HOME INSPECTION REPORT

SAMPLE REPORT

Inspection Date:
February 13, 2009

Prepared For:
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Member

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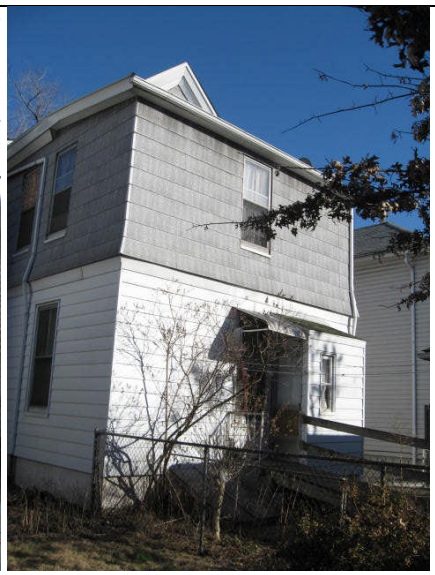
REPORT OVERVIEW


Front View of the House


Rear View of the House


Front View of the Garage

THE HOUSE IN PERSPECTIVE

This is an average quality 99 -year-old (approximate age) home, that has been lacking maintenance somewhat. Apart from the short-term need to deal with this lacking maintenance, ***the improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

The home was unoccupied at the time of the inspection. Moreover appears not to have been lived in for an extended period. The basement of the home is finished with fixed ceiling.

KEYS USED IN THIS REPORT

For your convenience, the following keys have been used in this report.

- **Major Concern: Denotes an improvement recommendation that is uncommon for a building of this age or location and /or that needs immediate repair or replacement.**
- **Safety Issue: Denotes an observation or recommendation that is considered an immediate safety concern.**
- **Improve: Denotes a typical improvement recommendation that is common for a building of this age and location that should be anticipated or budgeted for over the short term.**
- **Monitor: Denotes an area where further investigation by a specialized licensed contractor and/or monitoring is needed. Repairs may be necessary or desired. During the inspection, there was insufficient information or the observation was beyond the scope of the inspection. Improvements cannot be determined until further investigation or observations are made.**

Note: Observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long-term improvements.

- For the purpose of this report, it is assumed that the house faces east.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ISHI® Inspector Standards are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. The ISHI® Inspector Standards can be found at the end of this report and are made part of the inspection.

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection only. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of Appliances, the Electrical System, the Air Conditioning System (s), Heating System(s), and the Plumbing System.

Verification of compliance with current or past Building Code and/or Zoning Regulations or requirements is outside the scope of this inspection.

Please refer to the ISHI® Inspector Standards and the inspection authorization and agreement for a full explanation of the scope of the inspection.

UNOCCUPIED AT THE TIME OF THE INSPECTION

Note: when a home is unoccupied for an extended period, the waste drain piping leading to the city sewer inspection is limited and could not fully evaluated on a one time inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 40 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

STRUCTURAL / FOUNDATION

DESCRIPTION OF STRUCTURAL / FOUNDATION COMPONENTS

Foundation:	•Brick •Basement and Crawl Space Configuration
Columns:	•Steel
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Spaced Plank Sheathing
Attic Method of Inspection:	•Entered (Finished Attic)

STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

Positive Attributes

No major defects were observed in the accessible structural components of the house. The span of all visible joists appears to be within acceptable limits. The building exhibits no evidence of substantial structural movement. A foundation elevation differential of inches was recorded on the main structure (refer to Elevation Survey). This is within normally acceptable tolerances for a home of this age and location.

General Comments

As is typical of homes of this age, the building exhibits many unusual conditions. Structural improvements could be undertaken. In practice, however, most homes of this nature are improved on an as needed basis only. Many less than ideal conditions are simply tolerated. Older timbers, for example, may exhibit evidence of rot and prior insect activity. In a perfect world, these timbers would be replaced. In most cases, improvement is only undertaken if the timber fails or is substantially weakened. It is not the intention of this report to make this old house new again. Improvements will only be recommended where they are considered critical. Unless renovation is anticipated, it is important that one have an “old house mentality” when it comes to living in a home of this nature.

RECOMMENDATIONS / OBSERVATIONS

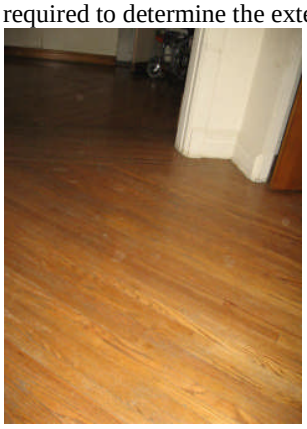
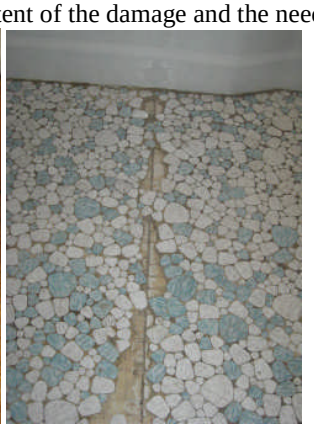
Foundation

- **Monitor:** Minor vertical cracking was observed in the foundation. This type of cracking is usually the result of shrinkage of the concrete as it cures. Shrinkage cracks are very common and should not be cause for alarm. This area should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection.
- **Improve:** Surface deterioration was observed on the interior of the exposed foundation walls. This condition is common in many older homes and does not usually represent a serious structural concern. In an effort to prevent long-term deterioration, it would be wise to consider re pointing (replacement of the mortar between the bricks) and parging-deteriorated areas. Lot drainage improvements, as outlined in the “Exterior” section of this report are also recommended.
- 

Crawl Space

- **Improve:** All wood debris and/or trash should be removed from the crawl space.
- **Improve:** Crawl space wood/soil contact should be eliminated. This condition is conducive to rot and wood boring insect activity.
- **Improve:** There is evidence of vermin activity in the crawl space. A pest control specialist should be consulted in this regard.
-   

Floors

- **Monitor:** The floor structure has experienced some typical sagging and movement. This is usually the result of the age and framing design of the building. This condition is very typical in older homes. While improvements could be undertaken, they are not considered necessary at this time.
- **Improve:** Evidence of loose flooring and tile was detected adjacent to the toilet and bathtub enclosure in the first floor bathrooms. The extent of damage is difficult to predict without removing floor coverings. Further investigation is required to determine the extent of the damage and the needed repairs.
-  

Discretionary Improvements

Parging of the exterior of the foundation may be desirable. This improves both the appearance and the weather tightness of the exterior of the home.

Parging of the interior of the older foundation walls may be desirable. This improves the appearance and reduces erosion over time.

If heavy objects (pianos, bookcases, china cabinets, waterbed etc.) are going to be provided, strengthening of the floor structure may be desirable in these areas.

Leveling of floors within the home may be desirable during any renovations. Jacking of floors is not advisable unless extensive renovations are planned. Distress to the interior finishes usually results when jacking is performed.

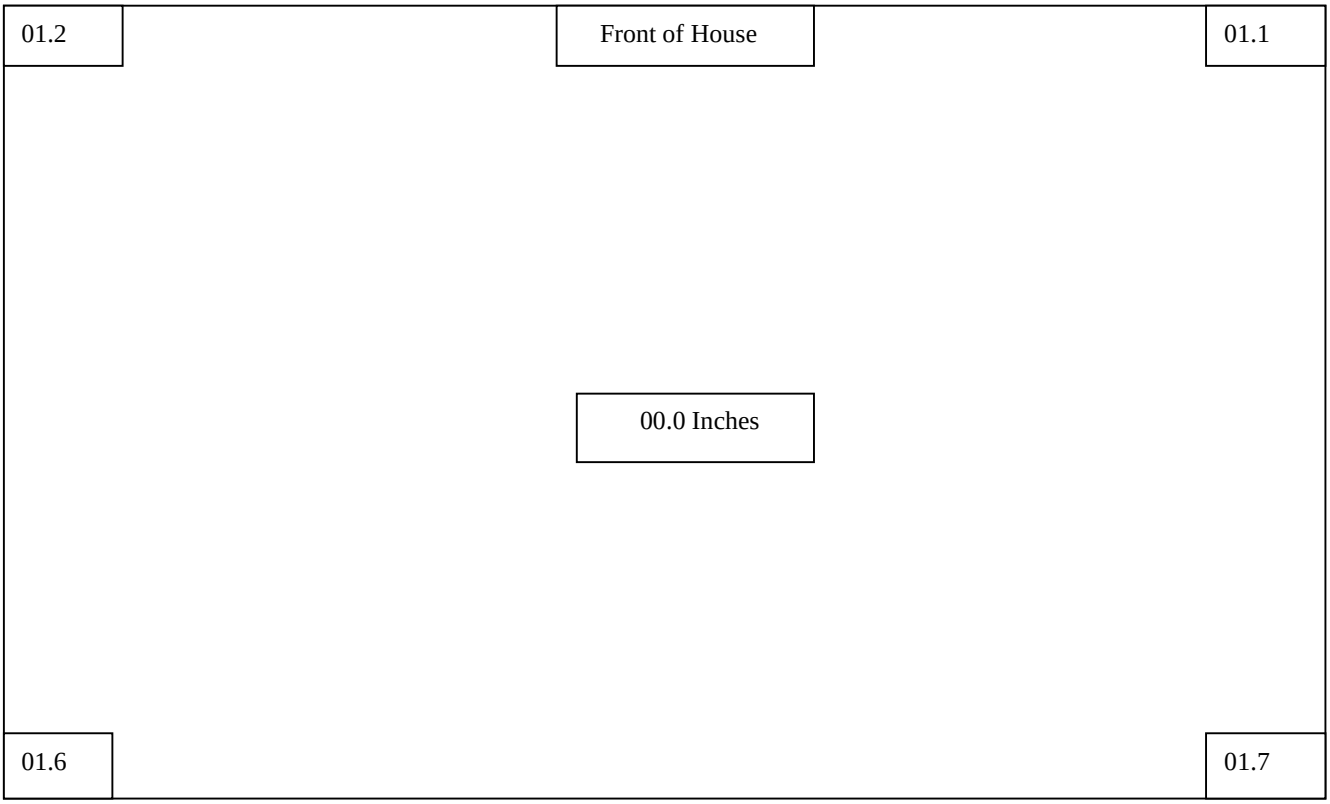
LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified Licensed Professional Engineer (P.E.) is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- The crawl space was viewed from the access hatch only.
- There was no access to the roof space/attic.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

