SALES CONTRACT ADDENDUM #1

This Addendum is made on April 19, 2008, to a Sales Contract ("Contract") dated April 5, 2008

between Roger Lapel, Christina Lapel ("Purchaser")

and Owner of Record ("Seller")

for the purchase and sale of the Property: 14087 Ryon Ct. Woodbridge, VA 22193

The Parties agree that the Contract is modified as follows:

Seller agrees to make the following repairs as indicated on the attached Home Inspection Summary and to provide receipts for the repairs at settlement:

Summary Items 1, 2, 3, 6, 10 & 13

This Addendum shall not alter, modify or change in any other respect the Contract, and except as modified herein, all of the terms and provisions of the Contract are expressly ratified and confirmed and shall remain in full force and effect.

WITNESS OUR SIGNATURES AND SEALS:

SELLER:

_____ / _____ (SEAL)
Date Signature
Owner of Record

_____ / _____ (SEAL)
Date Signature

PURCHASER:

4-19-08 / [signature] (SEAL)
Date Signature
Roger Lapel

4-19-08 / Christina M. Lapel (SEAL)
Date Signature

Keller Williams Fairfax Gateway 12700 Fair Lakes Circle Suite 120Fairfax, VA 22033
Phone: (703) 940 - 9193 Fax: (703) 940 - 9156 Frank Ramos

Lapel

ADVANTEK HOME INSPECTIONS LLC
STERLING, VA 20164
703-406-1346
www.advantekhi.com

Current address:
Roger & Christina Lapel
3434 Chelsea Dr.
Woodbridge, VA 22192
Telephone:
Date: April 18, 2008

Property address:
14087 Ryon Ct.
Woodbridge, VA 22193

Subject: Resale Type: SF
Occupied/Vacant* V

1. The Kitchen faucet allows water to leak into the hot side valve area which means the cartridge or faucet is faulty (needs repair/replacement)
2. The Hot side water supply valve is broken and needs to be replaced under the Kitchen sink
3. There are numerous wiring safety issues in the attic that need serious repair (at least five areas need repair)(pictures 3,4,6,7,8)
4. The two inch vent pipe in the attic needs to have either a new vent boot installed or caulking (this could also be repaired when a new roof is installed)
5. There is a LEAK at the silver nut at the trap area that needs repair under the Master bath sink
6. There is a broken outlet receptacle in the Master bedroom and bedroom #2 that need to be replaced
7. The Hall bath shower head LEAKS needs to be repaired/replaced
8. The Powder room lavatory needs to be set to the wall for safety reasons (currently not attached to wall)
9. The valve handle for the water supply to the Powder room toilet is damaged and should be replaced but currently does not have to
10. The quad outlet in the garage near the garage door has an open ground that needs repair
11. The outlet receptacle to the left of the addition door outside needs to have a waterproof cover installed
12. The HVAC System needs to be serviced and cleaned for both cycles (rust in unit and no evidence of maintenance schedule since 1988) The return plenum needs to be sealed to the furnace

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14087 Ryon Ct.
Woodbridge, VA 22193

13. The Electrical panel needs to have a blank cover plate installed at breaker 16 for safety purposes
14. The front right downspout needs to be extended (missing elbow)
15. The front right porch column needs repair/replacement (also the rest of the exterior wood trim needs scraping and re-painting. Preferably aluminum wrap installed
16. The roof shingles are at the end of its life cycle and should be replaced

Advantek Home Inspections LLC
Sterling, Virginia 20164
703-406-1346

InterNational Association of Certified Home Inspectors Home Inspection Agreement

Year Built 1987

Sunny 80s

ADVANTEK HOME INSPECTIONS LLC

The address of the property is: 14087 Ryon Ct, Woodbridge VA 22193

Fee for the home inspection is $ 325.00 +135.00 INSPECTOR acknowledges receiving a deposit of $ 360.00 from CLIENT.

THIS AGREEMENT made this 18th day of April, 2008, by and between Edelaracha Roger Christian Lapel (hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.

2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at http://www.nachi.org/sop.htm. Although INSPECTOR agrees to follow NACHI's Standards of Practice, CLIENT understands that these standards contain certain limitations, exceptions, and exclusions. CLIENT also understands that NACHI is not a party to this Agreement and that NACHI has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of Radon – a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.

