123 Main Street
Homewood, IL 60430

PREPARED FOR:
SAMPLE REPORT

INSPECTION DATE:
Wednesday, May 16, 2018

PREPARED BY:
Sean Bacon 450.0001531

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"EXPECT THE BEST...EXPECT XCELLENCE"
May 17, 2018

Dear Sample Report,

RE: Report No. 9190
123 Main Street
Homewood, IL
60430

Thank you for choosing Xcellence Inspection Services to perform your Home Inspection. We trust the experience was both useful and enjoyable.

The purpose of the home inspection is to help you make an informed buying decision. Our focus is to identify SIGNIFICANT items that may affect a typical person’s decision. While looking for significant items, we also identified some other issues. These are included as a courtesy, but the inspection report DOES NOT provide an all-inclusive list of building defects. You may come across additional items once you move into the home.

Please feel free to contact us with questions about the report or the home itself any time. Our telephone consulting service is available at no cost to you for as long as you own the home.

Thanks again for allowing us to work for you.

Sincerely,

Sean Bacon 450.001531
on behalf of
Xcellence Inspection Services
This overview lists some of the significant report items that may need attention in the short term. This must not be considered as the complete report. Please read the entire report and the appropriate text included in the hyperlinks.

The goal of a home inspection is to identify significant issues that would affect the average person's decision to buy a home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit and does not include a comprehensive list of minor issues.

When you move into the home you may find some issues not identified in the report. That is to be expected and we suggest you allow roughly 1% of the value of the home annually for this type of maintenance and repair.

**Exterior**

**LANDSCAPING \ Walkway**

**Condition:** Uneven (trip hazard)

**Implication(s):** Physical injury

**Location:** Front Exterior

**Task:** Repair

**LANDSCAPING \ Retaining wall**

**Condition:** Settling or shifting

**Implication(s):** Weakened structure | Chance of movement

**Location:** Front Exterior

**Task:** Repair

**Structure**

**ROOF FRAMING \ Rafters/trusses**

**Condition:** Split

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Attic

**Task:** Further evaluation

**ROOF FRAMING \ Sheathing**

**Condition:** Sagging

A view from the attic did not show any obvious signs of damage.

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Rear Roof

**Task:** Further evaluation
**Electrical**

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

- **Condition:** No GFCI/GFI (Ground Fault Circuit Interrupter)
- **Implication(s):** Electric shock
- **Location:** Rear Exterior Wall
- **Task:** Upgrade

- **Condition:** Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)
- **Implication(s):** Electric shock
- **Location:** Second Floor Master Bathroom (Jacuzzi tub)
- **Task:** Replace

**DISTRIBUTION SYSTEM \ Cover plates**

- **Condition:** Missing
- **Implication(s):** Electric shock
- **Location:** Front Basement
- **Task:** Replace

**Heating**

**FIREPLACE \ Gas fireplace**

- **Condition:** There is no gas valve shut off for the fireplace.
- **Location:** First Floor Family Room
- **Task:** Further evaluation

**Cooling & Heat Pump**

**AIR CONDITIONING \ Life expectancy**

- **Condition:** The estimated age of the air conditioning exterior condenser/compressor suggests that it is at or beyond it's expected life span. Budgeting for eventual replacement is recommended. Continue to operate until replacement is necessary.
- **Location:** Exterior
- **Task:** Upgrade

**Plumbing**

**WATER HEATER \ Life expectancy**

- **Condition:** The estimated age of the water heater suggests that it is at or beyond it's expected life span. Budgeting for eventual replacement is recommended. Continue to operate until replacement is necessary.
- **Location:** Basement Utility Room
- **Task:** Upgrade
**FIXTURES AND FAUCETS \ Faucet**

*Condition:* The limiter was improperly installed and does not allow for the full range of hot water. For further info, please view: [http://www.ehow.com/how_12152564_adjust-limiter-shower-valve.html](http://www.ehow.com/how_12152564_adjust-limiter-shower-valve.html)

*Location:* Second Floor Master Bathroom (Shower)

*Task:* Repair

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**Interior**

**RECOMMENDATIONS \ Overview**

*Condition:* The home interior had signs indicating a rodent infestation which should be addressed. The Inspector recommends further evaluation by a pest control service.

