

B4U Close Home Inspections Report

Report



123 Your Street
Any Town, KY

Prepared for
Hill & Dale Client

B4U Close Home Inspections

104 Lawson Drive, Suite 103-400
Georgetown, KY 40324

502-570-4054

www.b4uclose.com



Erby Crofutt, Inspector



Introduction

The digital photo album and the comments therein, are considered an integral part of this report. Make sure you read all information contained in this report as items may be in the report that were not discussed during the inspection.

The highest compliment my clients can give me is the referral of my Home Inspection and Radon Measurement Services to their Friends, Family & Business Associates!

I appreciate all referrals and reference comments about my inspection services.

A common source of dissatisfaction with home inspectors comes from comments made by contractors and real estate agents, which occasionally differ from mine. Remember that I've put my comments in writing and stand behind them. Ask them to do the same.

See **DIFFERING OPINIONS** below for additional information on this topic.

REPAIRS:

While you are free to request that the seller make repairs, the seller is usually equally free to refuse to make any repairs. Seller's generally won't make repairs on "safety upgrade" issues as the generally accepted building practices in effect at the time of the original construction typically allowed the existing construction.

As I don't know the qualifications of the seller or the buyer to conduct repairs, I always recommend that you use a qualified licensed professional in the appropriate trade for all repairs. **You need to decide for yourself** if you or the seller's qualifications, experience and knowledge would allow the repair to be made without using a qualified licensed trade professional.

I recommend that you make three lists:

1. Things that you, the Buyer, will repair / replace.
2. Things that you want to ask the Seller to repair / replace
3. Things that you're just going to live with because, quite frankly, we all "just live with" some things.

List #2 should be shared with your real estate agent (if involved) as they function as your negotiator.

Buyer should be consult with a qualified contractor in the appropriate trade to determine the best repair methods, estimate costs, and perform any necessary repairs, servicing or maintenance discussed in this report or verbally at the time of the inspection prior to any final date as indicated in any Real Estate sales agreement. Since B4U Close Home Inspections does not dismantle equipment or perform invasive inspections or destructive testing, the contractor's subsequent examination may reveal additional required repairs.

If you have any questions, please call me.

COST ESTIMATES:

No cost estimates are provided by B4U Close Home Inspections. Cost estimates are prepared by qualified specialists in a given trade. They are usually preceded by specific measurements taken (that are outside the scope of this inspection) and labor, equipment and material cost data that are generally not possessed by home inspectors. If you ask ten different plumbers or electricians how much it costs to fix something, you'll get 10 different answers.

If you have any questions, please call me.

BUILDING CODES:

B4U Close Home Inspections services a large area of Kentucky with many different building code enforcement authorities, each with their own individual interpretations of the national and state building codes based on their local politics and beliefs. I cannot be completely conversant with each and every building code enforcement authority's interpretation of the national building codes; therefore B4U Close Home Inspections does not perform code compliance inspections nor guarantee that all items are in compliance with governing codes, regulations, ordinances, statutes, covenants and manufacturer specifications. My references and sources for calling out different items as a safety concern or defective

or marginal or in need of repair may include the national building codes (International Residential Code / National Electric Code / Uniform Plumbing Code, etc), manufacturer's instructions, the building industry's standards, continuing education, and personal experience.

If you or your Realtor's response to an area of concern or a recommendation in our report is, "Well, they didn't have that (or they didn't do that) when the house was built," I know that. However, during the ensuing years, our knowledge has increased considerably concerning safety in the home, and I believe that you should be safe in your home and that taking care of your home should be as easy as possible. So I will recommend things that they didn't have or do years ago simply to keep you safe or help you take care of your home.

Note that the Kentucky Home Builders Association lobbyists managed to have the Kentucky State Legislature include the following in the Kentucky Home Inspector Licensing Law: Kentucky Revised Statutes (KRS) Chapter 198B.738

"Home inspectors are prohibited from indicating in writing in the initial home inspection report that any condition is not in compliance with any building code enforced under KRS Chapter 198B."

Therefore, if you think an issue might be a code violation, you need to consult your local building code enforcement department for a determination.

If you have any questions, please call me.

PROPERTY HISTORY:

I recommend that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports prepared by or for: relocation companies; municipal inspection departments; lenders; insurers; and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Client is advised to obtain a copy of the Seller's Disclosure Statement and review it prior to closing. Client is also advised to conduct a pre-closing walk through of the residence immediately before finalizing to verify that all items that were to be repaired are repaired and that the property condition has not substantially changed since this inspection. Use the B4U Close Home Inspections pre-closing checklist provided as a guide for this walk through. Client should request verification that agreed upon repairs/replacements were made by qualified licensed tradesmen and contractors where necessary.

If you have any questions, please call me.

