

Second Look Home Inspections
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Cobden, IL 62920
(618) 893-5015
Il. Lisc. #450000139

March 28, 2014

Concerned Client
6 Distressed House Lane
Carbondale, Illinois

Dear Concerned,

Please find enclosed Home Inspection on property at Sample House, Illinois as you requested. It is important to review the entire report for an accurate understanding of the condition of the property. If I can be of further assistance, please feel free to contact me at any time.

Sincerely,

Ray Hogan, Owner
Second Look Home Inspections

Enc.
email: client

SECOND LOOK HOME INSPECTION REPORT

PROPERTY ADDRESS

Sample
Carterville, Illinois

INSPECTION STATUS

Date: July 6, 2005, 9:00 a.m. - 11:30 a.m.

Weather Conditions: Cloudy, windy, 50-55 degrees, light rain during inspection.

Home: unoccupied

SYSTEMS TYPE AND STATUS

- A. Electric** - 200 amp, 220 volt - On
- B. Water** - Municipal - On
- C. Sewer** - Municipal
- D. Gas** - Natural - On
- E. A/C - Heat** - Gas forced air furnace with central A/C and heat pump - On

HOME TYPE AND DESCRIPTION

House is single and two story frame construction with gable style roof over crawl space, located in Carterville, Illinois. Upper level incorporates two bedrooms and a bath. Main floor incorporates kitchen with dining area, living room, office, two bedrooms, one bath, laundry closet and one car garage with storage area. Estimate house is 40+/- years old. It appears the second story was added 30+/- years ago.

House was previously inspected on July 6, 2005. House is in a distressed condition. It is not possible to list all necessary maintenance and repairs. Particular attention was given to items of major concern. A recent inspection of this property was cancelled due to broken plumbing.

*** Indicates area Client should note as not functioning properly, in need of repair, of interest to client due to condition or a recommended upgrade.**

I. LANDSCAPING/DRAINAGE/GUTTERS

Landscaping

- * Early spring conditions prevent complete assessment of the trees and shrubs. Dead limbs are noted in several sycamore trees at the rear of the lot. Trees are well away from the subject house. Trees may affect neighboring property. Recommend trimming or tree removal.

Estimate cost of tree removal N/A (May exceed \$250).

- * Landscape timber borders are installed at the front landscape beds. Timbers are damaged. Recommend replacement.
- * Terracing at the rear of the property incorporates railroad timbers. Deterioration of the timbers is noted. Recommend replacement. Rip rap rock is installed at some of the terraced areas. A false brick veneer is installed at one west side of the terraced areas. Some brick sections are missing.
- * A below ground pool is located at the rear yard. Overall condition is poor. Second Look does not inspect nor warrant pools or associated systems. Previous pool cover is damaged. Significant cracking and damage was noted on the visible concrete. Algae growth was noted in the water in the pool. Pool does not appear to be functioning. Pool may pose a potential hazard. Recommend appropriate repair, replacement or removal. Pumps, motors and controllers have been removed. Recommend removal of the components or inspection and repair as necessary by a qualified technician.

Estimate cost of pool repair/removal N/A (May exceed \$5,000).

- * Chain link fencing is installed at the rear yard. A locking gate is installed to prevent unauthorized access to the pool. Top rail is damaged at two sections of the fence due to tree impact.
- * Vinyl privacy fencing is installed at the rear yard. Fence incorporates 5 x 5" support posts and vinyl fencing sections. Gates are damaged or missing at the south sides. Fencing is damaged at the rear of the lot. Fence is out of alignment. Appears to be due to lifting by tree roots at the northeast corner.

Estimate cost of fence repairs N/A (May exceed \$250).

- * A burn ring is located at the rear yard. Unevenness and shifting of the burn ring is noted.
- * Two cast aluminum yard lights are installed at the front yard. Brick masonry bases are installed. Damage is noted on the lamp post. Damage is noted on the

electronic eye sensors. Recommend further evaluation and repair by a qualified contractor.

Estimate cost of repairs N/A (May exceed \$200).

Drainage

- * Rear of the lot slopes toward the pool area and house. Soils and pool concrete deck have been graded to aide in directing flow away from the house. Settlement of the concrete is noted. Concrete is sloped toward the house crawl space. Slope correction may be difficult. Drain tiles are noted at the area between the pool and the house. The drain appears to be completely clogged. Recommend cleaning and repair as necessary. It is important that drain remain functional at all times.

Estimate cost of slope correction N/A (May exceed \$500).

