

Second Look Home Inspections
PO Box 268
Cobden Illinois 62920
(618) 893-5015
Il. Lisc. #050000139

Today's Date

Happy Client
P. O. Box 3377
Southern, Illinois 62902

Dear Happy,

Please find enclosed Home Inspection on property at 875 Norwest Lane, Carbondale, 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
email: Client's Agent

SECOND LOOK HOME INSPECTION REPORT

PROPERTY ADDRESS

875 Sample Street
Carbondale, Illinois

INSPECTION STATUS

Date: September 15, 2018, 9:00 a.m. - 11:15 a.m.

Weather Conditions: Cloudy, 70-80 degrees, trace rain in last 48 hours.

Home: unoccupied

SYSTEMS TYPE AND STATUS

- A. Electric** - 200 amp, 220 volt - On
- B. Water** - Municipal - On
- C. Sewer** - Municipal
- D. Gas** - N/A
- E. A/C - Heat** - Heat pump with electric radiant coil back-up - On

HOME TYPE AND DESCRIPTION

House is two story frame construction with gable style roof over concrete slab, located in Carbondale, Illinois. Two car garage is on the premises. Main incorporates kitchen, laundry room, living room, dining room and half bath. Second floor incorporates three bedrooms and two baths. Estimate house is 3+/- years old.

*** 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

No dead or hazardous trees are within the immediate area of the house. Grass is well established. Lawn appears properly seeded. No excessively bare areas noted. All ornamental shrubbery appears to be healthy and in good condition.

- * Some overgrowth was noted in the landscape beds. Recommend trimming as necessary.

Privacy fencing at the rear yard is treated lumber construction. Fence incorporates 4 x 4" support posts, 2 x 3" horizontals and 1/2" wood slats. Gate functioned. Grading at the gate prevent opening gate completely. Recommend grading to allow gate to open completely.

Drainage

The overall slope of the lot allows for water to move away from the house foundation.

- * Back sloping of the soils was noted along the house foundation. Condition is most notable at the east side of the house. Recommend additional soils and grading as necessary. Appears to be due to normal settlement after construction. Recommend condition be monitored and additional grading as necessary.

Estimate cost of perimeter grading N/A (May exceed \$100).

Splash blocks at the east side of the house are back sloped due to soil settlement. Recommend grading and sloping splash blocks to the exterior to direct flow off the roof away from the house perimeter.

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 and appear to be in good condition. No clogging or damage is currently noted.

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

Walkways

No municipal walks are on the lot.

Porches

Front porch incorporates a simple poured concrete entry slab. Slab is properly sloped to the exterior. Estimate concrete is a minimum of 4" thick.

* Rear entry is treated lumber deck style construction. Deck incorporates 4 x 4" support posts. Inspector was unable to determine if posts are set in concrete footings. Erosion was noted at the support posts. Recommend appropriate back fill. No excessive shifting or damage was noted.

Rim joists are 2 x 8" construction. Rim joists are bolt secured to the house. 2 x 8", 24" O.C. floor joists are secured with joist hangers. Outer bracing is installed to aide in stiffening. 2 x 6" decking is in good condition.

A newer section of decking has been added to the original deck. Outer rim joist at this area is secured with screws rather than joist hangers. No deflection or movement was noted. 5/4 x 6" decking at this area is in good condition.

Rails are 4 x 4", 2 x 4", 2 x 6" and 2 x 2" construction. Appear to be properly installed and in good condition. Entry steps are in good condition.

Rear garage entry is deck style construction. Deck is similar construction. No visible damage was noted.

Vines grow at this deck. Recommend seasonal trimming to prevent damage.

Driveway

Drive is poured concrete construction. Drive is properly sloped to the exterior. One section of the drive appears to be newer. May be due to asphalt being installed at the cul-de-sac. Concrete is a minimum of 4" thick. Expansion joints are installed. No excessive damage was noted.

Garage

Two car garage is located at the west 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.

Garage interior is drywall construction with drywall ceiling. A hairline crack was noted at the center of the ceiling. Appears to be due to minor expansion and contraction rather than excessive structural movement.

