

# Property Inspection Report

1234 Fictitious Ave., Utopia, GA 01013

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**Inspection Date:**

30/09/2017

**Prepared For:**

Mr. Jon Doe



**Prepared By:**

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**Inspector:**

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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This appears to be a well constructed and maintained 22 year old home that has undergone renovation of the kitchen. The workmanship appears to be of good quality. The maintenance of the components of the home appears to have been good. No major repair recommendations or safety issues were identified. Several repairs are needed, however, to bring the home to within acceptable standards. As with all homes, ongoing maintenance is also required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location.

## CONVENTIONS USED IN THIS REPORT

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

**Concern:** *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

**Safety Issue:** *denotes a condition that is unsafe and in need of prompt attention.*

**Repair:** *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

**Improve:** *denotes improvements which are recommended but not required.*

**Monitor:** *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

## SUMMARY

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

### SAFETY ISSUES

- **Safety issue:** An abandoned wire as noted in the attic across from the furnace units should be removed or appropriately terminated with a box and cover.
- **Safety issue:** The ground fault circuit interrupter (GFCI) outlet to the left of the master bathroom vanity did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Safety issue:** The installation of ground fault circuit interrupter (GFCI) outlets is recommended at all kitchen outlet locations. A GFCI offers increased protection from shock or electrocution.
- **Safety issue:** The smoke detectors did not respond to testing. Replacement is recommended.
- **Safety issue:** No carbon monoxide detector was observed. Recommend detectors be installed since carbon monoxide is a colorless, odorless gas that can result in death.
- **Safety issue:** There is insufficient clearance between the exhaust flues on the furnaces and combustible materials (ductwork). A minimum of 1 inch clearance is typically required or a metal shield installed). Recommend a metal shield or collar be installed as this is a potential fire hazard.
- **Safety issue:** There is insufficient clearance between the exhaust flue and combustible materials as noted where the roofing material is against the flue at the roof line (a minimum of 1 inch clearance is typically required). This is a fire hazard, and should be corrected.
- **Safety issue:** For improved safety, it is recommended that a graspable hand rail be provided for the back stairway.

### REPAIR ITEMS

- **Repair:** The disconnected downspout at the rear left corner should be re-attached to prevent water accumulation around the foundation.
- **Repair:** Some widow and door jam trim as noted at the left side of the house and at the front door show evidence of rot to the frames. Repair to the frames can usually be accomplished by a skilled carpenter.
- **Repair:** The shutter to the right of the front door is loose and should be resecured to the home.
- **Repair:** Openings in the siding were observed at exterior utility covers. Recommend sealing these areas to prevent moisture intrusion behind the walls.

- **Repair:** Bushes and vines should be trimmed away from the house to avoid damage to the building from water and insects..
- **Repair:** The gate latch mechanism needs repair to function properly.
- **Repair:** A grounding pin has broken off inside the outlet located at the rear patio. Recommend an electrical contractor repair or replace this receptacle.
- **Repair:** The ground fault circuit interrupter (GFCI) outlet to the left of the range is inoperative. This circuit should be repaired.
- **Repair:** The outlet to the right of the master bathroom door has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary
- **Repair:** The dimmer switch for the dining room fixture is not operative. Recommend the switch be replaced to restore proper function.
- **Repair:** The master closet light, some kitchen recessed lights, and the front right exterior spotlights are inoperative. If the bulbs are not blown, the circuits should be repaired.
- **Repair:** The openings in the furnace casings where the refrigerant lines enter the units should be sealed to prevent the loss of conditioned air which reduces efficiency and increases operating costs (See Photos).
- **Repair:** The dirty air filter should be replaced.
- **Repair:** The temperature drop measured across the evaporator coil of the main level air conditioning system is lower than typical (not cooling adequately). This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.
- **Repair:** Vegetation in the vicinity of the outdoor unit of the air conditioning systems should be cut back to improve ventilation and overall efficiency of the systems.
- **Repair:** Door stops are recommended for all doors to prevent wall damage.
- **Repair:** The waste piping is leaking at the kitchen sink and requires repair by a qualified plumber.
- **Repair:** There is a flexible drain pipe located under the kitchen sink which is prone to clogging. Recommend replacing with rigid smooth walled pipe per proper plumbing technique.
- **Repair:** Some of the windows are stuck or painted shut. At least one window per room was operable as a means of egress in the event of an emergency
- **Repair:** The weatherstripping for the right window in the front middle bedroom is damaged and requires repair to reduce utility costs.
- **Repair:** The waste disposer has seized. The unit attempts to respond when the power is switched on but does not begin to operate. Unit needs to be repaired or replaced.
- **Repair:** The door bell is inoperative and should be repaired or replaced.
- **Repair:** The hole in the firewall around the gas line penetration to the fireplace is not sealed. Recommend sealing this opening with a non-combustible filler.

#### IMPROVEMENT ITEMS

- **Improve:** Covering the gutters with a protective mesh may help to avoid congestion with leaves and debris
- **Improve:** The dryer outlet does not meet current codes for grounding requirements (4-pronged outlet now required). Recommend having an electrician change this outlet to the newer 4-pronged type if a newer model dryer is used.
- **Improve:** The installation of "arc fault" (AFCI) breakers for all circuits (except appliances and GFCI's) is now required by present day codes, which provides added protection against faulty wiring. Consult with an electrician concerning the installation of these for enhanced safety of these circuits.
- **Improve:** Recommend the addition of a whole house surge protector to prevent damage to highly sensitive items including televisions, computers and other high tech equipment.
- **Improve:** The attic insulation should be improved in some areas to achieve R30, which is the present day standard. Any missing attic insulation such as noted to the right of the attic stairs should be replaced for proper protection against loss of conditioned air into the attic. The pull-down attic access door should be insulated with foam board and weather stripped to limit unconditioned air infiltration into finished areas.
- **Improve:** Exhaust vent pipes from the bathroom venting into the attic space should be vented to the building exterior.
- **Improve:** To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs would be wise.
- **Improve:** Recommend the addition of an anti-tip bracket for the range to prevent the unit from tipping over while pressure is applied to the open oven door. The installation of this bracket is recommended to prevent potential serious injury, especially to small children.
- **Improve:** A water hammer arrestor is missing for the dishwasher. A water hammer arrestor is recommended wherever quick closing valves are utilized.