*Location:* Various Basement locations

*Task:* Further evaluation

**APPLIANCES \ Microwave oven**

*Condition:* Parts broken/missing

*Implication(s):* Reduced operability

*Location:* Kitchen

*Task:* Repair or replace

This concludes the Summary section.
Findings and Recommendations

**SLOPED ROOFING \ Asphalt shingles**

**Condition:**  • **Granule loss**

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Roof

**Task:** Monitor

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**Condition:**  • **Vulnerable areas**

Satellite dish attachments and/or antennas can be a source of leakage without regular maintenance.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Garage, Rear Roof

**Task:** Improve

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**SLOPED ROOF FLASHINGS \ Valley flashings**

**Condition:**  • Wear damage noted at the base of the valley.
Location: Front Roof
Task: Repair or replace

SLOPED ROOF FLASHINGS \ Pipe/stack flashings
Condition: Damage
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: South Roof
Task: Replace
General Information

**General**: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. An annual inspection and tune-up should be performed to minimize the risk of leakage and to maximize the life of roofs.

**General**: • General View of Roof

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The home is considered to face: • East

Sloped roofing material: • Asphalt shingles

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Inspection Methods & Limitations

**Inspection performed**: • By walking on roof
Findings and Recommendations

**ROOF DRAINAGE \ Downspouts**

**Condition:** • Discharge onto roofs

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Garage, Front Roof

**Task:** Improve

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**Downspout running across roof**

Installing a downspout (from the secondary roof to the main gutter below) helps prevent localized roof wear

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**Condition:** • Should discharge 6 feet from building

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Exterior
WALLS \ Vinyl siding

Condition: • Mechanical damage

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Exterior Wall

Task: Replace
**EXTERIOR**

123 Main Street, Homewood, IL  
May 16, 2018

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### WALLS \ Brick, stone and concrete

**Condition:** • Too close to grade

**Implication(s):** Chance of water entering building | Weakened structure | Rot

**Location:** Front Exterior Wall

**Task:** Improve

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**Minor burn damage at siding**

**Condition:** • Discolored

Minor moss discoloration noted from a lack of sunlight.

**Implication(s):** Shortened life expectancy of material | Material deterioration

**Location:** West, Front Exterior Wall

**Task:** Clean

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"EXPECT THE BEST, EXPECT XCELLENCE"
EXTERIOR GLASS/WINDOWS \ Storms and screens

Condition: Torn or holes

Implication(s): Chance of pests entering building

Location: Front Second Floor

Task: Repair
LANDSCAPING \ Walkway
Condition: Uneven (trip hazard)
Implication(s): Physical injury
Location: Front Exterior
Task: Repair

LANDSCAPING \ Retaining wall
Condition: Settling or shifting
Implication(s): Weakened structure | Chance of movement
Location: Front Exterior
Task: Repair
GARAGE \ Vehicle doors

Condition: • Dented
Implication(s): Damage to equipment
Location: Garage
Task: Monitor
General Information

**General:** Gutters and downspouts must carry water off the roof away from the building to prevent basement or crawl space leakage. Ground that slopes toward the house can funnel surface water from rain and melting snow against the foundation walls. This can lead to basement or crawl space leakage. The ground around the house should slope down away from the building at a rate of at least 1 inch per foot for the first 6 feet out from the building.

**Gutter & downspout material:** Aluminum

**Gutter & downspout discharge:** Below grade • Above grade

**Wall surfaces and trim:** Brick • Vinyl siding

Inspection Methods & Limitations

**General:** Fences, gates, outbuildings (other than garages) and landscape features are not included as part of a home inspection.

**Inspection limited/prevented by:** Vines/shrubs/trees against wall

**Upper floors inspected from:** Ground level

**Exterior inspected from:** Ground level
Findings and Recommendations

**General**
- It is beyond the scope of a general home inspection to offer an opinion about the adequacy of structural systems, components and/or repairs to those systems or components.

**RECOMMENDATIONS \ Overview**

**Condition:** Most foundation walls and masonry walls have small cracks due to minor shrinkage, settlement or shifting. These will not be individually noted, unless leakage or building movement is noted.

**ROOF FRAMING \ Rafters/trusses**

**Condition:** Split

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Attic

**Task:** Further evaluation

**ROOF FRAMING \ Sheathing**

**Condition:** Sagging

A view from the attic did not show any obvious signs of damage.

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Rear Roof

**Task:** Further evaluation
General Information

Configuration:  • Basement
Foundation material:  • Poured concrete
Floor construction:  • Joists  • Engineered wood
Exterior wall construction:  • Wood frame / Brick veneer
Roof and ceiling framing:  • Trusses

Inspection Methods & Limitations

Inspection limited/prevented by:  • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. The footings supporting the house are typically not visible and cannot be inspected. Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation cannot be inspected.

