

B4U Close

Home Inspections

Inspection Report

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Pre-Closing Walk Through Checklist

Please use the B4U Close Home Inspections "pre-closing checklist" on your last walk through of the property before closing. During the time period between our inspection and closing many things can happen. Systems can fail at any time. Defects can become visible under different viewing conditions (weather, belongings removed, etc). We urge you to operate all systems prior to closing. You should also check all areas that may have been hidden from view by personal belongings or other obstructions that have now been removed. Make sure you bring a couple of light bulbs to check inoperable light fixtures.

- Obtain all equipment operations manuals, warranties, receipts for recent repairs, records of sale (disclosure statement, offer to purchase, and closing documents, etc.). Keep them in an easily accessible file.
- Check the exterior surfaces of the property. Pay particular attention to the roof, especially if there has been a storm since the inspection. (Use binoculars if necessary.)
- Run the irrigation sprinkler system. (If present and weather permits.)
- Check all interior rooms. Look for moving damage if the occupant moved out between the inspection and closing. Check areas that may have been hidden from view during the inspection, by personal belongings.
- Operate all windows and doors. Check for broken thermal seals. (Is there moisture between the panes?) Check for loose hardware.
- Check ceilings for new water stains that may have appeared since the inspection.
- Check counter tops, shelves, and interiors of all drawers, cabinets, and closets.
- Check all areas that may have been inaccessible during the inspection due to personal storage, furniture, area rugs, etc.
- Check items that were not part of the home inspection, such as cosmetic concerns, alarms, intercoms, and sound systems. Make sure trash and yard debris have been removed.
- Operate all the systems: appliances, air conditioner, heating system, sump pump, garbage disposal, and garage door. (Make sure to get the garage door opener transmitters from the previous owner) (**DO NOT** operate the air conditioners if the temperature has not been above 65 degrees for the last 24 hours.)
- Check all lights to make sure they work. (Bring some extra bulbs in case a bulb has burned out.)
- Run water in all faucets and toilets. Fill tubs and sinks. Check for leaks. Run whirlpool tubs.
- Check the basement. Look for active moisture stains and leaks. Check the walls, floors, and under / near any plumbing fixtures.
- Check for signs of pests. Consider preventive pest control treatment before taking occupancy / moving in.
- If possible, check inside the attic or crawl space. Look for active moisture leaks or stains.
- Verify that the seller has correctly completed any promised repairs. (Ask to see the repair / replacement receipts, permits, etc.)
- Verify that the seller has notified you of any changes in the condition of the property since the home inspection.
- If you haven't yet purchased a home warranty, consider doing so now. Your real estate agent may be able to provide sources for home warranties.

Schedule of normal life

Appliances	Life Estimate in Years
Dishwashers	5 to 12
Disposals	5 to 12
Washers and dryers	8 to 12
Water heaters	8 to 12
Refrigerators	15 to 20
Stoves	15 to 20
Gutters and downspouts	Life Estimate in Years
Galvanized	15 to 20
Copper	Life of home if well-maintained
Heating and Air Conditioning	Life Estimate in Years
Warm air furnace	8 to 12
Heat pumps	8 to 12
Air conditioning compressors	8 to 15
Gas chillers	8 to 15
Hot water boilers	30 to 50
Plumbing	Life Estimate in Years
Gas hot water heater	8 to 12
Electric hot water heater	10 to 15
Private disposal systems (septic)	15 to 25
Galvanized water pipes	30 to 50
Roofs	Life Estimate in Years
Selvage or asphalt roll	12 to 20
Wood shake and shingle	15 to 20
Asphalt	15 to 20
Fiberglass	15 to 20
Asbestos shingle	30-50
Slate	40-75

Cost Comparison of Materials

When you compare one home to another, it's easier to tell the relative value if you know the cost of materials. Keep in mind the following relationships when comparing material costs

1. A slate roof costs about five to six times as much as an asphalt shingle roof.
2. The cost of masonry or brick facing is about three times as much as the cost of wood, vinyl or aluminum.
3. The cost of hardwood flooring is about twice that of carpeting laid over plywood.
4. An insulated glass window costs about twice as much as a window with single glass.
5. The cost per square foot for plaster walls is about two or three times as much as the cost of drywall.