ELEVATION SURVEY



An elevation differential of 02.9 Inches was recorded between the highest and lowest point in the foundation of the house. The house is the lowest at the rear (01.6 – 01.7 Inches) and at the front (001.2 Inches)

Not to Scale.

ROOFING

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Roll Roofing
Chimneys:	•Masonry
Gutters and Downspouts:	•Aluminum •Downspouts discharge above and below grade
Method of Inspection:	•Viewed with binoculars •Viewed from window

ROOFING OBSERVATIONS

Positive Attributes

The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. The chimneys do not reveal any signs of significant deterioration.

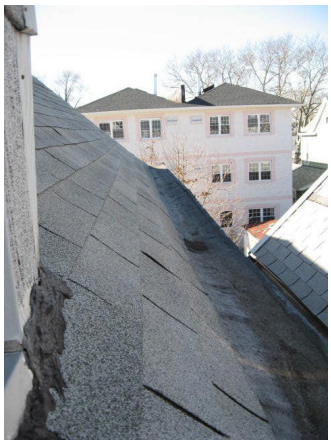
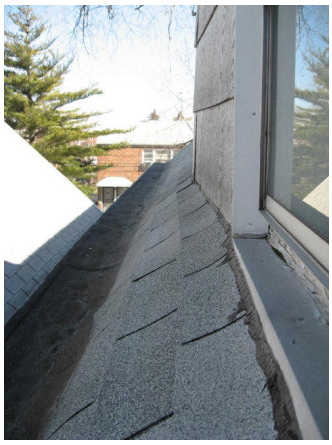
General Comments

The design of the roofing system is such that several vulnerable areas exist. There is a higher potential for unanticipated repairs. Annual inspections and ongoing maintenance will be critical to the performance of the roofing system. It should be noted that flat roofs, although not uncommon, have a higher potential for unexpected problems. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior. Some roofers are reluctant to attempt repairs to flat roofs.

RECOMMENDATIONS / OBSERVATIONS

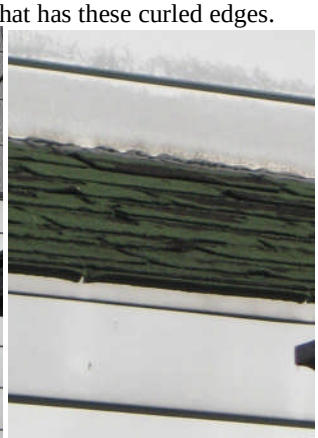
Sloped Roofing

☒ **Improve:** The roofing on the main roof is considered to be in fair condition. Minor repairs are recommended in the short term to maintain the weather tightness of the roof. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Replacement should be anticipated with in the next four years.

☒   

Sloped Roofing

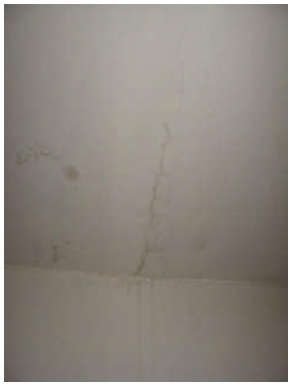
- **Monitor:** The roofing at the front slopes shows evidence of moss and organic build up in heavily shaded areas. This condition may influence the life expectancy of the roofing. Minor repairs are recommended in the short term to maintain the weather tightness of the roof. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Replacement should be anticipated with in the next two years.
- **Major Concern:** The roofing on the addition should be replaced. The roof shingles have curled edges, signifying they are at the end of their useful life cycle. New shingles should not be installed over a roof that has these curled edges.

☒    

Flat Roofing

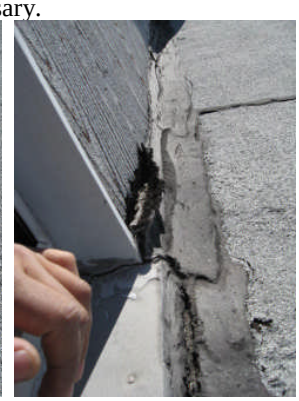
☑ **Improve:** The roofing on the rear flat roof is nearing the end of its life cycle. Repairs to the roofing are recommended on the rear flat roof. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

☑ **Improve:** Evidence of roof leakage was observed. Please refer to the Roofing section of the report for improvement recommendations.

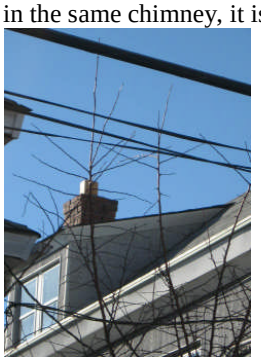
☑    

Flashings

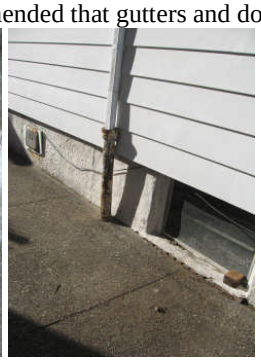
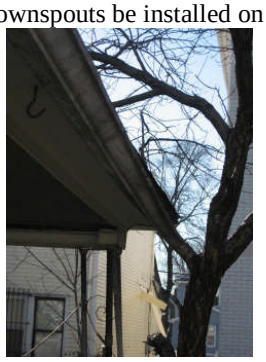
- **Improve:** Holes were observed in the flashing in many locations. Patching should be attempted. If this is unsuccessful, replacement may be necessary.

Chimneys

- **Improve:** A rain cap and vermin screen should be installed on the masonry chimney.
- **Monitor:** The masonry chimney shows evidence of normal wear and tear. The gas water heater and oil boiler is vented in the same chimney, it is recommended to have a certified chimney company further evaluate the chimney lining.
- 

Gutters & Downspouts

- **Improve:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Monitor:** The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least five (5) feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.
- **Improve:** Missing or damaged downspouts on the garage should be repaired promptly.
- **Improve:** It is recommended that gutters and downspouts be installed on the left side of the garage.
-   

Discretionary Improvements

As a preventative measure, it may be wise to redirect all downspouts so they discharge at least five (5) feet from the house.

The installation of rain caps and vermin screens on chimneys is a logical improvement.

It is recommended that roofing materials be removed prior to re-roofing.

When re-roofing, it is recommended that all flashing details be replaced at that time.