HOME WARRANTY:

If the home is less than two or three years old, Builder and Manufacturer Warranties may still be in effect. If the home is more than two or three years old, I recommend that Client investigate and consider the purchase of a Home Warranty through your real estate agent or internet resources. There are several companies offering home warranties. Be sure to read the fine print to ensure that all items you want covered are actually covered by a particular warranty. This warranty may help protect you in the event a covered system fails or needs repair/replacement after closing.

If you have any questions, please call me.

DIFFERING OPINIONS:

Don't be surprised when a contractor or real estate agent says something is okay when I said it isn't. Home inspectors are generalists conducting an essentially visual inspection and recommending specialists in the appropriate area for specific repairs. Some specialists, and other people, will disagree with my opinions. I've put my opinions in writing. I feel you should have those who disagree put their opinions in writing also. Ask them to include their license number, if applicable, and guarantee that the item is safe or OK to operate as it is. If they refuse to do so, you need to establish what weight to give each opinion.

One of the times I am aware that this happened, a plumber said a water heater was safe and would continue to operate OK when I said it wasn't and wouldn't. When he was asked to put it in writing he refused. I don't know why he refused to put his verbal comment in writing. The water heater was

subsequently replaced. While I will discuss our differing opinions with contractors and real estate agents, I won't argue with them.

The best reference sources are the Manufacturer's Installation Instructions and the State of Kentucky's

Office of Housing, Buildings, and Construction
101 Sea Hero Road, Suite 100
Frankfort, Kentucky 40601
(502) 573-0373
<http://hbc.ppr.ky.gov/>

Nor should you be surprised when someone says that something needed to be replaced when I said it needed to be repaired or replaced. Keep in mind that replacing something makes more money for the contractor than just doing a repair.

Contractors sometimes say, "I can't believe you had this house inspected and they didn't find this problem." There are several reasons for these apparent oversights:

- Conditions during inspection - It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that there was storage everywhere (especially in the garages here in Kentucky), making things inaccessible, or that the air conditioning could not be turned on because the temperature had been below 60° outside in the last 24 hours. Contractors do not know what the circumstances were when the inspection was performed.
- > The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the home inspection process. I am only documenting the condition of the home at the time of the inspection.
- > A long look - If I spent half an hour under the kitchen sink or an hour disassembling the furnace, I'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more than what you paid.
- > I am a generalist - I am not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than I do. This is because heating and cooling is all he's expected to know. Home inspectors are expected to know heating and cooling, plumbing, electricity, engineering, roofing, appliances, etc. It's virtually impossible to know everything about everything. That's why I'm a generalist. I'm looking at the forest, not the individual trees.
- > An invasive look - Problems often become apparent during renovation or remodeling. A home inspection is a visual examination. I don't perform any invasive or destructive tests.

If you have any questions, please call me.

RADON TESTING

Radon testing is excluded from the home inspection. Most of Central Kentucky has been declared a "High Potential" radon zone. See the Environmental Protection Agency's Map of Kentucky Radon Zones thru my website at www.b4uclose.com.

Extract from the Radon Gas and Mold Notice of the Office of Housing and Urban Development (HUD 9548-E)

"Real Estate Brokers and Agents are not generally qualified to advise purchasers on radon or mold treatment or its health and safety risks. PURCHASERS ARE ENCOURAGED TO OBTAIN THE SERVICES OF A QUALIFIED AND EXPERIENCED PROFESSIONAL TO CONDUCT INSPECTIONS AND TESTS REGARDING RADON AND MOLD PRIOR TO CLOSING. Purchasers are hereby notified and agree that they are solely responsible for any required remediation and/or resulting damages, including, but not limited to, any effects on health, due to radon or mold in, on or around the property."

If you haven't already, I recommend that you have the property tested for radon. There are several options for doing so.

1. I offer radon testing, separate from the home inspection, with a sophisticated electronic monitor that takes additional environmental measurements and has tamper detectors, specifically designed for use in real estate sales transactions with results available within hours of the completion of the 48 hour testing period.
2. Some local hardware stores offer low cost canisters that are mailed off to labs and results usually available 10 – 15 days after completion of the testing period.
3. Some local County Health Departments offer free test kits that sit in the house for 90 days to a year and are then mailed off to the lab.

Whichever test method you choose, I strongly recommend that you conduct a radon test. More information is available online at www.kentuckyradon.com or <http://www.air.ky.gov/FAQ/Radon.htm> or <http://www.epa.gov/iaq/radon/>,

If you have any questions, please call me.

Consumer Product Safety Commission:

The CPSC web site is very easy to use and has an on-line subscription service (<http://www.cpsc.gov/cpsclist.asp>) for notification of any recalls or safety concerns. There are many subscription choices, including subscribing to recalls involving only selected products, e.g., infant/child products, sports and recreation products, outdoor products, household products, and specialty products. There are literally thousands of recalls and safety concerns that have been released since the Consumer Product Safety Commission began operating in 1973, and they all are listed. Not all recalls and safety concerns make the headlines of your local newspaper. I recommend that you subscribe to all CPSC press releases, including recalls. This will alert you to all recalls and safety concerns in all categories.