#### ITEMS TO MONITOR

- **Monitor:** The soil below the driveway and in the garage has settled slightly resulting in surface cracks. These cracks are not considered significant and in the absence of additional cracking, repair should not be necessary.
- **Monitor:** An apparent water staining was noted at the master bedroom wall below the fixed pane window. The area was dry at the time of the inspection, but leakage could not be definitively ruled out based on a one time visit to the home. Recommend consulting with the current owners for additional information prior to closing. If the leak is still active, recommend repair/replace as needed to remedy the leak.
- **Monitor:** Minor damage to the interior finish was observed (drywall tape deterioration) at the peak of the master bedroom ceiling. These blemishes are normally the result of the settlement process. Repair is optional (See Photo).
- **Monitor:** Double pane windows in the family room and living room appear to have lost their seals (condensation forming in between the glass). Cloudiness will persist and likely worsen over time. It is a condition that cannot be repaired in a practical manner. Replacement of the windows may be needed (See Photos).
- **Monitor:** Radon gas is naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (EPA) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A three hour test resulted in a reading of 1.6. A 48 hour radon evaluation which is deemed the most reliable is beyond the scope of this inspection. Recommend getting a 48 hour test to confirm results.
- **Monitor:** The refrigerator was not plugged-in at the time of inspection. Recommend the unit be tested for proper operation prior to closing.

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

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

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

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	• Slab On Grade
<b>Floor Structure:</b>	• Wood Joist • Concrete
<b>Wall Structure:</b>	• Wood Frame
<b>Celling Struture:</b>	• Joist
<b>Roof Structure:</b>	• Truss
<b>ATTIC ACCESS:</b>	• Pull Down Stairs

## STRUCTURE OBSERVATIONS

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The framed construction of the home is of good quality. The materials and workmanship, where visible, are within acceptable standards. The inspection did not discover evidence of substantial structural movement in the floors or walls.

## LIMITATIONS OF STRUCTURE INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	• Asphalt Shingle
<b>Roof flashing:</b>	• Metal
<b>Chimneys:</b>	• Metal Below Siding
<b>Roof Drainage:</b>	• Aluminum • Downspouts Discharge Above Grade
<b>Skylights:</b>	• None
<b>Method Of Inspection:</b>	• Drone

## ROOFING OBSERVATIONS

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The roofing is somewhat newer material (reported age is two years) and is in good condition. The typical life for this material is 30 years. In all, the shingles show evidence of normal wear and tear for a roof of this age. Keep in mind that these life expectancies are approximations only and other factors such as extreme weather conditions can result in a shorter life.



General Roofing Photos



## RECOMMENDATION / OBSERVATIONS

### Gutters/Downspouts

- **Improve:** Covering the gutters with a protective mesh may help to avoid congestion with leaves and debris
- **Repair:** The disconnected downspout at the rear left corner should be re-attached to prevent water accumulation around the foundation.



## LIMITATIONS OF ROOFING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wallcovering:</b>	• Cement Siding • Stucco
<b>Eaves Soffits Fascia:</b>	• Wood
<b>Exterior Doors:</b>	• Wood
<b>Windows Door Frames:</b>	• Wood
<b>Entry Driveways:</b>	• Concrete
<b>Entry Walk Patios:</b>	• Concrete
<b>Overhead Garage Doors:</b>	• Steel • Automatic Openers Installed
<b>Surface Drainage:</b>	• Graded Away From House
<b>Fencing:</b>	• Wood

## EXTERIOR OBSERVATIONS

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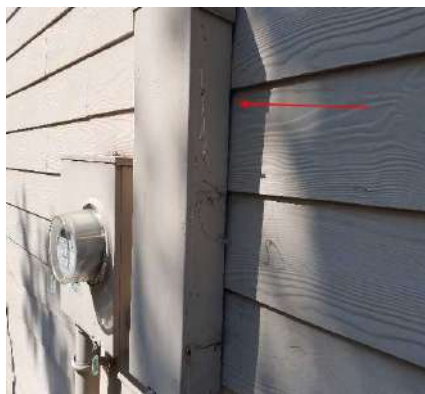
The exterior fiber cement siding that has been installed on the house is a durable material and requires relatively low maintenance. The window frames and siding trim are in generally good condition. The driveway and walkways are also in good condition.



General Exterior Photos

### Exterior Walls

- **Repair:** Openings in the siding were observed at exterior utility covers. Recommend sealing these areas to prevent moisture intrusion behind the walls.

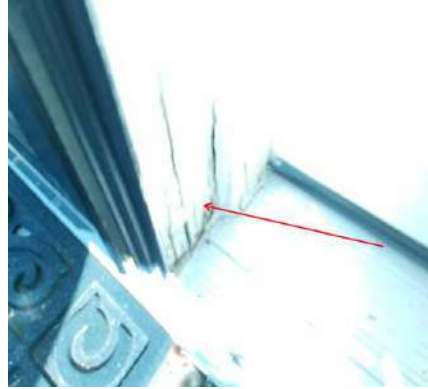


Near Electric Utility Entrance

### Exterior Doors/Windows

- **Repair:** Some widow and door jam trim as noted at the left side of the house and at the front door show evidence of rot to the frames. Repair to the frames can usually be accomplished by a skilled carpenter.





- **Repair:** The shutter to the right of the front door is loose and should be resecured to the home.



#### Driveway

- **Monitor:** The soil below the driveway and in the garage has settled slightly resulting in surface cracks. These cracks are not considered significant and in the absence of additional cracking, repair should not be necessary.