LIMITATIONS OF ROOFING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- No comment can be offered on the condition of the membrane below the roof coverings.
- A chimney was not entirely visible during the inspection of the roofing system.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

EXTERIOR

DESCRIPTION OF EXTERIOR

Wall Cladding:	•Aluminum Siding •Asphalt Siding
Soffit, Eaves and Fascia:	•Aluminum
Exterior Windows Style/Glazing:	•Metal Frames •Single Glazed
Exterior Doors/Frames/Trim:	•Wood Entry Doors •Wood Frames & Trim
Driveways:	•Concrete
Walkways:	•Concrete
Steps:	•Concrete
Overhead Garage Door:	•Wood
Lot Grading:	•Level Grade •Graded Away From House
Retaining Walls:	•Wood
Fencing, Gate:	•Chain Link

EXTERIOR OBSERVATIONS

General Comments

Generally speaking, the exterior of the home is in good condition and shows signs of normal wear and tear for a home of this age and construction.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Improve:** Damaged siding in various locations should be repaired or replaced as needed.
- **Improve:** Openings in the siding at the front wall should be caulked and sealed.
- 

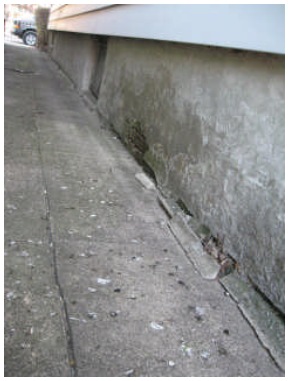
Windows

- **Improve:** The window in many locations shows evidence of substantial rot to the window frame. Repair to the window frame can usually be accomplished by a skilled carpenter, although a replacement window is preferred in some cases.
- **Improve:** As is very typical, the basement windows have been neglected. They should be repaired or replaced as desired. Wood/soil contact should be avoided.
- 

Garage

- **Monitor:** As is common in older neighborhoods, the detached garage is a low quality structure. With the exception of keeping the roof watertight and having functional gutters for roof water, rebuilding would eventually be needed which would be the better long-term approach.
- **Improve:** The door and doorjamb and/or trim side show evidence of localized rot. Repairs should be undertaken as necessary.
- **Improve:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.
-   

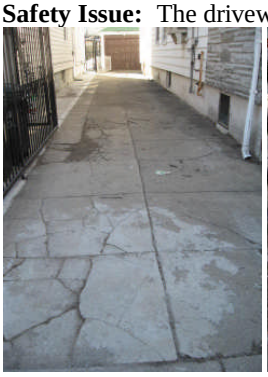
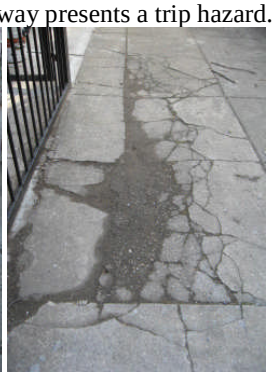
Lot Drainage

- **Improve:** The driveway and walkway around the house should be sealed where it meets the house throughout.
- **Monitor:** The driveway drain at the rear of the property is considered marginally adequate. Its performance should be carefully monitored during heavy rains. Care should be taken to maintain this drain free of debris. If problems develop, a large drain spanning the width of the driveway would be preferred.
-    

Steps

- **Improve:** The steps at the front of the property have deteriorated noticeably. Repairs are recommended.
- **Improve:** The steps at the rear of the property have deteriorated noticeably. Repairs are recommended.
-   

Driveway

- **Safety Issue:** The driveway presents a trip hazard. This condition should be altered for improved safety.
-  

Walkway/ Sidewalk

- **Safety Issue:** The walkway / sidewalk present a trip hazard. This condition should be altered for improved safety.
-   

Fencing

- **Improve:** The fencing is in fair condition. Minor repairs are needed.
- **Improve:** The gate and/or latch mechanism needs adjustment to function properly.

Discretionary Improvements

To reduce long term maintenance and improve appearance, it may be advantageous to install aluminum Soffit and fascia.

The installation of new siding, although not necessary, would reduce maintenance and improve appearance.

Installing replacement windows in place of the original windows would be a logical long term goal.

Parging of the foundation walls above grade level would improve the weather tightness and appearance of the house.

Rebuilding the older garage would be a sensible long-term improvement.

Installing a new overhead garage door would improve the function and appearance of the door, while reducing maintenance.

LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.
- Storage in the garage restricted the inspection.
- Access below decks and/or porches was extremely limited.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

ELECTRICAL SYSTEM

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Entrance Wires:	•Overhead •Aluminum
Main Disconnect:	•Breakers – 100 Amp
Service Ground:	•Copper •Water Pipe Connection
Main Distribution Panel:	•Breakers
Branch/Auxiliary Panel(s):	•Breakers
Distribution Wiring:	•Copper
Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•None Found
Arc Fault Circuit Interrupters:	•None Found

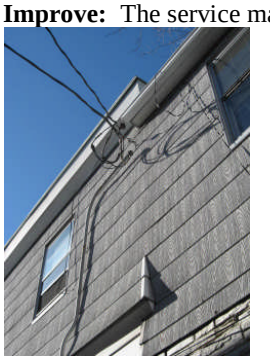
ELECTRICAL SYSTEM OBSERVATIONS

General Comments

Inspection of the electrical system revealed the need for several minor improvements. Although these improvements are not especially costly to repair, they should be considered high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard***. A licensed electrician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

- **Improve:** The service mast/conduit should be better secured to the exterior of the home.
- 

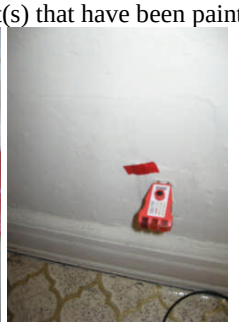
Main Panels 1st 2nd 3rd Floor

- **Improve:** The main distribution panel for the first floor does not contain enough circuits to properly serve the home. A larger panel or an auxiliary would be desirable.
- **Improve:** Circuits within the main distribution panel for the first floor that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.
- **Improve:** The numbers of circuits within this home are considered less than ideal. If fuses blow (or breakers trip) regularly, this may indicate the need for additional circuits. It does not indicate that your electrical service is undersized, nor does it represent a safety concern. Circuits can be added on an as needed basis.
-    

Distribution Wiring

- **Improve:** Extension cords in various locations should not be used as permanent wiring.
- **Monitor:** The aluminum wiring/outlets that were checked in the main panel appear to have appropriate aluminum rated outlets. No connection point in fixtures was observed. During the installation of any new hardware, a licensed electrician should be consulted for improvements. ***It should be pointed out that the aluminum wiring itself is a perfectly acceptable electrical conductor.*** The connection points can experience overheating or become loose due to the properties of aluminum wiring. Upon fitting the wiring with the special connectors and outlets, the wiring is considered safe. No overheating was observed at the time of inspection in accessible areas.

Outlets

- **Improve:** Outlets in various locations is inoperative. This outlet and circuit should be investigated.
- **Improve:** The outlet(s) that have been painted over in various locations should be improved.
- **Improve:** Ungrounded 3-prong outlets in various locations should be improved. Alternatively, a grounded cable could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided.
- **Improve:** The installation of a ground fault circuit interrupter (GFCI) is recommended on the exterior of the home. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- **Improve:** The installation of a ground fault circuit interrupter (GFCI) is recommended near the kitchen sinks and in all bathrooms. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- **Improve:** The outlet(s) that have been painted over in various locations should be improved.
-  

Switches

- **Improve:** The inoperative light switch in various locations should be repaired.
- **Improve:** The damaged pull chain light switch in various locations should be repaired.

Lights

- **Improve:** The light in various locations is inoperative. If the bulbs are not blown, the circuit should be investigated.

Discretionary Improvements

The size of the electrical service supplied to the home *may* not be sufficient, depending on the lifestyle of the occupants. ***A marginally sized electrical service is not a safety concern***, but may represent and inconvenience if the main fuses (or breakers) blow, shutting down the power in all or part of the home. If it is found that the main fuses (or breakers) blow regularly, a larger electrical service may be desirable. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload. The addition of gas fired appliances will also reduce the load on the electrical service.

Additional outlets in some areas of the home may be desirable.

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

It is impossible to predict whether the number of circuits within a home will be sufficient for the needs of the occupants, during a typical home inspection. However, the number of circuits within this home are considered less than ideal. If fuses blow (or breakers trip) regularly, this may indicate the need for additional circuits. It does not indicate that your electrical service is undersized, nor does it represent a safety concern. Circuits can be added on an as needed basis.

During the course of any renovating, it is recommended that older wiring be replaced.

Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs.

LIMITATIONS OF ELECTRICAL SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

HEATING SYSTEM

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source:	•Oil
Heating System Type:	•Steam •Radiators
Operating Controls:	•Wall Thermostat
System Manufacturer:	•Weil-McLain
System Description Heating:	•Approximate Age (12 years):
Carbon Monoxide Test:	•Passed

HEATING SYSTEM OBSERVATIONS

Positive Attributes

The heating system is in generally good condition, when compared to systems of a similar age and configuration. Adequate heating capacity is provided by the system. Heating a home with this type of heating system should be relatively economical.