Drop down stairs provide attic access. Stairs are Warner Space Maker aluminum and wood construction. Appear to be properly installed and in good condition. Hinges 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 that appear properly installed and supported. No evidence of shifting, damage or problems noted.

Overhead insulated galvanized metal garage door is installed. Runners, rollers and springs function properly. Lockset is integral to installed garage door opener. Garage door opener is Genie brand. Unit functions properly at push button control. Remotes not tested. Auto reverse mechanisms functioned properly.

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

- * GFCI outlet at the rear wall did not trip properly. Recommend repair or replacement.

Estimate cost of outlet repair \$25-35.

III. HOUSE EXTERIOR

Siding

- * House siding is double 5" horizontal lap vinyl construction. Overall condition of siding installation appears to be good. An area of impact damage was noted at the east side of the house. Recommend sealing.
- * Siding was lifted at five joints. No visible house wrap is provided. Second Look does not warrant the use of vinyl siding without an appropriate moisture barrier. No visible damage due to this condition is currently noted. Installation of an appropriate moisture barrier would require removal of the siding.

Estimate cost of moisture barrier N/A.

Soffit & Fascia

Soffit and fascia is aluminum construction incorporating 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 and wood construction. Trim appears to be in good condition with no evidence of excessive damage noted. All components appear to be properly installed.

Wood trim at the rear garage door is not painted. Recommend painting to prevent damage due to weathering.

- * Vinyl shutters are installed. Minor looseness of the shutters was noted. Recommend tightening the screws.

Doors

The following is a break down of exterior doors installed on the premises.

Front entry door. Door is insulated galvanized metal construction. Appears properly installed and in good condition. Weather striping is in good condition. Lockset functions properly. Full view vinyl and aluminum storm door is installed at this location. Appears to be properly installed and in good condition.

Rear door. Door is 6' sliding wood construction with aluminum clad exterior and 1/2" insulated glass. Appears properly installed and in good condition. Weather striping is in good condition. Lockset functions properly.

* No screen door is installed at this location.

* **Rear garage door.** Door is insulated galvanized metal construction. Appears properly installed. Recommend painting door to prevent damage due to weathering. Weather striping is in good condition. Lockset functions properly.

Garage to house entry door. Door is insulated galvanized metal construction. Appears properly installed and in good condition. Weather striping is in good condition. Lockset functions properly.

Estimate cost of painting door \$50.

Windows

Majority of windows throughout the house are double hung wood construction incorporating vinyl and aluminum clad exteriors and 1/2" insulated glass. A random test of windows through out the house reveals they function on the sash lifts. Locksets functioned.

* Stationary screens are in good condition. Two screens are not installed. Recommend conferring with owners to determine if screens are stored on the premises.

Estimate cost of screens \$35-50 per unit.

IV. ROOF

House roof is gable style construction. Roof was mounted for inspection. Roof incorporates one layer of shake pattern fiberglass shingles with estimate 1/2" OSB plywood decking underlayment.

Overall condition of the exterior shingles appears to be good. No areas of excessive damage or demineralization noted. Estimate remaining life span at 15+/- years with normal weathering.

Rubber boot flashing is installed at the drain line vent stacks. Drip edge is installed at the perimeter of the roof line. Metal step flashing is installed at the transitional areas 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 a paint finish overlay. Walls throughout the house are in good condition with no evidence of excessive shifting or damage noted.

Floors

Floors throughout the house incorporate ceramic tile flooring or wall-to-wall carpet. Visual inspection reveals surfaces to be in good condition with no evidence of excessive damage noted. All seams and tack down bars are properly installed and in good condition.

- * A stain was noted on the carpet at the master bedroom. Second Look DOES not warrant stain removal.

Estimate cost of stain removal/carpet replacement N/A.

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 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.

Trim

Interior trim components are wood construction with a paint or stain 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. Risers and treads appear to be properly supported and installed. Wood rail assemblies appear properly secured to the walls with no areas of excessive damage noted.