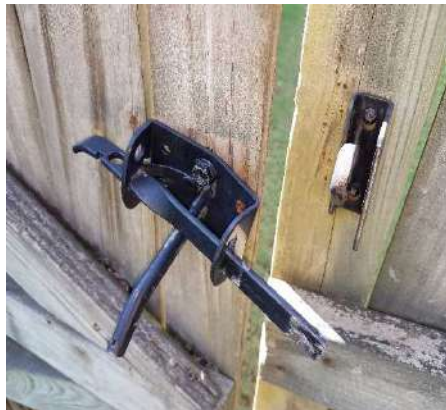
#### Landscaping

- **Repair:** Bushes and vines should be trimmed away from the house to avoid damage to the building from water and insects..



### Fencing

- **Repair:** The gate latch mechanism needs repair to function properly.



## LIMITATIONS OF EXTERIOR INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, breakwalls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical

## DESCRIPTION OF ELECTRICAL

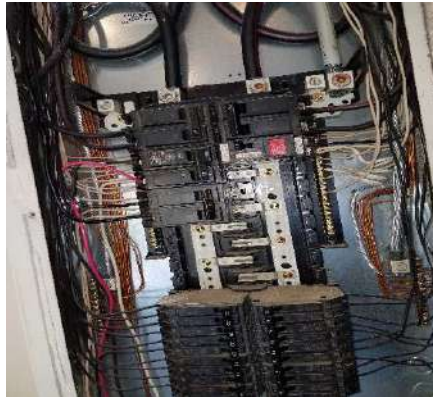
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<b>Size of Service:</b>	• 200 Amps 120/240v Main Service
<b>Service Drop:</b>	• Underground
<b>Entrance Conductors:</b>	• Aluminum
<b>Main Disconnect:</b>	• Main Service Rating 200 Amps at Right Side of Home
<b>Grounding:</b>	• Copper • Ground Rod Connection
<b>Service Panel:</b>	• Panel Rating 200 Amps on Garage Wall • Breakers
<b>Wiring:</b>	• Copper
<b>Wiring Method:</b>	• Non- Metallic Cable Romex
<b>Switches Receptacles:</b>	• Grounded
<b>GFCI:</b>	• Bathroom • Kitchen • Garage • Jetted Tub
<b>Smoke Codetector:</b>	• No Detectors Present • Smoke Detector Non-Responsive
<b>AFCI:</b>	• None

## ELECTRICAL OBSERVATIONS

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The size of the service ( 200 amps) appears to be sufficient for typical electrical requirements of a home this size. Inspection of the electrical system did reveal the need for typical, minor repairs. A licensed electrician should be consulted to undertake the repairs recommended below and to evaluate the entire system for further repairs that may be needed.



### Distribution Wiring

- **Safety issue:** An abandoned wire as noted in the attic across from the furnace units should be removed or appropriately terminated with a box and cover.



## Outlets

- **Improve:** The dryer outlet does not meet current codes for grounding requirements (4-pronged outlet now required). Recommend having an electrician change this outlet to the newer 4-pronged type if a newer model dryer is used.
- **Improve:** The installation of “arc fault” (AFCI) breakers for all circuits (except appliances and GFCI’s) is now required by present day codes, which provides added protection against faulty wiring. Consult with an electrician concerning the installation of these for enhanced safety of these circuits.
- **Improve:** Recommend the addition of a whole house surge protector to prevent damage to highly sensitive items including televisions, computers and other high tech equipment.
- **Safety issue:** The ground fault circuit interrupter (GFCI) outlet to the left of the master bathroom vanity did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Repair:** The ground fault circuit interrupter (GFCI) outlet to the left of the range is inoperative. This circuit should be repaired.
- **Safety issue:** The installation of ground fault circuit interrupter (GFCI) outlets is recommended at all kitchen outlet locations. A GFCI offers increased protection from shock or electrocution.
- **Repair:** A grounding pin has broken off inside the outlet located at the rear patio. Recommend an electrical contractor repair or replace this receptacle.



- **Repair:** The outlet to the right of the master bathroom door has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary

## Switches

- **Repair:** The dimmer switch for the dining room fixture is not operative. Recommend the switch be replaced to restore proper function.

## Lights/Ceiling Fans

- **Repair:** The master closet light, some kitchen recessed lights, and the front right exterior spotlights are inoperative. If the bulbs are not blown, the circuits should be repaired.

## Smoke/Co Detectors

- **Safety issue:** No carbon monoxide detector was observed. Recommend detectors be installed since carbon monoxide is a colorless, odorless gas that can result in death.
- **Safety issue:** The smoke detectors did not respond to testing. Replacement is recommended.

## LIMITATIONS OF ELECTRICAL INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating

## DESCRIPTION OF HEATING

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<b>Energy Source:</b>	• Gas
<b>Heating System Type:</b>	• (2) Forced Air Furnaces • Manufacturer / Age (1) Carrier / 1995, (1) Goodman / 2011
<b>Vent Flues Chimneys:</b>	• Metal Single Wall • Metal Multi-Wall
<b>Heat Distribution Methods:</b>	• Ductwork

## HEATING OBSERVATIONS

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The furnaces appear to be approximately 6-22 years old based on the serial numbers. The typical life for such units is 20-25 years based upon proper maintenance scheduling. The furnaces responded to normal operating controls at the time of inspection. Adequate heating capacity is provided by the systems and heat distribution within the home is adequate.

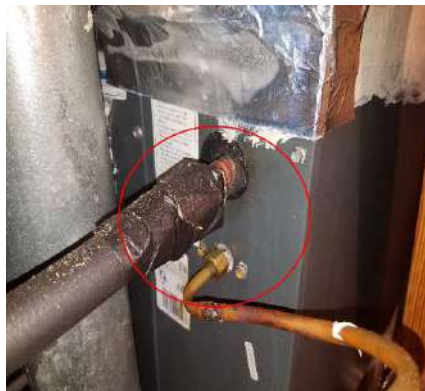


General Furnace Photos



### Furnace

- **Repair:** The dirty air filter should be replaced.



- **Repair:** The openings in the furnace casings where the refrigerant lines enter the units should be sealed to prevent the loss of conditioned air which reduces efficiency and increases operating costs (See Photos).