RECOMMENDATIONS / OBSERVATIONS

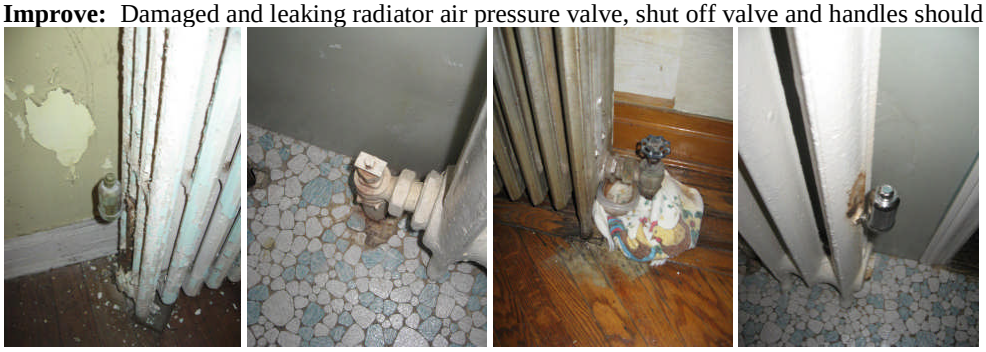
Boiler

- **Improve:** The boiler requires servicing by a qualified HVAC technician.
- **Improve:** Leak at the glass gauge should be repairs
- 

Combustion / Exhaust

- **Improve:** Soot builds up and/or rust debris was observed in the flame chamber. A qualified licensed heating technician should be engaged to clean service and re-test the system.
-   

Piping / Radiators

- **Improve:** Damaged and leaking radiator air pressure valve, shut off valve and handles should be replaced.
- 
-

Thermostat

- **Monitor:** The thermostat is older and may prove to be temperamental. Replacement is a minor job.
- 

The installation of a "set back" programmable thermostat may help to reduce seasonal heating costs.

LIMITATIONS OF HEATING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one-time visit to a home.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

COOLING SYSTEM

DESCRIPTION OF COOLING SYSTEM

Energy Source: •Electricity •240 Volt Power Supply
System Type: •Window Units

COOLING SYSTEM OBSERVATIONS

Positive Attributes
The unit appears to be in good condition, which should have many years of useful life remaining. Regular maintenance will, of course be necessary.

General Comments
The unit responded properly to operating controls.
Note: During the inspection, only one air conditioning was found in the home, if it is the intention to install any other air conditioning units, it is recommended that dedicated electrical out let should be installed before.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Window Air Conditioning Units
- **Improve:** The first floor is been cooled by window air conditioning unit in the hot summer days.


- **Improve:** The air conditioning unit should be tested once the outside temperature permits.

LIMITATIONS OF COOLING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:
- Window mounted air conditioning units are not inspected.
- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

INSULATION / VENTILATION

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•None Visible
Roof Cavity Insulation:	•Unknown in Cathedral Roof
Exterior Wall Insulation:	•None Visible
Basement Wall Insulation:	•None
Crawl Space Insulation:	•None
Floor Cavity Insulation:	•None
Air / Vapor Barrier(s):	•None Visible
Roof Ventilation:	•None Visible for Flat Roof
Crawl Space Ventilation:	•Exterior Wall Vents •Vents to Interior of House
Exhaust Fans / Vent Locations:	•No Ventilation Found

INSULATION / VENTILATION OBSERVATIONS

General Comments

As is typical of homes of this age and construction, insulation levels are relatively modest. Upgrading insulation levels in a home is considered an improvement rather than a necessary repair.

RECOMMENDATIONS / OBSERVATIONS

Attic / Roof

- **Improve:** The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

Walls

- **Monitor:** Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Basement

- **Monitor:** During any basement refinishing or renovation plans, it would be wise to add wall insulation. It is also recommended that a moisture barrier be provided between the finished walls and the foundation walls, and that an air/vapor barrier be installed on the warm air side of the insulation.

Crawl Spaces

- **Monitor:** Insulation improvements to the floor above the crawl space may be desirable, depending on the anticipated term of ownership.
- **Improve:** Plumbing pipes within the crawl space should be insulated to protect them from freezing.
- **Improve:** Ventilation of the crawl space is insufficient. One (1) square foot of free vent area should be provided for every five hundred (500) square feet of crawl space. Proper ventilation will help to control humidity and reduce the potential for rot. Crawl spaces can be vented to the building interior or exterior, depending on the configuration of the crawl space.

Environmental Issues

- **Monitor:** Insulation on the boiler and/or distribution piping may contain asbestos. This can only be verified by laboratory analysis. ***The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers)***. If replacement of the boiler necessitates the removal of the asbestos containing insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R-values or depths are rough average values.
- The crawl space was viewed from the access hatch only.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

PLUMBING SYSTEM

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Lead
Main Valve Location:	•Front Wall of Basement
Gas Valve Location:	•At meter•Front Wall of Basement
Supply Piping:	•Steel
Waste System:	•Public Sewer System
Drain / Waste / Vent Piping:	•Cast Iron •Plastic
Water Heater:	•Gas •Approximate Capacity (40 gallons): •Approximate Age (15 years): •Manufacturer •State

PLUMBING SYSTEM OBSERVATIONS

General Comments

The plumbing system is showing signs of age. Updating the system will be required over time. The plumbing fixtures are older. Upgrading fixtures would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required. The plumbing fixtures in the home are, for the most part, very old. Substantial improvements are recommended in the short term. The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.
- **Improve:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 8 inches above the floor. (Remove the fitting at the end of the discharge pipe.)


-
- **Gas Piping:**
- **Improve:** The "union" in the gas piping is not suitably located. Unions in gas piping should only be found at meters and at appliances after the shut off valve.
- **Improve:** The gas shut off valve at the hot water heater and all gas appliances should be replaced with new, this would make it easy to shut off if needed to.

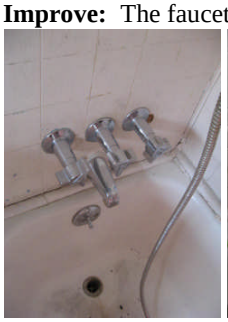
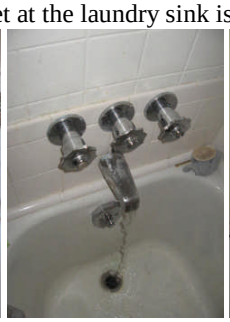
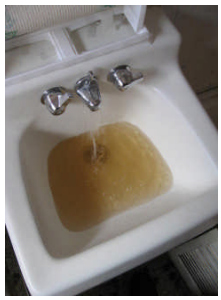
Supply Plumbing

- **Monitor:** The older steel piping in many locations is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- **Improve:** The installation of shut-off valves is recommended at the water supply lines under the sinks throughout where they are missing.
-  

Waste / Vent

- **Monitor:** An "S" trap has been used in many locations. Ideally, S traps should be replaced as they are subject to siphoning problems. S traps are common in older homes. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap "primed". Fixtures should be monitored for sewer odor.
- **Monitor:** For the most part, the waste piping is older throughout. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.
-    

Fixtures

- **Monitor:** The majority of plumbing fixtures throughout are older.
- **Monitor:** The faucets throughout are showing signs of age. Updating faucets over time should be anticipated.
- **Improve:** The faucet in the second floor front bathroom is inoperative.
- **Improve:** The sink in the second floor bathroom was observed to drain slowly, suggesting that an obstruction may exist.
- **Improve:** The faucet at the laundry sink is inoperative.
-     
- **Improve:** The kitchen sink sprayer in the first floor is leaking.
- **Improve:** The sink in the second floor kitchen was observed to drain slowly, suggesting that an obstruction may exist.
- **Improve:** The toilet in the basement bathroom is inoperative.

- **Improve:** The bathtubs enclosure throughout should be rebuilt. Wall damage behind the enclosure should also be repaired.
- 
- **Improve:** The window and sill of the bathtub enclosure should be protected from moisture. A waterproof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.
- **Improve:** Evidence of moisture was detected in the floor adjacent to the toilet or bathtub enclosure in the main floor bathroom. The extent of damage is difficult to predict without removing floor coverings. Further investigation is required to determine the extent of the moisture and the needed repairs.
- **Improve:** An exhaust fan that discharges to the building exterior is recommended in all bathrooms.
- **Improve:** Evidence of water damage to the floor adjacent and below to the bathtub enclosure was observed in the second floor bathrooms. The extent of damage is difficult to predict without removing floor coverings. Repairs are not high priority, but may eventually be desired.
-

Discretionary Improvements

Upgrading the older plumbing fixtures within the home would be a logical long term improvement.

Replacement of the aging faucets within the home would be a logical long term improvement.

Tile shower stalls, by their nature, have a limited life expectancy. The life of a shower stall usually varies from 3 to 20 years, depending on the quality of the installation (usually not verifiable during a visual inspection) and the level of maintenance. At some point (typically when leakage occurs), rebuilding the tile shower stall becomes necessary.

Older "S" traps below plumbing fixtures should be replaced during any fixture renovations.

During the process of plumbing fixture renovation, it would be wise to replace older piping that is exposed.

Replacement of the service pipe between the street water main and the house should improve water pressure.

A larger capacity water heater may be desirable.

Ideally, the kitchen exhaust fan should be vented to the building exterior.

