

# CONFIDENTIAL INSPECTION REPORT



# Commercial Building Inspection



XXX XXXXXXXXXXXXXXXX XX CHICAGO, ILLINOIS

**Inspection Date: November 10, 1776**

**OPERATING AS A DIVISION OF  
ALLIED HOME INSPECTORS, LLC**

Illinois License: 051.000253

***Naperville: (630) 579-1589***

***Schaumburg: (847) 969-1589***

***Chicago: (773)-972-4979***

### INSPECTION INFORMATION

**Inspector:** Ron Trowbridge (Lic No.050.0000136)

**Time:** 0730

**Temperature:** 50 degrees F

**Weather:** Overcast/Rain

**Signed:** 

### CLIENT INFORMATION

**Client name:** Chesty Puller / USMC

**Client phone:** XXX.XXX.XXXX

**Client email:** XXXX@XXXXXXXXXXXXXXX.com

## INSPECTION INSTRUCTION AND DISCLAIMER

### SCOPE OF INSPECTION

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

### YOUR RISK

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

Your inspector will only inspect readily accessible systems and components. It is the responsibility of the client and / or clients agent to have the property ready for inspection and all utility services operational. If a system or component can not be inspected or tested at the time of the inspection, it will be considered out of scope. Please Note: Inspector assumes no risk for misinterpretation of the inspection results due to the absence of the client at the time of inspection.

### REPORT SYSTEM

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

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

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

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

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

## SUMMARY

The subject retail property appears to be 50+ years old therefore some wear is to be expected relative to the age of the building.

The following is a list of items significantly deficient, in need of repair, not operating and /or require immediate service. Please note that this page is only a summary of some of the key issues within the building. The pages that follow contain the full details of each functional area. Please be sure to read this report in its entirety.

|  |  |
|--|--|
| HVAC   | <ul style="list-style-type: none"> <li>The air handler heating systems in the basement were operational with evidence of air gaps at seams. Suggest system general maintenance service and repairs by a qualified HVAC contractor.</li> <li>The air cooling systems are not tested when exterior temperatures have dropped below 65 degrees Fahrenheit within the past 24 hours due to risk of damaging the unit.</li> </ul>   |
| PLUMBING   | <ul style="list-style-type: none"> <li>The basement sink drain vent shows visible kinking in the line, suggest qualified repairs as needed.</li> </ul>   |
| ELECTRICAL   | <ul style="list-style-type: none"> <li>Suggest installing one smoke and carbon monoxide alarm per room in accordance with the new Illinois state law.</li> <li>Within the basement main electrical load switch room there is an active water leak at the building foundation wall. The combination of high voltage power and standing water presents a significant safety risk. Suggest qualified foundation repairs and sealing as needed.</li> </ul>   |
| INTERIOR   | <ul style="list-style-type: none"> <li>The basement main walk in freezer show evidence of door seal damage. Signs of resulting interior frost build up, suggest qualified seal repairs to freezer as needed.</li> <li>Damaged walk in freezer plastic controls, suggest proper repairs as needed.</li> <li>Improper storage build up in basement has blocked access to the main electrical load centers.</li> <li>Evidence of past ceiling tile stains in the basement office area, suggest further evaluation to determine source and repair as needed.</li> <li>Within the retail store space one of the overhanging speaker covers appears improperly secured presenting a customer injury risk. Suggest proper repairs as needed.</li> </ul> |
| <p>*** ALL REPAIRS AND EVALUATIONS SHOULD BE COMPLETED BY A QUALIFIED PROFESSIONAL CONTRACTOR ***</p> <p><i>Please see full comments noted on detailed pages and rear notes.</i></p> |  |

- AT THE TIME OF THIS INSPECTION THERE WERE VISIBLE ISSUES AND DEFICIENCIES IDENTIFIED WITHIN THE SUBJECT PROPERTY. ALTHOUGH WE WERE ABLE TO IDENTIFY MANY OF THE READILY ACCESSIBLE DEFICIENCIES, BASED ON THE CONDITION OF THE PROPERTY IT IS HIGHLY PROBABLE THAT YOU MAY ENCOUNTER ADDITIONAL ISSUES IN THE FUTURE. ALLIED HOME INSPECTORS CANNOT ELIMINATE THIS RISK NOR DO WE ASSUME IT.
- THE INSPECTION FOR MOLD AND ANY OTHER ADVERSE ENVIRONMENTAL ISSUE IS OUTSIDE THE SCOPE OF THIS INSPECTION AND BEYOND ALLIED HOME INSPECTORS EXPERTISE. SUGGEST PROFESSIONAL TESTING TO DETERMINE IF SUCH CONDITIONS EXIST.