### Combustion Exhaust

- **Safety issue:** There is insufficient clearance between the exhaust flues on the furnaces and combustible materials (ductwork). A minimum of 1 inch clearance is typically required or a metal shield installed). Recommend a metal shield or collar be installed as this is a potential fire hazard.



- **Safety issue:** There is insufficient clearance between the exhaust flue and combustible materials as noted where the roofing material is against the flue at the roof line (a minimum of 1 inch clearance is typically required). This is a fire hazard, and should be corrected.



## LIMITATIONS OF HEATING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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- Energy Source:** • Electricity
- Central System Type:** • Air Cooled Central Air • Capacity in Tons: 5 (1 Ton Serves Approx 500-600 sf) • Manufacturer / Age: Goodman / 2011, 2012
- Through Wall Equipment:** • Present At Right Side of Home

## COOLING / HEAT PUMPS OBSERVATIONS

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The outdoor units appear to be approximately 5-6 years old based on the serial numbers. The typical life for such components is 12-15 years based on proper maintenance scheduling. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil for the upstairs unit was observed. This suggests that this system is operating normally.



General Condensing Unit Photos

### Central Air Conditioning

- **Repair:** Vegetation in the vicinity of the outdoor unit of the air conditioning systems should be cut back to improve ventilation and overall efficiency of the systems.



- **Repair:** The temperature drop measured across the evaporator coil of the main level air conditioning system is lower than typical (not cooling adequately). This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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- |                                  |   |
|----------------------------------|---|
| <b>Attic Insulation:</b>         | • R 30 Fiberglass                               |
| <b>Exterior Wall Insulation:</b> | • Not Visible                                   |
| <b>Exhaust Fans / Vents:</b>     | • Bathrooms • Kitchen Cooktop Hood Vent • Dryer |
| <b>Roof Ventilation:</b>         | • Ridge Vents • Gable Vents • Soffit Vents      |

## INSULATION / VENTILATION OBSERVATIONS

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Overall, this is a well insulated home. Any further insulation improvements will help to reduce utility costs.



General Insulation Photos

### Attic And Roof

- **Improve:** The attic insulation should be improved in some areas to achieve R30, which is the present day standard. Any missing attic insulation such as noted to the right of the attic stairs should be replaced for proper protection against loss of conditioned air into the attic. The pull-down attic access door should be insulated with foam board and weather stripped to limit unconditioned air infiltration into finished areas.



Insufficient Insulation



- **Improve:** Exhaust vent pipes from the bathroom venting into the attic space should be vented to the building exterior.



## **LIMITATIONS OF INSULATION / VENTILATION INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	• Public
<b>Service Pipe:</b>	• Not Visible
<b>Main Water Valve Location:</b>	• Beside Water Heater
<b>Interior Supply Piping:</b>	• Copper • Plastic
<b>Waste System:</b>	• Public Sewer
<b>DWV Piping:</b>	• Plastic
<b>Water Heater:</b>	• Gas • Tank Capacity: 50 Gallons • Age: 2015 • Manufacturer: Whirlpool
<b>Fuel Storage Distribution:</b>	• Natural Gas
<b>Fuel Shut Off Valves:</b>	• Natural Gas Main Side of Home
<b>Other Components:</b>	• Pressure Regulator on Main Line

## PLUMBING OBSERVATIONS

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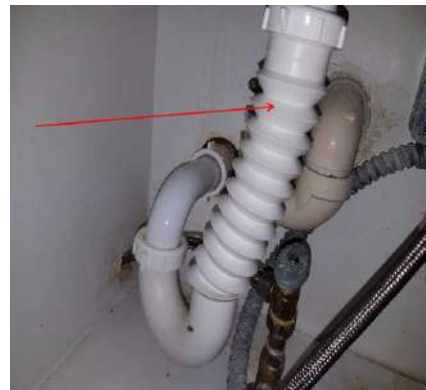
The water pressure supplied to the fixtures is 70 psi which is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. Overall, the plumbing system is in generally good condition with only minor repairs or improvements recommended. The plumbing fixtures appear to have been well-maintained.



Water Pressure Reading

### DWV Piping

- **Repair:** There is a flexible drain pipe located under the kitchen sink which is prone to clogging. Recommend replacing with rigid smooth walled pipe per proper plumbing technique.



- **Repair:** The waste piping is leaking at the kitchen sink and requires repair by a qualified plumber.

### Fixtures

- **Improve:** To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs would be wise.



## LIMITATIONS OF PLUMBING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall Ceiling:</b>	• Drywall • Wood
<b>Floors:</b>	• Carpet • Tile • Wood • Vinyl Resilient
<b>Windows:</b>	• Double/Single Hung • Fixed Pane • Double Pane
<b>Doors:</b>	• Wood Hollow Core • French

## INTERIOR OBSERVATIONS

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The overall condition of the home's interior is good. No significant cracks or drywall issues were observed in the ceilings and walls, most windows and doors operated properly, and the floors appeared to be level and their surfaces in reasonably good condition. The repair items listed below are not considered unusual for a home of this age.

### Walls Ceiling

- **Monitor:** An apparent water staining was noted at the master bedroom wall below the fixed pane window. The area was dry at the time of the inspection, but leakage could not be definitively ruled out based on a one time visit to the home. Recommend consulting with the current owners for additional information prior to closing. If the leak is still active, recommend repair/replace as needed to remedy the leak.
- **Monitor:** Minor damage to the interior finish was observed (drywall tape deterioration) at the peak of the master bedroom ceiling. These blemishes are normally the result of the settlement process. Repair is optional (See Photo).



### Windows

- **Monitor:** Double pane windows in the family room and living room appear to have lost their seals (condensation forming in between the glass). Cloudiness will persist and likely worsen over time. It is a condition that cannot be repaired in a practical manner. Replacement of the windows may be needed (See Photos).



- **Repair:** The weatherstripping for the right window in the front middle bedroom is damaged and requires repair to

reduce utility costs.