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Cost estimates are prepared by qualified specialists in a given trade. They are usually preceded by specific measurements taken (that are outside the scope of a home inspection) and labor, equipment and material cost data that are generally not possessed by home inspectors. The following information, from Freddie Mac, is a general estimate. Costs vary widely from state to state and location to location. For exact information, pertinent to this area, you need to have an estimate prepared by a qualified specialist.

Schedule of Estimated Remodeling and Repair Costs

Additions	Costs
Build addition	\$70 to 120 per square foot
Enclose porch	\$5,500 to 15,000
Drywall ceiling over plaster	\$1.50 to 2.00 per square foot
Basement	Costs
Convert basement to legal rental unit	\$30,000 to 50,000
Bathroom	Costs
Remodel bathroom	\$7,000 to 12,000
Add half bathroom	\$3,500 to 5,000
Add full bathroom	\$7,000 to 12,000
Electrical Service	Costs
Increase service to 200 amps	\$700 to 1,200
Run separate electrical lines	\$150 to 300
Install connectors on outlets (of aluminum wired homes)	\$15 to 20 per connection / \$2,000 to 3,000 (whole house)
Exterior	Costs
Regrade lawn	\$500 to 1,500
New gutters and downspouts	\$2.50 to 3.50 per linear foot
Fireplaces	Costs
Build masonry fireplace	\$3,300 to 4,800
Install prefabricated fireplace	\$1,800 to 2,300
Reline chimney with terra cotta	\$2,000
Floors	Costs
Sand and finish wood floors	\$1.50 to 3.30 per square foot
Install ceramic tile floor	\$11 to 22 per square foot
Install vinyl tile floor	\$2.64 to 5.34 per square foot
Install wall-to-wall carpet	\$3.38 to 6.61 per square foot
Garages	Costs
Build single car garage	\$6,000 to 9,500
Build double car garage	\$8,000 to 12,000

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Heating and Air Conditioning

	Costs
Replace warm air furnace	\$1,500 to 3,800
Replace electric heat pump	\$2,200 to 3,600
Replace central air conditioning system (electric)	\$1,500 to 3,000
Replace central air conditioning system (gas)	\$2,600 to 3,500
Install humidifier	\$300 to 550
Install electrostatic air cleaner	\$500 to 750
Replace hot water boiler	\$2,500 to 3,500
Install attic ventilation	\$250 to 450

Insulation

	Costs
Insulate attic / basement	\$.75 to 1.20 per square foot

Kitchen

	Costs
Remodel kitchen	\$8,000 and up

Plumbing

	Costs
Hot water heater (50-gallon capacity)	\$400 to 650
(40-gallon capacity)	\$300 to 550
Install new well	\$3,000 to 5,000
Install new septic system	\$3,000 to 5,000
Install sump pump	\$400 to 500
Install French drain and sump pump	\$2,000 to 3,500

Roofs

	Costs
Asphalt / fiberglass shingles— Install over existing shingles	\$1 to 1.20 per square foot
Remove existing shingles and install news	\$1.30 to 1.75 per square foot

Windows

	Costs
Install storm windows	\$60 to 100 each
Replace existing windows	\$250 to 500 each