## PHOTO ADDENDUM



**Air gaps noted at basement air plenum ductwork**



**Active water leak at basement foundation wall in electrical room**



**Damaged store wall tile near entry doors**



**Store overhead speaker cover at risk of falling**

## PHOTO ADDENDUM



**Basement sink drain vent line kinked**



**Bags hanging on power disconnect**



**Office space past ceiling stains**



**Considerable storage and improper clearance to electrical load center panels in basement**

## PHOTO ADDENDUM



**Main freezer walk-in door seal damage resulting in interior frosting**



**Damaged freezer control panel**



**Improperly taped circuit breakers**

## STRUCTURE

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### IDENTIFICATION:

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

| ITEM INSPECTED  | DESCRIPTION | REMARKS   |
|-----------------|-------------|---|
| Building Type   | RETAIL      |   |
| Approximate Age | 50+YRS      |   |
| Construction    | MASONRY     | BUILDING SHARED CONSTRUCTION NOT FULLY VISIBLE  |
| Foundation      | CONCRETE    | FOUNDATION CONCRETE CRACKS NOTED, IT IS SUGGESTED THAT ALL CRACKS BE PROPERLY REPAIRED AND SEALED, SEE REAR NOTES REGARDING CARE. |
| Post / Column   | IRON/MASON  |   |
| Basement        | FULL        | LIMITED VISIBILITY DUE TO SHARED SPACE<br>ELECTRICAL ROOM FOUNDATION CRACK LEAKS NOTED  |
| Crawlspace      | N/A         |   |

### REMARKS AND SOLUTIONS:

- FULL VISIBILITY OF STRUCTURE WAS NOT POSSIBLE BECAUSE OF CLOSED WALL, CEILING AND FLOOR CONDITIONS, SEE DETAILS AT REAR INDEX.

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

## HEATING AND COOLING

### IDENTIFICATION:

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

| ITEM INSPECTED                    | DESCRIPTION              | REMARKS   |
|-----------------------------------|--------------------------|---|
| Heating System                    | FORCED AIR               |   |
| Approximate Age of Heating System | 1995 MFD                 | UNIT SHOWS SIGNS OF GENERAL AGE AND WEAR<br>SEE BELOW   |
| Thermostat                        | CONTROLS LOCKED          |   |
| Thermostat Location               | STORE WALLS              |   |
| Fuel Type                         | NATURAL GAS/<br>ELECTRIC |   |
| Distribution                      | DUCT                     | SUGGEST PROFESSIONAL CLEANING AND SANITIZING<br>OF AIR DUCTS TO REMOVE DEBRIS AND POTENTIAL<br>BACTERIA/POLLUTANTS.   |
| Cooling System                    | NOT TESTED               | SYSTEMS NOT TURNED ON DUE TO EXTERIOR<br>TEMPERATURES BELOW 65 DEGREES FARENHEIT.<br>SUGGEST REGULAR SERVICE AND CLEANING OF<br>EXTERIOR UNIT PER MANUFACTURE<br>RECOMMENDATIONS TO HELP MAINTAIN USEFULNESS.<br>SEE DETAILS AT REAR OF REPORTS |
| Air Filter                        | DISPOSABLE               | SUGGEST MONTHLY FILTER REPLACEMENT AS NEEDED  |

### REMARKS AND SOLUTIONS:

- **WE DO NOT ATTEMPT TO DISMANTLE ANY SYSTEM DURING THE COURSE OF A BUILDING INSPECTION THEREFORE WE WERE NOT ABLE TO INSPECT THE INTERNAL COMPONENTS OF THE COMMERCIAL HVAC SYSTEMS. IN SOME INSTANCES, COMMERCIAL HVAC SYSTEM MY BE INACCESSIBLE AT THE TIME OF THE INSPECTION THEREFORE IT IS RECOMMEND TO HAVE A COMPLETE EVALUATION BY A QUALIFIED COMMERCIAL HVAC CONTRACTOR.**



## BATHROOMS

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### IDENTIFICATION:

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

| ITEM INSPECTED  | DESCRIPTION  | REMARKS  |
|-----------------|--|--|
| Toilets         | APPEARS SERVICEABLE                                | SUGGEST MAINTAINING A PROPER SEAL OF ALL TOILETS TO PREVENT WATER LEAKAGE.                             |
| Sinks           | APPEARS SERVICEABLE                                | SIGNS OF PAST STAINING NOTED UNDER THE MENS ROOM SINKS   |
| Ventilation     | APPEARS SERVICEABLE                                |  |
| GFCI Protection | SUGGESTED FUNCTIONAL GFCI TESTS ON A MONTHLY BASIS | FUNCTIONAL GFCI OUTLETS ARE RECOMMENDED TO BE INSTALLED IN ALL BATHROOM OUTLETS AS A SAFETY PRECAUTION |

