



# REMARKS

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

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

## Basement or Crawl Space Dampness

Basement dampness is frequently noted in houses and the conditions that cause it are usually capable of determination by an experienced home inspector. Often, however, in houses that are being offered for sale, the visible signs on the interior of a basement which would indicate a past or present water problem are concealed. For example, an area may be painted over, or basement storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, the inspector may not be able to detect the signs of basement dampness or water penetration.

Elimination of basement dampness, whether slight or extensive, can usually be accomplished by one or both of the following actions: realigning gutters and extending downspouts to discharge some distance from the house; and regrading in the vicinity of the house so that the slope goes away from the house rather than toward it.

In most soils, a minimum recommended slope away from the house is a 5-inch drop over a 5 foot distance (one inch per foot).

Expensive solutions to basement dampness problems are frequently offered, and it is possible to spend many thousands of dollars for such unsatisfactory solutions as a system for pumping out water that has already entered the basement or area around or under it. Another solution sometimes offered is the pumping of chemical preparations into the ground around the house. This has been found not to be of value.

Independent experts recommend solutions that prevent water from entering the basement around or under the building, and their solutions can be as simple as purchasing a splash block for \$5 and placing it under a downspout outlet, or the purchasing of a load of fill dirt for building up the grade around the house.

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

If you have a basement dampness problem that persists in spite of efforts you have made in solving it, call the inspector for further consultation and advice.

## Insect Boring Activity and Rot

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

## Insect Boring Inspection

No inspection is made by this company to detect past or present insect boring activity or rot. We recommend you contact a qualified exterminator should you desire more information or a possible examination of the building and/or a warranty.

# STRUCTURAL

Structural and  
Basement

TYPE OF BUILDING	<input type="checkbox"/> Single <input type="checkbox"/> Duplex <input type="checkbox"/> Rowhouse/Townhouse <input type="checkbox"/> Multi-Unit <input type="checkbox"/> _____ <input type="checkbox"/> Gable roof <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Gambrel <input type="checkbox"/> Mansard <input type="checkbox"/> Flat <input type="checkbox"/> _____
STRUCTURE	Foundation: <input type="checkbox"/> Poured concrete <input type="checkbox"/> Block <input type="checkbox"/> Brick <input type="checkbox"/> Brick & Block <input type="checkbox"/> _____ Posts/Columns: <input type="checkbox"/> Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Not visible  Floor structure: _____ _____ Wall structure: _____ _____ Roof structure: _____ _____ Water damage: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed Signs of abnormal condensation: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> No major structural defects noted - in normal condition for its age
Remarks:	
<b>BASEMENT (OR LOWER LEVEL)</b>	
BASEMENT	<input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> None <input type="checkbox"/> Slab on grade Walls: <input type="checkbox"/> Open <input type="checkbox"/> Closed   Ceiling: <input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> Limited visibility due to extensive basement storage
FLOOR	<input type="checkbox"/> Concrete <input type="checkbox"/> Dirt <input type="checkbox"/> _____ <input type="checkbox"/> Satisfactory <input type="checkbox"/> Resilient tile <input type="checkbox"/> Sheet goods <input type="checkbox"/> Carpeting <input type="checkbox"/> _____ <input type="checkbox"/> N/A
FLOOR DRAIN	<input type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> Water observed in trap <input type="checkbox"/> Satisfactory <input type="checkbox"/> French drain <input type="checkbox"/> N/A
SUMP PUMP	<input type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> Water observed in crock <input type="checkbox"/> Satisfactory Pipes: <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> _____ <input type="checkbox"/> N/A
BASEMENT DAMPNESS	<input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> Past <input type="checkbox"/> Present <input type="checkbox"/> Not known <input type="checkbox"/> None observed
CRAWL SPACE	<input type="checkbox"/> Readily accessible <input type="checkbox"/> Not readily accessible <input type="checkbox"/> Not inspected <input type="checkbox"/> Satisfactory <input type="checkbox"/> Conditions inspected <input type="checkbox"/> Method: _____ <input type="checkbox"/> N/A Floor: <input type="checkbox"/> Concrete <input type="checkbox"/> Dirt <input type="checkbox"/> _____ <input type="checkbox"/> Wood to earth contact Dampness: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> Vapor barrier <input type="checkbox"/> Insulation <input type="checkbox"/> Ventilation
Remarks:	

# REMARKS

## Testing the Air Conditioning System

If the outside temperature has not been at least 70 degrees F. for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on an one-time start-up and cool-down basis when warmer weather allows.