Inspection limited/prevented by:
• Ceiling, wall and floor coverings
• New finishes/paint
• Insulation
The placement of insulation significantly limited visual access to the rim joist and sill plate in the basement.

Attic/roof space:  • The inspector is not required to traverse the attic and walk on load-bearing components that are concealed by insulation or by other materials.

Attic/roof space:  • Inspected from access hatch

Not included as part of a building inspection:  • Visible mold evaluation is not included in the building inspection report
Findings and Recommendations

RECOMMENDATIONS \ Overview
Condition: • All electrical recommendations are safety issues. Treat them as high priority items, and consider the time frame as immediate, unless otherwise noted.

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel
Condition: • Openings in panel
Implication(s): Electric shock | Fire hazard
Task: Replace

Panel openings

*any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers*
DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition:  • Loose

Implication(s): Electric shock | Fire hazard

Location: Basement Family Room, Second Floor Master Bedroom, First Floor Laundry Area, Dining Room, Kitchen

Task: Repair
Condition: No GFCI/GFI (Ground Fault Circuit Interrupter)
Implication(s): Electric shock
Location: Rear Exterior Wall
Task: Upgrade

**Ground fault interrupter**

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires.

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream.

**Note:**

if the GFI is in the panel, the entire circuit will be shut down.
**ELECTRICAL**

**Condition:** Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

**Implication(s):** Electric shock

**Location:** Second Floor Master Bathroom (Jacuzzi tub)

**Task:** Replace

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**DISTRIBUTION SYSTEM \ Cover plates**

**Condition:** Missing

**Implication(s):** Electric shock

**Location:** Front Porch

**Task:** Repair or replace
Condition:  · Missing
Implication(s): Electric shock
Location: Front Basement
Task: Replace

**DISTRIBUTION SYSTEM \ Lights**
Condition:  · Inoperative
Implication(s): Inadequate lighting
Location: Second Floor Master Bathroom
Task: Repair or replace
General Information

General:  • General View of Electric panel (s)

Service entrance cable and location:  • Underground - cable material not visible
Service size:  • 200 Amps (240 Volts)
System grounding material and type:  • Copper - ground rods
Distribution panel type and location:  • Breakers - basement
Distribution wire material and type:  • Copper - conduit
Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):  • GFCI - bathroom and exterior • GFCI - exterior • GFCI - kitchen • GFCI - whirlpool • AFCI - panel
Smoke detectors: • Present
Carbon monoxide (CO) detectors: • Present

Inspection Methods & Limitations

General: • The following low voltage systems are not included in a home inspection: intercom, alarm/security, doorbells, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems.

General: • A professional home inspection includes the inspection of a representative sample of wiring, lights, receptacles, etc.

Inspection limited/prevented by: • Concealed electrical components are not part of a home inspection.
Findings and Recommendations

**GAS FURNACE \ General**
Condition: • Service Furnace
Location: Basement
Task: Service annually
Time: Regular maintenance

**FIREPLACE \ Gas fireplace**
Condition: • There is no gas valve shut off for the fireplace.
Location: First Floor Family Room
Task: Further evaluation

General Information

**General:** • General View of Heating System (s)
System type: · Furnace
Fuel/energy source: · Gas
Heat distribution: · Ducts and registers
Approximate capacity: · 120,000 BTU/hr
Efficiency: · Mid-efficiency
Approximate age: · 1 year
Typical life expectancy: · Furnace (conventional or mid-efficiency) 18 to 25 years
Main fuel shut off at: · Meter · Exterior wall
Fireplace/stove: · Gas fireplace
Chimney/vent: · Masonry

Inspection Methods & Limitations

General: · The heating system(s) was/were operated by using its/their normal operating control(s). It should be considered operable unless indicated elsewhere in the inspection report. Proper operation of all heating system(s) should be verified during the final walk-through.

General: · Heat loss calculations are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size for heating systems prior to installation.

Safety devices: · Not tested as part of a building inspection

Heat exchanger: · The heat exchanger is substantially concealed and could not be inspected.
Findings and Recommendations

General
- The currently installed system has R-22 refrigerant which is in the process of being phased out and will no longer be produced by 2020. For further info, please view: https://www.epa.gov/ods-phaseout/homeowners-and-consumers-frequently-asked-questions
Location: Exterior
Task: Monitor

AIR CONDITIONING \ General
Condition: Service air conditioner
Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort
Location: Exterior
Task: Service annually
Time: Regular maintenance

AIR CONDITIONING \ Life expectancy
Condition: The estimated age of the air conditioning exterior condenser/compressor suggests that it is at or beyond its expected life span. Budgeting for eventual replacement is recommended. Continue to operate until replacement is necessary.
Location: Exterior
Task: Upgrade

AIR CONDITIONING \ Condensate system
Condition: Pan leaking
Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment
Location: Basement Utility Room
Task: Repair
Leaking condensate tray

- A leaking condensate tray can rust out the furnace heat exchanger.
- Look for rust or water stains around the tray area and below that could indicate past problems.

