

CONFIDENTIAL INSPECTION REPORT



0000 BELLEAU WOODS, IL 00000

Inspection Date: November 10, 1775

ALLIED HOME INSPECTORS, LLC

Illinois License: 051.000253

Naperville: (630) 579-1589

Schaumburg: (847) 969-1589

www.alliedhomeinspectors.com

INSPECTION INFORMATION

Inspector: Inspector Name (Lic No.050.0000000)

Date: November 24, 2005

Time: 10:00 am

Temperature: 68°F

Weather: Clear

CLIENT INFORMATION

Name: Sample Only

Phone: (000) 000-0000

Email: aaaaa@aaaaa.com

Realtor: Sample Only

Realtor email: aaaaa@aaaaa.com

INSPECTION REPORT CONTENT

SCOPE OF INSPECTION

This inspection conforms to the Standards of Practice of the Illinois Home Inspection Act and is a visual inspection of the readily accessible areas and components of the property at the time of the inspection. The inspection is not a code compliance review or permit verification. For complete information about the scope of inspection, the terms and conditions are contained in the INSPECTION AGREEMENT, which is a part of this report.

YOUR RISK

Allied Home Inspectors, LLC can help you reduce your risk, but we cannot eliminate it nor do we assume it. All homes require maintenance and you should anticipate occasional unexpected repairs. This inspection is not a guarantee or warranty of any kind. Your inspector will make every effort to identify the deficiencies of the home, however it is often not possible to detect everything. Please remember that there is no such thing as a perfect house.

REPORT SYSTEM

This report is divided into sections (e.g. Structure, Electrical System, Plumbing System, etc.) In addition, each section is divided into following subsections such as Identification, Remarks and Solutions and Related Information.

IDENTIFICATION: The components and/or materials that were present are listed under this heading. The listed components were inspected/observed by the inspector, unless otherwise noted under RELATED INFORMATION. In addition, the inspected components were observed to be in functional condition at the time of the inspection, unless otherwise noted under DEFECTS AND SOLUTIONS.

PHOTO ADDENDUM The use of photographs may be included in this inspection report but they are not required. The photo addendum is intended to be a representation of a/an deficiency noted but may not represent the actual or total of all deficiencies.

REMARKS AND SOLUTIONS: Descriptions of any visible and readily accessible defects that are in need of corrective action are provided under this heading. When possible, corresponding information on the probable solution to the defects will also be provided.

RELATED INFORMATION: The information under this heading contains maintenance concerns, clarifications and further descriptions of the components and materials identified in the section. In addition, the components that were present but not inspected are identified and the reason for not inspecting the component is provided under this heading.

SUMMARY

The subject property inspected at XXXX XXXXXXXXXXXXXXXX appears to be approximately XX-XX years old therefore a degree of wear is to be expected relative to the age. The following is a list of items significantly deficient, in need of repair, not operating and /or require immediate service.

STRUCTURE	<ul style="list-style-type: none"> Foundation wall crack at south wall has an active water leak. Suggest professional sealing and repairs to avoid continued water issues.
INTERIOR	<ul style="list-style-type: none"> Master bedroom window lock is defective at west wall. Suggest proper repairs as needed.
PLUMBING	<ul style="list-style-type: none"> Gas leaks detected and tagged on piping adjacent to furnace and water heater. Recommend immediate repair by a qualified contractor or public utility company.
BATHROOM	<ul style="list-style-type: none"> Toilet located in the hallway bathroom is loose at the floor and shows signs of water leaks. Water damage noted at shower floor base and wall. Suggest repairing leak to avoid moisture rot and mildewing.
ELECTRICAL	<ul style="list-style-type: none"> Hazardous double tapped circuit breaker observed in main panel. Recommend repair by a qualified electrician. Exposed high voltage wiring observed at sink disposal, in the attic and basement. Recommend all exposed wiring be properly secured.
ATTIC	<ul style="list-style-type: none"> Bathroom exhaust vent is improperly terminated into attic. Recommend properly routing vent to exterior. Large hornets nest in attic, suggest immediate professional extermination..
GARAGE	<ul style="list-style-type: none"> Safety reverse not functional at garage door operator. Recommend service or replacement as a safety precaution.
ROOFING	<ul style="list-style-type: none"> Roof covering shows signs of shingle damage at rear of property. Suggest professional repairs by a qualified roofing contractor
<p>*** ALL REPAIRS SHOULD BE COMPLETED BY A QUALIFIED PROFESSIONAL CONTRACTOR ***</p> <p><i>Please see full comments noted on detailed pages and rear notes.</i></p>	

- DUE TO CLOSED WALLS/CEILINGS, STORAGE AND THE CONDITIONS AT THE TIME OF THIS INSPECTION, VISIBILITY WAS LIMITED TO ALL FUNCTIONAL AREAS OF THE HOME AND THEREFORE NOT FULLY INSPECTED. TO HELP LIMIT YOUR RISK, IT IS SUGGESTED THAT AT THE TIME OF THE FINAL WALK-THROUGH YOU CONTRACT ALLIED HOME INSPECTORS TO PERFORM A "FINAL WALK-THROUGH INSPECTION" WITH YOU PRIOR TO YOUR CLOSING. NORMALLY THIS IS DONE THE DAY BEFORE OR THE DAY OF YOUR CLOSING WHEN THE HOUSE IS FULLY CLEARED, CLEANED, AND ANY REPAIRS YOU HAVE REQUESTED ARE COMPLETE AND READY FOR RE-TESTING. THE FEE FOR THIS SERVICE IS 50% OF YOUR ORIGINAL INSPECTION PRICE.**
- THE INSPECTION FOR MOLD AND ANY OTHER ADVERSE ENVIRONMENTAL ISSUE IS OUTSIDE THE SCOPE OF THIS INSPECTION AND BEYOND ALLIED HOME INSPECTORS EXPERTISE. SUGGEST PROFESSIONAL TESTING TO DETERMINE IF SUCH CONDITIONS EXIST.**