## Air Conditioning Compressor/Condensing Unit

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

## Electric Furnace

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

## Oil and Gas Fired Furnaces

Oil and gas fired forced air furnaces have a normal life of 15 to 20 years.

## Heat Exchanger

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

## Air Filter

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

## Humidifier

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

## Cast Iron Boiler

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

## Steel Boiler

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

## Circulating Pump

Circulating pumps have a normal life of 10 to 15 years.

## Heat Pump

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

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

## Electric Baseboard Heater

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

## HEATING

HEATING SYSTEM	Fuel: <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> _____ <input type="checkbox"/> Forced air furnace (see page 2-A) <input type="checkbox"/> Gravity hot water boiler <input type="checkbox"/> Forced hot water boiler <input type="checkbox"/> Steam boiler <input type="checkbox"/> _____ <input type="checkbox"/> Radiant heat <input type="checkbox"/> Electric baseboard <input type="checkbox"/> Heat pump (see page 2-A) No. 1 Capacity: _____ Age: _____ Yrs. No. 2 Capacity: _____ Age: _____ Yrs. No. 3 Capacity: _____ Age: _____ Yrs When turned on by thermostat: <input type="checkbox"/> Fired <input type="checkbox"/> Did not fire	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A								
FUEL SUPPLY	<input type="checkbox"/> Oil tank in basement <input type="checkbox"/> Buried <input type="checkbox"/> _____ <input type="checkbox"/> Public gas supply <input type="checkbox"/> Tank <input type="checkbox"/> Electricity <input type="checkbox"/> _____ Fuel supply shutoff location: _____									
HEAT EXCHANGER	<input type="checkbox"/> Partially observed <input type="checkbox"/> Not visible, enclosed combustion <input type="checkbox"/> Have condition checked before settlement (see page 2-A)	<input type="checkbox"/> N/A								
HEAT DISTRIBUTION	<input type="checkbox"/> Radiators <input type="checkbox"/> Convectors <input type="checkbox"/> Baseboard convectors <input type="checkbox"/> Radiant Pipes: <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper <input type="checkbox"/> Black iron <input type="checkbox"/> Pipes not visible <input type="checkbox"/> Ductwork   Heat source in each room: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A								
HUMIDIFIER	<input type="checkbox"/> Atomizer <input type="checkbox"/> Evaporator <input type="checkbox"/> Steam <input type="checkbox"/> Not functioning <input type="checkbox"/> Not tested	<input type="checkbox"/> N/A								
FILTER	<input type="checkbox"/> Washable <input type="checkbox"/> Disposable <input type="checkbox"/> Electronic <input type="checkbox"/> Electrostatic	<input type="checkbox"/> N/A								
SUPPLEMENTARY HEAT	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Location</th> <th style="width: 50%;">Type</th> </tr> </thead> <tbody> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </tbody> </table>	Location	Type	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory
Location	Type									
_____	_____									
_____	_____									
_____	_____									
Remarks:										
<b>COOLING</b>										
COOLING	<input type="checkbox"/> Cooling system integral with heating system <input type="checkbox"/> Central air <input type="checkbox"/> Room units <input type="checkbox"/> Heat pump <input type="checkbox"/> Through-wall <input type="checkbox"/> Electric compressor <input type="checkbox"/> Gas chiller <input type="checkbox"/> Air filter <input type="checkbox"/> Air handler <input type="checkbox"/> Thermostat No. 1 Condensing Unit Capacity: _____ Age: _____ Yrs. No. 2 Condensing Unit Capacity: _____ Age: _____ Yrs. No. 3 Condensing Unit Capacity: _____ Age: _____ Yrs. <input type="checkbox"/> Tested <input type="checkbox"/> Not tested (see page 2-A) <input type="checkbox"/> Ductwork <input type="checkbox"/> Window units not tested	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A								
Remarks:										

# REMARKS

## Wells

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

## Septic Systems

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days.

## Water Pipes

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed.

Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

## Hose Bibbs

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

## Water Heater

The life expectancy of a water heater is 8 to 12 years. Water heaters generally are not replaced unless they leak.

