

Second Look Home Inspections
414 West Poplar
P. O. Box 268
Cobden, IL 62920
(618) 893-5015
Il. Lisc. #450000139

April 2018

Client
Your Address
Somewhere, Illinois

Dear Client,

Please find enclosed Home Inspection on property at 1111 XYZ Drive, Somewhere, 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:

SECOND LOOK HOME INSPECTION REPORT

PROPERTY ADDRESS

111 XYZ Drive
Somewhere, Illinois

INSPECTION STATUS

Date: July 4th, 9:30 a.m. – 1:30 p.m.

Weather Conditions: Cloudy, 50-55 degrees, estimate 3”+ rain fall in last week, rain during inspection, windy.

Home: unoccupied

SYSTEMS TYPE AND STATUS

A. Electric - 200 amp, 220 volt – On

B. Water - Municipal – On

C. Sewer – Private septic

D. Gas – N/A

E. A/C - Heat – Two heat pumps with electric back-up and electric furnace with central A/C - On

HOME TYPE AND DESCRIPTION

House is single and two story frame construction with gable style roof over crawl space and concrete slab, located in Carterville, Illinois. Two bay integral garage is on the premises. Main floor incorporates kitchen with breakfast area, living room, dining room, office, laundry room, sun room and half bath. Second floor incorporates an office, three bedrooms and two baths. Estimate house is 25+/- years old with extensive recent remodeling.

*** 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. No visibly dead or hazardous trees are noted within the immediate perimeter of the house. Lawn is well established.

- * A tree at the rear of the property behind the fencing is damaged. Tree leans away from the house. Overall condition of the tree is poor. Overgrowth is noted at the wooded area behind the fence. Recommend budgeting for removal of the tree.

Estimate cost of tree removal N/A (May exceed \$150).

- * Privacy fencing is installed at the rear yard. Fence incorporates 6' high and 4' high fencing panels. Treated lumber 4 x 4" support posts and 2 x 4" horizontals are in good condition. 1 x wood slats are installed. Sections of the fencing are missing or damaged and a gate is detached at the south side of the lot. Recommend conferring with a qualified contractor for cost estimates on repairs.

Estimate cost of fence repairs N/A (May exceed \$350).

Aluminum mail box stanchion and lamp post at the front yard are in good condition. Light was not tested. No visible damage is noted.

Drainage

Overall slope of the lot is level to slightly sloped away from the house. No excessively low or back sloped areas are noted.

Majority of the downspouts enter buried drainage tiles. Terminating point of the drains is unknown. Second Look does not inspect nor warrant buried drains. Recommend flow be monitored in wet weather. South downspouts have splash blocks installed to aid in directing flow off the roof away from the house perimeter.

Given crawl space construction it is important that lot slope, drainage and gutters be properly maintained at all times.

Gutters

Gutters are seamless aluminum construction hung with hidden hangers. Overall size and slope appears adequate for the amount of roof area that they service. Downspouts are aluminum construction.

- * Minor clogging of the gutters is noted. Recommend clearing as part of routine maintenance.

Estimate cost of gutter maintenance N/A.

- * One gutter at the second floor dormer drains on the lower level roof line. Gutter at the rear of the house drains on the sun room roof line. A recommended upgrade would be installation of downspouts to the lower gutters to reduce wear on the shingles.

Estimate cost of downspouts \$50-75.

II. WALKWAYS/PATIOS/DECKS/DRIVE/GARAGE/PORCHES

Walkways

Front entry walk is poured concrete construction with a cast block pattern. Concrete is estimate 4" thick. Walk is properly sloped to the exterior. Minor shrinkage cracking is noted. Recommend sealing cracks as part of routine maintenance.

Rear walk is poured concrete construction. Concrete is a minimum of 4" thick. Expansion joints are installed. No excessive damage is noted.

Porches

Front porch is continued overhang construction of the house. Entry steps are brick masonry construction. No damage is noted. Vinyl grippable hand rail is in good condition. Brick masonry perimeter foundation is in good condition. Poured concrete slab floor is in good condition. 5 x 5" turned support posts provide support for the roof line. Wood rails are in good condition. No excessive damage is noted. Lights functioned.