PHOTO ADDENDUM



ACTIVE WATER INFILTRATION AT SOUTH FOUNDATION WALL CRACK



TOILET IN MASTER BATHROOM IS LOOSE AT BASE, SEAL LEAKING



EXPOSED HIGH VOLTAGE WIRING OPEN JUNCTION BOX AT BASEMENT CEILING



LARGE HORNETS NEST LOCATED IN ATTIC



GAS LEAKS DETECTED AT UNION ON SUPPLY LINE SERVICING WATER WATER

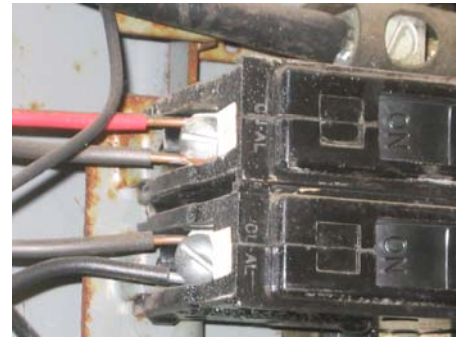


WATER LEAK AND WALL DAMAGE AT HALLWAY BATHROOM SHOWER BASE

PHOTO ADDENDUM



**SAFETY REVERSE AT GARAGE DOOR
NOT FUNCTIONAL**



**HAZARDOUS DOUBLE TAP CIRCUIT
WIRING AT MAIN PANEL.**



**ROOF SHINGLES DAMAGED AT
GARAGE REAR ELEVATION**



**BATHROOM EXHAUST VENT
TERMINATES IN ATTIC RATHER
THAN OUTSIDE**



**EXPOSED HIGH VOLTAGE AT
SINK DISPOSAL**



**WINDOW LOCK DEFECTIVE AT
MASTER BEDROOM WEST WALL**

STRUCTURE

IDENTIFICATION:

The following components of the STRUCTURE were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Building Type	Single Family Residence	
Approximate Age	Built 1998	Per assessor records
Construction	Wood Frame	
Foundation	Concrete	Signs on non structural vertical cracking at foundation walls in basement. Active seepage was present at crack on the south wall. Suggest professional sealant to avoid a wet basement.
Post / Column	Steel	Not fully visible
Roof Framing	Wood Trusses	Not fully visible
Basement	Full, Partially Finished	One room finished with painted drywall and vinyl flooring. Unfinished utility room.
Crawlspace	None	
Sump/Ejector Pump	Two (2) Tested	Located at SE Corner and adjacent to furnace

<u>REMARKS AND SOLUTIONS:</u>

PLEASE SEE REAR INDEX REGARDING STRUCTURE, CONCRETE, MOISTURE, RESTRICTIONS AND ALL SPECIFICS THAT APPLY TO THIS STRUCTURE.

HEATING AND COOLING

IDENTIFICATION:

The following components of the **HEATING AND COOLING** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Heating System	Forced Air Furnace	Trane
Heating System Location	Basement	M/N: AAAA110-00
Heating System Capacity	110,000 BTU	S/N: 3398F0000
Age of Heating System	Built 1998	
Flue	Appears Functional	
Thermostat	Operational	
Thermostat Location	Dining Room	
Fuel Type	Natural Gas	Gas leaks detected
Distribution	Ductwork	Not fully visible
Cooling System	Central Air Conditioning	Trane
Cooling System Location	Exterior Rear	M/N: AAAAA036-000
Cooling System Capacity	Est. 3 Ton	S/N: 4298A00000
Age of Cooling System	Built 1998	
Air Filter	Disposable	

REMARKS AND SOLUTIONS:

- Gas leaks detected and tagged on piping adjacent to furnace and water heater. Recommend repair by a qualified contractor or public utility company.

PLEASE SEE COMMENTS NOTED AT REAR INDEX REGARDING HVAC SYSTEM CARE, RESTRICTIONS AND NORMAL LIFE EXPECTANCIES.

PLUMBING

IDENTIFICATION:

The following components of the **PLUMBING** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Water Service	Public	
Entry Pipe	Copper	
Main Shutoff Valve	Basement South Wall	
Interior Pipe	Copper	Not Fully visible
Waste Disposal	Public	
Waste/Vent	Plastic, Cast Iron	Not fully visible
Water Heater Location	Basement	Kenmore
Water Heater Capacity	50 gallon	M/N: AAAAAA50-000
Water Heater Type	Natural Gas	S/N: 5398H00000
Age of Water Heater	Built 1998	
Flue	Appears Functional	

REMARKS AND SOLUTIONS:

- **TPR pipe is of insufficient length. Recommend installation of a rigid metal pipe to the TPR valve of sufficient length to terminate within 6" of the floor.**

PLEASE SEE REAR INDEX REGARDING PLUMBING SAFETY, RESTRICTIONS AND LIST RECOMMENDED SOLUTIONS THAT APPLY TO THIS HOME.

BATHROOMS

IDENTIFICATION:

The following components of the **BATHROOM** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Toilets	Appear Serviceable	Toilet in master bathroom is loose at the floor and shows signs of past water leaking. Suggest replacing wax seal and properly sealing toilet to floor.
Sinks	Appear Serviceable	Drain stops operational
Bathtubs	Appear Serviceable	No drain stop present in 2nd floor hall bathroom.
Whirlpool Tub	None	N/A
Showers	Appear Serviceable	Water diverters operational
Ventilation	Appear Serviceable	Improperly vented into attic
GFCI Protection	Appear Serviceable	Suggest monthly testing of all GFCI outlets as a safety precaution.

REMARKS AND SOLUTIONS:

PLEASE SEE REAR INDEX REGARDING BATHROOM SAFETY, RESTRICTIONS AND LIST RECOMMENDED SOLUTIONS THAT APPLY TO THIS HOME.

ELECTRICAL

IDENTIFICATION:

The following components of the **ELECTRICAL** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Service Entrance	Underground	
Service Size	120/240 VAC	
Conductor Material	Copper	
Main Panel Location	Basement	
Panel Type	Circuit Breakers	Double tapped breaker observed in main panel
Access to Panel	Satisfactory	
Ground	At Exterior Grounding Rod	Ground wire not fully visible
Sub Panel	None	
Circuit Wiring	Copper	Exposed wiring observed at kitchen disposal, in attic and basement.
Outlets/Switches	Random sampling	Furnishings prevented the testing of all outlets and switches.
GFCI Outlets	Tested	
CO/Smoke Detectors	TESTED	Suggest additional smoke alarms per room as needed. Suggest CO detectors be installed near all fuel burning appliances.