The heating element in an electric water heater may require replacing prior to the end of life expectancy of the heater itself.

## Leg Tubs

If the bathroom has a leg tub, it is probable that the waste lines are made of lead. In many jurisdictions, the lead waste pipes must be changed to copper or PVC pipes when remodeling work is performed in the bathroom.

## Ceramic Tile

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations and seams in corners and along the floor.

## Stall Shower

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

# PLUMBING AND BATHROOM

WATER SERVICE ENTRANCE PIPE	Water supply: <input type="checkbox"/> Public <input type="checkbox"/> Private (see page 3-A) <input type="checkbox"/> Not known <span style="float: right;"><input type="checkbox"/> Satisfactory</span> Pipe: <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input type="checkbox"/> Plastic <span style="float: right;"><input type="checkbox"/> N/A</span> <input type="checkbox"/> Lead <input type="checkbox"/> Unknown Main shutoff location: _____
PIPES	<input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input type="checkbox"/> Plastic <input type="checkbox"/> Unknown <span style="float: right;"><input type="checkbox"/> Satisfactory</span> Water flow: <input type="checkbox"/> Tested <input type="checkbox"/> Not tested <span style="float: right;"><input type="checkbox"/> N/A</span> Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed Cross connections: _____ <input type="checkbox"/> None observed Hose bibbs: <input type="checkbox"/> Operating <input type="checkbox"/> Frost free <input type="checkbox"/> Not tested (see page 3-A)
DRAIN/WASTE/ VENT	Drain/Waste/Vent Pipes: <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input type="checkbox"/> Plastic <input type="checkbox"/> Lead <input type="checkbox"/> Cast iron <input type="checkbox"/> Unknown <input type="checkbox"/> Slow drain <input type="checkbox"/> Leaks <input type="checkbox"/> None observed Waste disposal: <input type="checkbox"/> Public <input type="checkbox"/> Private (see page 3-A) <input type="checkbox"/> Not known
WATER HEATER	<input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Tankless <input type="checkbox"/> Integral with heating system <span style="float: right;"><input type="checkbox"/> Satisfactory</span> <input type="checkbox"/> In line system Fuel cutoff location: _____ <span style="float: right;"><input type="checkbox"/> N/A</span> Capacity: _____ Gal. Ample for _____ people Age: _____ Yrs. <input type="checkbox"/> Pressure relief valve <input type="checkbox"/> Extension
Remarks:	
BATHROOM NO. 1 Location: _____	BATHROOM NO. 2 Location: _____
<input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass <input type="checkbox"/> _____ Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient <input type="checkbox"/> _____ Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>	<input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass <input type="checkbox"/> _____ Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient <input type="checkbox"/> _____ Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>
BATHROOM NO. 3 Location: _____	BATHROOM NO. 4 Location: _____
<input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass <input type="checkbox"/> _____ Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient <input type="checkbox"/> _____ Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>	<input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass <input type="checkbox"/> _____ Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient <input type="checkbox"/> _____ Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>
BATHROOM NO. 5 Location: _____	BATHROOM NO. 6 Location: _____
<input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass <input type="checkbox"/> _____ Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient <input type="checkbox"/> _____ Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>	<input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass <input type="checkbox"/> _____ Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient <input type="checkbox"/> _____ Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>
Remarks:	

Plumbing and Bathroom

# REMARKS

## Power Usage of Major Appliances and Mechanical Equipment

Electric Range	30 - 50 Amps
Electric Dryer	25 - 40 Amps
Electric Hot Water Heater	25 - 30 Amps
Electric Central A/C	30 Amps
Room A/C	7 - 20 Amps
Electric Heat	50 - 75 Amps
Electric Heat Pump	50 - 75 Amps

## Dishwashers and Disposals

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

## Ranges, Ovens and Refrigerators

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

## Clothes Washers and Dryers

Clothes washers and dryers cannot be inspected properly without a load of laundry, so these appliances are not tested other than to determine whether they are operating.

A washer or dryer has an average life of 6 to 12 years.

When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house.

Washers and dryers often are not included in "as is" condition.

## Smoke Detectors

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

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

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

## Ground Fault Circuit Interrupters

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

## Aluminum Wiring

Houses built after 1960 may have aluminum lower branch wiring. Initially, this wiring was pure aluminum which proved unstable and subject to surface corrosion when placed in direct contact with dissimilar metals at fixture and outlet connections.