Glossary of Home Inspection Terms

AMPERE (AMP):	A unit measure of electricity.
APERATURE:	The opening in pipes.
ASBESTOS:	A naturally occurring mineral fiber sometimes found in older homes. It is hazardous to health when a possibility exists of exposure to inhalable fibers. Homeowners should be alert for friable asbestos and always seek professional advice in dealing with it.
AWNING WINDOWS	A window with hinges at the top allowing it to open out and up.
BASEBOARD:	Usually wood or vinyl installed around the perimeter of a room to cover the space where the wall and floor meet.
BASEBOARD HEAT:	A heating system with the heating unit located along the perimeter of the wall where the baseboard would be. It can be either an electric or hot water system.
BREAKER BOX:	A metal box that contains circuit breakers or fuses that control the electrical current in the home.
BUILDING CODE:	Minimum local or state regulations established to protect public health and safety. They apply to building design, construction, rehabilitation, repair, materials, occupancy and use.
BUCKLING:	The bending of a building material as a result of wear and tear or contact with a substance such as water.
CASEMENT WINDOWS:	A side-hinged window that opens on hinges secured to the side of the window frame.
CAULKING:	Material used to fill joints that may exist between floors and fixtures; around windows and doors, shower stalls and bathtubs, etc.
CIRCUIT BREAKER:	The safety valves for electrical systems. It interrupts an electric circuit when an unusual condition arises such as lightning and malfunctioning appliances. Unlike a fuse, it can be reset.
CLASS B DOOR:	A fire resistant rating applied by the Underwriters Laboratories Classification for a door having a 1 to 1 1/2-hour rating.
CPVC:	Plastic water piping rated for hot water.
CRAWL SPACE:	Shallow space between the underside of the first floor of a house and the ground.
CUTOFF VALVES:	Valves used to shut water off, generally located under sinks or behind bathtub and shower access panels. They cutoff hot and/or cold water at the source without cutting all water off throughout the house.
DAMPER:	An air valve that regulates the flow of air inside the flue of a furnace or fireplace.
DISPOSER:	A device that grinds food sufficiently to enter drains for disposal without clogging.
DORMER:	A converted attic with windows projecting through a sloping roof.
DOUBLE-HUNG WINDOW:	A window with sashes that slide vertically and allow opening from the top and bottom.
DRYWALL:	A gypsum board material used for walls or ceilings.
DUCTWORK:	A system of distribution channels used to transmit heated or cooled air from a central system (HVAC) throughout a home.
EAVES:	The section of the roof that overhangs the walls of a house.
EXHAUST FAN:	Extracts air or excess heat from the interior of a home.
FLASHING:	Sheet metal used at wall and roof junctions and around chimneys to prevent water entry.
FLUE:	An enclosed chamber in a fireplace that directs flames, smoke and other gases to the outside air.
FOOTINGS:	Concrete set in the soil (foundation bed) that support the foundation of the house.
FORCED-AIR FURNACE:	A unit that transfers heat from fuel and circulates heat throughout the ducts of a house.
FOUNDATION:	The part of the structure upon which all other construction is built.
FUSE BOX:	A metal box that contains the fuses that regulate electric current in a house.
GROUND-FAULT INTERRUPTER (GFI):	A safety device that interrupts surges of electricity in appliances and other electrical components found in a home.