REMARKS AND SOLUTIONS:

- **Double tapped circuit breaker observed in main panel. Recommend repair by a qualified electrician.**
- **Exposed wiring observed in attic and basement. Recommend all exposed wiring be properly concealed.**

PLEASE SEE ELECTRICAL SAFETY TIPS, RESTRICTIONS AND SPECIFIC INFORMATION AT REAR INDEX

KITCHEN AND APPLIANCES

IDENTIFICATION:

The following components of the **KITCHEN AND APPLIANCES** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Cabinets and Countertops	Secured Properly	
Sink	Working Properly	Visibility below sink limited due to storage
Range/oven	Gas, Operational	Carbon Monoxide at a safe level of 2-3ppm when oven is operated.
Fan/Hood	Operational	Recirculation, suggest filter replacement
Dishwasher	Built In, Operational	
Disposal	Operational	Exposed high voltage wiring at disposal under sink.
Washer	Operational	
Dryer	Gas, Operational	

<u>REMARKS AND SOLUTIONS:</u>

PLEASE SEE COMMENTS AT REAR INDEX REGARDING KITCHEN APPLIANCE CARE, RESTRICTIONS AND NORMAL LIFE EXPECTANCIES

INTERIOR

IDENTIFICATION:

The following components of the **INTERIORS** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Floors	Carpet, Wood, Tile	Visibility limited due to furnishings and storage
Walls	Drywall	Common Cracks, nail pops observed. Fresh paint may obstruct past defects.
Ceilings	Drywall	Common Cracks, nail pops observed. Fresh paint may obstruct past defects.
Doors	Hollow Core	Some doors stick, require adjustment.
Windows Frame	Vinyl	
Window Type	Double Hung	Representative sample tested satisfactorily Defective window lock at master bedroom west window
Railings/Stairs	Appear Serviceable	

REMARKS AND SOLUTIONS:

- **Window and Doors tend to have some form of wear and tear in every home. At the time of the inspection it is sometimes not possible to test/inspect each window due to restricted access or other constraints. Suggest full evaluation of all interiors at time of final walk through.**

PLEASE SEE COMMENTS AT REAR INDEX REGARDING COSMETIC ISSUES, PAST REPAIRS, RESTRICTIONS AND RECOMMENDED PREVENTIVE MEASURES.

ATTIC

IDENTIFICATION:

The following components of the **ATTIC** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Access	Scuttle	Located in master suite walk in closet. Additional access located in garage
Attic Floor	Not floored	
Sheathing	OSB Board	Not fully visible due to obstructions and storage
Insulation / Depth	Blown / ~12"	
Ventilation	Roof Vents, Soffit Vents	
Moisture	None Observed	

REMARKS AND SOLUTIONS:

- **Bathroom exhaust vent terminates in attic. Recommend properly routing to exterior.**

PLEASE SEE COMMENTS AT REAR INDEX REGARDING ATTIC PREVENTIVE MEASURES, RESTRICTIONS AND SPECIFICS THAT APPLY TO THIS HOME

ROOFING

IDENTIFICATION:

The following components of the **ROOFING** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Roof Covering	Asphalt Shingle	Visual inspection from ground with binocular.
Age of Roof Covering	Est. 7 years	Normal life expectancy of Asphalt shingle roof is roughly 18-22 years
Roof Condition	Satisfactory	Signs of shingle damage at rear of home
Exposed Flashing	Aluminum	Not Fully Visible
Gutters	Aluminum	
Downspouts	Aluminum	See below

REMARKS AND SOLUTIONS:

- **Regular drainage maintenance required to avoid water problems at the roof and foundation.**
- **Suggest installing downspout extensions to divert water 5-6 feet from building wall for proper drainage.**

PLEASE SEE COMMENTS AT REAR INDEX REGARDING ROOF INSPECTION, RESTRICTIONS AND NORMAL LIFE EXPECTANCIES

EXTERIOR

IDENTIFICATION:

The following components of the **EXTERIORS** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Exterior Wall	Vinyl Siding, Brick Veneer	
Chimney	Brick	Chimney cap present
Trim	Appears Serviceable	
Exterior Doors	Steel, Sliding Glass	Suggest NEW dead bolt locks on all exterior doors including garage access door
Garage	Attached	Finished walls and ceiling; attic access.
Garage Door	Single Overhead with Operator	Safety Reverse not functional

REMARKS AND SOLUTIONS:

- **Safety reverse not functional on garage door operator. Recommend adjustment of existing unit or replacement as necessary.**

PLEASE SEE COMMENTS AT REAR INDEX REGARDING EXTERIOR AND GARAGE RESTRICTIONS AND SPECIFICS THAT APPLY TO THIS PROPERTY.

GROUNDS

IDENTIFICATION:

The following components of the **GROUNDS** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	REMARKS
Conditions	Dry
Grading	Appears Adequate
Driveway	Appears Serviceable
Sidewalks	Concrete, common cracks observed
Landing	Concrete
Steps	Concrete
Window Wells	Metal, suggest installing clear plastic covers
Retaining Walls	None
Trees & Shrubbery	Satisfactory

REMARKS AND SOLUTIONS:

PLEASE SEE COMMENTS AT REAR INDEX REGARDING GROUNDS RESTRICTIONS AND SPECIFICS THAT APPLY TO THIS PROPERTY.

COMMON ENVIRONMENTAL ISSUES

A standard home inspection does not include any screening for potentially hazardous or toxic substances or biological hazards. Here are some things you may want to know. This is presented for your information only, and is not intended to be a representation or warranty by Allied Home Inspectors, LLC.

Carbon Monoxide

Carbon monoxide, which can be fatal, can be produced by anything with a flame (such as ranges, dryers, fireplaces, furnaces and water heaters). All gas appliances should be professionally serviced on a regular basis (see the manufacturer's instructions). You are strongly encouraged to install carbon monoxide detectors. They are readily available from hardware stores for a reasonable cost.