General Information

**General:** - General View of Cooling System (s)
Air conditioning type:  • Air cooled

Cooling capacity:  • 60,000 BTU/hr  • 5 Tons

Compressor approximate age:  • 13 years

Typical life expectancy:  • 10 to 15 years

Inspection Methods & Limitations

**Inspection limited/prevented by:**  • The Air Conditioner unit WAS operated during the home inspection using normal operating controls, which in this case is the thermostat. It should be considered operable unless indicated elsewhere in the inspection report. Proper operation of the cooling system(s) should be verified during the final walk-through.

**Heat gain/loss calculations:**  • Not done as part of a building inspection
INSULATION AND VENTILATION

General Information

**General:**  • General View of Insulation

*Garage attic*

Attic/roof insulation material:  • Mineral wool
Attic/roof air/vapor barrier:  • Not visible
Attic/roof ventilation:  • Roof vent  • Ridge vent

*House attic*

Inspection Methods & Limitations

**Roof ventilation system performance:**  • The performance of roof and attic ventilation are not verified as part of a home inspection.

**Air/vapor barrier system:**  • Continuity not verified

**Mechanical ventilation effectiveness:**  • Not verified
Findings and Recommendations

WATER HEATER \ Life expectancy
Condition:  • The estimated age of the water heater suggests that it is at or beyond it's expected life span. Budgeting for eventual replacement is recommended. Continue to operate until replacement is necessary.
Location: Basement Utility Room
Task: Upgrade

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)
Condition:  • Leak or drip
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: West Exterior Wall
Task: Repair

FIXTURES AND FAUCETS \ Faucet
Condition:  • The limiter was improperly installed and does not allow for the full range of hot water. For further info, please view: http://www.ehow.com/how_12152564_adjust-limiter-shower-valve.html
Location: Second Floor Master Bathroom (Shower)
Task: Repair
**PLUMBING**

**Condition:** Loose

**Implication(s):** Equipment failure

**Location:** Basement Bathroom

**Task:** Repair

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**Condition:** Drip, leak

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Basement Bathroom

**Task:** Repair
PLUMBING
Condition: · Stiff or inoperative
There was no hot water at the faucet.
Implication(s): System inoperative or difficult to operate
Location: First Floor Kitchen
Task: Repair

FIXTURES AND FAUCETS \ Basin, sink and laundry tub
Condition: · Drain stop ineffective
Implication(s): Nuisance | Reduced operability
Location: Second Floor Master Bathroom
Task: Repair

**FIXTURES AND FAUCETS \ Shower stall enclosure**

*Condition:* Loose handles noted at the shower enclosure door.
*Location:* Basement Bathroom

**Task:** Repair

**Condition:** Caulking loose, missing or deteriorated

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Basement Bathroom

**Task:** Improve
General Information

**General:**  • General View of Water Heater (s)

![Image of water heater](image)

- **Service piping into building:**  • Copper
- **Supply piping in building:**  • Copper
- **Main water shut off valve at the:**  • Basement
- **Water heater type:**  • Conventional
- **Water heater fuel/energy source:**  • Gas
- **Tank capacity:**  • 50 gallons
- **Water heater approximate age:**  • 13 years
Waste and vent piping in building: • Plastic

Pumps: • Solid waste pump (ejector pump) • Sump pump

Inspection Methods & Limitations

**General:** • Concealed plumbing components (this includes supply and waste piping in walls, under floors and under the yard) are not part of a home inspection.

**Inspection limited/prevented by:** • The basement wet bar sink was not hooked up.

**Items excluded from a building inspection:** • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem. • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection.

**Items excluded from a building inspection:** • Water quality • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains
Findings and Recommendations

RECOMMENDATIONS \ Overview

Condition: • The home interior had signs indicating a rodent infestation which should be addressed. The Inspector recommends further evaluation by a pest control service.