Rear entry is deck style construction. Lower framing is enclosed. Inspector was unable to visually inspect the framing and attachment points. No excessive shifting or movement is noted. Deck appears to incorporate 4 x 4" support posts. Limited inspection between the decking boards reveals 2 x 8", 16" O.C. floor joists. 5/4 x 6" decking is in good condition. Decking has been painted.

A poured concrete slab is noted at the outer area of the deck. An electrical conduit is noted at this area. It appears slab was previously in use as the base for a hot tub. No visible wiring was noted in the conduit. Concrete slab remains in good condition.

Garage to house entry incorporates angled wood frame steps with carpet overlay. No damage is noted. A grippable hand rail is installed.

Driveway

Initial drive entry skirt is asphalt construction. Drive changes over to poured concrete construction. Estimate concrete is a minimum of 4" thick. Drive is properly sloped to the exterior. Minor shrinkage cracking is noted. Recommend sealing cracks as part of routine maintenance. No excessive damage is noted.

- * Minor clogging is noted at the drive drainage whistle. Recommend clearing.

Garage

A two bay garage is located at the south side of the premises. Unit is integral frame construction. Interior of the garage incorporates a poured concrete floor that appears to be properly installed and sloped to the exterior of the premises. No evidence of excessive cracking or shifting noted upon visual inspection. Vinyl flooring has been placed on a section of the garage floor. Minor curling of the vinyl flooring seams is noted. No excessive damage is noted. Concrete block foundation is in good condition.

- * Garage interior is drywall construction with drywall ceiling. Patch repairs are noted on the walls above the garage door header. Recommend conferring with owners as to any previous termite infiltration or damage and recent repairs. Texture has been applied to the ceiling. Garage has been spray painted. Discoloration is noted at some areas of the ceiling. Appears to be due to previous leaks. No active leakage was noted at time of inspection.
- * Drop down stairs allow attic access. Recommend firewall rated drywall be installed at the stair opening to provide an adequate firewall partition between the garage and the house living spaces. Stair hinge pins are not properly secured. Loose bolts are noted. Lower edge of the stairs are not properly trimmed to meet the garage floor. Recommend immediate repair.

Estimate cost of firewall partition \$50-75.

Estimate cost of drop down stair repairs \$50-75.

Garage walls are 2 x 4", 16" O.C. and appear to be properly installed and supported. No evidence of shifting or bowing noted. 2 x 8" lower wall plate is in good condition. Overhead framing incorporates 2 x 4", 24" O.C. pre-manufactured trusses. No deflection or damage is currently noted.

- * Two Caradco brand double hung windows with vinyl and aluminum clad exteriors and insulated glass are installed. One window functioned. Second

window appears to be painted shut. Screen is missing at the operable window.

A storage closet at the garage is in good condition. Crawl space access is provided at the closet floor.

Two overhead insulated galvanized metal garage doors are installed. Runners, rollers and springs function properly. Locksets are integral to installed garage door openers. Garage door openers are 1/2 h.p. LiftMaster brand. Openers functioned properly at push button controls. Remotes were not tested. Auto reverse and electronic eye mechanisms functioned properly.

Lights functioned properly. Outlets are properly grounded, polarized and GFCI protected.

- * Plumbing lines for a previous utility sink are noted in the garage. Sink has been removed. Care should be used in the winter months to prevent freezing.

An electric furnace and central air conditioner provide heating and cooling for the garage and the sun room. The furnace is located in the attic. Furnace is Goodman brand M# EBP2400B. Estimate furnace is 15 years old. Furnace functioned upon demand.

- * Air distribution is through the use of internally insulated galvanized metal main ducts and flex duct laterals. Air is distributed to the garage, sun room and laundry room. This is a variance from typical construction. Design does not allow a firewall partition between the garage and the house living space. Flame spread from the system may extend into the sun room and laundry room. Extreme care should be used when operating the system. Recommend modification. Thermostat is located on the north wall of the garage.

Filter is located at the return air grill at the garage. Filter is slightly out of position. Filter is currently clean.