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GUTTER/DOWNSPOUT:	Channel of various materials including plastic and copper supported at the eaves to direct water away from the foundation of a home through downspouts.
HEARTH:	The fireproof surface of a fireplace, usually 18 inches wide.
HEAT EXCHANGER:	A device used to transfer heat in a furnace.
HEAT PUMP:	A reverse cycle refrigeration unit that both heats and cools.
HOT WATER HEATING SYSTEM:	This system heats water to boiling in a water heater, and a circulator pumps it through a system of pipes.
HVAC:	Heating, ventilating and air conditioning system.
INSULATION:	Material used to resist the loss of heat energy. Materials such as fiber glass, mineral wool, cellulose and foam are placed in the walls, ceilings, basements and crawl spaces. Insulation may be blown or installed in batt sections.
JOISTS:	Horizontal timbers, beams or bars supporting a floor.
LATHING:	Strips of wood or other material used as a base for the installation of plaster.
LEAD:	A material used in pipes and paint of many older homes. We now know that lead is hazardous to health. The local environmental protection agency should be consulted for guidelines on handling, removal and applicable laws.
MASONRY:	Construction using materials such as tile, brick, cement, stone or similar materials.
MEMBER:	Wood or steel elements that make up the framing and foundation of a structure such as 2 X 4 strips of lumber cut to various lengths.
MORTAR:	A bonding material used in the construction of brick or stone structures.
MOULDING:	Strips of wood or the material used to cover joints between floors and walls, and walls and ceilings.
PARAPET WALL:	A low wall or railing along the edge of a roof, balcony, bridge or terrace constructed for protection, to control water resulting from rain or artificial flooding or to insulate against the sun's rays.
PARQUET FLOORS:	A floor that is laid in rectangular or square patterns often made of prefinished wood or wood veneer squares.
POINTING UP:	The removal of deteriorated mortar between bricks and replacement with new mortar.
POLYBUTYLENE:	Water piping used for interior piping and the main waterline to the street. Problems with this pipe have curtailed its use.
PROFESSIONAL INSPECTION:	An inspection performed by a specially trained inspector to provide a comprehensive report on the condition of a house. This report is usually written and is often used in home sale negotiations.
R-VALUE:	A measurement of the ability of insulation to slow the transfer of heat or cold. The higher the R-value, the greater the insulation power.
RADIANT HEATING SYSTEM:	An electrical heating system that distributes heat through cables installed usually in baseboard panels.
RADON:	A colorless, odorless gas that is emitted from soils, rocks and water as a result of radioactive decay in certain areas of the country. Radon is known to cause cancer. Homes should be tested for radon. The local environmental agency should be consulted on its handling, removal and any applicable laws.
RAFTER:	The structural member or beam that supports the roof. It spans from the exterior wall to the ridge board of the peak of the roof.
REGISTERS:	Help to regulate the flow of air.
RETAINING WALL:	A vertical structure used to restrict the movement of soil or water.
SASH:	Framework that holds the glass in a window or a door.
SETTLING:	The lowering of elevation of a house or pavement due to weight or shrinkage.
SHINGLE:	Sheets of waterproof material used to cover the roofs of homes and other surfaces.
SIDING:	Finish material such as wood, vinyl and aluminum used on outside walls.
SILL:	The lowest piece upon which a window or exterior door rests, usually slanted downward slightly to provide for rain water runoff.

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SLAB:	A concrete foundation or floor of a home. Houses built on slab usually do not have basements.
SOFFIT:	The underside part of a roof that extends beyond the outside walls of a structure.
SOLAR HEAT:	Heat created from the gathering of solar energy from the sun. It can be passive or active. A positive system takes advantage of winter sunlight through windows on the south side of a home. An active system heats through the collection of solar energy through solar collectors.
SUMP PUMP:	An electric pump, usually installed in the basement to prevent water from entering the basement area. It empties water from a "well or pit" where it is collected and pumps it to the outside of a home.
THERMOSTAT:	Helps to control temperatures within the home. Thermostats automatically turn heating or air conditioning on or off as necessary to maintain a desired temperature.
THRESHOLD:	A strip of metal, wood, marble or other material placed at the base of a door.
TPRV	Temperature Pressure Relief Valve. This valve on the water heater opens to release excess pressure caused by water pressure surges or excessive temperature
UREA FORMALDEHYDE FOAM INSULATION:	A type of foamed-in-place insulation that releases formaldehyde gas. It was banned by the Consumer Public Safety Commission in 1982 from use in residences and schools. Holding that the risks had not been proven, a Federal Court lifted the ban in 1983. The local consumer and/or environmental protection agency should be consulted for additional information on this type of insulation.
WEATHER -STRIPPING:	Made of various materials used to reduce the escape of heat or air conditioning from a home. It is usually installed around windows and doors.
WINDOW WELL:	The open subsurface space that provides light through a basement window.
ZONE:	A system that allows different temperatures in various parts of a structure.

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