- * Gutter is missing and downspouts are damaged. Recommend repair to aid in directing flow off the roof away from the house perimeter.
- * Given amount of moisture infiltration at the crawl space, it is important that lot slope, drainage and gutters be properly maintained at all times.

Estimate cost of drainage control N/A (May exceed \$500).

Gutters

Gutters are seamless aluminum construction hung with hidden hangers or spike and ferrule method. Overall condition of the gutters is poor. Guttering is loose and damaged at the second floor west side of the house. Downspouts are missing. Excessive clogging and small tree growth is noted in the gutters. Looseness of the guttering is noted above the front porch.

Estimate cost of gutter repairs N/A (May exceed \$250).

II.

WALKWAYS/PATIOS/DECKS/DRIVEWAYS/GARAGE/PORCHES

Walkways

Front entry walk is poured concrete construction with meramac gravel finish overlay. Overall condition is good. No excessive damage was noted.

Porches

Front porch is continued overhang construction of the house. Base incorporates a poured concrete slab. No excessive damage was noted.

A covered breezeway extends from the front door to the garage door. Outer masonry wall is concrete block and decorative block construction. Tuckpointing remains in good condition. One crack was noted on the concrete floor.

- * Box framed header at the breezeway has downward shifting and movement. Header does not appear to be properly installed between the posts. Recommend removal of the overlays to allow further assessment and repair. Vinyl ceiling has bowing. Vinyl rail at one section is in good condition.
- * Rear entry incorporates a poured concrete patio along the entire length of the house. Concrete incorporates a meramac gravel finish overlay and cedar or redwood expansion joints. Slabs have settled over time and slope toward the house. May allow moisture infiltration at the crawl space. Deterioration was noted on the lower siding at this area. Recommend installation of additional drainage tiles or modification to allow drainage away from the house. It appears moisture infiltration occurs at the rear of the garage due to slope.

Estimate cost of patio slope modification N/A (May exceed \$500).

Pre-cast concrete entry steps at the rear doors are in good condition.

Driveway

Circular drive is installed at the front of the house. Drive incorporates asphalt overlay. Minor deterioration is noted. Sealants may extend the life span of the asphalt.

A poured concrete drive extends to the garage. Drive has minor cracking and grass growth. Condition is relatively common given age and type construction.

Garage

- * One car garage is located at the east side of the premises. Unit is frame construction. It is possible garage was previously an open carport. Interior of the garage incorporates a poured concrete floor that appears to be level to slightly slope to the exterior. Garage interior floor is lower than the exterior patio at this area. Extensive moisture infiltration appears to occur. Mud wash and moisture infiltration was noted at the rear door. See notes at porch section of report.

Estimate cost of moisture control N/A (May exceed \$250).

- * Garage interior is wood and man made panel construction. Minor cosmetic damage was noted. No excessive damage was noted. Drywall ceiling has pronounced cracking and patch repairs. May be due to previous flashing or flue seepage and minor shifting over time. No excessive looseness was noted. A recommended upgrade would be installation of firewall rated drywall at the garage to provide a firewall partition between the garage and the house.
- * A storage room is provided at the rear of the garage. Room incorporates a poured concrete floor. Floor tends to slope to the interior corner. Cause is unknown. Drywall walls at this area are in good condition. Evidence of previous or current termite infiltration was noted in the block work at the garage. Trails have been brushed off. It is unknown if infestation is active. Recommend conferring with qualified termite inspection company. Hollow core luaun door functioned.
- * Garage walls are 2 x 4", 16" O.C. and appear to be properly installed and supported. No evidence of shifting or bowing noted. Overhead components of garage incorporate 2 x 4", 24" O.C. pre-manufactured trusses. Downward bowing of the trusses has occurred over time. A recommended upgrade would be installation of a mid-span support to aide in stability.

Estimate cost of truss support \$100-150.

Overhead galvanized metal garage door is installed. Lower door panel is slightly dented. Runners, rollers and springs functioned properly upon manual operation. Lockset is integral to installed garage door opener. Garage door opener is 1/2 h.p. Sears craftsman brand. Opener is currently unplugged and was not tested. Recommend testing prior to purchase. Safety cables are installed on the springs.

No switch is provided in the garage for the overhead light. Two outlets at the garage are not energized. Outlet at the storage room wall functioned. A recommended upgrade would be installation of GFCI protection for the garage outlets.

- * A sub-panel for the pool service is located in the garage. See notes at electrical section of report.