Radon Gas

Radon is a radioactive gas that is odorless, tasteless and invisible. It occurs naturally in soils and rocks, and enters houses through the foundation or through well water. The Surgeon General has warned that radon is the second leading cause of lung cancer. The Environmental Protection Agency (EPA) recommends testing for radon in all houses below the 3rd floor and fixing houses with elevated levels of radon. Allied Home Inspection, LLC provides radon test with additional service charge. For more information read the booklet 'Home Buyer's and seller's Guide to Radon' published by the EPA and available from CDPHE or on the internet at <http://www.epa.gov/iaq/radon/pubs/hmbyguid.html#Contents>

Lead Based Paints, Lead in Water

Many, but not all, pre-1980 houses have lead based paint. Lead dust can be created during renovation projects or by moving parts (such as window or doors) and can be found in the soil outside houses. Tap water may also contain lead due to plumbing materials, particularly in older homes. Breathing or ingesting lead can cause lead poisoning. Children are typically more vulnerable to lead poisoning, and if pregnant women should stay away from lead dust, and that children who come in contact with lead dust should have their blood lead levels tested. Consult your pediatrician about this inexpensive test.

Allied Home Inspectors, LLC does not perform any tests to confirm the presence or absence of lead. Lead based paint testing is available from environmental specialists. Lead levels in drinking water can be easily tested; check with a private water testing laboratory, your water provider. For further information read the booklet "Protect Your Family From Lead In Your Home" published by the EPA and available by calling 800-424-5323 or on the internet at <http://www.epa.gov/lead/leadpdf.pdf>.

Asbestos

Many, but not all, pre-1980 houses contain asbestos in a wide variety of building products. If asbestos fibers are inhaled or swallowed, they can cause serious health effects that may not appear for many years. For further information read the booklet 'Asbestos in Your Home' published by the American Lung Association in conjunction with the U.S. Consumer Product Safety Commission and the EPA. It is available by calling 800-638-2772 or on the internet at <http://www.epa.gov/iaq/pubs/asbestos.html>

Asbestos cannot be positively identified visually. The presence or absence of asbestos can only be verified by laboratory analysis. Allied Home Inspectors, LLC does not perform any tests for asbestos. If you suspect the presence of asbestos in any material, do not disturb the material. Consult with a qualified environmental specialist or asbestos remediation contractor to confirm the presence or absence of asbestos, and for advice on how best to deal with any asbestos that may be present. There are special regulation for the removal and disposal of asbestos.

Mold

Mildew, mold or fungus growing in any building is a sign of a moisture problem. The source of moisture should be found and corrected. Some types of mold have been linked to health effects for some people. Effects range from mild to severe. Mold has become a controversial issue among home inspectors, lawyers, and experts in the field. At this time there are no acceptable or unacceptable levels of mold exposure set by the Centers for Disease Control (CDC), the EPA or any other authoritative source, nor are there widely accepted standards for obtaining a sample. Test results can have varying interpretations, depending on the tester/interpreter's personal opinion.

We believe the testing and interpretation of mold issues should be left to the true experts in the field such as doctors and industrial hygienists. This is why Allied Home Inspectors, LLC does not inspect or test for mold or other environmental/biological hazards (as stated in the Inspection Agreement). If you have concerns about mold or other indoor air quality issues you should contact specialists in the field such as your doctor, an industrial hygienist, the CDC, The EPA, and other true experts. You should be prepared to receive differing opinions from different experts. You can find more information on the internet from CDC at <http://www.cdc.gov/nceh/airpollution/mold/default.htm> and from the EPA at <http://www.epa.gov/iaq/pubs/moldresources.htm>.

SUPPORT AFTER THE INSPECTION

Re-Inspection Policy

Our clients sometimes ask us to re-inspect problem areas after repairs are made. Re-inspection covers only the problems that have mentioned on the report at the half of the original fee. The repair work must be performed by a licensed contractor. The contractor must provide a receipt that indicates the contractor's license number, the type and quantity of materials used, and a description of the work performed. The documents must be available at the house when we arrived for the re-inspection. We won't re-inspect repairs done by unlicensed contractors or amateurs.

Your Questions

We will do our best to answer your questions during and after the inspection. All we ask is that you read the whole report first. Calls during business hours are preferred. Most questions can be answered in one call, but sometimes we have to go back to the office to look over the report. We will do our best to answer any questions the day you ask it.

The Questions of Others

If a seller, a seller's representative, or a seller's repair person calls us with questions about the inspection, we will politely inform them that we cannot talk about the inspection unless you are in on the conversation.

If a seller or repairperson calls and asks us how to fix something, we will politely decline. It is not because we don't know how to fix things, it's because we are not willing to do. It is to protect you from unqualified repairperson, and to protect us from people who might just forget what we told them between the phone and the actual job.

INSPECTION RELATED INFORMATION

Throughout this report where the age of appliances, roofs, etc., is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based upon visible evidence.

When any item in the report is reported to be "serviceable," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

Foundation Basement or Crawl Space Dampness

The inspection of the foundation components is limited to visible and accessible areas only. Finished or partially finished basements limit such access. Moisture in basements and crawlspaces is a common problem and any indication of water penetration should be reviewed.

Concrete

Concrete walls and slabs experience some degree of cracking due to shrinkage in the drying process. In most instances, floor coverings prevent the recognition of cracks or settling in all but the most severe cases.

SPECIAL DISCLOSURE: It is not uncommon to observe cracks or for cracks to occur in concrete slabs on the exterior and interior walls. Cracks may be caused by the curing of building materials, temperature variations, and soil movement such as settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is the key to the prevention of initial cracks or cracks enlarging. This includes, but is not limited to, proper watering, foundation drainage and removal of vegetation growth near the foundation

SPECIAL NOTE: The Client is hereby advised that other adverse problems may occur at slab cracks and other voids in the slab. Radon gas, termites and other living organisms, can enter a building through cracks and voids and may be a health hazard. Cracks and voids can be sealed effectively to prevent radon gas or other undesirable organisms from entering.

Basement Dampness

Basement dampness is frequently noted in houses and is usually capable of being determined by an experienced building analyst. Often, however, in houses that are being offered for sale, the visible signs on the interior of a basement that would indicate a past or present water problem are concealed. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, Allied Home Inspectors may not be able to detect the signs of basement dampness or water penetration.