Later, aluminum alloy was used and although its performance was much better, special care and special connections must be used to prevent corrosion, overheating, arcing and fire. The practice of using aluminum alloy wiring was generally stopped around 1973; however, its use has continued on a limited basis.



# ELECTRICAL

SERVICE ENTRANCE CABLE	Capacity: _____ Amps _____ Volts Service line entrance: <input type="checkbox"/> Overhead <input type="checkbox"/> Underground <input type="checkbox"/> Raceway Conductor material: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum	<input type="checkbox"/> Satisfactory
MAIN PANEL BOX	Location: _____ <input type="checkbox"/> Grounded <input type="checkbox"/> Bonded _____ Amps <input type="checkbox"/> Fuses <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Subpanel Location: _____ Capacity of Main Disconnect: _____ Amps	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
CIRCUITS AND CONDUCTORS	Quantity: <input type="checkbox"/> Ample Branch wiring: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum Wiring method: <input type="checkbox"/> Romex <input type="checkbox"/> BX <input type="checkbox"/> Knob and tube <input type="checkbox"/> Raceway <input type="checkbox"/> Conduit <input type="checkbox"/> Over fused circuit <input type="checkbox"/> Double tap breaker GFCI: <input type="checkbox"/> Exterior <input type="checkbox"/> Garage <input type="checkbox"/> Kitchen _____ Bathrooms(s)	<input type="checkbox"/> Satisfactory
OUTLETS AND FIXTURES	<input type="checkbox"/> Random testing <input type="checkbox"/> Reversed polarity <input type="checkbox"/> Open ground <input type="checkbox"/> Smoke detectors absent	<input type="checkbox"/> Satisfactory
Remarks:		
<b>KITCHEN AND APPLIANCES</b>		
CABINETS AND COUNTERTOP		<input type="checkbox"/> Satisfactory
SINK	Plumbing leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed Disposal: <input type="checkbox"/> Operating <input type="checkbox"/> Not operating Age: _____ Yrs.	<input type="checkbox"/> Satisfactory
DISHWASHER	<input type="checkbox"/> Operating <input type="checkbox"/> Not operating Age: _____ Yrs. <input type="checkbox"/> Air gap or high loop	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
RANGE/OVEN	<input type="checkbox"/> Range <input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: _____ Yrs. <input type="checkbox"/> Wall oven <input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: _____ Yrs. <input type="checkbox"/> Cooktop <input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: _____ Yrs	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
REFRIGERATOR	#1 <input type="checkbox"/> Operating <input type="checkbox"/> Frost free <input type="checkbox"/> Icemaker Age: _____ Yrs. #2 <input type="checkbox"/> Operating <input type="checkbox"/> Frost free <input type="checkbox"/> Icemaker Age: _____ Yrs.	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
OTHER APPLIANCES	_____ <input type="checkbox"/> Operating Age: _____ Yrs. _____ <input type="checkbox"/> Operating Age: _____ Yrs	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
FLOOR COVERING	<input type="checkbox"/> Resilient tile <input type="checkbox"/> Sheet goods <input type="checkbox"/> Ceramic <input type="checkbox"/> Wood <input type="checkbox"/> Laminate <input type="checkbox"/> _____	<input type="checkbox"/> Satisfactory
VENTILATION	<input type="checkbox"/> Exhaust fan <input type="checkbox"/> Ductless <input type="checkbox"/> Vented to outside <input type="checkbox"/> Filter <input type="checkbox"/> Light	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
CLOTHES WASHER	<input type="checkbox"/> Operating Age: _____ Yrs. <input type="checkbox"/> Not tested	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
CLOTHES DRYER	<input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: _____ Yrs. <input type="checkbox"/> Not tested Vented to: _____	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks:		

Electrical and Kitchen

# REMARKS

## Fireplace

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

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

During a visual inspection it is common to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper, or lack of access from the roof.

## Asbestos and Other Environmental Hazards

Asbestos fiber in some form is present in many homes, but it is often not visible or cannot be identified without testing.

If there is reason to suspect that asbestos fiber may be present and it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

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

## Plaster on Gypsum Lath (Rock Lath)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound, or drywall can be laminated over the existing plaster.