- * Cooling is provided by a central air conditioning system that is installed in conjunction with the furnace. Cooling system was not operated to prevent damage to the system due to low exterior temperatures. Recommend owners warrant functionality.
- * Interior air handler is properly mounted on the furnace. Liquid, suction and electrical lines are in good condition. Unit is placed in a catch pan. Primary condensate line is plumbed to the exterior south side of the house. Catch pan drain line terminating point is not visible. Line is embedded in insulation. Recommend line be plumbed to a visible location. Should flow be noted at the secondary line, would indicate system requires servicing.

Estimate cost of condensate line modification \$50-75.

- * Exterior condensing unit model tag is worn and difficult to read. Unit may be original to the house construction. If functional unit is operating beyond its expected life span. Unit is International Comfort brand. Estimate 24,000 BTU capacity. Liquid, suction and electrical lines are in good condition.

III. HOUSE EXTERIOR

Siding

House siding is double 5" horizontal lap vinyl construction. Overall condition of siding installation appears to be good with no areas of excessive damage noted. Laps, joints and seams are in good condition.

- * A large number of cracks in the siding have been putty sealed at the second story south side of the house and garage. Second Look does not warrant suitability of the repairs. Recommend budgeting for replacement of the damaged siding.

Estimate cost of siding replacement N/A (May exceed \$400).

- * Siding was lifted at several joints and no house wrap is noted. OSB plywood cladding is noted behind the siding. Second Look does not warrant the use of vinyl siding without an appropriate moisture barrier. Additional flashing details are required for use without a moisture barrier that are not visible after installation. No evidence of damage due to this condition is currently noted.
- * An area of discoloration is noted on the siding at the front dormer near a roof valley. Minor discoloration of the siding is noted at the rear of the house. This may be due to previous roof leakage. No evidence of active leakage is noted.

Soffit & Fascia

Soffit and fascia is aluminum construction incorporating solid and vented type soffits and appears to be properly installed and in good condition with no areas of excessive damage noted.

Trim

Exterior trim components are vinyl construction. Trim appears to be in good condition with no evidence of excessive damage noted. All components appear to be properly installed. Vinyl shutters are in good condition.

Wood trim is installed at some door openings. Paint is in good condition. Trim at the base of the rear laundry room door appears to have been replaced since initial

construction. Wood trim is installed below the second story front windows of the house. Paint finish overlay is in good condition.

- * Aluminum cladding is installed at the overhead garage doors. Caulk sealant is applied. No kickout flashing is installed. This may allow moisture infiltration behind the aluminum. Recent painting is noted in the garage at this area. Recommend kickout flashing be installed.

Estimate cost of kickout flashing \$75-125.

Doors

Front entry door. Door is insulated galvanized metal construction with insulated glass insert. Appears to be properly installed and in good condition. Weather striping is in good condition. Lockset functioned.

- * Sidelight is similar construction. Minor discoloration of the glass is noted at the sidelight. No excessive damage is noted.

Rear door. Door is 6' wood atrium style construction with metal clad exterior and insulated glass. Weather striping is in good condition. Lockset functioned.

- * No screen door is installed.

Sun room door. Door is insulated galvanized metal construction with insulated glass. Weather striping is in good condition. Lockset functioned properly.

Garage entry door. Door is insulated galvanized metal construction with insulated glass. Weather striping is in good condition. Lockset functioned properly.

Garage to house entry door. Door is insulated galvanized metal construction. Weather striping is in good condition. Lockset functioned properly.

Windows

- * Majority of windows throughout the house are Caradco brand double hung vinyl clad construction incorporating insulated glass. Windows appear to be original to the house construction. Problems have been associated with failure of the exterior cladding on Caradco windows. Recommend condition be monitored. No excessive damage is currently noted.

A minimum of one window per room was tested. Tested windows functioned on the sash lifts.

* Upon inspection the following items are noted.

- Fogged glass is noted at the upper sash at the northwest side of the master bedroom.
- Master bath window is crank out casement construction. Crank is damaged at one crank out casement window at the master bath. Recommend crank replacement.
- Screens are not installed at twelve windows. Recommend conferring with owners to determine if screens are stored on the premises.