- **Repair:** Some of the windows are stuck or painted shut. At least one window per room was operable as a means of egress in the event of an emergency

#### Doors

- **Repair:** Door stops are recommended for all doors to prevent wall damage.



#### Stairways

- **Safety issue:** For improved safety, it is recommended that a graspable hand rail be provided for the back stairway.



#### Environmental Issues

- **Monitor:** Radon gas is naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (EPA) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A three hour test resulted in a reading of 1.6. A 48 hour radon evaluation which is deemed the most reliable is beyond the scope of this inspection. Recommend getting a 48 hour test to confirm results.

## LIMITATIONS OF INTERIOR INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Appliances

## DESCRIPTION OF APPLIANCES

### Appliances Tested:

• Gas Range • Microwave Oven • Dishwasher • Waste Disposer • Refrigerator • Clothes Washer • Clothes Dryer

### Laundry Facility:

• 240V Circuit for Dryer • Gas Piping for Dryer • Vents to Building Exterior • 120V Circuit for Washer • Waste Standpipe for Washer

### Other Components Tested:

• Cooktop Exhaust Fan • Door Bell

## APPLIANCES OBSERVATIONS

Most of the appliances were in good working order. Improvements are needed as specified below.



### Gas Range

- **Improve:** Recommend the addition of an anti-tip bracket for the range to prevent the unit from tipping over while pressure is applied to the open oven door. The installation of this bracket is recommended to prevent potential serious injury, especially to small children.

### Dish Washer

- **Improve:** A water hammer arrestor is missing for the dishwasher. A water hammer arrestor is recommended wherever quick closing valves are utilized.



### Waste Disposer

- **Repair:** The waste disposer has seized. The unit attempts to respond when the power is switched on but does not begin to operate. Unit needs to be repaired or replaced.

### Refrigerator

- **Monitor:** The refrigerator was not plugged-in at the time of inspection. Recommend the unit be tested for proper operation prior to closing.

### Door Bell

- **Repair:** The door bell is inoperative and should be repaired or replaced.



## LIMITATIONS OF APPLIANCES INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

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

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

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- Fire Places Wood Stoves:** • Factory Insert • Gas  
**Wood Coal Stoves:** • Metal

## FIREPLACES / WOOD STOVES OBSERVATIONS

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The fireplace appears to be in above average condition. The damper operates correctly and the firebox does not show signs of excessive wear.



### Fireplace

- **Repair:** The hole in the firewall around the gas line penetration to the fireplace is not sealed. Recommend sealing this opening with a non-combustible filler.



## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Appendix A-Maintenance Advice

## UPON TAKING OWNERSHIP

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

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration should also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Install carbon monoxide detectors near all furnaces, water heaters, gas ovens, and any other gas appliances to warn occupants of possible carbon monoxide emissions.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is risk of falling or stumbling.
- Label all furnace shut-off switches (switch closest to the furnace) to prevent someone from shutting off the furnace by accident. Label all plumbing shut-off valves for proper identification (consult with seller for exact locations).
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Check all dryer flue vents for lint build-up in the line, which can cause damage and possible fires at the dryer element. Flexible piping should be replaced with rigid smooth wall piping, which is less prone to blockages.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you. If you are leaving the home for extended periods of time (i.e. during vacations), it is recommended that the water to the house be shut off to prevent damage to interior finishes from possible plumbing leaks.

## REGULAR MAINTENANCE

### **EVERY MONTH**

- Check that fire extinguishers are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary. Inspect and clean humidifiers and electronic air cleaners, if present.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate (i.e. ten feet away from the foundation). Remove debris from window wells if present.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering.
- Clean and sanitize all whirlpool jet tub supply piping to reduce the chance of bacteria growth in the lines, which can cause infections. This can be achieved by running bleach through the system (refer to manufacturer recommendations).
- Check below all plumbing fixtures for evidence of leakage. Repair or replace leaking faucets or shower heads. Secure loose toilets, or repair flush mechanisms that become troublesome.

### **SPRING AND FALL**

- Have the heating and/or cooling and water heater systems cleaned and serviced. Have all furnace heat exchangers checked for cracks and damage. Consider having the ductwork cleaned and sanitized for better air quality.
- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement.
- Watch for bird nests in vents and flues and other signs of vermin or insect activity within the attic, crawlspace, or basement. Survey the basement and/or crawlspace walls for evidence of moisture seepage.
- Look for overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood and window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupters (GFCI) as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto- reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters. Clean, inspect, and/or service all appliances as per the manufacturer's recommendations.

### **ANNUALLY**

- Replace smoke detector batteries.

- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases. Put in place a "Structural Repair" bond on the home, which will cover any structural damage caused by wood destroying insects.

**PREVENTION IS THE BEST APPROACH**

Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of any components within the home. We at Probe Home Inspections hope you enjoy your home!

