

Home Survey

Property Information

Address: 17 Maple Ave, Springfield, IL 62702

Survey Date: April 10, 2023

Surveyor: Sarah Thompson

Exterior Assessment

Foundation

Type: Concrete slab

Condition: Fair

Notes: Minor cracks, potential settling issues.

Roof

Type: Asphalt shingles

Estimated Age: 18 years

Condition: Poor

Notes: Shingles are curling/losing granules, likely needs replacement soon.



Siding

Type: Brick

Condition: Good

Notes: No major defects.

Windows and Doors

Window Type: Double-pane

Door Type: Steel

Condition: Fair

Notes: Windows are foggy between panes in some rooms.

Interior Assessment

Electrical System

Type: Circuit breakers

Amperage: 150 amp

Condition: Good

Notes: No major issues.

Plumbing

Water Heater Type: Tank

Water Heater Age: 7 years

Pipe Material: Copper

Condition: Good

Notes: Appears well-maintained.

HVAC System

Heating Type: Forced air

Cooling Type: Central AC

Age of Systems: 10 years

Condition: Fair

Notes: Furnace is noisy, AC not cooling evenly.

Flooring

Types: Carpet, Laminate wood, Vinyl

Condition: Fair

Notes: Laminate is swollen in areas, vinyl cracking.

Walls and Ceilings

Condition: Fair

Notes: Drywall cracking near windows.

Additional Notes

The garage has water stains on the floor, indicating potential leaks.

Recommendations

- Plan for roof replacement soon
- Replace foggy windows
- Service/repair HVAC system
- Replace swollen/cracked flooring
- Repair drywall cracks
- Investigate garage leak and repair

Overall Assessment

This home is suffering from some deferred maintenance and has several components nearing their end of life that will require replacement, most urgently the roof. Repairs and replacements will be costly but once addressed, the home should provide comfortable updated living.

Signature: Sarah Thompson

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