Estimate cost of fogged glass repairs N/A (May exceed \$100).

Estimate cost of crank repair \$75-100.

* Sun room windows are aluminum single hung construction with insulated glass. Four tested windows functioned. Fogging is noted at 15 window sashes at the sun room. Fogging indicates loss of the glass seal integrity. Correction would require replacement. Damaged glass is noted at one south window. One lower sash at the south side of the room is not properly aligned. Replacement of the windows may be less expensive than sash repairs. Screens are not installed.

Estimate cost of sun room window replacements N/A (May exceed \$2,000).

IV. ROOF

House roof is gable style construction. Lower pitch rear roof line was walked for inspection. Remaining areas of the roof were inspected from the perimeter with binoculars. Roof incorporates one layer of premium grade shake pattern fiberglass shingles with estimate 7/16" OSB plywood decking underlayment. Expansion clips are installed between eh decking sheets.

Overall condition of the exterior shingles appears to be good. Shingles appear to have been replaced since a high wind storm in May 2009. No excessive damage is noted. Estimate remaining life span at 7+ years with normal weathering.

***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 effect the repair costs.

Chimney

Chimney is brick masonry construction. Chimney was inspected from the ground with binoculars. Tuckpointing is in good condition. A metal weather cap is installed. Clay tile flue liners are noted at the top of the chimney. Chimney extends an adequate height above the roof line.

- * Evidence of moisture infiltration was noted in the fire boxes at the living room and master bedroom fireplaces. Recommend cleaning and inspection of the flue prior to purchase.

Estimate cost of flue cleaning/inspection/repair N/A (May exceed \$500).

Fireplace

- * A brick masonry fireplace is installed at the living room. Fire box has a fire brick lined interior. Moisture infiltration is noted in the fire box. Source is unknown. Recommend cleaning and inspection by a qualified chimney sweep prior to purchase.
 - * Metal damper functioned. Creosote is noted in the flue. Recommend cleaning and inspection by a qualified chimney sweep.
- Brick hearth and wood mantel are in good condition. Glass doors and spark screens functioned.
- * A fireplace is installed at the master bedroom. Second Look does not warrant use of fireplaces in bedrooms. Use of open flame fireplaces is considered to be a poor practice in bedrooms. Second Look does not recommend use. Masonry fire box has evidence of moisture seepage.
 - * Metal damper functioned. Creosote is noted in the flue. Recommend cleaning and inspection by a qualified chimney sweep.

Brick hearth and wood mantel are in good condition.

Flashings

Metal step flashing is installed at the chimney. Areas visible from the ground remain in good condition. No evidence of damage is noted.

Metal and rubber boot flashing is installed at the drain line vent stacks. Drip edge is installed at the perimeter of the roof line.

V. 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.).

Walls

Majority of interior walls are estimate 1/2" drywall construction with paint finish overlay. Walls throughout the house are in good condition with no evidence of excessive shifting or damage noted. Walls have been recently painted.

- * Patch repairs are noted on the walls at some areas. Repairs are visible through the paint.

Accent walls at the kitchen and dining room are stained car siding. No damage is noted.

Floors

Floors throughout the house incorporate ceramic tile, engineered flooring or wall-to-wall carpet. Flooring appears to have been recently installed. No excessive damage is noted.

Ceilings

Majority of ceilings through out the house are 8' high estimate 5/8" drywall construction. Appear to be properly installed and in good condition. No excessive damage was noted.

Doors

Majority of interior doors are hollow 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. Door stops are installed.

A sliding barn style door is installed at the laundry room. Door functioned.

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. Wood rail is installed. No excessive looseness or damage is noted.

VI. STRUCTURAL

Concrete Slab

Sun room is over concrete slab construction. Finish overlays prevent inspection of the concrete. No visible evidence of shifting or damage is noted.

Crawl Space

House is over crawl space construction. Access is provided at the laundry room and the exterior north side of the house. Crawl space was entered and crawled for inspection.

A plastic ground cloth is installed.