# Appendix B-Cost Summary

## INTRODUCTION

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

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

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

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

## APPROXIMATE IMPROVEMENT COSTS

Roofing/Flashings/Chimneys	
Install conventional asphalt shingles over existing shingles	\$1. <sup>50</sup> -\$2. <sup>50</sup> per ft <sup>2</sup>
Strip and re-roof with conventional asphalt shingles	\$2.50-\$4.50 per ft2
Strip and re-roof with top-quality asphalt shingles	\$4.00-\$8.00 per ft2
Strip and re-roof with low-slope asphalt shingles	\$3.00-\$5.00 per ft2
Strip and re-roof with cedar shingles	\$8.00-\$10.00 per ft2
Strip and re-roof with cedar shakes	\$10.00-\$18.00 per ft2
Strip and re-roof with steel shingles	\$6.00-\$8.00 per ft2
Strip and re-roof with aluminum shingles	\$5.50-\$7.25 per ft2
Strip and re-roof with plastic shakes	\$5.50-\$7.25 per ft2
Install concrete tile roofing (assuming no structural reinforcement)	\$8.00-\$16.00 per ft2
Steel sheet roofing	\$6.00-\$10.00 and up per ft2
Install new slate roof	\$12.00-\$24.00 per ft2
Repair loose slates or tiles	\$30.00 per slate/tiles
Install asphalt roll roofing	\$2.10-\$4.20 per ft2
Strip and replace built-up tar and gravel roof	\$10.00-\$20.00 per ft2 (min. \$1500)
Strip and install modified bitumen roof membrane	\$8.00-\$16.00 per ft2 (min. \$1500)
Synthetic rubber membrane	\$12.00-\$16.00 per ft2
Improve flat roof drainage prior to installation of new membrane	\$2.00-\$4.00 per ft2
Paint modified bitumen membrane	\$0.50-\$1.50 per ft2 (min \$200)
Install sheet metal on small roof surfaces	\$10.00-\$20.00 per ft2 (min \$500)
Re-flash typical skylight or chimney on asphalt roof	\$500.00-\$800.00
Re-flash skylight or chimney on built-up or bitumen roof	\$600.00-\$900.00
Install metal cricket for wide chimney	\$400.00-\$800.00
Repair valley flashings on existing roof	\$25.00-\$50.00 per ft2 (min \$500)
Replace parapet wall flashing	\$30.00-\$50.00 per ft2 (min \$500)
Rebuild typical single-flue chimney above roof line	\$150.00-\$300.00 per ft2 (min \$500)
Rebuild typical double-flue chimney above roof line	\$200.00-\$400.00 per ft2 (min \$500)
Repoint typical single-flue chimney above roof line	\$20.00-\$30.00 per row (min \$350)
Repoint typical double-flue chimney above roof line	\$25.00-\$40.00 per row (min \$350)
Install concrete cap on typical single-flue chimney	\$250.00-\$500.00
Install concrete cap on typical double-flue chimney	\$500.00-\$700.00
Install rain cap on typical chimney	\$150.00-\$200.00 each
Replace roof sheathing (plywood or waferboard)	\$1.50-\$2.00 per ft2

## Exterior

Install galvanized or aluminum gutters and downspouts	\$4.00-\$5.00 per ft2 (min. \$500)
Provide downspout extensions	\$15.00-\$25.00 each
Clean gutters in fall or spring	\$50.00-\$150.00
Install copper gutters and downspouts	\$15.00-\$30.00 per lin. ft.
Install aluminum soffit and fascia	\$8.00-\$16.00 per lin. ft.
Install aluminum siding	\$5.00-\$8.00 per sq. ft.
Install vinyl siding	\$6.50-\$12.00 per sq. ft.
Install cedar siding	\$8.00-\$16.00 per sq. ft.
Install paint grade siding	\$6.00-\$12.50 per sq. ft.
Install stucco	\$8.00-\$12.00 per sq. ft.
Re-point exterior wall (soft mortar)	\$3.00-6.50 per ft2 (min \$500)
Re-point exterior wall (hard mortar)	\$6.00-\$10.00 per ft2 (min \$500)
Replace deteriorated bricks	\$25.00-\$50.00 per ft2
Rebuild parapet wall	\$25.00-\$50.00 per ft2
Chemical cleaning of unpainted brick	\$2.00-\$3.00 per ft2 (min \$1000)
Chemical cleaning of painted brick	\$4.00-\$6.00 per ft2 (min \$1000)
Sealing of brickwork	\$0.75-\$1.00 per ft2
Paint exterior trim (not including any repairs)	\$1500.00-\$2500.00 and up
Paint trim and wall surfaces (not including any repairs)	\$3000.00 and up
Parge foundation walls	\$3.00-\$4.00 per ft2
Damp-proof foundation walls and install weeping tile	\$150.00-\$200.00 /ft2 (min \$1000)
Install a deck	\$12.00-\$25.00 per ft2
Install deck on a flat roof	\$25.00-\$40.00 per ft2
Resurface existing asphalt driveway	\$2.50-\$4.00 per ft2
Seal asphalt driveway	\$50.00 and up
Install interlocking brick driveway	\$6.00-\$8.00 per ft2
Install a concrete driveway	\$6.00-\$10.00 per lin. ft.
Install drain at bottom of sloped driveway	\$1000.00-\$1500.00
Install concrete slab patio	\$5.00-\$8.00 per ft2
Install concrete patio stones	\$2.00-\$5.00 per ft2
Rebuild exterior basement stairwell	\$3500.00-\$5000.00
Install drain at existing basement stairwell	\$500.00-\$800.00
Build detached garage (single)	\$8000.00 and up
Build detached garage (double)	\$12000.00 and up
Break wood-soil contact at detached garage	\$25.00-\$40.00 /lin. ft. (min \$500)
Demolish and remove detached garage (dependent on dumping costs)	\$1500.00 and up
Install garage door (single, metal, one-piece)	\$600.00-\$800.00
Install garage door (single, wood, sectional)	\$800.00-\$1000.00
Install garage door (double, wood, sectional)	\$1200.00-\$1500.00
Install garage door opener	\$300.00-\$450.00
Build retaining wall (wood)	\$20.00-\$25.00 per ft2 (min \$500)
Build retaining wall (concrete)	\$30.00-\$40.00 per ft2 (min \$500)
Replace porch steps (wood)	\$200.00-\$300.00
Replace porch steps (concrete)	\$300.00-\$500.00
Replace porch flooring	\$4.00-\$6.00 per ft2
Replace porch skirting	\$10.00-\$15.00 per lin. ft.
Replace step railing	\$100.00-\$200.00
Install wooden fencing	\$16.00-\$50.00 per lin. ft.
Install chain link fencing	\$7.00-\$12.00 per lin. ft.
Lay sod	\$1.00-\$2.00 per ft2
Install lawn sprinkler system	\$1000.00 and up

### Structure

Underpin one corner of house	\$3500.00 and up
Underpin or add foundations	\$300.00 and up/lin. ft. (min \$3000)
Lower basement floor by underpinning and/or bench footings	\$150.00-\$300.00/lin.ft. (min \$5000)
Replace deteriorating sill beam with concrete	\$60.00 and up/lin. ft. (min. \$500)
Replace main beam in (unfinished) basement	\$1000.00-\$2000.00