LIMITATIONS OF PLUMBING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

INTERIOR

DESCRIPTION OF INTERIOR

Wall and Ceiling Finishes:	•Drywall/Plaster •Paneling •Acoustic Tile •Tile
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood
Interior Windows Style / Glazing:	•Double Hung •Single Pane with Storm Window
Interior Doors:	•Wood •Metal •Storm Door(s)

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are considered to be in below average condition. As is the case in many older homes, the plaster finishes show signs of weakening. Over time, the plaster begins to bulge as it looses its bond to the wall. While this poses no short term concern, it may become necessary to substantially improve or replace sections of plaster, particularly during redecorating. Where wallpaper is employed, the wallpaper often serves to hold the older plaster in place. When stripping wallpaper, the plaster sometimes weakens as the wallpaper is removed. This explains why many people wallpaper or paint over existing wallpaper. It should be noted that special fabrics exist that can be applied over weakened plaster, much like wallpaper, to reinforce the plaster prior to painting or wallpapering. This is far more cost effective than replacing plaster.

General Condition of Windows and Doors

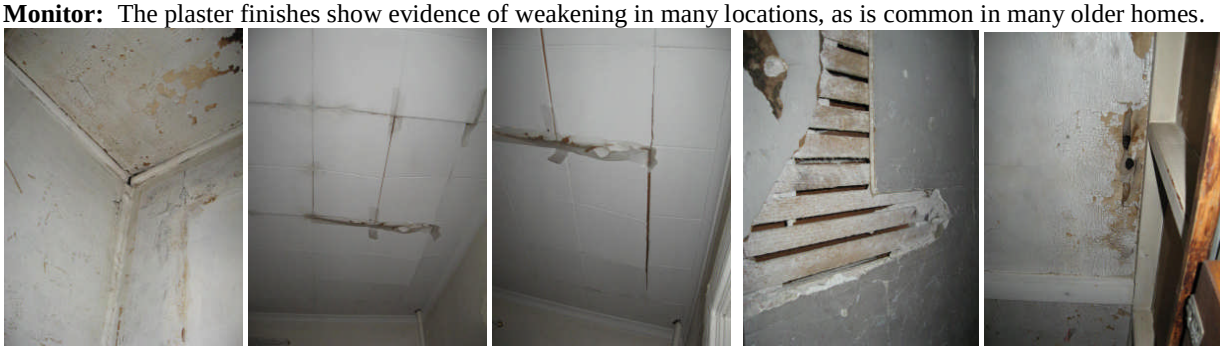
The majority of the doors and windows are modest quality. While there is no rush to substantially improve these doors and windows, replacement units would be a logical long-term improvement.

General Condition of Floors

The flooring system shows evidence of typical minor sags and unevenness.

RECOMMENDATIONS / OBSERVATIONS

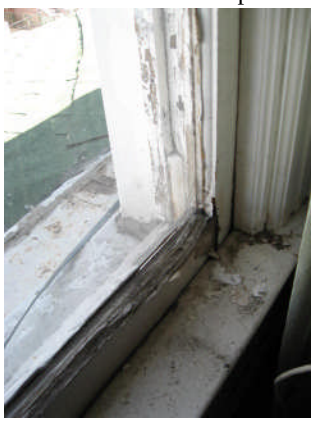
Wall / Ceiling Finishes

- **Monitor:** Water staining was noted in various locations on the second floor and in the attic.
- **Improve:** Larger than typical cracks were noted in many locations.
- **Monitor:** Loose or weakened finishes were detected in many locations.
- **Monitor:** The plaster shows evidence of bulging in many locations. Repairs may be desirable.
- **Monitor:** The plaster finishes show evidence of weakening in many locations, as is common in many older homes.
- 

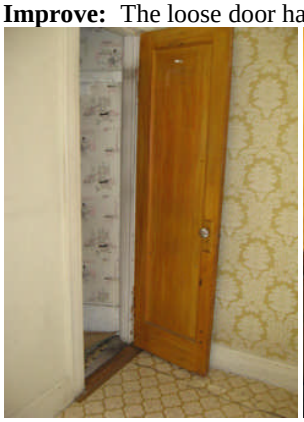
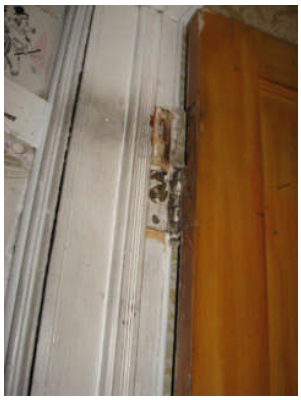
Floors

- **Monitor:** Sagging floors are apparent throughout.
- **Monitor:** The floor is squeaky throughout.
- **Monitor:** The installation of the vinyl flooring in various locations is not ideal.
- **Monitor:** Water damage was observers to the flooring around the radiators from leaks valves.

Windows

- **Improve:** The windows throughout are relatively low quality. They are in a state of mild disrepair. Trimming and/or adjustment, hardware improvements, and weatherproofing improvements could be undertaken. In practice, improvements are performed on an as needed basis. Installing replacement windows may be the best long term approach. In the interim, it is important that the window exteriors be well maintained to avoid rot or water infiltration.
- **Improve:** The window(s) will not lock in various locations.
- **Monitor:** Damaged screens were noted on windows in various locations.
- **Improve:** Water damage was observed below the window sill(s) in various locations. This would suggest chronic leakage. Caulking can be improved as a first step. If leakage persists, replacement of the window and repair to any concealed damage may be necessary. Refer also to the Exterior section of this report.
- **Monitor:** Water staining was observed below the window sill(s) in various locations. Caulking should be improved as a first step. Refer also to the Exterior section of this report.
-   

Doors

- **Improve:** The door in many locations does not close/latch properly these doors should be trimmed or adjusted as necessary to work properly.
- **Improve:** Weather-stripping improvements are needed at the exterior doors.
- **Improve:** Damaged or non-functional door hardware in many locations should be improved.
- **Improve:** The loose door hardware in many locations should be improved.
-    

Kitchen Counters

- **Monitor:** The kitchen counter shows evidence of substantial wear. Improvement may ultimately be desirable.

Kitchen Cabinets

- **Monitor:** The kitchen cabinets are in poor condition. Improvement may ultimately be desirable.

Stairways

- **Monitor:** The stairway is relatively steep. It may not be practical to change this condition. Extreme care should be taken when using this stairway. ***Carelessness could lead to an accident.***
- **Improve:** The size and/or orientation of the stairway "treads" & "risers" may make the stairway difficult to negotiate. Ideally, this condition should be altered for improved safety.

- **Improve:** The basement stairs shows evidence of substantial rot to the riser. A skilled carpenter can usually accomplish repair to the riser, although a replacement is preferred and recommended.
- **Safety Issue:** For improved safety, it is recommended that a railing be provided for the in the attic stairway.
- **Monitor:** The in the attic stairway is relatively steep. It may not be practical to change this condition. Extreme care should be taken when using this stairway. ***Carelessness could lead to an accident.***

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Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is considered above average for a home of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.
  The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.
  In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
- **Monitor:** It is very common for shrinkage and/or settling cracks to develop in foundation walls. It is also common for these cracks to leak. If leakage is experienced, improve lot drainage adjacent to the crack. If leakage persists, various methods of crack repair are available, including interior patching with an epoxy resin or hydraulic cement, and exterior repairs after excavation. The exterior repair, although more expensive, is more often successful in eliminating leakage.

Discretionary Improvements

Operational smoke detectors are recommended outside sleeping areas within the home.

Environmental Issues

- **Monitor:** Insulation on the boiler and/or distribution piping may contain asbestos. This can only be verified by laboratory analysis. ***The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).*** If replacement of the boiler necessitates the removal of the asbestos containing insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.
- **Monitor:** Based on the age of this home, there is a possibility the floor tile in the basement texture may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. ***The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).*** If any sections of the floor tile are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental

Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.

- **Monitor:** There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- Potentially hazardous substances (such as asbestos, lead paint, mold, etc.) cannot be positively identified without a detailed inspection for these types of substances and a laboratory analysis. This is beyond the scope of a home inspection.
- Portions of the foundation walls were concealed from view.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

APPLIANCES

DESCRIPTION OF APPLIANCES

Appliances Tested:	•None
Appliances in the Home:	•Refrigerators •Gas Ranges •Clothes Washer
Laundry Facility:	•Hot and Cold Water Supply for Washer •Washer Discharges to Laundry Tub/Sink
Other Components Tested:	•Door Bell •Smoke Detectors

APPLIANCES OBSERVATIONS

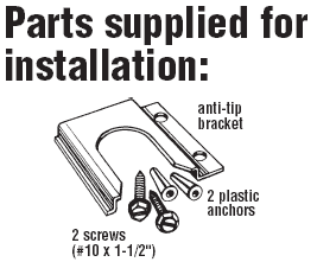
General Comments

The appliances are older units that are approaching the end of their serviceable life. While replacement is not needed right away, it would be wise to budget for new appliances. In the interim, a higher level of maintenance can be expected.

RECOMMENDATIONS / OBSERVATIONS

Gas Range

- **Monitor:** The gas ranges are older units and consider being unsafe. ***Replacement is recommended immediately for improved safety.***
- **Improve:** The new ranges should be equipped with an anti-tip device. This device helps in preventing the range from tipping forward if a heavy load is placed on the door when it is opened.