Elimination of basement dampness, whether slight or extensive, can usually be accomplished by one or both of the following actions:

Realigning gutters and extending down-spouts to discharge a distance of 4-5 feet from the foundation

Regrading in the vicinity of the house so that the slope goes away from the house rather than towards it. In most soils, a minimum recommended slope away from the house is a 5-inch drop over a 5 foot distance (one inch per foot).

Crawl Spaces

Crawl spaces require the same care and water control as basements. Cross ventilation is necessary and installation of a plastic vapor barrier over a dirt floor is strongly recommended.

If you have a basement dampness problem that persists in spite of efforts you have made in following the instructions of your building analyst, call Allied Home Inspectors for further consultation and advice.

Insect Boring Activity and Rot

If there is an inaccessible basement or crawl space, there is a possibility that past or present termite activity and/or rot exists in this area. Since no visual inspection can be made, it is not possible to make a determination of this damage if it exists.

Testing the Air Conditioning System

If the outside temperature has not been at least 65 degrees F. for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on a one-time start-up and cool-down basis when warmer weather allows.

Air Conditioning Compressor/Condensing Unit

The major components of an air conditioning condensing unit are the compressor and the condensing coil. A compressor has a normal life of 8 to 15 years; a condensing coil may last longer. The estimated age of a condensing unit is taken from the specification plate. Sometimes the compressor, which is not visible, may have been replaced since the original installation.

Electric Furnace

Electric furnaces have a normal life of 15 to 20 years, although at times the heating elements have to be replaced.

Oil and Gas Fired Furnaces

Oil and gas fired forced air furnaces have a normal life of 15 to 20 years. All homes with fuel burning heating systems should have a carbon monoxide detector installed for safety. Yearly preventive maintenance suggested

Heat Exchanger

The heat exchanger in a gas or oil furnace is partially hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that a service contract be placed on the unit and a service call made prior to settlement to check the condition of a heat exchanger.

Air Filter

Air filters should be changed or cleaned every 30 to 60 days to provide proper air circulation throughout the house and help protect the heating and cooling system.

Humidifier

Since it is not possible to determine whether the humidifier is operating properly during a visual inspection, it is recommended that it be serviced at the same time as the furnace, and be cleaned regularly.

Cast Iron Boiler

Cast iron hot water boilers have a normal life of 30 to 50 years.

Steel Boiler

Steel hot water boilers have a normal life of 15 to 30 years.

Heat Pump

Outside units have a normal life of 6 to 10 years. Heat pumps operate best when serviced at least once a year. Adequate airflow is more critical than with other forced air systems, and it is important that the filter be kept clean. It is not advisable to shut off supply grilles to rooms except as required to balance heat and cooling.

Heat pumps cannot be checked on the heat cycle if the outside temperature has been over 65 degrees F within the past 24 hours. The total heating capacity of a heat pump system varies with outside temperature conditions.

Electric Baseboard Heater

Electric baseboard heaters have a normal life of 10 to 15 years.

Distribution

Most heaters utilize some method of moving the furnace-generated heat to the rooms that need heat. Forced air furnaces use ducts and registers. Water heating systems use pipes and radiators or converters. Radiant systems may use pipes or wires if electric.

Wells

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought.

Septic Systems

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system. In order for the septic system to be checked, the house must have been occupied within the last 30 days.

Water Pipes

Galvanized water pipes rust from the inside out and may have to be replaced within 30 to 40 years. This is usually done in two stages: horizontal piping in the basement first and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

Sewer Pipes

Houses built before 1974 usually have cast iron sewer lines and these houses have a higher probability of plumbing problems. Cast iron pipes corrode as they age so the older the house the greater the chance that the plumbing has failed. Cast iron pipes also have lead joints that are structurally weak and can separate after years of movement. Basically, the older your home the greater the chance your home may have a plumbing or sewer drain line problem.

Hose Bibbs

During the winter months it is necessary to make sure the outside faucets are turned off. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibbs cannot be tested when turned off.

Water Heater

The life expectancy of a hot water heater is 8 to 12 years. Hot water heaters generally are not replaced unless they leak. The heating element in an electric hot water heater may require replacing prior to the end of life expectancy of the heater itself.

Natural Gas

In its natural state, natural gas is odorless and colorless. For easy detection, the gas company adds a warning "rotten-egg" smell (mercaptan or a similar sulfur-based compound) that can be easily detected by most people.

Water Hammer

Water hammer happens when you turn OFF a water flow suddenly. Shutting off the flow suddenly sends a pressure or shock wave down the water line through the water shocking the pipes and creating the 'hammer' noise. These shock waves travel faster than the speed of sound and can exert very great instantaneous pressures. Over time, water hammer can damage pipes, valves and eventually weaken pipe joints..

Toilet

Toilets that are loose at the base or at the tank connection pose the possibility of leaking. Sometimes the wax seal at the floor must be replaced to prevent leakage.

Flush Valve Mechanism

Another common toilet problem is the tank constantly refilling. The constant refilling occurs when the flap does not properly seal with the flush seat. This is caused by sediment or film build-up at the opening or by the flap becoming damaged or deformed. To fix this problem, clean the opening and/or replace the flap.

Ceramic Tile

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below. Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations and seams in corners and along the floor.

Stall Shower

The metal shower pan in a stall shower has a probable life of 8 to 10 years. Although a visual inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

Shower Head

If your shower head leaks where it meets the arm, you probably need to replace the washer. To reach it, loosen the collar, using tape-wrapped rib-joint pliers. Unscrew the head from the adjusting ring. Erratic or weak pressure usually indicates mineral buildup. To restore proper flow, clean outlet holes with a pin or unscrew a perforated face plate and soak it overnight in vinegar, then scrub it clean.

Drains

A stopped drain isn't just an inconvenience; it can sometimes be an emergency. It's always best to prevent clogs before they happen. Be alert to the warning signs of a sluggish drain. It's easier to open a drain that's slowing down than one that's stopped completely. If your drain is completely stopped up and water is not moving through it at all, do not use a chemical drain cleaner. It will not help the problem, and some types will actually harden if they cannot get through, making the clog worse. Drain cleaner can damage pipes, and it might splash you when you plunge or auger the drain.