If you have any questions, please call me.

TAKING CARE OF YOUR HOME:

The easiest way to take care of your house is to keep unwanted moisture away from the exterior, particularly the foundation, and out of the interior. This means regular monitoring and maintenance of the exterior roof, walls, and foundation, and the structural and mechanical components attached to them. This means regular monitoring and maintenance of the interior, including walls and floors under upper stories. What is regular monitoring and maintenance? Home ownership! It is not easy being a homeowner, and there will be many things that become problems while you own your home and which you will need to spend money to resolve. I recommend proactive preventive maintenance rather than after-the-fact reactive repair. Some items will need to be monitored and maintained daily, monthly (GFCI outlets, etc.), or annually (roof, water heater, fireplace, gas-using appliances, etc.). You're investing a substantial amount of money in a home. Please take care of it or hire professional service people to take care of it for you.

If you have any questions, please call me.

B4U Close Home Inspections Report Photo Album
123 Your Street, Any Town, KY



Rear / side view of home.



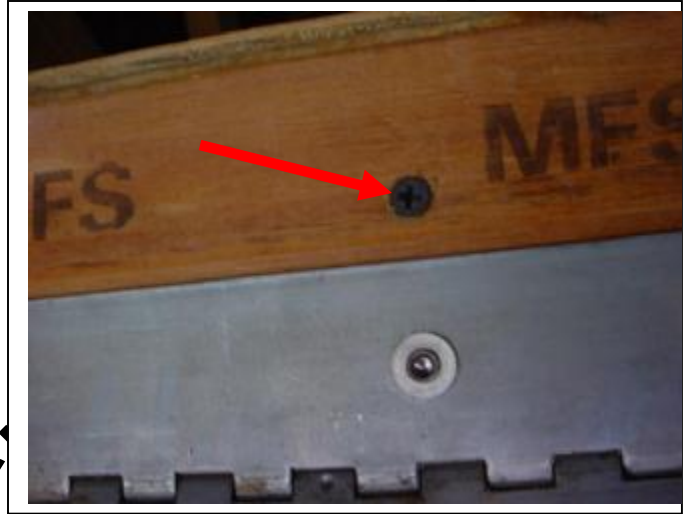
Splash blocks are installed backward.



Holes next to foundation need to be filled in.
Splash block needs to be turned around.



Soil/mulch too close to the siding. Lower the soil/mulch level.



Optical sensor for garage door is mounted more than six inches above the floor. Not safe.

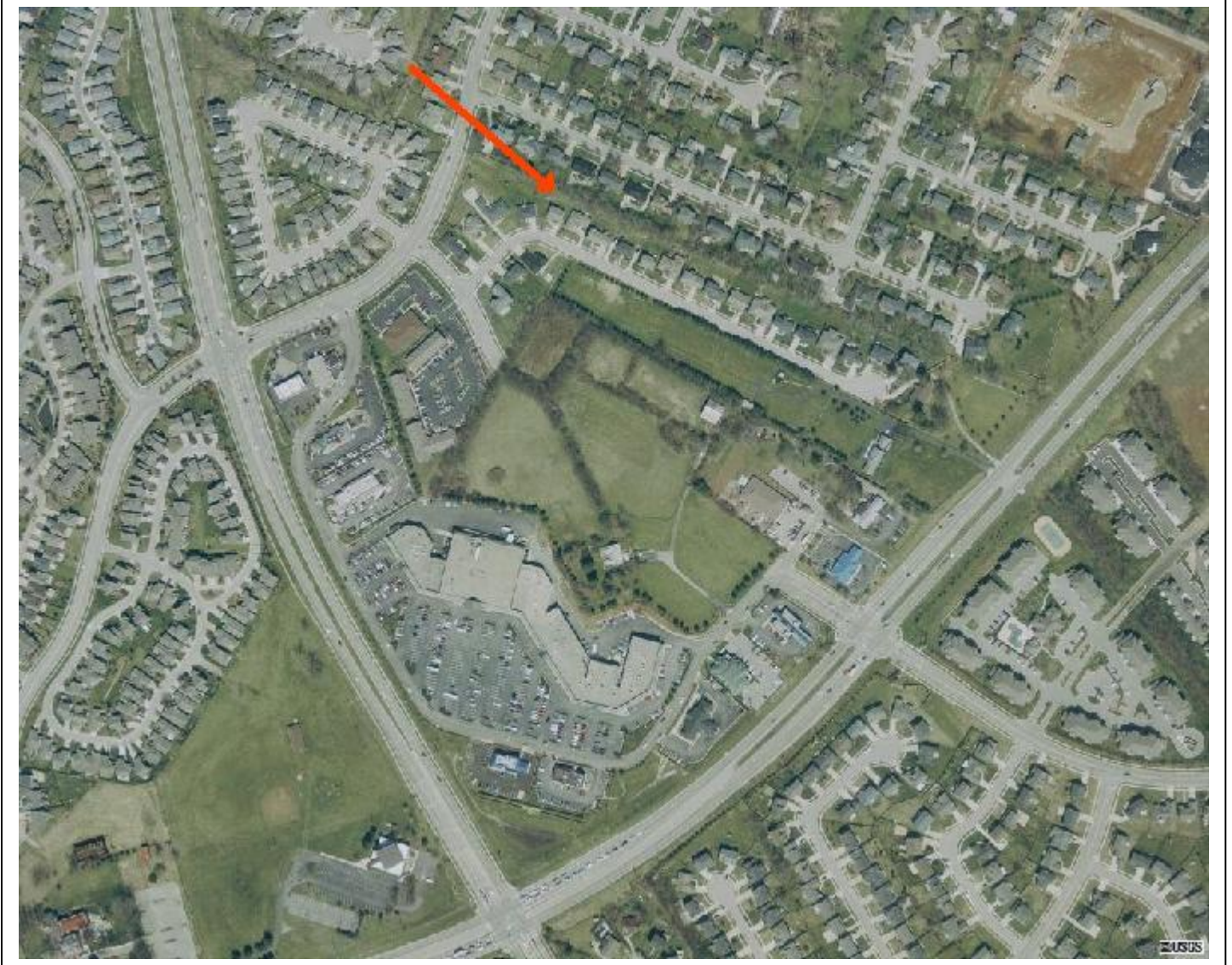
Frame for garage attic ladder is secured with screws. It should be secured with nails. Recommend adding additional 16D nails.