3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected pursuant to this Agreement, is a log home, log structure or similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against NACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with NACHI must be brought only in the District Court of Boulder County, Colorado.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. This Agreement is not transferable or assignable.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR 4-18-08

CLIENT OR REPRESENTATIVE 4-18-08

BUILDING ANALYSIS REPORT

THE HOME INSPECTION FACTBOOK

MESSAGE TO THE HOME BUYER

The Building Inspection

This building inspection is being conducted in accordance with nationally recognized standards of practice and is for the purpose of identifying major deficiencies which might affect your decision whether to purchase. Although minor problems may be mentioned, this report does not attempt to list them all.

You are urged to attend the inspection and accompany the inspector during the examination of the building. The information you gain from this will be of great value to you. This report is a summary of that information.

It is important for you to understand exactly what your professional building inspector is able to do for you and what the limitations are in the inspection and analysis. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture, lift carpeting, remove panels or dismantle any items or equipment.

An inspection is intended to assist in evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection.

The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied.

Your Inspection Report

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

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

Problems with the Building

This report is not a guaranty or warranty; we cannot eliminate all your risk in purchasing. There are warranty programs which may be obtained to insure you against failure of some of the major systems of the house.

Home buyers, after settlement and occupying the building, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage which could have been prevented if the inspector's advice and recommendations had been followed.

After occupancy, all buildings will have some defects which are not identified in the inspection report. If a serious problem occurs that you feel the report did not give you sufficient warning of, call the inspector. A phone consultation may be helpful to you in deciding what corrective measures to take and the inspector may be able to advise you in assessing proposals offered by contractors for remedying the problem.

Please consult your inspector *before* you engage a contractor to correct a possible defect. Unless prior consultation occurs, this company cannot assist you further.

The Building Analysis Report (B.A.R.)

This report form was first developed in 1984 at the request of home inspectors who needed to present a concise but complete summary of the results of their inspections free from the sort of technical language which many home buyers would find bewildering. It is used today by hundreds of leading home inspection companies throughout the United States and Canada, including members of such respected professional organizations as the American Society of Home Inspectors (ASHI), the National Association of Home Inspectors (NAHI), and the California Real Estate Inspection Association (CREIA).

Many improvements and revisions in this report form have been made through the years from suggestions by home inspectors and home buyers. We welcome any suggestions and criticisms which will assist us in improving it in the future.

Printed in the United States of America by HomeTech Information Systems, Inc., Bethesda, MD 20816

BUILDING ANALYSIS REPORT

SUMMARY

List of electrical, mechanical and plumbing items not operating, roof leaks and major deficiencies:

See Summary Report

Minor repairs during the first year of occupancy are estimated to be between $_____ and $_____ This estimated amount does not include costs listed above for correcting major deficiencies, roof leaks and items currently not operating.

List of some important items not at present defective or in need of repair or replacement, but may be within the next 3 years:

Item	Estimated Price Range
Water Heater	450 ea / 750 ea
All Kitchen Appliances	1200 ea / 2000 ea
Humidifier	800 ea / 1000 ea

Remarks

This report consists of 20 pages. The following pages cover in greater detail the items which are a part of this inspection. Additional recommendations may also be found on the following pages.

REMARKS

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

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

Basement or Crawl Space Dampness

Basement dampness is frequently noted in houses and the conditions that cause it are usually capable of determination by an experienced home inspector. Often, however, in houses that are being offered for sale, the visible signs on the interior of a basement which would indicate a past or present water problem are concealed. For example, an area may be painted over, or basement storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, the inspector may not be able to detect the signs of basement dampness or water penetration.

Elimination of basement dampness, whether slight or extensive, can usually be accomplished by one or both of the following actions: realigning gutters and extending downspouts to discharge some distance from the house; and regrading in the vicinity of the house so that the slope goes away from the house rather than toward it.

In most soils, a minimum recommended slope away from the house is a 5-inch drop over a 5 foot distance (one inch per foot).

Expensive solutions to basement dampness problems are frequently offered, and it is possible to spend many thousands of dollars for such unsatisfactory solutions as a system for pumping out water that has already entered the basement or the area around or under it. Another solution sometimes offered is the pumping of chemical preparations into the ground around the house. This has been found not to be of value.

Independent experts recommend solutions that prevent water from entering the basement around or under the building, and their solutions can be as simple as purchasing a splash block for $5 and placing it under a downspout outlet, or the purchasing of a load of fill dirt for building up the grade around the house.

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

If you have a basement dampness problem that persists in spite of efforts you have made in solving it, call the inspector for further consultation and advice.

Insect Boring Activity and Rot

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

Insect Boring Inspection

No inspection is made by this company to detect past or present insect boring activity or rot. We recommend you contact a qualified exterminator should you desire more information or a possible examination of the building and/or a warranty.