- * A sump pump is installed at the southeast side of the main crawl space. Access to the pump is difficult. Pump functioned at the float control. Pump discharge line extends to the far north side of the house. Pipe is not properly supported and leaks at several joints. Recommend repair or replacement of the discharge line. Standing water remains in the crawl space. Condition is most notable at the northeast side and below the south laundry room. Recommend all areas be graded to drain to the sump pump. Recommend outlet for the pump be GFCI protected.

Estimate cost of pump discharge line/grading N/A (May exceed \$250).

- * Evidence of mold/fungus remediation is noted in the crawl space below the laundry room. A white paint has been applied to the framing at this area. Minor mold growth is noted on the rim joists in the crawl space. Second Look does not perform environmental testing for residential properties. No soft or damaged wood is noted.

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 estimate 8 x 8 x 16" and 6 x 8 x 16" concrete blocks. No evidence of excessive shifting or damage is noted.

Supports & Beams

- * Support assemblies incorporate poured concrete footings with 8 x 8 x 16" concrete block piers. Visible beam assemblies are three laminated 2 x 10"s. A transitional section of the beam, floor joists and sub floor have been repaired below the laundry room. Repairs appear to be in good condition. No excessive shifting is noted.

Some interior partition walls may provide support of the overhead framing. Do not recommend modification without considering load bearing capacity.

Sill Plates

- * Sill plates are 2 x 8" lumber construction with 2 x 10" rim joists. Evidence of previous moisture deterioration is noted on the sills at the laundry room. No excessive softness was noted. Minor mold growth due to high moisture conditions is noted on the rim joists. No excessive softness or compaction is noted.

Floor Joists

Floor joists visible at the crawl space are 2 x 10", 16" O.C. construction. Appears to be properly installed and supported.

OSB plywood sub floors are visible in the crawl space. Evidence of previous sub floor repairs is noted below the laundry room.

Second story floor joists are enclosed. Estimate 2 x 10", 16" O.C. construction. No evidence of excessive movement is noted.

Walls

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

Trusses/Rafters/Ceiling Joists

Attic access is provided by drop down stairs at the garage and second floor furnace closet. Attic spaces were entered for inspection. Majority of the house incorporates 2 x 4", 24" O.C. pre-manufactured trusses. No visible damage is noted.

Attic space above the sun room incorporates 2 x 8", 24" O.C. rafter construction with 2 x 6" ceiling joists. No movement or damage is noted.

Gable Ends

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

Termite Shield

- * No mechanical termite shield is installed. Second Look does not inspect nor warrant for termite infestation. Recommend conferring with owners as to any previous treatment or transferable warranties.

VII. MECHANICAL SYSTEMS

Plumbing

Water is supplied by municipal service. Incoming water line is 3/4" PVC plastic pipe construction that changes over to copper piping. Main shutoff valve is located in the laundry closet. Shut off valves are installed at all applicable fixtures at house interior. Second Look does not test service valves. The main trunk line of the water system is 3/4" copper piping with 1/2" copper and PEX plastic piping visible at interior fixtures. Overall functional flow is good.

Water heater. Water heater is installed in the laundry closet. Unit is 220 volt electric Rheem brand, M# XE50M09EL55U1. Estimate unit is less than 1 year old. Hot water was confirmed at multiple taps.

Pressure temperature valve is installed. A drop tube is installed and plumbed to a catch pan. Catch pan drain is plumbed to the crawl space.

Full bath at second floor hall. Acrylic fiberglass tub assembly appears properly installed and in good condition. Single handle faucet functioned properly at both spigot and shower assemblies. Drain trip lever functioned properly.

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

Acrylic top double bowl vanity with base cabinet and two double handled faucets functioned properly with no problems noted. Base cabinet appears to be in good condition. Drain trip levers functioned properly.

Bath fan and light assembly functions properly at switch control. Fan vents to the attic space of the house. Installed towel bars, light bars and interior trim at bath are in good condition with no problems noted.

Master bath. Acrylic fiberglass garden tub assembly appears properly installed and in good condition. Double handle faucet functioned properly at the spigot. Drain trip lever functioned properly.