### REMARKS AND SOLUTIONS:

- **THE READILY ACCESSIBLE COMPONENTS OF A BATHROOM ARE INSPECTED FOR FUNCTIONALITY HOWEVER, PLEASE NOTED THAT WE DO NOT ATTEMPT TO DISMANTLE ANY SYSTEM, FIXTURE OR APPLIANCE DURING THE COURSE OF A HOME INSPECTION. THAT SAID, YOUR INSPECTOR DID NOT INSPECT THE INTERNAL AND HIDDEN COMPONENTS OF THE BATHROOMS.**
- **WATER TENDS TO BE THE SOURCE OF MOST COMMON BATHROOM DEFICIENCIES, ALTHOUGH A LEAK MAY NOT BE PRESENT AT THE TIME OF THE INSPECTION, IT IS VERY POSSIBLE THAT ONE MAY OCCUR IN THE FUTURE. REGULAR BATHROOM CHECKS ARE RECOMMENDED AND DETAILED FOR YOUR REFERENCE IN THE "FINAL WALK-THRU" INSPECTION CHECKLIST.**

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

## PLUMBING

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### IDENTIFICATION:

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

| ITEM INSPECTED        | DESCRIPTION              | REMARKS                               |
|-----------------------|--------------------------|---------------------------------------|
| Water Service         | PUBLIC                   |                                       |
| Entry Pipe            | COPPER                   |                                       |
| Interior Pipe type    | COPPER                   | NOT FULLY VISIBLE                     |
| Waste Disposal        | PUBLIC                   | NOT FULLY VISIBLE                     |
| Waste/Vent            | CAST                     | NOT FULLY VISIBLE                     |
| Water Heater Location | UTILITY ROOM IN BASEMENT |                                       |
| Water Heater Capacity | 120 GALLON               |                                       |
| Water Heater Type     | ELECTRIC                 |                                       |
| Age of Water Heater   | UNKNOWN                  | NORMAL LIFE EXPECTANCY IS 10-15 YEARS |

### REMARKS AND SOLUTIONS:

- **WATER LEAKS PAST OR PRESENT, TEND TO BE THE SOURCE OF MOST COMMON PLUMBING DEFICIENCIES. PLEASE NOTE THAT ALTHOUGH A LEAK MAY NOT BE PRESENT AT THE TIME OF THE INSPECTION, IT IS POSSIBLE THAT ONE MAY OCCUR IN THE FUTURE. AS BEST PRACTICE, REGULAR INTERIOR AND EXTERIOR PLUMBING CHECKS ARE RECOMMENDED AND DETAILED FOR YOUR REFERENCE IN THE "FINAL WALK-THRU" INSPECTION CHECKLIST.**

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

## ELECTRICAL

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### IDENTIFICATION:

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

| ITEM INSPECTED     | DESCRIPTION          | REMARKS  |
|--------------------|----------------------|--|
| Service Entrance   | UNDERGROUND          |  |
| Service Size       | 3 PHASE 240/480VAC   | 200AMPS X 2  |
| Main Load switch   | BASEMENT             |  |
| Panel Type         | CIRCUIT PANELS       |  |
| Access to Panel    | RESTRICTED           |  |
| Ground             | VISIBLE              |  |
| Sub Panels         | FLOOR 1 AND BASEMENT |  |
| Outlets/Switches   | RANDOM SAMPLING      |  |
| GFCI Outlets       | TESTED               | SUGGEST FUNCTIONAL GFCI OUTLETS BE INSTALLED IN ALL AREAS WITHIN 6 FEET OF OPEN WATER FLOW AS A SAFETY PRECAUTION.   |
| CO/Smoke Detectors | ACTION SUGGESTED     | SUGGEST INSTALLING 1 SMOKE ALARM PER ROOM PER FLOOR<br><br>SUGGEST CARBON MONOXIDE DETECTOR BE INSTALLED NEAR ALL FUEL BURNING APPLIANCES AND EACH ROOM IN ACCORDANCE WITH ILLINOIS STATE LAW. |