Purple stains indicate leaking under the toilet in the master bathroom.

Wood under toilet in master bathroom is moisture stained but does not appear to be damaged enough to replace it. Examine wood under toilet while replacing wax ring.

B4U Close Home Inspections Report Photo Album
123 Your Street, Any Town, KY



**2002 Aerial Photo
123 Your Street
Any Town, KY**

B4U Close Home Inspections

21:35 July 27, 2005

Definitions

All directions are given as if the house is being viewed from the front looking at the front.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Acceptable
NI / NP

Functional with no obvious signs of defect.

Item was unable to be inspected for safety reasons, due to lack of power, inaccessible, or disconnected at time of inspection or the item was not present.

Maintenance Item

Item noted is usually considered a routine maintenance item that must be accomplished occasionally to ensure proper performance of the item.

Marginal
Defective

Item is not fully functional and requires repair or servicing.

Item needs immediate repair or replacement. It is unable to perform its intended function or is an immediate safety hazard.

General Information

Property Information

Property Address 123 Your Street

City Any Town **State** KY **Zip** 55555

Contact Name

Phone

Fax

E-Mail

Client Information

Client Name Hill & Dale Client

Client Address 321 Their Street

City Your Town **State** KY **Zip** 33333

Phone 123-456-7890

Fax

E-Mail hilldale@theirdomain.com

Inspection Company

Inspector Name Erby Crofutt

Company Name B4U Close Home Inspections

Company Address P.O. Box 905

City Georgetown **State** KY **Zip** 40324

Phone 502-570-4154 **Fax** 502-570-4154

File Number Sample

Conditions

Others Present Buyer's Agent & Buyer

Estimated Age 8 years

Inspection Date 21 July 2005

Start Time 9:00 AM

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 83 Degrees

Weather Sunny

Space Below Grade Crawl Space

Building Type Single Family

Sewage Disposal Public disposal system

Water Source Public Water Company

Additions/Modifications None Apparent

Permits Obtained Unknown. Existing Structure.

Property Occupied Yes.

Entrance Faces South

End Time 11:45

Soil Conditions Dry

Garage Attached

How Verified Inspector's local knowledge

How Verified Inspector's local knowledge

How Verified N/A

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Lots and Grounds

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Acceptable **Walks:** Concrete
Acceptable **Steps/Stoops:** Concrete
Acceptable **Patio:** Concrete
Acceptable **Vegetation:** Small plants & Shrubs
Marginal **Grading:** Minor slope - Siding in contact with soil on right side. May promote rot or allow termite access.
Maintenance Item **Driveway:** Concrete - Wood expansion joint is raised. It needs to be knocked back down to prevent trips & falls.

Exterior Surface and Components

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All sides except front Exterior Surface

Acceptable **Type:** Vinyl siding

Front Exterior Surface

Acceptable **Type:** Brick Veneer
Acceptable **Trim:** Vinyl
Acceptable **Fascia:** Metal
Acceptable **Soffits:** Vinyl
Acceptable **Entry Doors:** Metal hollow core
Acceptable **Patio Door:** Wood Glass
Acceptable **Windows:** Vinyl-double hung.
Acceptable **Exterior Lighting:** Wall mount incandescent fixtures
Acceptable **Exterior Electric Outlets:** 110 GFCI wall mount.
Acceptable **Hose Bibs:** Rotary
Acceptable **Gas Meter:** Left Side of House.
Acceptable **Main Gas Valve:** On gas riser to gas meter.