Sink Faucets

The first step in fixing a leaking or sluggish faucet is identifying which of the two basic types of faucets you're dealing with. Compression Faucet - Older design with two handles and one Washerless Faucet - More recent design, usually with a single lever or knob that controls the flow and mix of hot and cold water by aligning interior openings with the water inlets. These faucets may be one of several type: disc, valve, ball, or cartridge. Because models vary with the manufacturer, it's important to get identical replacement parts.

Exhaust Vent and Fan

The sink, tub and especially the shower introduce a lot of moisture into the bathroom. Therefore, proper ventilation of a bathroom is essential to prevent mold, rot or other moisture-related problems from developing. Exhaust fans and vents are installed to ventilate and remove the moisture in the bathroom. Though required on new homes, older houses often make use of a window instead of exhaust fans to ventilate the bathroom. A common problem with exhaust fans and vents is when the vent does not terminate on the exterior of the building. Improperly terminated exhaust vents usually terminate in the attic area, which causes excessive moisture in the attic.

Electrical Service

The electrical service refers to the wires that run from the street or the main pole and enter the house either underground or through the rooftop. The number of wires that enter the panel determine the voltage of the service. 2 wires = 120 VAC. 3 wires = 240 VAC.

Main Panel

The ampacity of the system is determined by the size of the service wires, rating of the panel and the size of the main fuse or breaker. If no main shutoff is provided, no more than six breakers should be installed.

Bonding

Noncurrent-carrying metal parts and equipment, such as the panel, service cable, armor or sheath, equipment enclosures, meter boxes, and fittings are required to be bonded to the metal enclosures which are enclosing electrical components. Sub-panels should be bonded to the main panel box to ensure a single, low impedance ground. Bonding should be provided where necessary to ensure electrical continuity and the capacity to safely conduct any "fault current" that is likely to be imposed. Equipment and/or piping that may become energized should be bonded to the service equipment, the grounding conductor at the service, the grounding electrode conductor where it is of sufficient size, or to one or more grounding electrodes.

Grounding

Systems and circuit conductors are grounded to limit voltages due to lightning, line surges, or unintentional contact with higher voltage lines, and to stabilize the voltage to ground during normal operation. Grounding should: (1) Be permanent and continuous; (2) Have the capacity to safely conduct any fault current that is likely to be imposed on it; and (3) Have sufficiently low impedance (resistance) to limit the voltage to ground and to facilitate the operation of the circuit protective devices

Extension cord wiring

Extension cord wiring is considered temporary, and should not be used as permanent wiring.

Smoke Detectors

If no smoke detectors are presently installed in the building, it is recommended that smoke detectors be installed at least in the ceiling of the basement near the mechanical equipment, as well as in the hallway ceiling outside sleeping rooms.

Carbon Monoxide Detectors

Carbon monoxide detectors are now required by some jurisdictions when the house contains any gas-burning appliances or has an attached garage. These devices should be placed and maintained in accordance with the manufacturer's directions.

Smoke detectors installed in the house should be checked every 2 to 3 weeks to insure that they are functioning.

Ground Fault Circuit Interrupters

Ground Fault Circuit Interrupters (GFCIs) are recommended on all outdoor outlets and on interior outlets in wet areas such as bathrooms and kitchen counter areas. GFCIs should be tested monthly to insure they are functioning.

Aluminum Wiring

Houses built after 1960 may have aluminum lower branch wiring. Initially, this wiring was pure aluminum, which proved unstable and was subject to surface corrosion when placed in direct contact with dissimilar metals at fixture and outlet connections. Later, aluminum alloy was used and although its performance was much better, special care and special connections had to be used to prevent corrosion, overheating, arcing and fire. Small, single conductor aluminum wiring, such as 10 gauge, rated 20 amps and 12 gauge rated 15 amps, was used from 1965 to 1974. In 1975, the NEC prohibited the use of single conductor aluminum wiring.

Kitchen Flooring

The flooring material is normally tile or sheet goods. Check them for nicks, tears and openings at the seams. Carpet is not a recommended kitchen floor surface, particularly if there are children in the family. Carpeting tends to hold moisture and bacteria from food spills in the kitchen area. Wood floors are becoming more popular in kitchens; however, they are more difficult to maintain and can be very slippery when they get wet. Floor maintenance is typically regular cleaning and periodic refinishing.

Dishwashers and Disposals

Dishwashers and disposals have a normal life of 5 to 12 years.

Dishwashers

Many of the manufactures today have gone to a plastic corrugated drain hose on there dishwashers. These hoses have been trouble for leaking!! Where the drain hose makes a bend it seems to get weak and splits = water on the floor. If you have a leaking water problem, especially if the dishwasher still leaks when the dishwasher is not in use complaint...check for a cracked drain hose.

Garbage disposals

Use cold water when grinding food (hot water can melt fats and clog the mechanism and the pipes)

Do not overfill, do not grind overly fibrous materials, bones, or coffee grounds (check the owners manual) or materials like glass, metal, or rubber, run water before and after you use the disposal

Range

As a range or wall oven gets older, it is not uncommon for the oven temperature to shift higher. It is normal to notice some cooking time differences between a new oven and a old oven.

Kitchen Ventilation

Recommended ventilating capacities are given in cubic feet per minute (CFM). For kitchen ventilation, the recommended CFM equals forty times the linear feet of range hood, if located above a peninsula or island range. (Example: a 36" long hood should expel 120 CFM if mounted on a wall, or 150 CFM if mounted over an island arrangement).

Ranges, Ovens and Refrigerators

Ranges, ovens, cook tops and refrigerators have a normal life of 15 to 20 years.

Dryer Vents

The better a dryer vent blows, the less lint builds up in it. Short vents blow better than long ones. Full size dryers blow better than smaller stack dryers or older dryers. Vents with a lot of turns and elbows blow worse and build up more lint. Very short vents attached to full size dryers may never need cleaning! Most vents, however, need cleaning every two to three years, depending on the factors above.

Clothes Washers and Dryers

Clothes washers and dryers cannot be inspected properly without a load of laundry, so these appliances are not tested other than to determine whether they are operating. A washer or dryer has an average life of 6 to 12 years. When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house.

Washers and dryers often are not included in a sales contract, or are included in "as is" condition.