### **REMARKS AND SOLUTIONS:**

- **DURING THE INSPECTION A RANDOM SAMPLING OF OUTLETS AND SWITCHES IS CONDUCTED. AT TIMES THERE MAY BE A LIGHTS, CEILING FANS OR OTHER ELECTRICAL FIXTURES THAT ARE EITHER MISSING, NOT ACCESSIBLE, IMPROPERLY SECURED, BURNED OUT OR NOT OPERATING. SUCH ISSUES MAY BE CONSIDERED GENERAL MAINTENANCE AND NOT A SIGNIFICANT DEFICIENCY UNLESS OTHERWISE NOTED IN THIS INSPECTION REPORT.**

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

## COMMON ENVIRONMENTAL ISSUES

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

### Carbon Monoxide

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

### Radon Gas

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

### Lead Based Paints, Lead in Water

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

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

### Asbestos

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

Asbestos cannot be positively identified visually. The presence or absence of asbestos can only be verified by laboratory analysis. Allied Home Inspectors, LLC does not perform any tests for asbestos. If you suspect the presence of asbestos in any material, do not disturb the material. Consult with a qualified environmental specialist or asbestos remediation contractor to confirm the

presence or absence of asbestos, and for advice on how best to deal with any asbestos that may be present. There are special regulation for the removal and disposal of asbestos.

### **Mold**

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

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

## **SUPPORT AFTER THE INSPECTION**

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### **Re-Inspection Policy**

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

### **Your Questions**

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

### **The Questions of Others**

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

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

## INSPECTION RELATED INFORMATION

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

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

### **Foundation Basement or Crawl Space Dampness**

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

### **Concrete**

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

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

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

### **Basement Dampness**

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

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

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

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

### **Crawl Spaces**

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

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

### **Insect Boring Activity and Rot**

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

| Item   | Estimated Cost                             | Item   | Estimated Cost                  |
|--|--|--|---------------------------------|
| <b>Replace Gas Furnace</b><br>Remove existing gas furnace and replace with new gas furnace   | \$1,200 – 4,400                            | <b>Replace Electric Furnace</b><br>Remove existing electric furnace and replace with new electric furnace            | \$1,200 – 3,700                 |
| <b>Replace A/C Compressor</b><br>Remove existing compressor and replace with a new A/C compressor                                    | \$1,400 – 3,700                            | <b>Replace Water Boiler</b><br>Remove existing boiler and replace with a new gas or oil water boiler                 | \$3,100 – 5,000                 |
| <b>Service Heating System</b>  | \$75-150                                   | <b>Service Cooling System</b>  | \$75-150                        |
| <b>Replace Gas Boiler</b><br>Replace standard gas fired, forced air heating unit. Average building. Approximately 100,000 BTU input. | \$1,800 – \$2,800                          | <b>Replace Chimney Lining.</b><br>Average 2-story building. Average difficulty; stainless steel.                     | \$1,500–\$2,000                 |
| <b>GFCI Electrical Outlet</b><br>Replace a GFCI outlet   | \$100 – 175                                | <b>Hardwood Floors</b><br>Sand and finish hardwood floor   | \$2.25 – 5.70                   |
| <b>Replace Water Heater</b><br>Gas –<br>Electric –   | \$400 – 550<br>\$425 - 750                 | <b>Doors</b><br>Install deadbolt lock in door<br>Install garage door operator  | \$60 - 150<br>\$230 - 305       |
| <b>Roofing</b><br>Install new asphalt shingle roof over existing roof<br>Tear off existing roof and install new asphalt shingle roof | \$3.40 – 5.25 sq/ft<br>\$5.00 – 9.00 sq/ft | <b>Gutters</b><br>Replace existing gutters and downspouts with new aluminum gutters and downspouts                   | \$4.90 – 10.50                  |
| <b>Chimney</b><br>Clean chimney of a 1 or 2 story building   | \$120 – 200                                | <b>Ceramic Tile</b><br>Remove and replace ceramic tile floor   | \$18.00 – 50.00                 |
| <b>Flashing</b><br>Replace metal chimney flashings and roof valleys.   | \$275–350 per item                         | <b>Grounds Grading</b><br>Regrade ground surface to divert surface water. Average building, 30’–40’                  | \$600–\$1,200<br>(\$20–\$30/LF) |
| <b>Repair concrete block foundation wall.</b><br>Average conditions. 30 LF wall.   | \$4,500 – \$6,000<br>(\$150–\$200/LF)      | <b>Remove ceramic tile and damaged substrate.</b><br>Install waterproof substrate and new tile in damaged area only. | \$300–\$600                     |

## HOUSEHOLD SYSTEMS AVERAGE LIFE EXPECTANCIES

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



## FINAL WALK-THROUGH INSPECTION

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

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