## Nail Pops

Drywall nail pops are due in part to normal expansion and contraction of the wood member to which the gypsum lath is nailed, and are usually only of cosmetic significance.

## Wood Flooring

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove the deep stains.

Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

Animal odors and stains are common in older homes. These problems cannot be positively identified in a general or visual inspection.

## Carpeting

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

## Access to Attic

If there are no attic stairs or pull-down, the attic may be inaccessible and therefore un-inspected. Lacking access, the inspector will not be able to inspect the attic insulation, framing, ventilation or search for evidence of current or past roof leaks.

## INTERIOR

FLOORS	<input type="checkbox"/> Hardwood <input type="checkbox"/> Softwood <input type="checkbox"/> Plywood <input type="checkbox"/> Wall-to-Wall Carpet <input type="checkbox"/> Resilient <input type="checkbox"/> Laminate <input type="checkbox"/> _____ <input type="checkbox"/> Not visible	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
WALLS	<input type="checkbox"/> Plaster <input type="checkbox"/> Drywall <input type="checkbox"/> Wood <input type="checkbox"/> Masonry <input type="checkbox"/> _____	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
CEILINGS	<input type="checkbox"/> Plaster <input type="checkbox"/> Drywall <input type="checkbox"/> Wood <input type="checkbox"/> _____	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
STAIRS/RAILINGS	<input type="checkbox"/> Balcony <input type="checkbox"/> Stairs <input type="checkbox"/> Railings	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
FIREPLACE	<input type="checkbox"/> Flue liner <input type="checkbox"/> Partially observed <input type="checkbox"/> Damper <input type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Metal pre-fab <input type="checkbox"/> Free-standing <input type="checkbox"/> Wood stove <input type="checkbox"/> Pellet stove <input type="checkbox"/> Gas <input type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Clean chimney before use	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
DOORS (INSIDE)		<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
WINDOWS AND SKYLIGHTS	<input type="checkbox"/> Double hung <input type="checkbox"/> Single hung <input type="checkbox"/> Casement <input type="checkbox"/> Awning <input type="checkbox"/> Sliding <input type="checkbox"/> Fixed <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl or aluminum clad wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Aluminum <input type="checkbox"/> Steel <input type="checkbox"/> Insulated glass <input type="checkbox"/> Single pane glass <input type="checkbox"/> Roof windows and skylights <input type="checkbox"/> Moisture stains <input type="checkbox"/> Extensive	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks:		
<b>ATTIC</b>		
ACCESS	<input type="checkbox"/> How inspected: _____ <input type="checkbox"/> Not inspected <input type="checkbox"/> Stairs <input type="checkbox"/> Pulldown <input type="checkbox"/> Scuttlehole <input type="checkbox"/> No access	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
MOISTURE STAINS	<input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> Condensation	
STORAGE	<input type="checkbox"/> Heavy <input type="checkbox"/> Light <input type="checkbox"/> Floored <input type="checkbox"/> Not floored <input type="checkbox"/> No storage	
INSULATION	Type: _____   Average inches: _____ Installed in: <input type="checkbox"/> Rafters <input type="checkbox"/> Floor   Approx. R Rating: _____ <input type="checkbox"/> Vapor retarder	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
VENTILATION	<input type="checkbox"/> Window(s) <input type="checkbox"/> Attic fan <input type="checkbox"/> Whole house fan <input type="checkbox"/> Turbine <input type="checkbox"/> Ridge vent <input type="checkbox"/> Soffit vent <input type="checkbox"/> Roof vent(s) <input type="checkbox"/> Gable and louvers	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks:		

Interior and Attic

# REMARKS

## Inspection of Roof

Many roofs are hazardous to walk on and in most cases can be satisfactorily inspected from the ground with or without binoculars or from a window with a good view of the roof. Some roofs, such as asbestos cement, slate, clay or concrete tile, shingles or shakes, may be seriously damaged by persons walking on them. Accordingly, the building analyst will base the inspection report on visible evidence that can be seen without walking on the roof.

The condition of a built-up or flat metal roof often cannot be determined unless it is possible for the building analyst to closely inspect its surface. Access to the roof from within the building is sometimes possible, but in many cases an additional inspection may be scheduled with special ladders to reach the roof from the outside.