- * Custom acrylic fiberglass base shower stall with ceramic tile walls is in good condition. Single handle faucet functioned. Showerhead is damaged. Recommend replacement.

Estimate cost of showerhead \$25-35.

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

Marble top vanity with base cabinet and double handled faucet functioned properly with no problems noted. Base cabinet appears to be in good condition. Drain trip lever functioned properly.

- * Bath fan and light assembly functioned properly at the switch control. Fan vents to the attic space of the house. Exhaust tube is detached in the attic. Recommend securing and venting to the open air space of the attic or to the exterior.

Estimate cost of exhaust tube repair \$25-35.

Installed towel bars, light bars and interior trim at bath are in good condition with no problems noted.

Half bath at main floor. Porcelain toilet is installed and functioned properly at the lever control. No evidence of problems noted.

Marble top vanity with double handled faucet functioned properly with no problems noted. Base cabinet is in good condition. Drain trip lever functioned properly.

Bath fan assembly functioned. Installed towel bars, light bars and interior trim at bath are in good condition.

Kitchen sink. Double bowl stainless steel sink with single handle high rise faucet with wand style sprayer appears properly installed. Faucet functioned properly. All components of sink appear to function properly. No evidence of damage was noted.

Exterior spigots functioned upon testing. Spigots are frost proof design.

Washing machine hook-up is provided in the laundry room. Water lines were not tested. No problems were noted. Stainless steel single bowl utility sink with single handle faucet and wand style spray head functioned.

An additional water line in the laundry room is not in use and has been capped. Two water lines and a drain line at the garage are no longer in use. Care should be used to prevent freezing.

Drains/Sanitary/Sewer

Please note that system may be supplied by a private sanitary septic system. Second Look does not inspect nor warrant the operation or functionality of septic systems. Recommend contacting City of Carterville. The following items are based on visual inspection of the interior components of drain system only.

- * A control panel for a septic system is noted in the garage near the electrical panels. Location of the septic tanks is unknown. Breaker for the septic system is currently in the off position.

Upon inspection at interior and attic, main drain line assemblies are 4" and 3" schedule 40 PVC plastic pipe construction with 1 1/2" and 2" laterals. Vent lines properly exit the roof line of the house.

All drain line assemblies beneath sinks in kitchen and bathrooms appear to be properly installed and in good condition. Newer PVC plastic traps are installed.

- * There is a leak is noted on a drain connector below the laundry room near the crawl space access off the laundry room. An active leak is noted on a drain line below the kitchen in the crawl space. Recommend repair.

Estimate cost of leak repair N/A (May exceed \$75).

Toilets were flushed and water run for estimate 5-10 minutes with no evidence of back-up noted.

Electrical

House has 200 amp, 220 volt electrical service with buried service entrance cable. Meter base are located at the south side of the house. A driven ground rod is noted at the meter base.

Two distribution panels are installed at the garage.

Primary Panel

Primary panel box is 200 amp, 220 volt Crause Hines brand, cat.# LC240PC. Two screws are missing from the cover plate. Some screws are sharp tipped. Recommend blunt tipped screws be installed at all openings. Service entrance

cable is 4-0 aluminum construction and appears properly sized and in good condition. Anti-oxidant has been applied.

Estimate cost of cover screws \$5-10.

The following service disconnects are present.

- 1, 200 amp, 220 volt main service disconnect
- 1, 100 amp, 220 volt sub panel service disconnects
- 4, 50 amp, 220 volt service disconnects
- 1, 40 amp, 220 volt service disconnect
- 3, 30 amp, 220 volt service disconnects
- 1, 30 amp, 220 volt GFCI protected service disconnect (off – “spa”)
- 17, 20 amp, 110 volt service disconnects

Majority of the wiring at the interior of the panel box is three wire copper construction appears to be properly sized for the circuits that they service. Circuit for the sub panel is aluminum construction.

- * Evidence of overheating is noted on the 30, 220 volt circuit in the off position. Circuit is no longer in use. Do not recommend use of the circuit without evaluation by a qualified electrician.