STRUCTURAL

Structural and Basement

TYPE OF BUILDING	☒ Single ☐ Duplex ☐ Rowhouse/Townhouse ☐ Multi-Unit ☐ _____ ☒ Gable roof ☐ Shed ☐ Hip ☐ Gambrel ☐ Mansard ☐ Flat ☐ _____
STRUCTURE	Foundation: ☐ Poured concrete ☒ Block ☐ Brick ☐ Brick & Block ☐ _____ Posts/Columns: ☐ Steel ☐ Masonry ☐ Wood ☐ Concrete ☒ Not visible Floor structure: 2x Wall structure: 2x Roof structure: Prefab Trusses Water damage: ☐ Some signs ☐ Extensive ☒ None observed Signs of abnormal condensation: ☐ Some signs ☐ Extensive ☒ None observed ☒ No major structural defects noted - in normal condition for its age
Remarks	

BASEMENT (OR LOWER LEVEL)

BASEMENT	☐ Full ☐ Partial ☐ None ☒ Slab on grade Walls: ☐ Open ☐ Closed Ceiling: ☐ Open ☐ Closed ☐ Limited visibility due to extensive basement storage
FLOOR	☐ Concrete ☐ Dirt ☐ _____ ☐ Satisfactory ☐ Resilient tile ☐ Sheet goods ☐ Carpeting ☐ _____ ☐ N/A
FLOOR DRAIN	☐ Tested ☐ Not tested ☐ Water observed in trap ☐ Satisfactory ☐ French drain ☐ N/A
SUMP PUMP	☐ Tested ☐ Not tested ☐ Water observed in crock ☐ Satisfactory Pipes: ☐ Copper ☐ Galvanized ☐ Plastic ☐ _____ ☐ N/A
BASEMENT DAMPNESS	☐ Some signs ☐ Extensive ☐ Past ☐ Present ☐ Not known ☐ None observed
CRAWL SPACE	☐ Readily accessible ☐ Not readily accessible ☐ Not inspected ☐ Satisfactory ☐ Conditions inspected ☐ Method: _____ ☐ N/A Floor: ☐ Concrete ☐ Dirt ☐ _____ ☐ Wood to earth contact Dampness: ☐ Some signs ☐ Extensive ☐ None observed ☐ Vapor barrier ☐ Insulation ☐ Ventilation
Remarks:	

REMARKS

Testing the Air Conditioning System

If the outside temperature has not been at least 65 degrees F. for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on a one-time start-up and cool-down basis when warmer weather allows.

Air Conditioning Compressor/Condensing Unit

The major components of an air conditioning condensing unit are the compressor and the condensing coil. A compressor has a normal life of 8 to 15 years; a condensing coil may last longer. The estimated age of a condensing unit is taken from the specification plate. Sometimes the compressor, which is not visible, may have been replaced since the original installation.

Electric Furnace

Electric furnaces have a normal life of 15 to 20 years, although at times the heating elements have to be replaced.

Oil and Gas Fired Furnaces

Oil and gas fired forced air furnaces have a normal life of 15 to 20 years.

Heat Exchanger

The heat exchanger in a gas or oil furnace is partially hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that a service contract be placed on the unit and a service call made prior to settlement to check the condition of a heat exchanger.

Air Filter

Air filters should be changed or cleaned every 30 to 60 days to provide proper air circulation throughout the house and help protect the heating and cooling system.

Humidifier

Since it is not possible during a visual inspection to determine whether the humidifier is operating properly, it is recommended that it be serviced at the same time as the furnace, and be cleaned regularly.

Cast Iron Boiler

Cast iron hot water boilers have a normal life of 30 to 50 years.

Steel Boiler

Steel hot water boilers have a normal life of 15 to 30 years.

Circulating Pump

Circulating pumps have a normal life of 10 to 15 years.

Heat Pump

Outside units have a normal life of 6 to 10 years. Heat pumps operate best when serviced at least once a year. Adequate air flow is more critical than with other forced air systems. It is important that the filter be kept clean. It is not advisable to shut off supply grilles to rooms except as required to balance heat and cooling.

Heat pumps cannot be checked on the heat cycle if the outside temperature has been over 65 degrees F. within the past 24 hours. The total heating capacity of a heat pump system varies with outside temperature conditions.

Electric Baseboard Heater

Electric baseboard heaters have a normal life of 10 to 15 years.