Roof

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Complete roof Roof Surface

Acceptable **Method of Inspection:** On the roof
Material: Composition Shingles
Type: Gable
Approx Age: 8 years
Acceptable **Flashing:** Metal
Acceptable **Skylights:** Plexiglass

Right side Chimney

Acceptable **Chimney:** Wood frame, vinyl covered.
Acceptable **Flue/Flue Cap:** Metal
Acceptable **Chimney Flashing:** Metal

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Roof (continued)

Acceptable **Plumbing Vents:** PVC
Acceptable **Gutters:** Metal
Acceptable **Downspouts:** Metal
Marginal **Leader/Extension:** Splash Block - Splash blocks are installed backwards.

Garage/Carport

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Left front Garage

Acceptable **Type of Structure:** Attached **Car Spaces:** 2
Acceptable **Garage Doors:** Metal
Defective **Door Operation:** Mechanized
Door Opener: Craftsman 1/2 hp - The optical sensors (Light beam) auto reverse safety on each side of the garage door is mounted too high. The top of the Lenses is supposed to be at a height between 5" - 6" above the floor. These are mounted at about 12 inches. This is too high to have the beam interrupted by a fallen child, pet or even an adult and will not reverse the door opener. They need to be lowered to the proper height.
Acceptable **Service Doors:** Metal hollow door
Acceptable **Walls:** Texture/Paint
Acceptable **Ceiling:** Texture/Paint
Acceptable **Floor/Foundation:** Poured slab
Acceptable **Electrical:** 110 VAC GFCI
NI / NP **Heating:** Not Present

Electrical

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Acceptable **Service Size Amps:** 200 AMPS **Volts:** 110-240 VAC
Acceptable **Service:** Underground in sealed conduit. Unable to determine type of wire.
Acceptable **110 VAC Branch Circuits:** Copper
Acceptable **220 VAC Branch Circuits:** Copper & Aluminum
Acceptable **Aluminum Wiring:** None noted.
Acceptable **Conductor Type:** Non-metallic sheathed cable
Acceptable **GFCI:** At GFCI receptacles
Acceptable **Ground:** Rod in ground
NI / NP **Smoke Detectors:** Note: - On older homes where the age of the detectors cannot be determined, I recommend replacing all smoke detectors and carbon monoxide detectors. The National Fire Protection Association recommends replacing smoke detectors every 10 years and carbon monoxide detectors every 5 years.

The smoke detector is NOT tested as part of the Home Inspection. The smoke detector should be tested by the home owner upon moving in and on a regular basis thereafter (every 30-60 days.) This is an important safety device. If it fails to operate, have it fixed or replace it. Hard wired smoke detectors should be repaired by an alarm qualified licensed electrician.

Garage Electric Panel

Acceptable **Manufacturer:** Square D
Max Capacity: 200 Amps

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Electrical (continued)

Garage Electric Panel (continued)

Acceptable **Main Breaker Size:** 200 AMPS
Acceptable **Breakers:** Copper and Aluminum.
Is the panel bonded? Yes

Structure

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Acceptable **Structure Type:** Wood frame with vinyl siding
Acceptable **Foundation:** Poured Slab
Acceptable **Differential Movement:** None noted.
Acceptable **Floor/Slab:** Where visible - Majority hidden by finish materials.
Acceptable **Subfloor:** OSB - Oriented Strand Board - Sub floor under master bathroom toilet is moisture stained but does not appear to be damaged enough to call for replacement. Examine the top of the wood when the toilet is removed to replace the wax ring.

Attic

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Whole house Attic

Acceptable **Roof Framing:** House
Acceptable **Sheathing:** OSB - oriented strand board.
Acceptable **Ventilation:** Roof and soffit vents
Acceptable **Insulation:** Brown in
NI / NP **Attic Fan:** Not Present
NI / NP **House Fan:** Not Present
Acceptable **Moisture Penetration:** None visible.

Air Conditioning

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Neither the determination of adequacy of the Heating, ventilation, air conditioning (HVAC) capacity for the size of the residence or pressure testing is included as a part of this inspection. However, a generally accepted rule of thumb is that 1 ton is required for every 400 to 500 square feet. In addition a two story structure will require about 10% more cooling capacity. I recommend that you consult a qualified licensed heating and air conditioning technician to determine the best repair methods, estimate costs, and perform any necessary repairs to the air conditioning system.

Left side. AC System

Acceptable **A/C System Operation:** Appeared serviceable at time of inspection
Manufacturer: Carrier
Type: Central A/C **Capacity:** Not determined
Area Served: Whole house **Approximate Age:** 8 years
Fuel: Electric **Temperature Differential:** -
Acceptable **Electrical Disconnect:** Breaker disconnect
Acceptable **Condensate Removal:** PVC

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Air Conditioning (continued)

Acceptable **Thermostats:** Individual
Acceptable **Refrigerant Lines:** Standard high & low pressure lines.
Acceptable **Blower Fan/Filters:** Direct drive/disposable
Acceptable **Exposed Ductwork:** Metal and flex ducts.