Ceilings

Moisture stains on ceilings can come from a variety of sources: plumbing leaks, roof leaks and condensation. At times it is not possible to determine the cause of a stain.

Drywall

Drywall nail pops and common cracks are due in part to normal expansion and contraction of the wood members to which the drywall is nailed, and are usually only of cosmetic significance.

Fireplace

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During a visual inspection it is common to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper, or lack of access from the roof. It is recommended to install a safety spacer on damper when gas logs are present

Asbestos and Other Environmental Hazards

Asbestos fiber in some form is present in many homes, but it is often not visible or cannot be identified without testing. If there is reason to suspect that asbestos fiber may be present and it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of or danger from lead in water, radon gas, lead paint, urea formaldehyde, EMF (electromagnetic fields), toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

Plaster on Wood Lath

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster will be fragile and caution is needed when working with this type of plastering system. Laminating drywall over the existing plaster and screwing it to the ceiling joists best repair sagging ceilings.

Attics

Attic ventilation is one of the most important factors affecting the long term health of a house. Wood rot, mildew, peeling exterior paint, rusty nails and structural steel, roofing deterioration, energy losses, and other problems are often the direct result of inadequate attic ventilation. Wood damaging pests such as carpenter ants and termites are attracted to moisture buildup and rot which is often caused by inadequate ventilation.

Wood Flooring

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor. Animal odors and stains are common in older homes. These problems cannot be positively identified in a general or visual inspection.

Carpeting

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Windows

Determining condition of all thermo pane windows is not possible due to temperature, weather and lighting variations. Check with current owner for further information.

Inspection of Roof

Many roofs are hazardous to walk on and in most cases can be satisfactorily inspected from the ground with or without binoculars or from a window with a good view of the roof. Some roofs, such as asbestos cement, slate, clay or concrete tile, shingles and shakes, may be seriously damaged by persons walking on them. Accordingly, the building analyst will base the inspection report on visible evidence which can be seen without walking on the roof. The condition of a built-up or flat metal roof often cannot be determined unless it is possible for the building analyst to closely inspect its surface. Access to the roof from within the building is sometimes possible, but in many cases an additional inspection may be scheduled with special ladders to reach the roof from the outside.

"Satisfactory" Roof Covering

When the report indicates that a roof is "satisfactory," that means it is satisfactory for its age and general usefulness. A roof which is stated to be satisfactory may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age. The inspector cannot, and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage.

Asphalt and Fiberglass Shingles

In cold and temperate climates, asphalt and fiberglass shingle roofs have a normal life expectancy of 15 to 20 years. In the South and Southwest, they have a normal life of 12 to 15 years. If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. If two layers of roofing have already been installed, most building codes require both layers to be removed before installing a new roof covering.

Exterior Caulking

Exterior caulking will separate and deteriorate over the life of the home. If this situation is not monitored and corrected on a consistent basis, moisture can work its way behind wood trim or siding and cause serious rotting problems. Leaks around doors and windows can also result if this condition goes unnoticed for any length of time. (Also see "Annual Checklist".)

Wood Shingles and Shakes

Wood shingles and shakes have more insulating value than other roofs. Wood shingles have a normal life of 12 to 15 years, and shakes have a normal life of 15 to 20 years depending upon the thickness and quality. It is recommended to treat with preservative every five years to prevent decay.

Slate Roof

Slate roofs have a normal life of 30 to 75 years depending upon the grade of slate. Slate roofs do need annual maintenance, and it is necessary to replace defective individual slates and tar ridges as required from time to time. If improperly installed, the nails fastening slates may rust through; individual slates can be lifted and re-laid with copper slating nails. When one set of nails rusts through, it is likely to occur to other slates, so lifting and relaying of all the slates may be required in the near future.

Clay Tile Roof

A clay tile roof has a normal life of 30 to 50 years, but individual pieces can become cracked, broken, or have the nails rust out. Tiles may have to be replaced periodically.

Asbestos Cement Shingles

Asbestos cement shingles have a normal life of 30 to 50 years, but they are brittle and individual shingles should be replaced as needed. In many states removal of asbestos cement shingles must be according to EPA standards.

EIFS (Stucco/Dryvit)

EIFS stands for *Exterior Insulation Finish System*. It is a compound material made from sand, cement, and water, or it may be an acrylic material. It is important to prevent cracks from forming in EIFS since water can seep into cracks, freeze, expand and cause deterioration of the framing as well as further cracking of the surface. A good EIFS wall can last over twenty-five years with the proper preventive maintenance.

Wood siding

Wood siding comes in the form of shingles, shakes, ply wood panels, boards, or hard board. All wood is susceptible to weather and insect damage, and must be carefully maintained to stay in good condition.

Brick

Assuming the material and workmanship was of good quality, brick will last the life of the building, as long as any cracks and mortar joints are maintained and repaired as needed to prevent water entry.

Aluminum Siding

Aluminum siding has a comparatively long life expectancy. It will not rot or rust, unless in contact with concrete or masonry mortar joints, and it is impervious to insects. However, it dents, scratches, fades, and chalks easily.

Vinyl Siding

Vinyl siding is now a favorite low cost choice for exterior siding, which lasts for many years and requires very little maintenance.

Sidewalks and Driveway

Spalling concrete cannot be patched with concrete because the new material will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended.

Window Wells

The amount of water that enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. See page 4 for proper corrective action. Plastic window well covers are useful in keeping out leaves and debris, but they do block ventilation and light.