VI. STRUCTURAL

Footings & Foundations

House is over concrete slab construction. Finish overlays prevent inspection. No visible evidence of shifting or cracking was noted.

Footings are of poured concrete construction and well below grade. Therefore unable to inspect. No visible signs of damage or shifting were noted. Foundation is constructed of estimate 4 x 8 x 16" concrete blocks. No evidence of shifting or damage was noted.

Supports & Beams

Interior partition walls provide support for the overhead framing. Do not recommend modification without considering load bearing capacity.

Sill Plates

Sill plates are enclosed. Estimate 2 x 4" lumber construction. No visible evidence of compaction or damage was noted.

Floor Joists

Second story floor joists are enclosed. Estimate 2 x 8" or 2 x 10" construction given dimensional thickness. No deflection or damage was noted.

- * Subfloors at the second story are not visible. Some squeaks were noted when the floors were walked. No excessive damage or softness was 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

Attic areas of the house reveal 2 x 4", 24" O.C. pre-manufactured truss construction. Overall condition appears good. Lower rat bracing is installed.

Gable Ends

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

Termite Shield

Type of construction prevents inspection for a mechanical termite shield. Second Look does not inspect nor warrant for termite infestation. No visible evidence of damage due to wood boring pests was noted.

VII. MECHANICAL SYSTEMS

Plumbing

Water is supplied by municipal service. Water inlet is 3/4" copper pipe construction. Main shutoff valve is located in the kitchen pantry. Shut off valves are installed at all applicable fixtures at house interior. 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.

Water heater. Installed at the main floor utility closet. Unit is 50 gal., 220 volt electric Maytag brand, M#HE2950T. Unit appears to be properly installed and in good condition. Hot water was confirmed at multiple taps.

Pressure temperature valve is properly installed and plumbed to within 4" of floor. Utility closet has a floor drain.

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

Acrylic top vanity with base cabinet and single handled faucet functions properly with no problems noted. Base cabinet appears to be in good condition. Drain trip lever functions properly.

Bath fan and light assembly functions properly at switch control. It is unknown where the fan vents. Installed towel bars, light bars and interior trim at bath are in good condition with no problems noted.

Full bath at hallway. One piece acrylic fiberglass tub assembly appears properly installed and in good condition. Single handle faucet appears to function properly at both spigot and shower assemblies. Drain trip lever functions properly.

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

Acrylic top vanity with base cabinet and single handled faucet functions properly with no problems noted. Base cabinet appears to be in good condition. Drain trip lever functions 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 jacuzzi tub appears properly installed and in good condition. Single handle faucet functions properly at lever control at spigot and showerhead. Drain trip lever functions properly. Ceramic tile wall surround is in good condition. It appears the front panel of the tub could be removed for pump and motor access. Inspector did not remove the panel to prevent damage to the wood trim. Pump and motor functioned at the controls. Debris and mold growth was noted at the jacuzzi tub jets during operation. Recommend cleaning as part of routine maintenance. May require bleaching through multiple cycles.

Estimate cost of tub cleaning N/A.

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

Acrylic top vanity with base cabinet and single handled faucet functions. Base cabinet appears in good condition. Drain trip lever functions properly.

Bath fan and light assembly functioned. Fan vents to the attic space of the house. Installed towel bars, light bars and interior trim at bath are in good condition.

Kitchen sink. Double bowl stainless steel unit with single handle faucet with spray appears properly installed. Faucet functions properly. All components of sink appear to function properly. No evidence of damage was noted.

Exterior spigots functioned upon testing. Spigots incorporate frost proof sill cocks.

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

Drains/Sanitary/Sewer

Majority of the drain lines are not visible. Upon inspection at interior and attic, main drain line assemblies are 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.

- * Drain at the master bath sink is slow.

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 assembly is properly secured with no areas of damage or improper installation noted.

Main panel box is located in the garage. Main panel box is 200 amp, 220 volt Square D brand, cat.# HOMC30UC 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.

A ground line hook-up incorporating #6 stranded copper wire is installed from the distribution panel to the grounding buss bar. A continuous ground is provided to the ground.

The following service disconnects are present.