Sub Panel

- * Sub panel box is 100 amp, 220 volt General Electric brand, cat.# TLM1212CCUG and appears to be properly installed and in good condition. Service entrance cable is aluminum construction and appears properly sized and in good condition. The ground and neutral lines are combined in the sub panel. This is a variance from standard construction. Recommend ground and neutral lines be separated by a qualified electrician.

Estimate cost of sub panel repairs \$75-125.

The following service disconnects are present.

- 1, 100 amp, 220 volt sub panel service disconnect
- 1, 60 amp, 220 volt service disconnect
- 2, 30 amp, 220 volt service disconnects
- 6, 20 amp, 110 volt service disconnects

Wiring at the interior of the panel box is three wire copper construction appears to be properly sized for the circuits that they service. Romex connectors appear properly installed. No areas of looseness, arcing or damage noted at the interior of the panel box.

- * Some electrical lines are laying on grade in the crawl space. Recommend strap securing to the floor joists.

A random test of outlets reveals the majority function properly as a three wire system. GFCI protection is provided at the kitchen, bath, exterior and garage outlets. Lights functioned. Ceiling fans functioned. Second Look does not warrant proper ceiling fan mounting. No looseness was noted when the fans were operated.

Heating/Cooling

- * Main house heating and cooling is provided by two electric driven heat pumps with electric radiant coils back-up. Systems were operated in the heat pump heating and emergency electric heat modes. Systems were not operated in the cooling mode due to low exterior temperatures. Operation at this time in the cooling mode may cause damage to the systems. All components of the heat pumps are integral in the heating and cooling modes with the exception of the reversing valve and solenoid. Recommend owners warrant functionality.

Main Floor

Interior air handler is located in the closet off the kitchen. Unit is Goodman brand M# MBR1200AA-1AA. Estimate unit is 12 years old. Liquid, suction and electrical lines are in good condition. Condensate line is trapped and plumbed to the exterior. Estimate 10 kw. electric back-up heating coils are in good condition. System functioned in the heat pump heating and electric emergency heat modes.

Filters are installed at the return air grills at the hall. Filters are clean and in good condition.

Air distribution is through the use of insulated galvanized metal main ducts and insulated metal and flex duct laterals. Previous repairs are noted on the ducting. Air is distributed to all main floor living spaces. Thermostat is located at the dining room.

- * Exterior condensing unit is Goodman brand. Model number is worn. Estimate unit is the age of the house. Given age, recommend seasonal inspection and budgeting for replacement. Estimate 32-36,000 BTU capacity. Liquid, suction and electrical lines are in good condition. System functioned upon thermostat demand in the heat pump heating mode.

Second Floor

Interior air handler is located in the second floor hall closet. Unit is Goodman brand M# ARUF042-00A-18, S# 0510143786. Estimate unit is 8+/- years old.

Liquid, suction and electrical lines are in good condition. Estimate 10 kw. electric back-up heating coils are in good condition. System functioned in the heat pump heating mode and electric emergency heat mode.

Primary condensate line is plumbed to the exterior. Secondary condensate line has an overflow switch that will shut the system down in case of clogging of the primary condensate line.

A humidistat is installed. A previous humidifier has been removed.

Filter slot is installed at the return air grill at the hall. Filter is clean and in good condition.

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. Thermostat is located at the hallway.

Exterior condensing unit is Goodman brand. Model number is worn. Estimate 36-42,000 BTU capacity. Age of the unit is unknown. Liquid, suction and electrical lines are in good condition. System functioned upon thermostat demand in the heat pump heating mode.

IX. APPLIANCES

Range

General Electric brand 220 volt electric double oven range is M# JB860SJ5SS. Surface burners, bake and broil elements functioned. Clock, timer and thermostat calibration were not tested.

Microwave/Hood Vent

- * Frigidaire brand microwave is M# LFMV164QFA. Estimate unit is 4 years old. Microwave heated a glass of water after one minute operation. Fan and light functioned. Cover plate is missing on the outlet for the microwave. Recommend cover plate be installed.

Estimate cost of cover plate \$5-10.