III. HOUSE EXTERIOR

Siding

- * Majority of the house siding is double 5" horizontal lap vinyl construction. Overall installation of the siding is poor. Unevenness is noted at the joints and seams. A bow is note din the siding at the rear of the house between the first and second story. May be due to compression of the structural framing. Inspector is unable to determine due to overlays. Unevenness, bowing and movement of the

siding are noted above the front porch header. Looseness and gapping of the siding joints is noted at the front of the house. Joints are not properly staggered where the second story meets the single story. Looseness of the siding is noted at the lower runs. Recommend further evaluation and repair or replacement by a qualified contractor.

- * A false brick siding is installed at the front of the house. Siding of this type has specific installation requires. It is unknown if the siding is installed to the manufacturer's specifications. Waviness and unevenness of the pattern is noted. Metal flashing is installed at two front windows to aid in moisture control. No visible flashing is installed where the vinyl siding meets the top of the brick.

Estimate cost of siding repairs N/A (May exceed \$1,000).

Soffit & Fascia

- * Soffit and fascia is vinyl and aluminum construction with solid and vented style soffit. Looseness of the fascia is noted at several areas. Water stains at the second story soffit indicate active leakage. Recommend further evaluation and repair as necessary.

Trim

- * Exterior trim components are vinyl construction. Trim is damaged at several corners. Wood trim is installed at some locations. Loose trim is noted at the front soffit.

Vinyl shutters are in good condition.

Doors

Front entry door. Door is insulated galvanized metal construction. Appears properly installed. Weather striping is in good condition. Lockset functions properly.

- * **Rear living room door.** Door is 8' sliding aluminum construction with insulated glass. Door functioned. Sliding screen door operates stiffly. Recommend cleaning and lubricating the tracks.

- * **Main floor bedroom door.** Door is 8' sliding aluminum frame construction with insulated glass. The stationary panel of the door is fogged. Fogging indicates loss of the glass seal integrity. Softness, rot and damage are noted at the lower jamb and frame. Compression is occurring at the base of the door. Door does not appear to be properly flashed. Second Look does not warrant the condition of the sub floor below this door. Compression is noted at the sill. Extensive caulk sealants have been applied. It appears door will require replacement.

Estimate cost of door replacement N/A (May exceed \$500).

Front garage entry door. Door is galvanized metal construction with insulated glass. Appears properly installed and in good condition. Weather striping is in good condition. Lockset functions properly.

- * **Rear garage door.** Door is 6' sliding aluminum frame construction with insulated glass. Debris and damage is noted on the track. Rollers are damaged. Recommend budgeting for repair or replacement.

Windows

- * Majority of windows are wood crank out casement construction with metal clad exteriors and insulated glass. Cranks are stripped and damaged at two second story windows at the south bedroom. Excessive ant infiltration is noted at the second floor south bedroom east window. Cranks are stripped and damaged at the second floor north bedroom windows. Stationary panel is fogged at this bedroom. Caradco company is no longer in business. Replacement sashes may be difficult to obtain. Correction may require replacement of the windows.
- * Minor floor office windows are wood frame construction with insulated glass. The windows have been painted shut. It is unknown if the windows would function.
- * Main floor south bedroom windows are painted shut. Recommend windows be made functional to allow emergency egress.
- * Oversized stationary wood frame windows are installed at the kitchen and living room. Softness, deterioration and damage is note don the lower sills. Recommend budgeting for replacement.

Estimate cost of window repairs N/A (May exceed \$4,000).

***IV. ROOF**

House roof is gable style construction. Roof was mounted and walked for inspection. Roof incorporates two layers of shingles. Outer shingles are shake pattern fiberglass shingles with estimate 1/2" plywood decking underlayment at the second floor and estimate 3/8" plywood decking at the single story. Patch repairs are noted on the plywood at the single story roof line. Condition is most notable around the chimney.

- * A high wind and hail storm occurred in the area in May 2009. Damage due to hail may not be visible for some time after the occurrence. Second Look does not

inspect nor warrant for hail damage or damage due to wind lift. Recommend conferring with owners as to any previous insurance claims associated with the storm.

- * Overall condition of the exterior shingles is poor. Shingles do not appear to have been replaced since the storm. Evidence of tree impact with missing and damaged shingles is noted at the west second story roof face. Demineralization is noted throughout the roof. Flashings do not appear to have been properly installed. Tar sealants have been applied where the single story roof line meets the two story area of the house. Given overall condition, Second Look does not warrant a no leak condition. General rule of thumb is “two on – third off”. Shingle replacement will require stripping of the existing layers. Some areas of the roof decking may require repair. Recommend conferring with a qualified roofing contractor for accurate cost estimates on replacement.