Re-support (sister) a floor joist	\$100.00-\$300.00 (unobstructed)
Install basement support post with proper foundation	\$300.00-\$500.00
Perform chemical treatment for wood-boring insects	\$1700.00 and up
Pest inspection performed by licensed specialist	\$150.00-\$300.00
Remove or open load-bearing wall	\$2000.00 and up (excluding decorating)
Remove partition wall	\$500.00-\$1500.00 (excluding decorating)
Install door opening in interior wall	\$500.00-\$1000.00
Rebuild arch above window or door opening	\$800.00 and up
Install lintel above opening in masonry wall	\$500.00 and up
Install exterior basement stairwell	\$5000.00 and up
Repair minor crack in poured concrete foundation	\$400.00-\$800.00
Build an addition, foundation to roof	\$150.00-\$300.00 per sq. ft.
Build an additional storey	\$100.00-\$300.00 per sq. ft.
Install collar ties	\$30.00-\$50.00 each
Install lateral bracing on collar ties	\$100.00-\$200.00
Replace roof sheathing	\$4.00-\$6.00 per sq. ft.

### Electrical

Upgrade electrical service to 100 amps (including new panel)	\$1000.00-\$1300.00
Upgrade electrical service to 100 amps (if new panel not required)	\$500.00-\$800.00
Upgrade electrical service to 200 amps	\$1800.00-\$2200.00
Replace main ground (grounded to conductive water main)	\$100.00-\$150.00
Replace main ground (rural, install ground rods)	\$250.00-\$450.00
Install new circuit breaker panel	\$500.00-\$900.00
Install auxiliary breaker panel	\$200.00-\$400.00
Replace circuit breaker (20 amp or less)	\$50.00-\$100.00
Add 120 volt circuit	\$150.00-\$300.00
Add 240 volt circuit	\$250.00-\$400.00
Add exterior outlet with waterproof cover	\$200.00-\$300.00
Add conventional receptacle	\$150.00-\$300.00
Add kitchen split receptacle	\$150.00-\$250.00
Provide ground for conventional receptacle	\$75.00-\$100.00
Replace conventional receptacle with ground fault circuit receptacle	\$60.00-\$90.00
Replace conventional receptacle with aluminum compatible type (CO/ALR)(assuming several are required)	\$10.00-\$15.00 ea.
Upgrade entire house with aluminum compatible receptacles, connectors, etc.	\$500.00-\$1000.00
Rewire outlet with reversed polarity (assuming electrician already there)	\$5.00-\$10.00 each
Install switches (assuming electrician already there)	\$10.00-\$20.00 each
Install standard light fixture	\$100.00-\$200.00
Install exterior light fixture	\$150.00-\$250.00
Install fluorescent light fixture	\$150.00-\$250.00
Rewire entire house during gut or renovations	\$3000.00 and up

### Heating

Install mid-efficiency forced-air furnace	\$2000.00-\$4000.00
Install high-efficiency forced-air furnace	\$3500.00-\$6000.00
Annual service by heating contractor	\$100.00-\$150.00 minimum
Replace blower or motor	\$400.00-\$600.00
Install humidifier	\$200.00-\$400.00
Install electronic air filter	\$500.00-\$800.00
Install mid-efficiency boiler	\$2500.00-\$5000.00
Install high-efficiency boiler	\$5000.00-\$9000.00
Rebuild fire pot (refractory) on boiler	\$500.00-\$800.00
Install circulating pump	\$400.00-\$600.00
Install expansion tank	\$250.00-\$300.00
Install backflow preventer	\$100.00-\$150.00

Install chimney liner for gas appliance	\$400.00-\$800.00
Install chimney liner for oil appliance	\$700.00-\$1800.00
Install programmable thermostat	\$200.00-\$300.00
Replace indoor fuel oil storage tank	\$1200.00-\$1500.00
Remove indoor fuel oil storage tank	\$400.00 and up
Remove abandoned underground fuel oil storage tank	\$3000.00 and up
Replace radiator valve	\$250.00-\$500.00
Replace radiator	\$500.00-\$900.00
Add electric baseboard heater	\$250.00-\$400.00
Convert from hot water heating to forced-air (bungalow)	\$8000.00-\$10000.00
Convert from hot water heating to forced-air (two story)	\$15000.00-\$20000.00
Clean ductwork	\$250.00-\$500.00
Duct conversion from gravity to forced-air furnace	\$1000.00-\$1500.00
After-warranty parts and service plans	\$150.00-\$400.00 per year

### Cooling/Heat Pumps

Add central air conditioning to existing forced-air system	\$2000.00-\$3000.00
Add heat pump to existing forced-air system	\$4000.00-\$7000.00
Replace heat pump or air conditioning condenser	\$1200.00-\$2500.00
Install independent air conditioning system	\$8000.00-\$15000.00
Install ductless split-system air conditioning	\$3000.00 and up

### Insulation

Insulate open attic area to modern standards	\$0.50-\$1.25 per sq. ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity	\$2.00-\$3.50 per sq. ft.
Improve attic ventilation	\$40.00-\$50.00 per vent
Remove UFFI in wood-frame walls	\$20.00-\$35.50 per sq. ft.
Remedial approach to UFFI (caulking, heat-recovery ventilator)	\$3000.00-\$5000.00
Insulate exterior walls with rigid foam board, prior to re-siding	\$1.00-\$2.00 per sq. ft.
Insulate basement from interior	\$2.00 per sq. ft. and up