Refrigerator

Sears Kenmore brand frost free unit is M# 106.51113710. Estimate unit is less than one year old. Appears to be cooling properly. In-door ice and water dispenser functioned.

Dishwasher

Sears Kenmore brand dishwasher is M# 665.14573N612. Unit functioned through one cycle.

Disposal

Disposal functioned at the switch control.

Counters

Formica laminate counters are in good condition.

Cabinets

- * Wood, plywood and man made material cabinets are in good condition. Upper cabinets are secured with drywall screws. Recommend securing with washered cabinet mount screws.

Washer/Dryer

- * Machines are not installed. Hook-up is provided for a 220 volt electric dryer and washing machine. A plastic and metal exterior dryer vent is provided. Recommend replacement with a continuous smooth metal vent.

Estimate cost of dryer vent replacement \$75.

X. INSULATION

- * Main house attic is insulated through the use of blown cellulose. Estimate 7-8" total loft. Estimate R28. Some insulation has been disturbed. Recommend evenly spreading. The space above the master bath shower is not enclosed in the attic. Recommend enclosure and proper installation of insulation at this area.
- * Some can lights may not be rated for insulation contact. Recommend replacement with insulation contact rated fixtures.

Estimate cost of insulation repairs \$75-125.

- * Garage attic space is insulated through the use of 3" loft estimate R13 blown cellulose. Insulation above the laundry room is estimate 5-6" loft. Estimate R _____. Recommend additional insulation be installed above the laundry room.

Exterior wall cavities of the house appear to incorporate fiberglass batt insulation. Estimate R13.

Crawl space is insulated through the use of styrofoam panels on the foundation.

XI. VENTILATION

Attic is ventilated through the use of soffit vents, continuous ridge vents and gable end vents. Overall air flow appears to be adequate.

Crawl space is ventilated through the use of 8 x 16" vents. Should allow adequate air flow. Recommend vents remain open year round with the exception of extremely cold weather.

XII. MISCELLANEOUS

- * Recommend carbon monoxide detectors be installed within 15' of the second floor bedrooms as per Illinois State law.

Estimate cost of CO detector \$35-75.

- * Battery operated smoke detectors are installed. A marginal number of smoke detectors is installed. Recommend addition smoke detectors be installed. Installed detectors did not function. Recommend battery replacement and testing prior to occupancy.

XIII. SUMMARY OF ITEMS NOTED

Item	Estimated Cost
GUTTER DOWNSPOUTS	\$50-75
GARAGE FIREWALL PARTITION	\$50-75
DROP DOWN STAIR REPAIRS	\$50-75
GARAGE A/C CONDENSATE LINE MODIFICATION	\$50-75
KICKOUT FLASHING AT GARAGE DOORS	\$75-125
WINDOW CRANK REPAIR	\$75-100
MASTER BATH SHOWERHEAD	\$25-35
MASTER BATH FAN DUCT REPAIR	\$25-35
PANEL BOX COVER PLATE SCREWS	\$5-10
SUB PANEL REPAIRS	\$75-125
MICROWAVE OUTLET COVER PLATE	\$5-10
DRYER VENT	\$75
CO DETECTORS	\$35-75
TREE REMOVAL	N/A MAY EXCEED \$150
FENCE REPAIRS	N/A MAY EXCEED \$350
GUTTER MAINTENANCE	N/A
SIDING REPAIRS	N/A MAY EXCEED \$400
FOGGED WINDOW REPAIR	N/A MAY EXCEED \$100
SUN ROOM WINDOW REPLACEMENTS	N/A MAY EXCEED \$2,000
CHIMNEY INSPECTION/REPAIR	N/A MAY EXCEED \$500
SUMP PUMP DISCHARGE LINE/GRADING	N/A MAY EXCEED \$250
DRAIN LINE LEAK REPAIRS	N/A MAY EXCEED \$75

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

Particular attention should be given to window repairs/replacements, chimney inspection/repair, age of the heating and cooling systems, sump pump and crawl space drainage, electrical sub panel repairs and miscellaneous items noted. With repair of the above mentioned items, the habitability of the home will be retained through proper maintenance.

This report was completed July 5th, 2016 at the request of the above-listed client.