooms > Bedroom #3

Third bedroom functional. Window sash operational but the rough opening width measures approximately 18 inches, which falls below the 20-inch minimum egress width required by current residential codes for sleeping rooms. Recommend evaluation by a licensed contractor to determine if window replacement or enlargement is warranted for life-safety compliance.

Bedroom 3 window with narrow rough opening measuring below minimum egress width

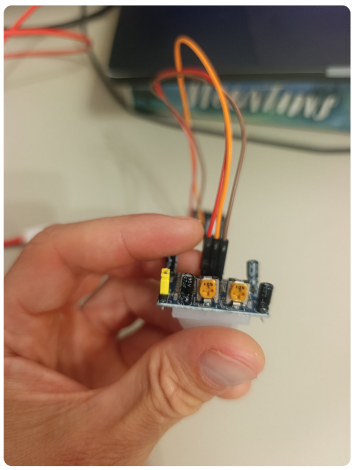
1: SITE AND GROUNDS

1.1 Grading and Drainage

Inspected

Site and Grounds > Grading and Drainage

Lot grading slopes away from the foundation on all observable sides. Drainage appears adequate with no *evidence* of standing water or soil erosion at time of inspection.



1.2 Driveways and Walkways

Repair or Replace

Site and Grounds > Driveways and Walkways

Concrete driveway shows minor cracking consistent with normal settling. Several expansion joint areas have minor separation. Recommend sealing cracks to prevent water infiltration and further deterioration.

1.3 Retaining Walls

Not Present

Site and Grounds > Retaining Walls

No retaining walls present on this property.

2: EXTERIOR

2.1 Wall Cladding and Trim

Inspected

Exterior > Wall Cladding and Trim

Brick veneer in good condition overall. Mortar joints intact with no significant spalling or cracking. Weep holes present and clear at base course. Exterior paint on trim in good condition.

Front elevation showing brick veneer exterior and attached two-car garage

2.2 Exterior Doors and Windows

Inspected

Exterior > Exterior Doors and Windows

Exterior doors operate smoothly and seal properly at all observed locations. Window frames and sills in good condition. Caulking intact around window perimeters with no visible gaps or deterioration.

2.3 Decks, Porches, and Balconies

Safety Concern

Exterior > Decks, Porches, and Balconies

Rear wood deck approximately 12x16 feet. Decking boards in good condition with minimal weathering. Ledger board properly flashed. Guard and handrails present and secure. Stair risers uniform height. Great.

2.4 Eaves, Soffits, and Fascia

Repair or Replace

Exterior > Eaves, Soffits, and Fascia

Soffit vents present and clear. Fascia boards show minor peeling paint on north-facing elevation. Recommend repainting to prevent moisture intrusion into wood substrate.

3: ROOFING

3.1 Roof Coverings

Repair or Replace

Roofing > Roof Coverings

Asphalt shingle roof is near the end of its useful service life. Significant granular loss visible on multiple slopes. Several shingles exhibit curling and lifting at edges. Algae staining present throughout. Recommend full roof replacement by a licensed roofing contractor within 1-2 years or sooner if leaks develop.

Curling and granule-loss shingles on rear slope indicate end of service life

3.2 Flashings

Repair or Replace

Roofing > Flashings

Step flashing at chimney base shows gaps and separation from the brick. Valley flashing is deteriorated with exposed substrate visible in lower valley areas. These conditions present an active leak risk and should be repaired immediately.

3.3 Gutters and Downspouts

Inspected

Roofing > Gutters and Downspouts

Gutters and downspouts present on all four elevations. Gutters appear clear and in acceptable condition. Downspouts discharge away from foundation. Extensions in place at all termination points.

3.4 Roof Penetrations

Inspected

Roofing > Roof Penetrations

Plumbing vent boots, furnace flue, and electrical mast penetrations observed from ladder. Boots and collars intact with no visible cracking or separation. Flashing around all penetrations appears serviceable.

3.5 Chimneys (Above Roof)

Roofing > Chimneys (Above Roof)

4: ATTIC

4.1 Roof Framing and Sheathing

Inspected

Attic > Roof Framing and Sheathing

Roof framing visible from attic access is conventional rafter construction. No evidence of sagging, broken members, or prior water damage to structural components. Ridge and hip members appear straight and intact.

4.2 Insulation

Repair or Replace

Attic > Insulation

Blown-in fiberglass insulation present but depth is insufficient, averaging approximately 4 inches in most areas. Current minimum recommendation is R-38 (approximately 12 inches of blown fiberglass). Recommend adding insulation to achieve current energy code minimums, which will improve heating and cooling efficiency.