Fireplace/Wood Stove

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A thorough interior examination of the chimney and flue is beyond the scope of a normal home inspection. This report identifies and comments on those items that were able to be inspected. It further identifies those areas that were not readily accessible for inspection such as a complete view of the chimney and flue interior.

The National Fire Protection Association (NFPA), and B4U Close Home Inspections, recommend that each chimney receive a Level II inspection by a chimney sweep certified by the Chimney Safety Institute of America (CSIA) (www.csia.org) each time a residence is sold.

Living room. Fireplace

Acceptable **Fireplace Construction:** Wood frame with pre-fabricated insert.
Type: Gas burner with ornamental logs
Acceptable **Fireplace Insert:** With blower fan
Acceptable **Flue:** Metal
Acceptable **Damper:** Metal - This is a gas log fireplace with an operable damper. The newest nationally recognized safety standards require that dampers in fireplaces with gas logs, installed after 1991, be either removed or permanently fastened in the open position. Wood burning fireplaces or gas log units that were in place prior to 1991 are exempt from these standards. The purpose for this requirement is to prevent noxious combustion gases from venting into the living area. With some of the newer fireplace design, closed dampers can be particularly hazardous because burners can be ignited by the simple flip of a switch. This means that a small child could unwittingly turn on the fireplace burner. With a closed damper, carbon monoxide could vent into the home. I recommend that the damper on this fireplace be either removed or permanently fastened in the open position to improve the operational safety of the gas log fireplace unit..
Acceptable **Hearth:** Flush Mounted

Heating System

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Attic Heating System

Acceptable **Heating System Operation:** Appeared serviceable at time of inspection
Manufacturer: Carrier
Type: Forced air **Capacity:** Not determined
Area Served: Whole house **Approximate Age:** 8 years
Fuel: Natural gas **Temperature Differential:** -
Acceptable **Distribution:** Metal & Flex duct
Acceptable **Flue Pipe:** Metal
Acceptable **Fuel Lines:** Black Iron
Acceptable **Thermostats:** Individual
Acceptable **Fuel Tank:** None visible.
Tank Location: -
Acceptable **Suspected Asbestos:** None noted.

Client: Hill & Dale Client

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Plumbing

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Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. Water quality testing or testing for hazards such as lead are not part of this inspection. Main water valves are not operated during this inspection. Septic systems and all underground pipes are not part of this inspection.

I recommend that you consult a qualified licensed plumber to determine the best repair methods, estimate costs, and perform any necessary repairs to the plumbing system.

Acceptable **Service Line:** Copper is the visible portion of the water service line..
Acceptable **Main Water Shutoff:** laundry room
Acceptable **Water Lines:** Copper
Acceptable **Vent Pipes:** PVC
Acceptable **Drain Pipes:** PVC

Laundry Room Area Water Heater

Acceptable **Water Heater Operation:** Appeared serviceable at time of inspection
Manufacturer: Bradford White
Type: Natural gas **Capacity:** 30 Gal.
Approximate Age: 8 years **Area Served:** Whole house
Acceptable **Flue Pipe:** Single wall to double wall at ceiling
Acceptable **TPRV and Drain Tube:** Copper or copper alloy pipe drain tube.

Bathroom

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Master Bathroom

Acceptable **Ceiling:** Texture/Paint
Acceptable **Walls:** Texture/Paint
Acceptable **Floor:** Vinyl floor covering
Acceptable **Doors:** Hollow wood
Acceptable **Windows:** Non-opening.
Acceptable **Electrical:** 110 VAC GFCI
Acceptable **Counter/Cabinet:** Composite Wood
Acceptable **Sink/Basin:** Dual one piece sink/counter top.
Acceptable **Faucets/Traps:** Metal/PVC
Acceptable **Tub/Surround:** Fiberglass tub/fiberglass
Marginal **Toilets:** Porcelain - The toilet is loose and slides around on the floor. The purple stain indicates that the toilet is leaking under the vinyl. It needs to be tightened down to prevent wear and tear on the wax ring seal and potential leaking. Care needs to be exercised when tightening toilets. One little bit to much force on the nuts and the toilet will crack necessitating a new toilet.
Acceptable **HVAC Source:** HVAC vent.
Acceptable **Ventilation:** Electric ventilation fan

1st. floor hall Bathroom

Acceptable **Ceiling:** Texture/Paint
Acceptable **Walls:** Texture/Paint
Acceptable **Floor:** Carpet
Acceptable **Doors:** Hollow wood
Acceptable **Windows:** Non-opening.
Acceptable **Electrical:** 110 VAC GFCI
Acceptable **Counter/Cabinet:** Composite Wood
Acceptable **Sink/Basin:** One piece sink/counter top.