HEATING

HEATING SYSTEM	Fuel: ☒ Gas ☐ Oil ☐ Electric ☐ _____ ☒ Forced air furnace (see page 6) ☐ Gravity hot water boiler ☐ Forced hot water boiler ☐ Steam boiler ☐ _____ ☐ Radiant heat ☐ Electric baseboard ☐ Heat pump (see page 6) No. 1 Capacity: 75K/80K Age: ___ Yrs. No. 2 Capacity: _____ Age: ___ Yrs. No. 3 Capacity: _____ Age: ___ Yrs. When turned on by thermostat: ☒ Fired ☐ Did not fire	☒ Satisfactory ☐ N/A
FUEL SUPPLY	☐ Oil tank in basement ☐ Buried ☐ _____ ☒ Public gas supply ☐ Tank ☐ Electricity ☐ _____ Fuel supply shutoff location: _____	
HEAT EXCHANGER	☒ Partially observed ☐ Not visible, ~~enclosed combustion~~ ☒ Have condition checked before settlement (see page 6)	Needs service ☐ N/A
HEAT DISTRIBUTION	☐ Radiators ☐ Convectors ☐ Baseboard convectors ☐ Radiant Pipes: ☐ Galvanized ☐ Copper ☐ Black iron ☐ Pipes not visible ☒ Ductwork Heat source in each room: ☒ Yes ☐ No	☐ Satisfactory ☐ N/A
HUMIDIFIER	☐ Atomizer ☒ Evaporator ☐ Steam ☐ Not functioning ☐ Not tested	☐ N/A
FILTER	☐ Washable ☐ Disposable ☐ Electronic ☐ Electrostatic	Not working ☐ N/A
SUPPLEMENTARY HEAT	Location / Type N/A	☐ Satisfactory ☐ Satisfactory ☐ Satisfactory
Remarks:		

COOLING

COOLING	☐ Cooling system integral with heating system ☒ Central air ☐ Room units ☐ Heat pump ☐ Through-wall ☒ Electric compressor ☐ Gas chiller ☒ Air filter ☐ Air handler ☒ Thermostat No. 1 Condensing Unit Capacity: 2½ tons Age 1994 Yrs. No. 2 Condensing Unit Capacity: _____ Age: ___ Yrs. No. 3 Condensing Unit Capacity: _____ Age: ___ Yrs. ☐ Tested ☒ Not tested (see page 6) ☒ Ductwork ☐ Window units not tested	☒ Satisfactory ☐ N/A
Remarks:		

Heating and Cooling

REMARKS

Wells

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought.

Septic Systems

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days.

Water Pipes

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed.

Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

Hose Bibbs

During the winter months it is necessary to make sure the outside faucets are turned off. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibbs cannot be tested when turned off.

Water Heater

The life expectancy of a water heater is 8 to 12 years. Water heaters generally are not replaced unless they leak.

The heating element in an electric water heater may require replacing prior to the end of life expectancy of the heater itself.

Leg Tubs

If the bathroom has a leg tub, it is probable that the waste lines are made of lead. In many jurisdictions, the lead waste pipes must be changed to copper or PVC pipes when remodeling work is performed in the bathroom.

Ceramic Tile

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration on the wall board. Special attention should be paid to the area around faucets, other tile penetrations and seams in corners and along the floor.

Stall Shower

The metal shower pan in a stall shower has a probable life of 8 to 10 years. Although a visual inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use with a person standing in it.

PLUMBING AND BATHROOM

WATER SERVICE ENTRANCE PIPE	Water supply: ☑ Public ☐ Private (see page 8) ☐ Not known Pipe: ☐ Copper ☐ Galvanized ☐ Brass ☑ Plastic polybutylene ☐ Lead ☐ Unknown Main shutoff location: Utility Room under stairs	☑ Satisfactory ☐ N/A
PIPES	☐ Copper ☐ Galvanized ☐ Brass ☐ Plastic ☐ Unknown Water flow: ☑ Tested ☐ Not tested Leaks: ☐ Some signs ☑ None observed Cross connections: _____ ☑ None observed Hose bibbs: ☐ Operating ☐ Frost free ☑ Not tested (see page 8)	☑ Satisfactory ☐ N/A
DRAIN/WASTE/ VENT	Drain/Waste/Vent Pipes: ☐ Copper ☐ Galvanized ☐ Brass ☑ Plastic ☐ Lead ☐ Cast iron ☐ Unknown ☐ Slow drain ☐ Leaks ☑ None observed Waste disposal: ☑ Public ☐ Private (see page 8) ☐ Not known	
WATER HEATER	☐ Gas ☑ Electric ☐ Oil ☐ Integral with heating system ☐ In line system Fuel cutoff location: _____ Capacity: 52 Gal. Ample for 3/4 people Age: 1987 Yrs. ☑ Pressure relief valve ☑ Extension Should be replaced	☑ Satisfactory ☐ N/A