Estimate cost of shingle replacement (May exceed \$8,000).

***V. CHIMNEYS/FLUES/FIREPLACES**

- * Second Look does not inspect nor warrant the condition or functionality of flues for wood burning appliances. Second Look does not warrant installation to manufacturer's specifications. Inspection is for obvious exterior defects only. Recommend conferring with a qualified chimney sweep concerning condition of flues. Problems associated with the interior flues may greatly affect the repair costs.

Chimney/Flues

- * Chimney is brick masonry construction. Limestone top cap is in good condition. Spring load top damper is installed. Brick have been placed on the damper cap. Inspector was unable to test functionality. No visible flue liner is installed in the chimney. Second Look does not warrant the use of unlined flues. Do not recommend use with wood burning fires without cleaning and inspection by a qualified chimney sweep.

Estimate cost of chimney flue liner N/A (May exceed \$500).

Fireplace

- * Fireplace at the living room is plate steel construction with a fire brick lined base. Pull chain style damper could not be tested. No visible flue liner is installed. Do not recommend use in current condition. Blower did not function at the switch control.
- * Limestone hearth and brick masonry mantel wall are installed. A gap is noted

between the fire box and the hearth. Area has been stuffed with insulation. Recommend further evaluation and repair.

A black iron gas line is noted in the fire box.

Flashings

- * Metal flashing is installed at the chimney. Overall condition is poor. Tar sealants have been applied. Evidence of previous or current leakage is noted. Recommend replacement of the flashing at time of shingle replacement.

Rubber boot flashing is installed at the drain line vent stacks. Metal and plastic flashing is installed at the water heater vent. Drip edge is installed at the perimeter of the roof line.

- * Inspector was unable to determine if step flashing is installed between the single story roof and the second story addition. Tar sealants have been applied since initial construction. Recommend replacement of the flashing at time of shingle replacement.

Estimate cost of flashing N/A.

VI. INTERIOR WALLS/FLOORS/CEILINGS/DOORS/TRIM

- * Inspection is for hazardous conditions or evidence of structural movement or damage only. Second Look does not warrant the suitability or condition of cosmetic finish overlays (paint, carpet, flooring, etc.).
- * Recent flooding due to plumbing leaks is noted at the house interior. Repairs were in process at time of inspection.

Walls

- * Majority of interior walls are estimate 1/2" drywall construction with paint or wall paper finish overlay. Patch repairs re note at the kitchen due to recent plumbing leaks. Stains are noted on the main floor southwest bedroom walls due to water infiltration. Water stains are note at the main floor northwest bedroom upper walls. Patch repairs are noted at the second floor bath walls. An opening has been cut in the laundry room behind the washing machine. Cosmetic wear and minor cracking is noted throughout the house.

Man made paneling is installed at some walls. Appears to be properly installed and in good condition.

Floors

Floors throughout the house incorporate man made laminate, ceramic tile, vinyl flooring or wall-to-wall carpet. Visual inspection reveals surfaces to be in good condition with no evidence of excessive damage noted.

- * Pronounced staining is noted on the carpet at the living room. Second Look does not warrant stain removal.
- * Laminate flooring has evidence of damage due to moisture infiltration. Swelling is noted. Recommend replacement. Transition bars are not properly installed on the laminate flooring.

Ceilings

- * Majority of ceilings through out the house are 8' high estimate 1/2" drywall construction. Large sections of the ceiling are in process of repair at the main floor southwest bedroom. Two small patch repairs are noted at the northwest main floor bedroom. A crack repair is noted at the main floor hall ceiling. Stains repairs are noted at the breakfast area ceiling. This may be due to roof leaks. Pronounced water stains are noted at the main floor bath ceiling.

Doors

Majority of interior doors are hollow core man made raised panel construction. Jambs and frames appear in good condition. No areas of excessive damage were noted. Random test of doors throughout the house reveal units function properly.

Louvered bi-fold closet doors at the laundry closet functioned. Recommend doors remain clear to allow combustion air flow to the water heater at this area.

Trim

Interior trim components are wood construction with a paint finish overlay and appear to be properly installed and in good condition. No areas of excessive damage were noted upon visual inspection of interior trim.

Stairs and Rails

- * Stair assembly is wood construction with carpet finish overlay. Risers and treads appear to be properly supported and installed. Stains are noted on the carpet. Second Look does not warrant stain removal. A grippable hand rail is installed.