Client: Hill & Dale Client

SampleReport.hi3

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Bathroom (continued)

1st. floor hall Bathroom (continued)

Acceptable **Faucets/Traps:** Metal/PVC
Acceptable **Tub/Surround:** Fiberglass tub/fiberglass
Marginal **Toilets:** Porcelain - The toilet is loose and slides around on the floor. It needs to be tightened down to prevent wear and tear on the wax ring seal and potential leaking. Care needs to be exercised when tightening toilets. One little bit too much force on the nuts and the toilet will crack necessitating a new toilet.

No apparent leakage present yet. Examine area while toilet is being repaired.
Acceptable **HVAC Source:** HVAC vent.
Acceptable **Ventilation:** Electric ventilation fan

Kitchen

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Front Right Kitchen

Acceptable **Cooking Appliances:** General Electric
Acceptable **Ventilator:** Broan
Acceptable **Disposal:** Under sink
Acceptable **Dishwasher:** General Electric
Air Gap Present? Yes
NI / NP **Refrigerator:** Not Inspected - Excluded from inspection by buyer.
Acceptable **Sink:** Metal Double sink
Acceptable **Electrical:** 110 VAC outlets and lighting circuits.
Acceptable **Plumbing/Fixtures:** Metal/PVC
Acceptable **Counter Tops:** Laminated
Acceptable **Cabinets:** Composite wood.
Acceptable **Ceiling:** Texture/Paint
Acceptable **Walls:** Texture/Paint
Acceptable **Floor:** Vinyl floor covering
Acceptable **Windows:** Non-opening.
Acceptable **HVAC Source:** HVAC vent.

Interior Rooms

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Smoke detectors, carbon monoxide detectors and fire extinguishers are not currently required in all areas. However, I recommend that all homes be equipped with these important safety devices, installed in accordance with the manufacturer's installation instructions. Remember that, to ensure proper operation when needed, these safety devices must be inspected, tested, and maintained on a periodic basis set by the manufacturer. A large store of information on indoor air quality including carbon monoxide can be found on the internet at <http://www.epa.gov/iaq/>

Interior Rooms

Acceptable **Closet:** Walk In & single closets
Acceptable **Ceiling:** Texture/Paint
Acceptable **Walls:** Texture/Paint
Acceptable **Floor:** Carpet
Marginal **Doors:** Hollow wood - Master bedroom door would not latch. Adjustment necessary.
Marginal **Windows:** Vinyl Single Hung - The top section of the window in the front right bedroom has a failed thermal seal. Failure is indicated by the fogging or condensation between the panes. This is caused when the thermal seal fails, allowing the inert gas (usually argon or nitrogen) between the panes to escape. It is not always possible to

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Interior Rooms (continued)

Windows: (continued)

identify all failed seals as the occluding or fogging may be minor at the time of the inspection depending on the weather conditions.. It should be assumed that other windows have failed or will fail at sometime in the future. Many manufactures have extended warranties that cover this common issue. The condition will not go away.

Marginal

Electrical: 110 VAC outlets and lighting circuits. - Loose electrical outlet on the wall behind the door ion the back right bedroom.

Acceptable

Loose electrical outlet on the right wall of the hallway.
HVAC Source: HVAC vent.

Laundry Area

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1st floor hall Laundry Area

Acceptable

Electrical: 110 VAC outlets and lighting circuits.

NI / NP

Laundry Tub: Not Present

NI / NP

Laundry Tub Drain: Not Present

Acceptable

Washer Hose Bib: Rotary

Acceptable

Washer and Dryer Electrical: 110-240 VAC

Acceptable

Dryer Vent: Flex (Metal)

NI / NP

Dryer Gas Line: Not Present

Acceptable

Washer Drain: Wall box to stand pipe.

Final Comments

This home is a one story wood frame construction home on a crawl space with concrete block stem walls. It is located on a cul de sac street in a small subdivision on the southeast side of Any Town, KY.

As this is a sample report, most commentary is limited and somewhat generic in nature. Actual reports delve into more detail & photos. Aerial photos are obtained from an internet source. Color close ups are not available for all areas.

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Maintenance Item Summary

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Buyer should be consult with a qualified contractor in the appropriate trade to determine the best repair methods, estimate costs, and perform any necessary repairs, servicing or maintenance discussed in this report or verbally at the time of the inspection prior to any final date as indicated in any Real Estate sales agreement. Since B4U Close Home Inspections does not dismantle equipment or perform invasive inspections or destructive testing, the contractors subsequent examination may reveal additional required repairs.

This summary is not the entire report. The complete report includes additional information of concern to the client. The client must read the complete report to obtain all pertinent information..

Marginal Ratings are defined as the item is not fully functional. It requires some repair or servicing and may not be operating at full capacity.

Defective Ratings are defined as the item needs IMMEDIATE repair or replacement. It is unable to perform it's intended function or is an immediate safety hazard..