Location: Various Basement locations

Task: Further evaluation

Rodent droppings in electric panel

WALLS \ Plaster or drywall

Condition: • Damaged

Implication(s): Damage or physical injury due to falling materials

Location: Second Floor Staircase

Task: Repair
DOORS \ Doors and frames

Condition: • Stiff
Implication(s): Reduced operability
Location: Front Second Floor Bedroom
Task: Repair

DOORS \ Hardware

Condition: • Does not latch properly
Implication(s): System inoperative or difficult to operate
Location: First Floor Office
Task: Repair

DOORS \ Interior trim

Condition: • Cracked
Implication(s): Material deterioration
Location: Master Bedroom Closet
Task: Repair

Condition: Guides and stops missing or damaged
Implication(s): Damage to equipment | System inoperative or difficult to operate
Location: Majority of interior doors
Task: Repair

CARPENTRY \ Cabinets
Condition: Pieces missing or loose
Missing handles noted at the cabinet doors and drawers.
Implication(s): Damage or physical injury due to falling materials
Location: Second Floor Hallway, Master Bathroom
Task: Provide
BASEMENT \ Wet basement - evidence

Condition:  • Stains
Past where water stains noted where the main sewer line exits the home.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Basement

Task: Repair

APPLIANCES \ Range

Condition:  • Burner inoperative

Implication(s): System inoperative

Location: First Floor Kitchen

Task: Repair

Front left burner was inoperative

APPLIANCES \ Microwave oven

Condition:  • Parts broken/missing
**Implication(s):** Reduced operability  
**Location:** Kitchen  
**Task:** Repair or replace

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**APPLIANCES \ Washing machine**  
**Condition:** Old  
**Implication(s):** Reduced system life expectancy  
**Location:** First Floor Laundry Area  
**Task:** Upgrade

**APPLIANCES \ Dryer**  
**Condition:** Old  
**Implication(s):** Reduced system life expectancy  
**Location:** First Floor Laundry Area  
**Task:** Upgrade

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**General Information**

- **Major floor finishes:** Carpet, Hardwood, Resilient, Concrete, Tile
- **Major wall and ceiling finishes:** Plaster/drywall
- **Windows:** Fixed, Single/double hung, Sliders
- **Glazing:** Double
- **Exterior doors - type/material:** Metal
- **Oven fuel:** Gas
- **Range fuel:** Gas
- **Appliances:** Refrigerator, Range hood, Dishwasher, Waste disposal, Microwave oven
- **Laundry facilities:** Washer, Laundry tub, Hot/cold water supply, Dryer, Vented to outside, 120-Volt outlet, Gas piping
**Kitchen ventilation:**  • Range hood

**Bathroom ventilation:**  • Exhaust fan

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**Inspection Methods & Limitations**

**General:**  • All appliances were operated by using normal operating controls to activate the primary function and found to be working at the time of the inspection unless otherwise noted in report. We cannot confirm proper function of all cycles nor do we confirm quality of cleaning, spinning, or drying. An inspection is not a guarantee of future performance.

**General:**  • The following are not included as part of a professional home inspection: alarm systems, security systems, smoke detectors, carbon monoxide detectors, intercoms, central vacuum systems, cosmetic issues, water treatment systems, indoor air quality and concealed items.

**General:**  • The interior of cupboards and cabinets are not included as part of a home inspection.

**Inspection limited/prevented by:**  • The inspector is required to only inspect a representative number of installed cabinets as well as a representative number of doors and windows.

**Not included as part of a building inspection:**  • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

**Appliances:**  • Self-cleaning features on ovens not tested  • Effectiveness of dishwasher drying cycle not tested  • Appliances are not moved during an inspection

**Basement leakage:**  • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's hard to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems.

Please read Section 10.0 in the Interior section of the Home Reference Book before taking any action.

To summarize, wet basement issues can be addressed in 4 steps:

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)

2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)

3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is $300 to $600 per crack or hole.)

4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

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**END OF REPORT**

"EXPECT THE BEST, EXPECT XCELLENCE"
The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

01. ROOFING, FLASHINGS AND CHIMNEYS
02. EXTERIOR
03. STRUCTURE
04. ELECTRICAL
05. HEATING
06. COOLING/HEAT PUMPS
07. INSULATION
08. PLUMBING
09. INTERIOR
10. APPLIANCE
11. LIFE CYCLES AND COSTS
12. SUPPLEMENTARY
   Asbestos
   Radon
   Urea Formaldehyde Foam Insulation (UFFI)
   Lead
   Carbon Monoxide
   Mold
   Household Pests
   Termites and Carpenter Ants
13. HOME SET-UP AND MAINTENANCE
14. MORE ABOUT HOME INSPECTIONS