Estimate cost of interior finish repairs N/A (May exceed \$3,000).

VII. STRUCTURAL

Crawl Space

- * House is over crawl space construction. Access is provided at the west side of the house. Evidence of excessive and chronic moisture infiltration was noted in the crawl space. **Inspector was unable to enter the crawl space due to wet conditions.** A repair person on the property placed a temporary pump in the crawl space to start draining. Recommend inspection of the crawl space after drying. Second Look does not warrant the condition of the framing and mechanical systems in the crawl space. Recommend inspection prior to purchase. Given evidence of chronic moisture infiltration, recommend a permanent sump pump be installed. Recommend replacement of the ground cloth.

Estimate cost of sump pump/ground cloth \$300-500.

Estimate cost of moisture control N/A.

Footings & Foundations

Footings are of poured concrete construction and well below grade. No visible signs of damage or shifting were noted. Foundation is constructed of 8 x 8 x 16" concrete blocks. No evidence of excessive movement or damage was noted.

Supports & Beams

- * Supports incorporate 8 x 8 x 16" and 6 x 8 x 16" concrete block piers. Original beam is three laminated 2 x 8"s. At time of previous inspection, a section of 2 x 8" has been added to the beam below the second story addition at some but not all areas to aide in stiffening of the beam. Unevenness of the beam was noted. Recommend evaluation of the supports and beams after crawl space has been dried.

Sill Plates

- * Sill plates are 2 x 8" lumber construction and in good condition where visible. 2 x 10" rim joists are installed. Evidence of previous termite infiltration was noted at the sills at the front of the house at time of previous inspection. Recommend all areas be inspected after crawl space has been dried.

Floor Joists

- * Floor joists are 2 x 10", 16" O.C. construction. Bowing was noted at central hall at time of previous inspection. Condition appeared to be due to the weight load of the second story addition. Recommend further evaluation when crawl space has

been dried.

- * Plywood sub floors are installed. Sub floors have been previously replaced below the rear door at time of previous inspection. Sub floor at the wall plate had not been replaced and damage was noted. Damage appears to be due to moisture infiltration over time. Compression and damage due to this condition was noted on the sub floor. Repairs in the crawl space may be difficult and potentially expensive. A previous sub floor repair was noted below the main floor bath tub at time of previous inspection. Some deterioration of the sub floor was noted.
- * Floor joists at the second story are enclosed. It appears the second floor was an addition to the original structure. It is unknown if the original house framing is designed to support the second story addition.
- * **Recommend all crawl space areas be evaluated prior to purchase.**

Walls

Walls are 2 x 4", 16" O.C. construction. Overall condition is good. No evidence of deflection, movement or sway was noted.

Ceiling Joists/Rafters/Trusses

Main floor attic areas of the house reveal 2 x 4', 24" O.C. site built trusses. 2 x 4' webbing and plywood gusset plates are installed. Minor deflection of the trusses has occurred over time. No excessive instability was noted.

Second story attic space reveals 2 x 4", 24" O.C. pre-manufactured truss construction. Overall condition appears good. No excessive deflection or damage was noted.

Gable Ends

Gable ends are 2 x 4" construction. Appear to be properly supported and installed. No evidence of excessive inward or outward deflection, movement or damage was noted.

Termite Shield

- * Evidence of previous termite infiltration was noted at time of previous inspection. No mechanical termite shield is installed. Second Look does not inspect nor warrant for termite infestation. Recommend conferring with qualified termite inspection company.

VII. MECHANICAL SYSTEMS

Plumbing

- * Water is supplied by municipal service. Water inlet is 3/4" copper pipe construction. Inspector was unable to locate a main shutoff valve. Recommend a main shut off valve be installed at an accessible location.

Estimate cost of shut off valve \$75-100.

- * Active plumbing leaks were noted at the house at time of previously scheduled home inspection. Recommend conferring with owners as to any repairs performed and any associated warranties or insurance claims.

Shut off valves are not for the water heater and second story plumbing at the water heater closet. The main trunk line of the water system is 3/4" copper piping with 1/2" copper visible at interior fixtures.

Water was run at multiple taps with no evidence of excessive loss of water pressure. Overall functional flow of the system appears to be good.

The following components are installed as part of the plumbing system.

Water heater. Water heater is installed at the main floor utility closet. Unit is 50 gal., natural gas fired Richmond Miser brand M# 6G50-38F1. Given two baths in the home this may be undersized. Estimate unit is 6+/- years old. Hot water was confirmed at multiple taps.