Item	Estimated Cost	Item	Estimated Cost
Replace Gas Furnace Remove existing gas furnace and replace with new gas furnace	\$1,200 – 4,400	Replace Electric Furnace Remove existing electric furnace and replace with new electric furnace	\$1,200 – 3,700
Replace A/C Compressor Remove existing compressor and replace with a new A/C compressor	\$1,400 – 3,700	Replace Water Boiler Remove existing boiler and replace with a new gas or oil water boiler	\$3,800 – 5,000
Service Heating System	\$80 – 205	Service Cooling System	\$100 – 260
Replace Gas Boiler <i>Replace standard gas fired, forced air heating unit. Average home. Approximately 100,000 BTU input.</i>	\$1,800 – \$2,800	Replace Chimney Lining. <i>Average 2-story home. Average difficulty; stainless steel.</i>	\$1,500–\$2,000
GFCI Electrical Outlet Install a GFCI outlet	\$125 – 200	Hardwood Floors Sand and finish hardwood floor	\$2.25 – 5.70
Replace Water Heater Gas – \$375 – 525 Electric – \$425 - 750		Doors Install deadbolt lock in door \$45 - 95 Install garage door operator \$230 - 305	
Roofing Install new asphalt shingle roof over existing roof \$1.40 – 3.25 Tear off existing roof and install new asphalt shingle roof \$ 2.00 – 5.00		Gutters Replace existing gutters and downspouts with new aluminum gutters and downspouts	\$4.90 – 10.50
Chimney Clean chimney of a 1 or 2 story home	\$95 – 140	Ceramic Tile Remove and replace ceramic tile floor	\$18.00 – 50.00
Flashing <i>Replace metal chimney flashings and roof valleys.</i>	\$275–350 per item	Grounds Grading <i>Regrade ground surface to divert surface water. Average home, 30'–40'</i>	\$600–\$1,200 (\$20–\$30/LF)
Repair concrete block foundation wall. <i>Average conditions. 30 LF wall.</i>	\$4,500 – \$6,000 (\$150–\$200/LF)	Remove ceramic tile and damaged substrate. I <i>nstall waterproof substrate and new tile in damaged area only.</i>	\$300–\$600

HOUSEHOLD SYSTEMS AVERAGE LIFE EXPECTANCIES

COMPONENT	YEARS	COMPONENT	YEARS	COMPONENT	YEARS
Compactors	10	Central Air Conditioning	15	Asphalt Shingle Roof	15-22
Dishwashers	8-10	Window Unit	10	Wood Shingles / Shakes	15-20
Dryers	14	Compressor Unit	15	Clay Tile Roof	30-50
Disposal	8-10	Humidifier	8	Slate Roof	30-75
Freezers, Compact	12	Sump & Ejector Pump	8-10	Built-up Roof, Asphalt	15-20
Freezers, Standard	16	Chimney	30-50	Asbestos Shingles	30-50
Microwave Ovens	11	Forced Air Heat Pump	15	Metal Roof	20-50
Electric Ranges	17	Well Pump	10-12	Tar & Gravel Roof	25-30
Gas Ranges	19	Boilers	30	Roll Roof	6-10
Gas Ovens	14	DX, Water, & Steam Coils	20	Galvanized Gutters	14-20
Refrigerators, Compact	14	Induction & Fan Coil Unit	20	Aluminum Gutters	30
Refrigerators, Standard	17	Radiant Electric Heaters	10	Window Glazing	20
Washers, Automatic	10-15	Radiant Steam Heaters	25	Aluminum Siding	20-50
Exhaust Fans	20	Baseboard Systems	20	Vinyl Siding	50
Cooktop	15	Heat Exchangers	24	Wood Siding	20-60
Poured Footing	200	Burners	21	Steel Siding	50-100
Poured Foundation	200	Attic Roof Fan	20	Treated Wood Deck	15-18
Concrete Block	100	Smoke Detector	12	Untreated Wood Deck	5
Carpet	10-12	Brick Patio	20	Galvanized Pipes	30-45
Electric Water Heater	12	Concrete Patio	24	Copper Pipes	60-75
Gas Water Heater	8-12	Gravel Walk	5	Cast Iron Bathtub	50
Forced Air Heat Pump	15	Asphalt Driveway	10-20	Fiberglass Bathtub	15
Rooftop Air Conditioner	15	Fences	15	Fiberglass Shower	15
Boilers	30	Sprinkler System	12	Sink, Enamel Steel	5-10
Gas Furnace	15-20	Swimming Pools	18-22	Sink Enamel Cast Iron	25-30
Oil Furnace	15-20	Exterior Paint	7-12	Faucets	14-18
Septic System	20-50	Interior Paint	5-10	Toilet	50

FINAL WALK-THROUGH INSPECTION

Description	Satisfactory	Unsatisfactory
1. Overall		
A. Have previously agreed to repairs been completed?		
B. Have warranties and/or guarantees been provided for the repairs?		
2. Building Exterior		
A. Are any window screens missing or damaged?		
B. Is there water ponding or puddling near the building?		
C. Is there new deterioration or damage to doors, decks, siding, or fences?		
3. Roof		
A. Are there signs of leaks or other roof damage?		
B. Are there signs of gutters leaking?		
C. Are all the downspouts properly attached?		
D. Are the downspouts discharging away from the foundation?		
4. Garage		
A. Does th door and opener operate properly?		
B. Is the opener remote control(s) available and funtioning?		
C. Is there damage to wall surfaces that was concealed at the time of the inspection?		

5. Floors, Walls and Ceilings		
A. Have previously noted stains ecome larger or are there new water stains?		
B. Have previously noted cracks become larger or are there new interior cracks?		
C. Are there any cracked window panes or mirrors?		
D. Do any multi-pane windows have condensation or staining between the panes of glass?		
E. Is there a slope in any room previously undetected?		
F. Have any permanent fixtures been removed or damaged?		
G. Are the carpets stained, hardwood floors damaged or floor tiles cracked or chipped?		
6. Plumbing		
A. Are all the fixtures present and do they funtion properly?		
B. Do the tubs, showers and basins drain properly?		
C. Are there any new drain and and/or faucet leaks?		
D. Do the toilets flush properly?		
E. Is the water hot?		
7. Electrical		
A. Are the light fixtures present and do they work?		
B. Do all the switches and receptacles work?		
C. Do the smoke detectors work?		
D. Does the doorbell work?		
8. Heating and Cooling		
A. Does the thermostat operate correctly?		
B. Does the heating system work?		
C. Does the air conditioner or evaporative (swamp) cooler work?		
D. Is ther adequate air flow out of each register?		
9. Attic		
A. Are there signs of leaks or other damage?		
B. Have any items been left in the attic?		
C. Are there signs of birds, rodents or animals?		
10. Kitchen		
A. Are all the appliances present and working?		
B. Is there any sign of water leakage or damage near the refrigerator or dishwasher?		
C. Is the garbage disposal functioning?		
D. Were GFCI outlets installed? If so, are they working properly?		