## “Satisfactory” Roof Covering

When the report indicates that a roof is “satisfactory,” that means it is satisfactory for its age and general usefulness. A roof which is stated to be satisfactory may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

## Asphalt and Fiberglass Shingles

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

## Roll Roofing

Selvage or asphalt roll roofing is an inexpensive type of roof with a life of 5 to 10 years.

## Built-up Roof

Four-ply built-up roofs have a normal life of 15 to 20 years if they drain properly. If there is standing water on the roof, the rate of deterioration is doubled. One-ply flexible sheet membrane roofs have a normal life of 15 to 20 years.

## Wood Shingles and Shakes

Wood shingles and shakes have more insulating value than other roofs. Wood shingles have a normal life of 12 to 15 years, and shakes have a normal life of 15 to 20 years.

## Slate Roof

Slate roofs have a normal life of 30 to 75 years depending upon the grade of slate. Slate roofs do need annual maintenance, and it is necessary to replace defective slates and tar ridges as required from time to time.

If improperly installed, the nails fastening slates may rust through; individual slates can be lifted and re-laid with copper slating nails. When one set of nails rusts through, it is likely it will happen soon to other slates, so lifting and relaying of all the slates may be required in the near future.

## Clay Tile Roof

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

## Asbestos Cement Shingles

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

## Metal Roof

Metal roofs have a very long life if the exposed metal is kept coated with paint. When a metal roof has been tarred, it is impossible to determine the condition of the metal under the tar. While there may be no evidence detected of any ongoing leaks, it is possible the roof has rusted through and will need replacement in the near future.

# ROOFING SYSTEM

ROOF COVERING	Location _____ _____ _____ How inspected: _____ Roof leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed	Materials _____ _____ _____	Age _____ _____ _____	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory
FLASHING	<input type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper <input type="checkbox"/> Rubberized membrane <input type="checkbox"/> _____			<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
GUTTERS AND DOWNSPOUTS	<input type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood Extensions: <input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks:				
<b>EXTERIOR</b>				
EXTERIOR DOORS				<input type="checkbox"/> Satisfactory
WINDOWS AND SKYLIGHTS				<input type="checkbox"/> Satisfactory
EXTERIOR WALL COVERING	Location _____ _____ _____	Materials _____ _____ _____		
				<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory
EXTERIOR TRIM	<input type="checkbox"/> Eaves <input type="checkbox"/> Fascia <input type="checkbox"/> Soffits <input type="checkbox"/> Rake <input type="checkbox"/> Signs of deterioration <input type="checkbox"/> Extensive <input type="checkbox"/> None observed			<input type="checkbox"/> Satisfactory
CHIMNEY	<input type="checkbox"/> Brick <input type="checkbox"/> Metal <input type="checkbox"/> Block <input type="checkbox"/> _____ <input type="checkbox"/> In chase <input type="checkbox"/> Flue liner partially observed <input type="checkbox"/> Clean before use			<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
GARAGE/ CARPORT	<input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Door operator <input type="checkbox"/> Operating <input type="checkbox"/> Safety reverse			<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
PORCH	Floor: <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> _____ <input type="checkbox"/> Railing/Guardrail			<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks:				

Roofing System and Exterior

# REMARKS

## Sidewalks and Driveway

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

## Window Wells

The amount of water that enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. See page 1-A for proper corrective action.

Plastic window well covers are useful in keeping out leaves and debris, but they do block ventilation and light.

## Retaining Walls

Retaining walls deteriorate because of excessive pressure build-up behind them, generally due to water accumulation. Often conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometimes suffer from tree root pressure or from general movement of topsoil down the slope. Normally these conditions require rebuilding the retaining wall.

The inspector will only inspect a retaining wall if it is likely that any defect noted may adversely affect the building.

## Exterior Wood Surfaces

All surfaces of untreated wood need regular applications of oil based paint or special chemicals to resist rot. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will rot within a year or two.

All posts and wood members with ground contact should be of treated wood or constructed of wood which has natural resistance to rot, such as redwood.

Decks should always be nailed with galvanized or aluminum nails.

## Roof and Surface Water Control

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade so that roof and surface water are diverted away from the building.

A positive grade of approximately 1 inch per foot slope for at least 5 feet from the foundation walls is recommended. Where trees, air conditioning units and other obstructions do not permit the recommended slope, surface drains can be used instead. Failure to control surface water will usually result in a wet basement.