Pressure temperature valve is properly installed and plumbed below the floor.

- * Incoming gas line is installed. Recommend a drip loop be installed on the incoming gas line. Flue is single wall galvanized metal construction that enters a double wall B vent. No visible damage was noted.
- * **Full bath at main floor hallway.** Cast iron porcelain tub assembly appears properly installed. Tub has been painted. Second Look does not warrant the suitability of the overlay. Melanine wall surround is in good condition. Triple handle faucet functioned at the spigot. Faucet did not function at the shower head. Recommend clearing the shower head and testing prior to purchase. Drain trip lever functions properly. Porcelain toilet is installed. Toilet flushed properly.
- * Acrylic top vanity with base cabinet and double handled faucet is installed. Faucet is currently off at the supply valve. Faucet appears to be in process of repair. Recommend testing prior to purchase.

Bath fan and light assembly functions properly at switch control. Fan vents to the exterior of the house.

- * Light fixture at the wall is loose. Recommend securing.
- * **Second floor bath.** One piece acrylic fiberglass whirlpool tub is in good condition. Double handle faucet functioned at the spigot. Faucet leaks at the stems. Recommend replacement. Second Look does not warrant the condition of the plumbing in the wall cavity. Single handle faucet for the shower was operated briefly. Leakage was noted in the wall cavity. Recommend immediate repair. Given current condition the whirlpool pump and motor were not tested. Recommend testing prior to purchase.

Porcelain toilet is installed and functions properly at lever control. No evidence of problems noted.

- * Acrylic top double bowl vanity with base cabinet and two double handled faucets functioned. An opening has been cut in the basement cabinet for repairs. Drain at the west sink is slow. Drain trip levers function properly.
- * Bath fan did not function. Recommend repair or replacement.

Installed towel bars, light bars and interior trim at bath are in good condition.

- * **Kitchen sink.** Double bowl stainless steel sink is installed. Faucet and drain connections have been removed. Sink is in process of repair. Recommend testing prior to purchase.

Exterior spigot at the rear of the house functioned. Spigot is frost proof design.

Washing machine hook-up is provided in the laundry closet. Water lines were not tested. No problems were noted.

Estimate cost of plumbing repairs/completion N/A.

Drains/Sanitary/Sewer

- * Majority of the drain lines are enclosed. Upon inspection at interior and attic main drain line assemblies are 3" copper pipe construction with 1 1/2" and 2" copper laterals. Inspector was unable to inspect the drain lines due to wet conditions in the crawl space. Recommend testing and inspection prior to purchase. Drain lines are in process of repair at some sinks. Recommend all drains be tested prior to purchase. Vent lines properly exit the roof line of the house.

Electrical

- * House has 200 amp, 220 volt electrical service with buried service entrance cable.

Meter base assembly is properly secured at the rear of the house. No visible ground is noted at the meter base. Recommend a driven ground rod be installed.

Estimate cost of ground rod \$150-200.

- * Main panel box is located in the main floor northwest bedroom closet. This is a variance from standard construction. Recommend all occupants be made familiar with the location of the panel box. Panel should remain clear and accessible at all times.

Main panel box is 200 amp, 220 volt Challenger brand cat.# SB20(20-40)CN and appears to be properly installed and in good condition. Service entrance cable is 4-0 aluminum construction and appears properly sized and in good condition. Anti-oxidant has been applied.

An independent ground line is installed at the panel box. Terminating point is not visible.

The following service disconnects are present.

- 1, 200 amp, 220 volt main service disconnect
- 3, 60 amp, 220 volt service disconnects
- 4, 30 amp, 220 volt service disconnects
- 12, 20 amp, 110 volt service disconnects
- 1, 15 amp, 110 volt service disconnect

- * Wiring at the interior of the panel box is three wire copper construction. Romex connectors are installed at some but not all circuits. Recommend bushings be installed to prevent pest entry.

Estimate cost of bushings \$50-75.

- * Four knock outs have been removed at the panel. Recommend blank covers be installed.
- * Some wiring is exposed in the closet. Recommend box framing to prevent damage.
- * An additional sub panel is installed at the garage storage closet. Unit is Federal Pacific brand cat.# 108-6. Problems have been associated with panel boxes of this type. Some insurance companies will not insure property with Federal Pacific panel boxes. No independent separation of the grounds and neutrals is provided for the sub-panel. Recommend replacement of the panel box and installation of an independent ground at the panel box. Panel incorporates four 20 amp, 110 volt breakers and one 15 amp, 220 volt breaker. Two breakers are in the off position. A timer control is noted for the pool pump at this area. Recommend an

appropriate panel with GFCI protection be installed.