Attic insulation depth approximately 4 inches, well below current R-38 recommendation

4.3 Ventilation

Inspected

Attic > Ventilation

Ridge vent and soffit vents provide balanced ventilation. Vapor barrier visible on attic floor. No evidence of moisture or condensation on roof deck. Ventilation appears adequate.

5: STRUCTURE

5.1 Foundation

Inspected

Structure > Foundation

Poured concrete foundation visible at accessible locations. No significant structural cracking observed. Minor hairline cracks typical of concrete curing present, no lateral displacement or stair-step cracking noted.

5.2 Floor Structure

Inspected

Structure > Floor Structure

Floor framing is conventional 2x10 dimensional lumber at 16 inches on center. Bridging present between joists. No evidence of moisture damage, insect activity, or compromised members in accessible areas.

5.3 Wall Structure

Structure > Wall Structure

6: BASEMENT AND CRAWLSPACE

6.1 Basement Conditions

Not Present

Basement and Crawlspace > Basement Conditions

No basement present. Crawlspace inspected.

6.2 Crawlspace Conditions

Inspected

Basement and Crawlspace > Crawlspace Conditions

Crawlspace is accessible and has adequate clearance. Vapor barrier present and in good condition, covering approximately 90% of the crawlspace floor. Ground surface dry at time of inspection. No evidence of pest activity noted.

6.3 Moisture and Water Intrusion

Repair or Replace

Basement and Crawlspace > Moisture and Water Intrusion

Minor efflorescence (white mineral deposits) visible on the foundation wall in the northeast corner of the crawlspace, indicating historic water seepage. Area was dry at time of inspection. Monitor during rain events; apply waterproof sealant to affected area as a preventive measure.

Efflorescence on northeast crawlspace foundation wall indicating historic water seepage

7: ELECTRICAL

7.1 Service Entrance

Inspected

Electrical > Service Entrance

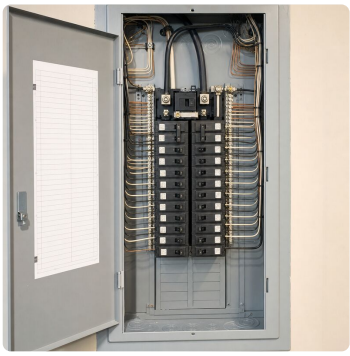
200-amp service entrance. Meter base and weatherhead in good condition. Grounding electrode system visible and properly bonded. Service cable secured at appropriate intervals.

7.2 Main Panel and Sub Panels

Inspected

Electrical > Main Panel and Sub Panels

200-amp Square D load center. Panel is properly secured and labeled. No double-tapped breakers observed. Wiring neatly organized. All breaker spaces filled or blanked. Adequate working clearance maintained in front of panel.



200-amp Square D load center, properly labeled and organized

7.3 Branch Wiring

Inspected

Electrical > Branch Wiring

Copper branch circuit wiring throughout. Wiring in accessible areas appears in good condition with no exposed or spliced conductors outside of junction boxes. All visible junction boxes have covers.

7.4 Outlets, Switches, and Fixtures

Inspected

Electrical > Outlets, Switches, and Fixtures

Representative outlets tested throughout. All tested outlets properly grounded and wired. GFCI protection verified at bathrooms, kitchen counters, and garage. Switches operate as expected.

7.5 Smoke and Carbon Monoxide Alarms

Repair or Replace

Electrical > Smoke and Carbon Monoxide Alarms

Smoke alarms present on all levels. No carbon monoxide detector observed in sleeping areas or near gas appliances. Recommend installing CO detectors per current code requirements.

8: PLUMBING

8.1 Water Supply and Distribution

Inspected

Plumbing > Water Supply and Distribution

Copper supply lines throughout. Water pressure measured at 65 PSI, within normal range. Main shut-off valve accessible and operational in basement crawlspace. Pressure reducing valve (PRV) present and appears functional.

8.2 Drain, Waste, and Vent

Inspected

Plumbing > Drain, Waste, and Vent

Drains throughout the home flow freely with no evidence of slow drains or backups. ABS drain lines visible in crawlspace. Vent stack penetrations at roof are intact. No evidence of leaks at accessible drain connections.

8.3 Water Heater

Inspected

Plumbing > Water Heater

50-gallon natural gas water heater, manufactured 2018 (approximately 8 years old). Unit is in good working condition. Temperature/pressure relief valve present with drain line properly terminated. Combustion air supply adequate. Seismic strapping installed.