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- Note: These gas ranges was not tested due to safety concern.

Refrigerator

- **Improve:** The refrigerators are inoperative.

Clothes Washer

- **Monitor:** The clothes washer is an older unit. While replacement is not needed right away, it would be wise to budget for a new clothes washer. In the interim, a higher level of maintenance can be expected.

Door Bell

- **Improve:** The doorbell is inoperative.

Smoke Detectors

- **Improve:** The installation of new smoke and carbon monoxide detectors outside sleeping areas is recommended.

LIMITATIONS OF APPLIANCES INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

MAINTENANCE ADVICE

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.

- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home.

Enjoy your home!

THE DR PAUL HOME MAINTENANCE CHECKLIST

So you've just moved into your new home. You shopped around and did a lot of research to find the home that was just right for you. You signed a big pile of documents at closing, the moving trucks have left, all the boxes are unpacked, and all your belongings are in their proper places. What should you do now?

One of the most important things to remember is that you are responsible for certain routine maintenance items to keep your house functioning properly. These tasks tend to be relatively simple. For instance, many types of heating and air conditioning systems contain filters to remove dirt and dust from the air. A homeowner should change these filters when necessary.

Cleanliness is a factor that will make your home last longer and work better. Dust and dirt, if allowed to accumulate, can harm the finishes on blinds, cabinets, countertops, floors, sinks, tubs, toilets, walls, tiles and other items. If dirt does accumulate, make sure to clean it with a substance that does not scratch or damage the finishes.

On the outside of your home, make sure that gutters and downspouts do not get clogged with leaves or other objects. The exterior of your house is built to withstand exposure to the elements, but a periodic cleaning will improve the appearance and, in many instances, prolong the life of siding and other exterior products.

Note: The following pages are a list of maintenance reminders; things you should take care of on a regular basis along with one-time tasks. It's a good idea to review the list from time to time, in order to make sure you're taking proper care of your property.

Task	Task Frequency	Person Assigned	Date last completed
Ongoing			
Test smoke detectors	Monthly		
Mechanical water softener	See manual		
Drain off sediment from base of hot water tank	Monthly		
Quarterly			
Check faucets for leaks. Clean aerators. Replace worn washers.	Quarterly		
Inspect bathtubs and sinks for caulking and leaks; repair as needed	Quarterly		
Clean drains with baking soda. Pour water down unused drains.	Quarterly		
Inspect visible pipes for leaks	Quarterly		
Check under and around cabinets for leaks	Quarterly		
Check toilets for stability and leaks	Quarterly		
Check area around water heater for leaks. If you have hard water, drain 1-2 gallons of water	Quarterly		
Apply wood protectant to cabinets and trim	Quarterly		
Lubricate hinges of interior doors	Quarterly		
Lubricate hardware on garage doors and inspect for damage	Quarterly		
Clean out dirt and dust from window and door tracks. Lubricate rollers and latches	Quarterly		
Check for cracks, dampness and leaks in basement and crawl space. Check for any evidence of termites or wood eating insects	Quarterly		
Clean and grout ceramic tile	Quarterly		
Survey carpet and flooring and clean as needed or quarterly	Quarterly		
Check operation of water pump and sump pump, if applicable	Quarterly		
Vacuum under refrigerator and dust condenser	Quarterly		
Turn mattress, wash mattress covers	Quarterly		
Defrost manual refrigerator; or if automatically defrosted, wash off shelves and clean when frost is 1/4" thick	Quarterly		
Clean oven	Quarterly		
Major cleaning	Quarterly		
Review emergency procedures and practice fire drill	Quarterly		

Task	Task Frequency	Person Assigned	Date last completed
Winter Maintenance Schedule			
Change furnace filters	Monthly during heating season		
Humidifier: thoroughly clean water in reservoir	Weekly		
Chimney cleaned for wood stove/fireplace	As needed		
Spring Maintenance Schedule			
Remove and store windows and doors	Annually		
Window cleaning spring and fall	As needed		
Window caulking (especially for air-conditioned rooms)	Spring and fall or as needed		
Plans for outside care, such as washing or painting siding	Annually as needed		
Air winter coverlets and bedding before storage	Annually		
Summer Maintenance Schedule			
Clean air conditioner filter	Monthly or as per manual directions		
Clean home pantry area, arrange items on hand, and prepare space for additions	Annually		
Fall Maintenance Schedule			
Heating system services before system is needed	Annually		
Chimney cleaned for wood stove	See manual		
Remove leaves from gutters	Once or twice during fall		
Clean and store yard tools, discard or store yard chemicals properly	As needed		
Clean fire extinguisher, refill or replace as needed	Annually		
Turn off water to outside faucets (this is not necessary on those with extended line)	Annually		
Sort, clean, pack, and store holiday items	Annually		

INTERNATIONAL SOCIETY OF HOME INSPECTORS, INC.

STANDARDS OF PRACTICE

ARTICLE I. INTRODUCTION

SECTION 1.01 PREFACE:

The International Society of Home Inspectors, Inc. (ISHI) is a not-for-profit professional society established in 1995. Membership in ISHI and/or the ITI designation program is voluntary and its members include exclusive, fee-paid home inspectors. ISHI's objectives include encouragement of superiority within the profession and constant development of its members' inspection services to the public utilizing a fair & balanced reporting method.

SECTION 1.02 PRINCIPLE AND EXTENT:

The principle behind these Inspector Standards is to establish a minimum and standardized NORM for private, fee-paid home inspectors who are members of the International Society of Home Inspectors. Home Inspections performed to these Home Inspector Standards are intended to provide the client with information regarding the condition of the systems and components of the home existing at the time of the home Inspection. Any system or components specified for inspection can be excluded from inspection if requested by the client and if so stated in the pre-inspection agreement and inspection report.

SECTION 1.03 INSPECTORS WILL INSPECT:

A) Installed and accessible systems and components of homes listed in these Inspector Standards.

SECTION 1.04 INSPECTORS WILL REPORT ON:

A) Inspected systems and components which, in the professional opinion of the inspector, ARE DEFICIENT or near the end of their serviceable lives.
B) A reason why, if not self-evident, the system or component is deficient.
C) Recommendations that will correct or monitor the REPORTED DEFICIENCIES.
D) On any systems and components designated for inspection in these Inspector Standards which were present at the time of the Home Inspection but were not inspected and the reasons they were not inspected.
E) Recommendations for further evaluation when appropriate.
F) Recommendations for home buyer improvements regarding unsafe and differed maintenance conditions.
G) Positive attributes of systems and components when appropriate.

SECTION 1.05 THESE STANDARDS DO NOT RESTRICT INSPECTORS FROM:

A) Providing or Performing any additional inspection or testing services, specifying repairs or estimating repair costs provided the inspector is qualified to do so.

ARTICLE II. STRUCTURE SYSTEM

SECTION 2.01 INSPECTORS WILL INSPECT:

A) Structural components, including foundation and framing.
B) Foundation performance by utilizing a foundation level survey™

SECTION 2.02 INSPECTORS WILL REPORT ON:

A) Foundation, floor, wall, ceiling and roof structure and their types of construction.
B) Methods used to gain access to under-floor crawl space and attic space.
C) Positive attributes of the system or components.

SECTION 2.03 INSPECTORS ARE NOT REQUIRED TO:

A) Provide engineering or architectural services.
B) Offer opinions as to the design or adequacy OF STRUCTURAL systems or components.

ARTICLE III. EXTERIOR SYSTEM

SECTION 3.01 INSPECTORS WILL INSPECT:

A) Exterior wall coverings, flashing and trim, exterior doors and windows, safety glass.
B) Decks, balconies, stoops, steps, porches, and associated railings.
C) Eaves, soffits, and fascias where accessible from the ground level
D) Vegetation, grading, surface drainage, and retaining walls when likely to adversely affect the building or property.
E) Walkways, patios, and driveways.
F) Installed screening, shutters, storm doors, storm windows, AND FENCES.

SECTION 3.02 INSPECTORS WILL REPORT ON:

A) The exterior wall covering type(s).
B) Positive attributes of the system or components.

SECTION 3.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

A) Geological, geotechnical or hydrological conditions.
B) Recreational facilities.
C) Outbuildings, other than detached garages or carports.
D) Seawalls, break-walls, docks and boat houses.
E) Below surface erosion control and earth stabilization measures.
F) AWNINGS and similar seasonal accessories.

ARTICLE IV. ROOF SYSTEM

SECTION 4.01 INSPECTORS WILL INSPECT:

A) Roof coverings and flashings.
B) Roof drainage systems.
C) Skylights, chimneys, and roof penetrations.

SECTION 4.02 INSPECTORS WILL REPORT ON:

A) Roof covering Types
B) Methods used to gain access to the roof
C) Positive attributes of the system or components.

SECTION 4.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

A) Inaccessible flues or chimneys.
B) Installed accessories AND antennae.