- 1, 200 amp, 220 volt, main service disconnect
- 1, 60 amp, 220 volt service disconnect
- 1, 50 amp, 220 volt service disconnect
- 4, 30 amp, 220 volt service disconnects
- 1, 20 amp, 220 volt service disconnect
- 1, 15 amp, 220 volt service disconnect
- 6, 20 amp, 110 volt service disconnects
- 4, 15 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.

Panel box is mapped. Second Look does not warrant proper mapping.

A random test of outlets reveals all unit function properly as a three wire system. Proper polarity was present at random testing. GFCI protection is provided at the kitchen, bath, exterior and garage outlets. Lights and ceiling fans functioned. Second Look does not warrant proper ceiling fan mounting.

- * One garage GFCI protected outlet did not function. Recommend replacement.

Heating/Cooling

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 cooling and emergency electric heat modes. System was not operated in the heating mode due to high exterior temperatures. Operation at this time in the heating 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 main floor utility closet. Unit is Rudd brand M#UBHA-17J14SFDA. Liquid, suction and electrical lines are properly attached. Condensate line is plumbed to a floor drain. 10 kw. electric back-up heating coils are in good condition. System functioned in the cooling and electric emergency heat modes.

Air distribution is through the use of galvanized metal ducts. Air is distributed to all interior living spaces. A temperature variance may be noted between floors given single system heating and cooling.

Filter is located in the return air grill. Filter is slightly dirty. Recommend replacement.

Exterior condensing unit is Rudd brand M#UPKA-035JAZ. Estimate 35,000 BTU capacity. Liquid, suction and electrical lines are in good condition. Recommend sealing the opening in the siding where the lines enter the house. System functioned properly in the cooling mode.

IX. APPLIANCES

Range

Whirlpool brand 220 volt electric range is M#RS376CXCW. Surface burners, bake and broil elements functioned. Clock, timer and thermostat calibration were not tested.

Fan/Light/Hood Vent

Broan brand fan and light functioned. Fan is interior vent design.

Refrigerator

Kenmore brand frost free unit is M#25351232101. Appears to be cooling properly. Ice and water dispensers functioned.

Dishwasher

Maytag brand dishwasher is M#MDB4600AWE. Unit functioned through one cycle.

Disposal

General Electric brand disposal is installed. Unit functioned at the switch control.

Counters

Formica laminate counters are in good condition.

Cabinets

- * Wood and man made material cabinets are in good condition. Upper cabinets are screw secured. Oversized corner cabinet extends over the counter top. Do not recommend excessive weight loads in this unit.

Washer/Dryer

Hook-up is provided for a 220 volt electric dryer and washing machine. Machines functioned through one cycle. Dryer is vented to the exterior.

X. INSULATION

Attic is insulated through the use of 12" loft blown fiberglass. Appears to be properly installed and in good condition. Estimate R-30.

Garage attic space is not insulated.

Removal of outlet covers reveals fiberglass batt at the exterior wall cavities.

XI. VENTILATION

Attic is ventilated through the use of soffit vents and continuous ridge vent. Styrofoam baffles are installed at the soffit vents to prevent blockage with insulation. Appears to allow adequate convective air flow.

XII. MISCELLANEOUS

Hardwired battery back-up smoke detectors functioned at the test buttons. Recommend battery replacement and testing prior to occupancy.

XIII. SUMMARY OF ITEMS NOTED

Item	Estimated Cost
GARAGE GFCI OUTLET REPAIR	\$25-35
PAINT REAR GARAGE DOOR	\$50
WINDOW SCREENS	\$35-50 PER UNIT
PERIMETER GRADING	N/A MAY EXCEED \$100
SIDING MOISTURE BARRIER	N/A
CARPET STAIN REMOVAL	N/A
CLEAN MASTER BATH JACUZZI TUB	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

With the exception of the above noted items, all components appear to have been professionally installed. All systems appear to be properly installed and exhibit a good degree of craftsmanship and construction technique, with the exception of the above noted items.

This report was completed September 17, 2004 at the request of the above-listed client.