50-gallon gas water heater (2018) with proper T/P relief valve and seismic strapping

8.4 Fixtures and Faucets

Inspected

Plumbing > Fixtures and Faucets

All plumbing fixtures operate properly. Faucets and valves functional with no observed leaks. Hot and cold water confirmed at all tested locations. Shut-off valves present under sinks and toilets.

8.5 Fuel Supply

Inspected

Plumbing > Fuel Supply

Natural gas supply. Gas meter accessible. Flexible gas connectors on appliances appear in good condition. No gas odors detected during inspection. Main gas shut-off accessible.

9: HVAC

9.1 Heating Equipment

Inspected

HVAC > Heating Equipment

80% efficient natural gas forced-air furnace, manufactured 2016 (approximately 10 years old). Unit operates properly through normal thermostat cycle. Heat exchanger appears intact. Flame color normal. Filter was recently replaced (noted by owner).

9.2 Cooling Equipment

Inspected

HVAC > Cooling Equipment

Central air conditioning, 3-ton unit, manufactured 2018. Unit cycles on and off properly. Adequate supply of cool air confirmed at registers. Refrigerant lines insulated and undamaged. Condenser coils clean.

9.3 Distribution, Filters, and Thermostats

Inspected

HVAC > Distribution, Filters, and Thermostats

Supply and return air registers present in all rooms. Airflow adequate at all observed registers. Ductwork in crawlspace properly supported and insulated. No disconnected or damaged ducts observed.

9.4 Venting and Combustion Air

Inspected

HVAC > Venting and Combustion Air

B-vent flue from furnace and water heater in good condition. No gaps, rust, or improper connections observed. Flue terminates above roofline. Combustion air supply adequate for appliances.

9.5 Condensate

Inspected

HVAC > Condensate

Condensate drain line from air handler terminates properly. Secondary drain pan present under air handler. No evidence of prior overflow or water damage beneath unit.

10: INTERIOR

10.1 Walls, Ceilings, and Floors

Inspected

Interior > Walls, Ceilings, and Floors

Interior finishes in good condition throughout. No evidence of significant moisture intrusion, staining, or active leaks on ceilings. Minor cosmetic nail pops and hairline cracks noted in drywall - typical for the age of the home. Hardwood floors in main living areas in good condition.

10.2 Interior Doors and Windows

Inspected

Interior > Interior Doors and Windows

Interior doors operate smoothly and latch properly. Window sashes move freely and lock securely. Insulated glass units appear intact with no visible fogging or seal failure observed.

10.3 Stairs and Railings

Repair or Replace

Interior > Stairs and Railings

Main staircase is structurally sound. Handrail on the right side is loose at the top newel post and does not meet the graspability requirement. Recommend securing handrail and verifying adequate attachment to wall stringers.

11: KITCHEN

11.1 Cabinets and Countertops

Inspected

Kitchen > Cabinets and Countertops

Kitchen cabinets in good condition. Doors and drawers operate properly. Countertops are solid surface with no significant damage. Under-sink cabinet base shows no evidence of water damage.

11.2 Sink and Plumbing

Inspected

Kitchen > Sink and Plumbing

Kitchen sink with pull-out spray faucet operates properly. Dishwasher drain loop present and properly installed. Garbage disposal functional. No leaks observed under sink.

11.3 Appliances

Inspected

Kitchen > Appliances

Built-in microwave, range, and dishwasher present. All operate through normal test cycle. Range burners all ignite. Oven reaches temperature. Dishwasher completes wash cycle. Range hood fan and light functional.

12: BEDROOMS

12.1 Bedroom #1

Inspected

Bedrooms > Bedroom #1

Master bedroom in good condition. Adequate natural light from two double-hung windows. Hardwood flooring intact with no significant gaps or damage. Closet present with standard bi-fold doors. Overhead light fixture with functional switch. No evidence of moisture, staining, or pest activity at walls or ceiling.

12.2 Walls, Ceiling, and Floor

Bedrooms > Bedroom #1 > Walls, Ceiling, and Floor

12.3 Doors and Windows

Bedrooms > Bedroom #1 > Doors and Windows

12.4 Closet

Bedrooms > Bedroom #1 > Closet

12.5 Electrical and Smoke Alarm

Bedrooms > Bedroom #1 > Electrical and Smoke Alarm

12.6 Bedroom #2

Inspected

Bedrooms > Bedroom #2

Second bedroom in satisfactory condition. Single double-hung window with functional sash and latch. Carpet in average condition with minor wear at threshold. Closet present. Overhead light fixture operational.