ARTICLE V. PLUMBING SYSTEM

SECTION 5.01 INSPECTORS WILL INSPECT:

A) Water supply and distribution system.
B) Drain, waste and vent system.
C) Fixtures, faucets and appurtenances.
D) Water heating equipment.
E) Vent systems, flues, and chimneys WHERE ACCESSIBLE.

F) Fuel storage and fuel distribution system.
G) Drainage sump, sump pump, and related piping.
H) Bathtubs, Sinks and Indoor jetted bathtubs.

SECTION 5.02 INSPECTORS WILL REPORT ON:

A) Water supply, drain, waste, and vent piping materials.
B) Water heating equipment, including energy source size AND LOCATION.
C) Location of main water and main fuel shut-off valves.
D) Positive attributes of the system or components.

SECTION 5.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

A) Well, well pump, or water storage related equipment.
B) Water conditioning system.
C) Solar water heating system.
D) Fire and lawn sprinkler systems.
E) Private waste disposal system.
F) Spa, Swimming pool, Sauna, Steam Shower.
G) Whether water supply and waste disposal systems are public or private.
H) Quantity or quality of water supply.
I) Operation of safety valves or shut-off valves.
J) By lighting gas pilots.

ARTICLE VI. ELECTRICAL SYSTEM

SECTION 6.01 INSPECTORS WILL INSPECT:

A) Service drop, entrance, conductors, cables, raceways and conduits.
B) Service equipment, main disconnects and service grounding.
C) Interior components of service panels, conductors and over current protection devices.
D) Lighting fixtures, switches, and receptacles WHERE ACCESSIBLE.
E) Ground fault circuit interrupters.

SECTION 6.02 INSPECTORS WILL REPORT ON:

A) SERVICE amperage and voltage rating.
B) Location of main disconnect(s) and SERVICE panels.
C) Wiring methods EMPLOYED.
D) Presence of solid conductor aluminum branch 120v and 240v circuit wiring.
E) Smoke detectors, or absence thereof.
F) Positive attributes of the system or components.

SECTION 6.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

A) Remote control device unless it is the only control.
B) Alarm systems.
C) Low voltage wiring systems.
D) Ancillary wiring systems not a part of the main electrical power distribution system
E) Amperage, voltage, or impedance.

ARTICLE VII. HEATING SYSTEM

SECTION 7.01 INSPECTORS WILL INSPECT:

A) Installed heating systems.
B) Window and thru-wall heating equipment.
C) Vent systems, flues, and chimneys WHERE ACCESSIBLE.

D) Presence of an installed heat source in Habitable rooms.
E) FOR Heat Exchanger BREACHING.

SECTION 7.02 INSPECTORS WILL REPORT ON:

A) Energy source.
B) Heating method by distinguishing characteristics.
C) Performance of central systems utilizing temperature measurements.
D) Positive attributes of the system or components.

SECTION 7.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

A) Humidifier or dehumidifier.
B) Electronic air filter.
C) Solar space heating System.
D) To determine heat supply adequacy or distribution balance.
E) By lighting gas pilots.

ARTICLE VIII. COOLING SYSTEM

SECTION 8.01 INSPECTORS WILL INSPECT:

A) INSTALLED cooling systems.
B) WINDOW and thru-wall COOLING EQUIPMENT.
C) Presence of an INSTALLED COOLING source in habitable rooms.

SECTION 8.02 INSPECTORS WILL REPORT ON:

A) Energy source.
B) Cooling method by DISTINGUISHING CHARACTERISTICS.
C) PERFORMANCE OF CENTRAL SYSTEMS UTILIZING TEMPERATURE MEASUREMENTS.
D) Positive attributes of the system or components.

SECTION 8.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

A) Electronic air filters.
B) To determine cooling supply adequacy or distribution balance.

ARTICLE IX. INTERIOR SYSTEM

SECTION 9.01 INSPECTORS WILL INSPECT:

A) Walls, ceilings, and floors.
B) Steps, stairways, and railings.
C) INSTALLED countertops, DRAWERS AND cabinets.
D) Doors and windows, safety glass.
E) Garage doors and THEIR operators.

SECTION 9.02 INSPECTORS WILL REPORT ON:

A) Positive attributes of the system or components.

SECTION 9.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

A) Paint, wallpaper, carpeting, window treatments and other cosmetic finish treatments.
B) Indoor recreational facilities, exercise equipment, ETC.

ARTICLE X. INSULATION AND VENTILATION SYSTEM

SECTION 10.01 INSPECTORS WILL INSPECT::

A) Insulation and vapor retarders materials in unfinished spaces.
B) Ventilation of attics and foundation areas.
C) Mechanical ventilation systems.

SECTION 10.02 INSPECTORS WILL REPORT ON:

A) Insulation and vapor retarders in unfinished spaces.
B) Absence of insulation in unfinished spaces at conditioned surfaces.
C) Positive attributes of the system or components.

SECTION 10.03 INSPECTORS ARE NOT REQUIRED TO:

A) Disturb insulation or vapor retarders.
B) Determine indoor air quality.

ARTICLE XI. SOLID FUEL BURNING APPLIANCE & FIREPLACE SYSTEM

SECTION 11.01 INSPECTORS WILL INSPECT:

A) System and components.
B) Vent systems, flues, and chimneys, where accessible.

SECTION 11.02 INSPECTORS WILL REPORT ON:

A) Type of fireplaces and solid fuel burning appliances.
B) Type of chimneys.
C) Positive attributes of the system or components.

SECTION 11.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

A) Fire screens and doors.
B) Seals and gaskets.
C) Automatic fuel feed devices.
D) Mantles and fireplace surrounds.
E) Combustion make-up air devices.
F) Heat distribution assists whether gravity controlled or fan assisted.
G) By igniting or extinguishing fires or by lighting gas pilots.
H) Determine draft characteristics.
I) Fireplace inserts or stoves or firebox contents by moving.

ARTICLE XII. APPLIANCE SYSTEM

SECTION 12.01 INSPECTORS WILL INSPECT THE BASIC OPERATIONAL FUNCTIONS OF THE FOLLOWING PERMANTLEY INSTALLED APPLIANCES:

A) Dishwasher through its normal cycle.
B) Range, cook top, and oven.
C) Trash compactor.
D) Garbage disposal.
E) Ventilation equipment or range hood.
F) Microwave oven.
G) Central Vacuum System.
H) Any other built-In-Appliance.

SECTION 12.02 INSPECTORS WILL REPORT ON N:

A) Positive attributes of the system or components.

SECTION 12.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

A) Clocks, timers, self-cleaning oven function, or thermostats FOR CALIBRATION or automatic operation.
B) Non built-in appliances such as clothes washers and dryers.
C) Refrigeration units such as freezers, refrigerators and ice makers.
D) Appliances in USE, shut down, or otherwise inoperable.

ARTICLE XIII. COMMON LIMITATIONS AND EXCLUSIONS

SECTION 13.01 GENERAL LIMITATIONS:

Home Inspections performed in accordance with these Home Inspector Standards:
A) Are not technically exhaustive.
B) Will not identify concealed conditions or latent or hidden defects.
C) Are applicable to buildings with ONE to four dwelling units and their attached or detached garages or carports.

SECTION 13.02 GENERAL EXCLUSIONS:

A) Is are not required to inspect any system or component unless specifically stated in these Inspector Standards, except as may be otherwise required by law.

SECTION 13.03 INSPECTORS ARE NOT REQUIRED TO DETERMINE:

A) Remaining life of any system or component.
B) Strength, adequacy, effectiveness, or efficiency of any system or component.
C) Condition of systems or components which are not accessible.
D) Future conditions including, but not limited to, failure of systems and components, or parts.
E) Cause of any defect or condition.
F) Methods, materials, or costs of corrections of defects or conditions.
G) Suitability of the property for any specialized use.
H) Compliance with insurance company or regulatory requirements (codes, regulations, laws, ordinances, etc.).
I) Market value of the real estate property or its marketability.
J) Advisability of the purchase of the property.
K) Presence of potentially hazardous plants, animals or inspects, including, but not limited to, wood destroying organisms or diseases harmful to humans.
L) Presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, vibration; contaminants in soil, water; mold, mildew, fungus, bio-organisms, electromagnetic fields, air Quality, underground storage tanks, etc.
M) Effectiveness of any system installed or methods utilized to control or remove suspected dangerous substances or conditions.
N) Operating costs of utilities, systems or components.
O) Lighting, vibration or acoustical properties of any system or component.

SECTION 13.04 INSPECTORS ARE NOT REQUIRED TO OFFER:

A) Or perform any act or service conflicting with law.
B) Or perform engineering or architectural services.
C) Or carry out work in any trade or any professional service other than home inspection.
D) Warranties or guarantees of any type.

SECTION 13.05 INSPECTORS ARE NOT REQUIRED TO OPERATE:

A) Any system or component which is shut down or inoperable.
B) Any system or component which does not respond to normal operating controls.