Estimate cost of panel box replacement N/A (May exceed \$450).

A random test of outlets reveals majority of main floor three prong outlets are not three wire grounded construction. Outlets are properly polarized for two wire construction. GFCI protection is provided at kitchen and bath outlets. Outlets at the second story are three prong grounded construction.

One outlet at the garage work bench is cracked.

Lights and ceiling fans functioned. Second Look does not warrant proper ceiling fan mounting.

- * Recommend all exterior, kitchen, bath and garage outlets be GFCI protected.

Natural Gas

House is supplied with natural gas. Meter base and main shut off valve are installed at the exterior of the house. Incoming piping is black iron construction.

- * Recommend a drip leg be installed at the water heater supply line.

Heating/Cooling

MAIN FLOOR

Heating is provided by a natural gas fired forced air furnace. Furnace is located in the mechanical closet at the hall. Furnace is Carrier brand 90% efficient design with draft induced pilotless ignition. Unit is M# 58MC080-12. Estimate 80,000 BTU capacity. Estimate unit is 15+/- years old.

Flue and combustion air flow is through the use of 2" schedule 40 PVC plastic piping. Flue is properly exits the house. Incoming gas line is in good condition.

A condensate line is provided for the high efficiency furnace. Condensate line is plumbed to the exterior.

- * A 16 x 25 x 4" media style air filter is installed at the return air slot. Filter is dirty. Recommend replacement.

Estimate cost of filter \$35.

Front cover plates were removed for inspection. Type of furnace design prevents inspection of the heat exchanger. No visible evidence of damage was noted. Furnace functioned properly through one cycle.

- * Air distribution is through the use of uninsulated galvanized metal ducts to the main floor living spaces. Inspector was unable to inspect the ducting in the crawl space due to high moisture conditions. Thermostat is located at the main floor.
- * Cooling is provided by an electric driven freon charged central air conditioning system that is installed in conjunction with the furnace. Second Look does not operate cooling systems when exterior temperatures are below 55 degrees within the past 72 hours. Operation may cause damage to the system. The following is a description of the installed components only. Recommend owners warrant functionality. Inspection is for obvious visible defects only.

Interior air handler is properly mounted on the furnace. Liquid, suction and electrical lines are in good condition. Condensate line is plumbed to the exterior.

- * Exterior condensing unit is Carrier brand M# 38CK030331. Estimate unit is 16+/- years old. Liquid, suction and electrical lines are in good condition. Given age, recommend seasonal inspection and budgeting for replacement.

Second Floor

Second floor heating and cooling is provided by an electric drive freon charged heat pump with electric radiant coil back-up. System was operated in the heat pump heating and emergency electric heat modes. System was not operated in the cooling mode due to low exterior temperatures. Operation at this time in the cooling mode may cause damage to the system. All components of the heat pump are integral in the heating and cooling modes with the exception of the reversing valve and solenoid.

- * Interior air handler is located in the attic. Recommend a service platform and light be installed at this area.

Unit is Carrier brand. Estimate unit is 16+/- years old. Liquid, suction and electrical lines are in good condition. Primary and secondary condensate drain lines are installed. A catch pan is installed. Catch pan drains to the eave overhang at the exterior. Recommend areas be monitored. Should flow be noted at this area would indicate unit requires servicing. Estimate 10 kw. electric back-up heating coils are in good condition. System functioned in the heat pump heating and electric back-up heating modes.

Thermostat is located at the second floor hallway.

- * Filter is located in the return air grill in the master bedroom. Filter is completely clogged. Recommend replacement. Filter was removed to allow testing of the heat pump.

Air distribution is through the use of insulated galvanized metal main ducts and insulated flex duct laterals. Air is distributed to all second floor living spaces.

- * Exterior condensing unit is Carrier brand M# 38YH024300. Estimate 24,00 BTU capacity. Estimate unit is 14+/- years old. Liquid, suction and electrical lines are in good condition. Rust is noted on the coil box. Given age, recommend seasonal inspection and budgeting for future replacement. Unit functioned in the heat mode.

IX. APPLIANCES

Cook Top/Oven

Sears Kenmore brand 220 volt electric range is 20+/- years old. Surface burners functioned. Bake and broil elements functioned. Clock, timer and thermostat calibration were not tested.

Microwave/Hood Vent

Whirlpool brand microwave is M# MH3184XPB. Microwave heated a glass of water after one minute operation. Fan and light functioned.