12.7 Walls, Ceiling, and Floor

Repair or Replace

Bedrooms > Bedroom #2 > Walls, Ceiling, and Floor

Walls reported in bad condition; specific defects and extent not determined by the provided photo. Further evaluation by a qualified contractor is recommended.

12.8 Doors and Windows

Bedrooms > Bedroom #2 > Doors and Windows

12.9 Closet

Bedrooms > Bedroom #2 > Closet

12.10 Electrical and Smoke Alarm

Bedrooms > Bedroom #2 > Electrical and Smoke Alarm

12.11 Bedroom #3

Repair or Replace

Bedrooms > Bedroom #3

Third bedroom functional. Window sash operational but the rough opening width measures approximately 18 inches, which falls below the 20-inch minimum egress width required by current residential codes for sleeping rooms. Recommend evaluation by a licensed contractor to determine if window replacement or enlargement is warranted for life-safety compliance.

Bedroom 3 window with narrow rough opening measuring below minimum egress width

12.12 Walls, Ceiling, and Floor

Bedrooms > Bedroom #3 > Walls, Ceiling, and Floor

12.13 Doors and Windows

Bedrooms > Bedroom #3 > Doors and Windows

12.14 Closet

Bedrooms > Bedroom #3 > Closet

12.15 Electrical and Smoke Alarm

Bedrooms > Bedroom #3 > Electrical and Smoke Alarm

13: BATHROOMS

13.1 Bathroom #1

Inspected

Bathrooms > Bathroom #1

Master bathroom in good condition. Shower enclosure with tile surround, grout intact with no cracking or missing sections. Exhaust fan present and operational. GFCI-protected outlets. No evidence of moisture or water damage at walls or floor.

Master bathroom vanity and tile surround in good condition

13.2 Sink and Vanity

Bathrooms > Bathroom #1 > Sink and Vanity

13.3 Toilet

Bathrooms > Bathroom #1 > Toilet

13.4 Tub and Shower

Bathrooms > Bathroom #1 > Tub and Shower

13.5 Ventilation

Bathrooms > Bathroom #1 > Ventilation

13.6 Bathroom #2

Inspected

Bathrooms > Bathroom #2

Hall bathroom in good condition. Tub/shower with fiberglass surround, intact with no cracks. Exhaust fan present and operational. GFCI outlets in place.

13.7 Sink and Vanity

Bathrooms > Bathroom #2 > Sink and Vanity

13.8 Toilet

Bathrooms > Bathroom #2 > Toilet

13.9 Tub and Shower

Bathrooms > Bathroom #2 > Tub and Shower

13.10 Ventilation

Bathrooms > Bathroom #2 > Ventilation

13.11 Bathroom #3

Not Present

Bathrooms > Bathroom #3

Third bathroom not present in this property.

13.12 Sink and Vanity

Bathrooms > Bathroom #3 > Sink and Vanity

13.13 Toilet

Bathrooms > Bathroom #3 > Toilet

13.14 Tub and Shower

Bathrooms > Bathroom #3 > Tub and Shower

13.15 Ventilation

Bathrooms > Bathroom #3 > Ventilation

14: LAUNDRY

14.1 Hookups and Connections

Inspected

Laundry > Hookups and Connections

120/240V electrical outlet and hot/cold water valves present for washer and dryer. Hookups functional. Drain standpipe properly sized and secured. Washer pan present.

14.2 Dryer Venting

Inspected

Laundry > Dryer Venting

Dryer vents through rigid metal duct to exterior. Duct length is within acceptable limits. Exterior termination cap present with damper. Duct appeared clean.

15: FIREPLACE AND CHIMNEY

15.1 Fireplace or Stove

Not Present

Fireplace and Chimney > Fireplace or Stove

No fireplace present in this property.

15.2 Chimney and Flue

Not Present

Fireplace and Chimney > Chimney and Flue

No chimney or flue present in this property.

16: GARAGE

16.1 Vehicle Doors

Inspected

Garage > Vehicle Doors

Two-car attached garage with two sectional doors. Both doors operate properly on tracks with no binding or obstruction. Springs balanced. Door hardware in good condition.

16.2 Door Openers

Inspected

Garage > Door Openers

Garage door openers present on both doors. Auto-reverse safety feature verified. Wall controls and remotes functional. Safety sensors present and aligned.

16.3 Fire Separation

Inspected

Garage > Fire Separation

Garage-to-living-space door is solid-core with self-closing hinges. Door seals properly. No penetrations observed in common wall between garage and living space.

Garage fire separation door with self-closing hardware and proper seal