### Plumbing

Replace galvanized piping (varies w/fixtures, storeys, sq. footage & finishes)	\$500.00-\$3500.00
Replace water line to house	\$150.00-\$200.00/lin.ft. (min \$2000)
Replace main water shut-off valve	\$150.00-\$300.00
Install new water heater	\$600.00-\$800.00
Water heater rent or lease	\$10.00-\$20.00 monthly
Replace toilet	\$400.00 and up
Replace toilet flush mechanism	\$100.00-\$150.00
Unclogging toilet	\$100.00-\$200.00
Replace toilet seal	\$150.00-\$250.00
Install bidet	\$500.00 and up
Replace vanity basin	\$200.00 and up
Replace pedestal basin	\$350.00 and up
Replace faucet set	\$150.00 and up
Replace bathtub, including ceramic tile	\$1500.00 and up
Replace bath or shower faucet set	\$300.00 and up
Install refinished claw foot bathtub	\$1800.00 and up
Install whirlpool bath	\$3000.00 and up
Retile bathtub enclosure	\$800.00-\$1200.00
Install plastic bathtub enclosure (tub-surround)	\$200.00-\$400.00
Rebuild tile shower stall	\$1500.00-\$2500.00
Replace leaking shower stall pan	\$1000.00-\$1600.00
Install plastic shower stall	\$600.00-\$2000.00
Install bathroom exhaust fan	\$250.00-\$500.00
Remodel four-piece bathroom completely	\$6000.00 and up
Install modest basement bathroom	\$4000.00 and up
Replace laundry tubs	\$250.00-\$500.00



Install laundry facilities	\$900.00 and up
Install single kitchen sink	\$300.00 and up
Install double kitchen sink	\$400.00 and up
Install dishwasher	\$600.00-\$1000.00
Install garbage disposal	\$400.00-\$600.00
Install kitchen range hood	\$250.00-\$500.00 and up
Install solid waste pump	\$1200.00-\$1800.00
Connect waste plumbing system to municipal sewers	\$3000.00 and up
Clear obstruction in main sewer line (to street or septic tank)	\$200.00-\$400.00 and up
Repair collapsed or damaged section of sewer line	\$1000.00 and up
Install submersible well pump	\$800.00 and up
Install suction or jet pump	\$400.00-\$800.00
Replace pressure system tank	\$250.00-\$500.00
Install water softener	\$1000.00 and up
Install outdoor faucet	\$150.00-\$250.00
Replace sump pump	\$150.00-\$250.00
Install sauna	\$3000.00 and up

### Interior

Add drywall over plaster	\$1.50-\$3.00 per sq. ft.
Remove old plaster and install drywall	\$3.50-\$4.50 per sq. ft.
Add wire lath and new plaster over existing plaster	\$3.00-\$4.00 per sq. ft.
Spray stipple on existing ceiling	\$1.00-\$1.50 per sq. ft.
Install suspended tile ceiling	\$3.00-\$5.00 per sq. ft.
Install acoustic tile ceiling	\$1.50-\$2.00 per sq. ft.
Sand and refinish hardwood floors	\$1.50-\$3.00 per sq. ft.
Install 3/8" thick hardwood strip flooring	\$6.00-\$8.00 per sq. ft.
Install 3/4" thick hardwood strip flooring	\$10.00-\$12.00 per sq. ft.
Install hardwood parquet flooring	\$5.00-\$7.00 per sq. ft.
Install ceramic floor tiles	\$10.00 and up per sq. ft.
Install vinyl floor tiles	\$3.00 and up per sq. ft.
Install vinyl roll flooring	\$7.00 and up per sq. yd.
Install synthetic wall-to-wall carpet	\$20.00 and up per sq. yd.
Install wool wall-to-wall carpet	\$50.00 and up per sq. yd.
Install carpet underpad	\$5.00 per sq. yd.
Professional carpet cleaning	\$30.00 per room
Install replacement (sliding) windows	\$35.00-\$45.00 per sq. ft.
Install replacement (casement) windows	\$50.00 and up per sq. ft.
Install replacement (awning) windows	\$50.00 and up per sq. ft.
Install replacement (double-hung) windows	\$40.00-\$45.00 per sq. ft.
Install replacement (fixed )windows	\$30.00-\$40.00 per sq. ft.
Install replacement (bay) windows	\$40.00-\$65.00 per sq. ft.
Install storm window	\$100.00-\$300.00 each
Convert coal-burning fireplace to wood-burning unit (not including chimney relining or replacement)	\$2000.00 and up
Install masonry fireplace (if flue already roughed-in)	\$2000.00 and up
Install masonry fireplace with single-flue chimney	\$6000.00 and up
Install zero-clearance fireplace (including chimney)	\$3000.00 and up
Install gas fireplace	\$2500.00 and up
Install glass doors on fireplace	\$300.00 and up
Chimney cleaning	\$100.00-\$175.00 each
Install fireplace damper	\$200.00 and up
Install interior hollow core door	\$150.00-\$200.00
Install interior custom wood door (including casing and hardware)	\$450.00 and up
Install interior French doors	\$700.00 and up
Install louvre doors on closet	\$150.00-\$250.00
Install sliding mirror doors on closet	\$350.00 and up
Install exterior solid wood door	\$700.00 and up

Install exterior insulated metal door	\$500.00 and up
Install closer on garage man door	\$150.00-\$250.00
Install metal storm door	\$350.00 and up
Replace hardware on metal storm door	\$100.00-\$150.00
Install sliding glass door (brick wall)	\$2500.00-\$3500.00
Install sliding glass door (wood frame wall)	\$2000.00-\$2500.00
Replace sliding glass door	\$1000.00-\$1700.00
Install basic skylight	\$1000.00 and up
Install roof window or ventilating skylight	\$1500.00 and up
Remodel kitchen completely	\$10,000.00 and up
Install kitchen cabinets	\$200.00 and up per lin. ft.
Install kitchen counter	\$20.00 and up per lin. ft.
Install ceiling fan	\$200.00 and up
Install conventional alarm system	\$1000.00 and up
Install central vacuum system	\$800.00-\$2000.00
Install central vacuum canister only	\$500.00-\$1000.00
Paint interior (walls, ceilings, door, trim) of entire house	\$1500.00 and up
Hang wallpaper	\$2.00 and up per sq. ft.
Urethane injection of leaking basement cracks	\$350.00-\$500.00 each
Damp-proof foundation walls and install perimeter drains	\$70.00-\$120.00 per lin. ft.