Refrigerator

- * Refrigerator is not installed.

Dishwasher

- * Maytag brand dishwasher is installed. Unit is not properly installed in the cabinet. Unit is M#WU104. Estimate unit is 30+ years old. Given age and condition, recommend budgeting for replacement.

Estimate cost of repair/replacement N/A.

Disposal

ISE brand disposal is installed. Inspector was unable to test for leaks. Unit functioned at the switch control.

Counters

- * Formica laminate counters are installed. No excessive damage was noted. The counter height does not appear to allow proper dishwasher installation. May require modification of the counter top.

Cabinets

Wood and plywood cabinets are in good condition. No excessive damage was noted.

Washer/Dryer

- * Machines are not present. Hook-up is provided for a washing machine and 220 volt electric dryer. Dryer is vented to the exterior of the house. Recommend seasonal inspection and clearing of the overhead vent.

X. INSULATION

- * Second story attic is insulated through the use of two layers of fiberglass. Estimate R28-32 at the majority of areas.

Single story attic space is insulated through the use of fiberglass batt and estimate 6" loft blown cellulose. Appears to be evenly spread. Estimate R19+.

Removal of outlet covers reveals fiberglass batt at the exterior wall cavities. It is possible blown insulation is installed at some wall cavities.

- * Crawl space is insulated through the use of 2" styrofoam along the some but not all perimeter foundation walls. Majority of the insulation has been removed.

XI. VENTILATION

- * Attic space is ventilated through the use of gable end vents, soffit vents and passive roof vents. Marginal air flow is noted at the single story attic space. Recommend additional ventilation be provided at time of shingle replacement.
- * Crawl space is ventilated through the use of 8 x 16" vent panels. Some vents are blocked with insulation. Recommend clearing. Recommend vents remain open year round to allow air flow with the exception of extremely cold weather.

XII. MISCELLANEOUS

Battery operated smoke detectors functioned at the test button. Recommend battery replacement and testing prior to occupancy.

- * Attic has been sprayed with a paint or chemical treatment. May be due to previous

mold growth.

XIII. SUMMARY OF ITEMS NOTED

Item	Estimated Cost
GARAGE TRUSS SUPPORT	\$100-150
SUMP PUMP/GROUND CLOTH	\$300-500
MAIN WATER SERVICE VALVE	\$75-100
ELECTRICAL METER GROUND ROD	\$150-200
PANEL BOX BUSHINGS	\$50-75
FURNACE FILTER	\$35
TREE REMOVAL	N/A MAY EXCEED \$250
POOL REPAIR/REMOVAL	N/A MAY EXCEED \$5,000
FENCE REPAIRS	N/A MAY EXCEED \$250
YARD LAMP REPAIRS	N/A MAY EXCEED \$200
REAR DRAINAGE CORRECTION	N/A MAY EXCEED \$400
LOT DRAINAGE CONTROL	N/A MAY EXCEED \$500
GUTTER REPAIRS	N/A MAY EXCEED \$250
PATIO SLOPE CORRECTION	N/A MAY EXCEED \$500
GARAGE MOISTURE CONTROL	N/A MAY EXCEED \$250
SIDING REPAIRS	N/A MAY EXCEED \$1,000
BEDROOM DOOR REPLACEMENT	N/A MAY EXCEED \$500
WINDOW REPAIRS	N/A MAY EXCEED \$4,000
SHINGLE REPLACEMENT	N/A MAY EXCEED \$8,000
CHIMNEY FLUE LINER	N/A MAY EXCEED \$500
ROOF FLASHING	N/A
INTERIOR FINISH REPAIRS	N/A MAY EXCEED \$3,000
CRAWL SPACE MOISTURE CONTROL	N/A
PLUMBING REPAIRS/COMPLETION	N/A
SUB PANEL REPLACEMENT	N/A MAY EXCEED \$450
DISHWASHER REPAIR/REPLACEMENT	N/A

Please note that the above-listed costs are approximations only and do not represent an actual bid. Exact quotes should be obtained from qualified contractors in the appropriate areas. It should also be noted that items marked N/A may greatly increase the total costs.

GENERAL SUMMARY

The majority of the problems appear to be related to the age of the home and improper maintenance rather than the use of sub-standard materials. Particular attention should be given to the roof, structural repairs, drainage and overall condition of the property. With repair of the above mentioned items, the habitability of the home will be retained through proper maintenance. This report was completed March 28, 2014 at the

request of the above-listed client.