## Trees, Shrubbery and Fencing

There is no inspection of trees, shrubbery, vegetation and fencing unless any defect noted may adversely affect the building.

## Outbuildings

With the exception of a detached garage or carport and the driveway leading to them, outbuildings are not inspected.

# GROUNDS

GRADING	General grading, slope and drainage (see pages 1-A and 7-A)  Grading and slope at house wall (within 5 feet from building)	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
SIDEWALK AND WALKWAY	<input type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Flagstone <input type="checkbox"/> _____	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
DRIVEWAY	<input type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Gravel <input type="checkbox"/> Brick <input type="checkbox"/> _____	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
WINDOW WELLS	<input type="checkbox"/> Metal <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> _____	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
RETAINING WALL	<input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> Stone <input type="checkbox"/> Timber <input type="checkbox"/> Concrete <input type="checkbox"/> _____	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
TREES AND SHRUBBERY		<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
FENCING	<input type="checkbox"/> Metal <input type="checkbox"/> Wood <input type="checkbox"/> Plastic <input type="checkbox"/> _____	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks:		
DECK/BALCONY	<input type="checkbox"/> Signs of deterioration <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> On grade <input type="checkbox"/> Raised <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Handrail	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
PATIO/TERRACE	<input type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Flagstone <input type="checkbox"/> _____	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
STEPS TO BUILDING	Landing: <input type="checkbox"/> Concrete/Masonry <input type="checkbox"/> Wood <input type="checkbox"/> _____ Steps: <input type="checkbox"/> Concrete/Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> _____ Handrails: <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> _____	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
OUTBUILDINGS	Not inspected	
Remarks:		

# PRICE RANGES OF REPAIR AND REPLACEMENT ITEMS

The prices shown below include a range based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges, depending on the quality of the materials and workmanship, economic conditions of the area and the contractors submitting bids.

Item	Unit	Estimated Price	Item	Unit	Estimated Price
<b>French Drain (Up to 140 LF)</b> Install french drain and sump in basement floor along inside of footings, with sump pump discharging to outside	Each	4,000 - 8,300	<b>Replace Heat Pump</b> Remove existing electric heat pump and replace with new medium efficiency electric heat pump 2 ton 3 ton 5 ton	Each Each Each	3,500 - 5,000 5,500 - 6,500 7,500 - 9,000
<b>Cut New Weep Hole In Retaining Wall</b> Dig square hole behind retaining wall, cut weep hole, grout in PVC drain pipe, crushed stone to within 6" of grade, backfill and replace sod, height of grade above weep hole:	24"	102 - 220	<b>Replace Electric Furnace</b> Remove existing electric furnace and replace with new electric furnace	Each	2,000 - 4,000
	60"	162 - 351			
<b>Repoint Brick Joints</b> Cut out joints in brick wall and repoint	SF	2.42 - 10.50	<b>Replace Gas Furnace</b> Remove existing gas furnace and replace with new gas furnace	Each	2,000 - 5,000
<b>Replace Concrete Patio</b> Remove existing concrete patio and replace with new concrete patio	SF	7.65 - 15.11	<b>Replace Hot Water Boiler</b> Remove existing hot water boiler and replace with new gas or oil fired hot water boiler	Each	3,800 - 5,000
<b>Mudjacking</b> Raise existing settled concrete walkway or slab to original level by lifting with pumped concrete grout	SF	8.75 - 13.90	<b>Replace A/C Compressor</b> Remove existing compressor and replace with new A/C compressor	Each	2,000 - 4,000
	Min.	1,100 - 1,744	<b>Replace Humidifier</b> Replace existing humidifier	Each	560 - 690
<b>Underpin Foundation Wall</b> Dig out not over 12 feet below grade and pour reinforced concrete under existing defective footing	LF	262 - 560	<b>Install Air Cleaner</b> Install electrostatic air cleaner	Each	540 - 890
	Min.	2,500 - 3,500	<b>Service System</b> Service heating and cooling system	Each	125 - 260
<b>Remove Drain Obstruction</b> Remove obstruction from basement areaway drain	Each	189 - 308	<b>Replace Shower Pan</b> Replace shower pan with vinyl or rubber pan, including tearing out and patching tile	Each	1,500 - 4,000
<b>Replace Stucco Siding</b> Remove defective stucco from wall and patch with 3 coats of new stucco	SF	9.75 - 15.77	<b>Replace Water Pipes</b> Replace horizontal water pipes in basement with new copper water pipes	Each	1,200 - 2,000
			<b>Replace Laundry Tub</b> Remove laundry tub and replace with new laundry tub	Each	385 - 528
<b>Replace Water Heater</b> Remove existing water heater and replace with new water heater Gas - 30 gallon 40 gallon Electric - 40 gallon 82 - gallon	Each	367 - 505	<b>Heavy Up Electric Service</b> Heavy up electric service 150 Amps 200 Amps	Each	1,079 - 1,520
	Each	397 - 544		Each	1,690 - 2,350
	Each	447 - 609	<b>Ground Fault Circuit</b> Add ground fault circuit interruption in bathroom	Each	134 - 189
Each	631 - 835				