C) Automatic safety controls.
D) Shut-off valves which are normally always open or always closed.
E) Gas pilot lights which are shut off.

SECTION 13.06 INSPECTORS ARE NOT REQUIRED TO ENTER:

A) Any area which may, in the opinion of the inspector, be dangerous to the inspector or other persons OR MAY damage the property or its systems or components.
B) Under-floor crawl spaces, attics, or roofs, which are not accessible or hazardous.

SECTION 13.07 INSPECTORS ARE NOT REQUIRED TO INSPECT:

A) Underground utilities, systems or components including, but not limited to, underground storage tanks or other underground equipment, whether active or abandoned.
B) Systems or components which are PORTABLE OR not completely installed.
C) Decorative or cosmetic items or materials.
D) Systems or components located in areas that cannot be entered.
E) Detached structures other than garages and carports.
F) Common areas, systems and components in multi-unit housing, such as condominium properties or cooperative housing.
G) Underground electrical, plumbing, gas, and other utility systems..

SECTION 13.08 INSPECTORS ARE NOT REQUIRED TO:

A) Perform any procedure or operation which will, in the opinion of the inspector, likely to be unsafe to the inspector or other persons or damage the property or its systems or components.
B) Move furniture, personal property, ceiling tiles,, equipment, plants, soil, ice snow, or other debris.
C) Dismantle any system or component, except as required by these Home Inspector Standards.

GLOSSARY OF TERMS

ACCESSIBLE:
Exposed for visual examination without need for moving of personal belongings, dismantling, destructive measures, or any action which will likely involve hazard OR DAMAGE to persons or property.

ACCESS PANEL:
A panel supplied for homeowners use in examination and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

ALARM SYSTEMS:
Installed or free-standing Warning devices, including but not limited to: flue gas and other spillage detectors, carbon monoxide detectors, security equipment, and smoke alarms.

APPLIANCES:
Installed or FREE STANDING Kitchen, laundry, and similar appliances.

ARCHITECTURAL SERVICE:
Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract.

AUTOMATIC SAFETY CONTROLS:
Devices designed and installed to protect systems and components from hazardous conditions.

COMPONENT :
A part of a system.

"CHI" HOME INSPECTOR STANDARDS
Advanced chi home inspector requirements are higher than the basic standardized NORM FOR private, fee-paid home inspectors who, for an additional fee may also perform a home warranty evaluation for approved home warranty providers.

DECORATIVE:
Ornate; not required for the operation of the basic systems and components of a home or building.

DEFICIENT:
Not functioning as intended, unsafe, hazardous.

DISMANTLE:
To take apart or detach any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of ordinary and normal home owner maintenance.

ENGINEERING SERVICE:
Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

FURTHER EVALUATION:
Investigation by a qualified professional, tradesman, service technician or subject matter expert outside that provided by the home inspector.

HOME INSPECTION:
The process by which a home inspector visually examines accessible systems and components of a home and Provides a report containing results and Descriptions of those systems and components in accordance with these Professional Home Inspector Standards.

HOME INSPECTOR:
A qualified person hired to investigate any system or component of a building in accordance with these Home Inspector Standards.

INSPECT:
To observe accessible systems and components of a Home or building in accordance with these Professional HOME INSPECTOR Standards, using normal operating controls and opening maintenance accessible panels.

INSPECTOR STANDARDS
Basic, CHI or PHI home inspector requirements to establish a minimum and standardized NORM for private, fee-paid home inspectors who are members of the International Society of Home Inspectors (ISHI).

INSTALLED:
Attached where Removal would require tools.

NORMAL OPERATING CONTROLS:
Devices such as thermostats, switches or valves intended to be operated by the home owner for everyday use.

POSITIVE ATTRIBUTES
Replaced, upgraded or upscale systems and components such as, new roof material, newly RENOVATED system or component or area, granite countertops, high quality lighting systems, high grade appliances, positive testing results such as A/c temperature measurements, etc.

"PHI" PROFESSIONAL HOME INSPECTOR STANDARDS
Advanced "phi" Professional Home INSPECTOR REQUIREMENTS are higher than the basic standardized NORM for private, fee-paid home inspector. PHI Professional HOME inspectors also agree to carry "errors and omissions" insurance that protects most parties involved in the home inspection process.

RECREATIONAL FACILITIES:
Equipment such as, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

REPORT:
To advise the client in writing with a professional reporting method complying with these standards.

REPORT ON:
To describe a system or its components by its type or other observed important characteristics to differentiate it from other systems or components

ROOF DRAINAGE SYSTEMS:
Mechanisms used to carry water off a roof and away from a home or building.

SHUT DOWN:
A status in which a system or component cannot be operated by normal operating controls.

SOLID FUEL BURNING APPLIANCES:
A hearth and fire chamber or similar arranged area in which a fire may be lit and which is constructed in conjunction with a chimney; or a listed construction of a fire chamber, its chimney and interrelated factory-made parts designed for unit assembly.

STRUCTURAL COMPONENT:
A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

SYSTEM:
A combination of interacting or interdependent components, constructed to carry out one or more functions.

TECHNICALLY EXHAUSTIVE:
An evaluation that involves taking apart; the wide-ranging use of complex techniques, measurements, instruments, testing, calculations, or other means.

UNDERFLOOR CRAWL SPACE:
The area within the limits of the foundation and between the terrain and the underside of the floor.

UNSAFE:
A condition in an accessible, installed system or component which the home inspector believes to be a considerable risk of material damage or personal injury during typical, day-to-day use. The hazard may be due to damage, deterioration, improper installation or a change in traditional residential Building construction standards.

WIRING METHODS:
Description of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") "knob and tube", “two wire ungrounded”, “three wire grounded”, “aluminum circuit wiring”, etc.

Cost Summary

INTRODUCTION

The following cost figures are order of magnitude estimates only. They pertain to some of the observations made in this report. This is not an all-inclusive list of future repair costs, nor does it address general annual maintenance. It is recommended that a budget of roughly one percent of the value of the home be set aside annually to cover unexpected repairs and annual maintenance.

It is further recommended that qualified, reputable contractors be consulted for specific quotations. You may find that contractor estimates vary dramatically from these figures, and from each other. Contractors may also uncover defects not apparent at the time of the inspection, resulting in additional costs. Please proceed cautiously.

Should you have any questions regarding contractor opinions or quotations, please contact our office. Any work performed by the homeowner will dramatically reduce costs.

These approximate costs are not intended to represent or influence, in any way, the value of a property.

APPROXIMATE IMPROVEMENT COSTS

STRUCTURE

Repairing Basement interior Foundation wall Improvements .....$9000 And Up

ROOFING

Flat Roofing Replacement $1500-2000
Slope Roofing Replacement (When Needed) $12000-15000
Sloped Roofing Improvements .....$900 And Up
Flashing Improvements .....$1200And Up

EXTERIOR

Install Aluminum Soffit/Fascia and Gutters $1200-1800
Lot Drainage Improvements.....$2500 And Up
New Siding Installation (Improvements).....$9500 And Up

ELECTRICAL

Upgrade Electrical Service to 200 Amps.....$1200-1500
Replace Main Electrical Panel.....$600-800
Add Auxiliary Electrical Panel.....$600-800
Aluminum Wire Improvements.....$800-900
Add Additional Electrical Outlets .....$250 And Up (Each)
Add GFCI Receptacles/Breakers.....$250 And Up (Each)
Add Additional Electrical Circuits .....$350 And Up (Each)

HEATING

Boiler Servicing $400-500

INSULATION / VENTILATION

Attic Insulation Improvements .....$1000 (Roughly)
Ventilation Improvements .....$1200 (Roughly)
Roof Ventilation Improvements $600-800
Basement Insulation Improvements.....$25000 (Roughly)
Crawl Space Insulation Improvements.....$1800 (Roughly)
Moisture Barrier Installation In Crawl Space .....$1500 (Roughly)

PLUMBING

Water Heater Replacement.....$600-900
Incoming Water Line Replacement $2500-3500
Steel Supply Pipe Replacement with Copper $1500-2500
Waste Piping Improvements.....$3500 And Up
Faucet Replacement.....$400 And Up (Each)

Bathtub Enclosure Rebuilding.....$2500-3000 And Up (Each)
Bathroom Completely Rebuilding With All New Fixtures .....$6500-7500 And Up (Each)

INTERIOR

Wall And Ceiling Repairs.....$21, 000 And Up
Tile Floor Improvements.....$6000 And Up
Windows Replacement.....$350 And up (Each)
Door Improvements.....$250 And up (Each)
Kitchen Completely Rebuilding With All New Fixtures.....$12500-17500 And Up (Each)
Cabinet Improvements.....$8000 And Up
Counter Improvements.....$3000 And Up
Railing Installation .....$500 And Up
Basement Stairway Improvements .....$ 2500 And Up
Basement Improvements .....$10,000 And Up

APPLIANCES

Door Bell Repairs.....$250 And Up
Smoke Detector Improvements .....$150 And Up