Lots and Grounds

Driveway: Concrete - Wood expansion joint is raised. It need to be knocked back down to prevent trips & falls.

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Marginal Summary

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Lots and Grounds

Grading: Minor slope - Siding in contact with soil on right side. May promote rot or allow termite access.

Roof

Leader/Extension: Splash Block - Splash blocks are installed backwards.

Bathroom

Master Bathroom - Toilets: Porcelain - The toilet is loose and slides around on the floor. The purple stain indicates that the toilet is leaking under the vinyl. It needs to be tightened down to prevent wear and tear on the wax ring seal and potential leaking. Care needs to be exercised when tightening toilets. One little bit to much force on the nuts and the toilet will crack necessitating a new toilet.

1st. floor hall Bathroom - Toilets: Porcelain - The toilet is loose and slides around on the floor. It needs to be tightened down to prevent wear and tear on the wax ring seal and potential leaking. Care needs to be exercised when tightening toilets. One little bit to much force on the nuts and the toilet will crack necessitating a new toilet.

No apparent leakage present yet. Examine area while toilet is being repaired.

Interior Rooms

Interior Rooms - Doors: Hollow wood - Master bedroom door would not latch. Adjustment necessary.

Interior Rooms - Windows: Vinyl Single Hung - The top section of the window in the front right bedroom has a failed thermal seal. Failure is indicated by the fogging or condensation between the panes. This is caused when the thermal seal fails, allowing the inert gas (usually argon or nitrogen) between the panes to escape. It is not always possible to identify all failed seals as the occluding or fogging may be minor at the time of the inspection depending on the weather conditions.. It should be assumed that other windows have failed or will fail at sometime in the future. Many manufactures have extended warranties that cover this common issue. The condition will not go away.

Interior Rooms - Electrical: 110 VAC outlets and lighting circuits. - Loose electrical outlet on the wall behind the door ion the back right bedroom.

Loose electrical outlet on the right wall of the hallway.

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Defective Summary

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Garage/Carport

Left front Garage - Door Opener: Craftsman 1/2 hp - The optical sensors (Light beam) auto reverse safety on each side of the garage door is mounted too high. The top of the Lenses is supposed to be at a height between 5" - 6" above the floor. These are mounted at about 12 inches. This is too high to have the beam interrupted by a fallen child, pet or even an adult and will not reverse the door opener. They need to be lowered to the proper height.

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Pre-Closing Walk Through Checklist

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

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

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Schedule of Normal Appliance Life

Appliances	Life Estimate in Years
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Dishwashers	5 to 12
Disposals	5 to 12
Washers and dryers	8 to 12
Water heaters	8 to 12
Refrigerators	15 to 20
Stoves	15 to 20

Gutters and downspouts

Galvanized	15 to 20
Copper	Life of home (if well-maintained)

Heating and Air Conditioning

Warm air furnace	8 to 12
Heat pumps	8 to 12
Air conditioning compressors	8 to 15
Gas chillers	8 to 15
Hot water boilers	30 to 50

Plumbing

Gas hot water heater	8 to 12
Electric hot water heater	10 to 15
Private disposal systems (septic)	15 to 25
Galvanized water pipes	30 to 50

Roofs

Selvage or asphalt roll	12 to 20
Wood shake and shingle	15 to 20
Asphalt	15 to 20
Fiberglass	15 to 20
Asbestos shingle	30-50
Slate	40-75

Cost Comparison of Materials

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

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

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

Schedule of Estimated Remodeling and Repair Costs

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

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Schedule of Estimated Remodeling and Repair Costs (continued)

	Costs
Heating & Air Conditioning	
Replace warm air furnace	\$1,500 to 3,800
Replace electric heat pump	\$2,200 to 3,600
Replace central air conditioning system (electric)	\$1,500 to 3,000
Replace central air conditioning system (gas)	\$2,600 to 3,500
Install humidifier	\$300 to 550
Install electrostatic air cleaner	\$500 to 750
Replace hot water boiler	\$2,500 to 3,500
Install attic ventilation	\$250 to 450
Insulation	
Insulate attic / basement	\$.75 to 1.20 per square foot
Kitchen	
Remodel kitchen	\$8,000 and up
Plumbing	
Hot water heater (50-gallon capacity)	\$400 to 650
(40-gallon capacity)	\$300 to 550
Install new well	\$3,000 to 5,000
Install new septic system	\$3,000 to 5,000
Install sump pump	\$400 to 500
Install French drain and sump pump	\$2,000 to 3,500
Roofs	
Asphalt / fiberglass shingles– Install over existing shingles	\$1 to 1.20 per square foot
Remove existing shingles and install news	\$1.30 to 1.75 per square foot
Windows	
Install storm windows	\$60 to 100 each
Replace existing windows	\$250 to 500 each

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Glossary of Home Inspection Terms

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

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

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

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