# REMARKS

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SAMPLE																																																		

# PRICE RANGES OF REPAIR AND REPLACEMENT ITEMS (Continued from page 8-A)

Item	Unit	Estimated Price	Item	Unit	Estimated Price
<b>Replace Kitchen Appliances</b>			<b>Roofing and Gutters</b>		
Clothes Washer	Each	480 - 775	Install new fiberglass roof shingles over existing roof		
Clothes Dryer	Each	480 - 860	20 year	SF	1.39 - 3.08
Refrigerator	Each	630 - 3,800	40 year	SF	1.73 - 3.61
Kitchen Stove	Each	600 - 4,500	Tear off existing roof and install new fiberglass shingle roof		
Disposal	Each	145 - 380	20 year	SF	1.90 - 4.86
Dishwasher	Each	490 - 1,650	40 year	SF	2.24 - 5.39
<b>Drop Waste</b>			Tear off existing roof and install new 4-ply slag roof	SF	7.00 - 13.00
Drop waste for installation of disposal or dishwasher	Each	160 - 285	Remove and replace up to 10 roof shingles		
<b>Ventilation</b>			Slate	Total	340 - 900
Install attic ventilating fan	Each	295 - 695	Clay tile	Total	275 - 590
Install hood vent over stove	Each	350 - 510	Cedar shingles	Total	116 - 246
Install exhaust fan in bath vented to outside	Each	285 - 375	Replace existing gutters and downspouts with new aluminum gutters and downspouts	LF	5.00 - 10.50
<b>Remodeling and Renovation</b>			<b>Doors</b>		
Remodel kitchen	Each	7,000 - 39,000	Remove exterior wall and install 6-0 x 6-8 aluminum sliding door unit	Each	1,450 - 1,900
Remodel bathroom	Each	4,000 - 26,000	Remove interior wall and install archway	Each	800 - 1,100
Renovate 2 or 3 story townhouse, complete gut job	Each	81,000 - 190,000	Install dead bolt lock in door	Each	45 - 95
Convert basement into legal rental unit	Each	25,000 - 80,000	Install garage door operator		
<b>Chimney</b>			1 car set	Each	230 - 290
Clean chimney of 1 or 2 story house	Each	95 - 140	2 car set	Each	245 - 305
Install portland cement flue liner in existing straight chimney	Each	1,500 - 2,500	<b>Windows</b>		
For each angle in chimney ADD	Each	335.00	Install storm windows	Each	72 - 120
<b>Insulation</b>			Install wood replacement double hung window	Each	410 - 720
Install insulation between open joists or between rafters in attic	SF	.75 - 2.19	Install aluminum or vinyl replacement window	Each	375 - 595
Install blown-in fiberglass insulation behind existing siding, including drilling and plugging, no painting	SF	2.30 - 4.00	<b>Floors and Ceilings</b>		
<b>Asbestos Abatement</b>			Install new drywall ceiling over plaster	SF	2.11 - 3.74
Encapsulate asbestos pipe covering with sealants	Each	1,500 - 8,000	Sand and finish hardwood	SF	2.25 - 5.70
Remove asbestos from pipes in basement	Each	2,500 - 10,000	<b>Ceramic Tile (Up to 30 SF)</b>		
Remove asbestos from ceiling	Each	3,000 - 8,700	Remove ceramic tile bathroom floor and install new ceramic tile floor with tile costing \$2.00 SF retail	SF	18.00 - 50.00