Remarks:

BATHROOM NO. 1 Location: Master Bath	BATHROOM NO. 2 Location: Hall Bath
☑ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☑ Toilet ☐ Bidet ☑ Lavatory ☑ Vanity ☐ Fan ☐ Window Shower wall: ☑ Ceramic tile ☐ Fiberglass ☐ _____ Room floor: ☑ Ceramic tile ☐ Resilient ☐ _____ Leaks: ☑ Some signs ☐ None observed mostly ☐ Satisfactory	☑ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☑ Toilet ☐ Bidet ☑ Lavatory ☑ Vanity ☑ Fan ☐ Window Shower wall: ☑ Ceramic tile ☐ Fiberglass ☐ _____ Room floor: ☑ Ceramic tile ☐ Resilient ☐ _____ Leaks: ☑ Some signs ☐ None observed mostly ☐ Satisfactory
BATHROOM NO. 3 Location: Powder Room	**BATHROOM NO. 4 Location:**
☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☑ Toilet ☐ Bidet ☑ Lavatory ☐ Vanity ☑ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass ☐ _____ Room floor: ☐ Ceramic tile ☐ Resilient ☐ _____ Leaks: ☐ Some signs ☐ None observed ☑ Satisfactory	☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass ☐ _____ Room floor: ☐ Ceramic tile ☐ Resilient ☐ _____ Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory
BATHROOM NO. 5 Location:	**BATHROOM NO. 6 Location:**
☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass ☐ _____ Room floor: ☐ Ceramic tile ☐ Resilient ☐ _____ Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory	☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass ☐ _____ Room floor: ☐ Ceramic tile ☐ Resilient ☐ _____ Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory

Remarks:

Plumbing and Bathroom

REMARKS

Power usage of major appliances and mechanical equipment

Electric Range	30 - 50 Amps
Electric Dryer	25 - 40 Amps
Electric Hot Water Heater	25 - 30 Amps
Electric Central A/C	30 Amps
Room A/C	7 - 20 Amps
Electric Heat	50 - 75 Amps
Electric Heat Pump	50 - 75 Amps

Dishwashers and Disposals

Dishwashers and disposals have a normal life of 5 to 12 years.

Ranges, Ovens and Refrigerators

Ranges, ovens, cook tops and refrigerators have a normal life of 15 to 20 years.

Clothes Washers and Dryers

Clothes washers and dryers cannot be inspected properly without a load of laundry, so these appliances are not tested other than to determine whether they are operating.

A washer or dryer has an average life of 6 to 12 years.

When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house.

Washers and dryers often are not included in a sales contract, or are included in "as is" condition.

Smoke Detectors

If no smoke detectors are presently installed in the building, it is recommended that smoke detectors be installed at least in the ceiling of the basement near the mechanical equipment, as well as in the hallway ceiling outside sleeping rooms.

Carbon monoxide detectors are now required by some jurisdictions when the house contains any gas-burning appliances or has an attached garage. These devices should be placed and maintained in accordance with the manufacturer's directions.

Smoke detectors installed in the house should be checked every 2 to 3 weeks to insure that they are functioning.

Ground Fault Circuit Interrupters

Ground Fault Circuit Interrupters (GFCIs) are recommended on all outdoor outlets and on interior outlets in wet areas such as bathrooms and kitchen counter areas. GFCIs should be tested monthly to insure they are functioning.

Aluminum Wiring

Houses built after 1960 may have aluminum lower branch wiring. Initially, this wiring was pure aluminum which proved unstable and subject to surface corrosion when placed in direct contact with dissimilar metals at fixture and outlet connections.

Later, aluminum alloy was used and although its performance was much better, special care and special connections must be used to prevent corrosion, overheating, arcing and fire. The practice of using aluminum alloy wiring was generally stopped around 1973, however, its use has continued on a limited basis.

ELECTRICAL

SERVICE ENTRANCE CABLE	Capacity: 200 Amps 120/240 VAC Volts Service line entrance: ☐ Overhead ☐ Underground ☐ Raceway Conductor material: ☐ Copper ☐ Aluminum	☑ Satisfactory
MAIN PANEL BOX	Location: Utility Storage ☑ Grounded ☐ Bonded ____ Amps ☐ Fuses ☑ Circuit Breakers ☑ Subpanel Location: additional 50A Capacity of Main Disconnect: 200 Amps	☑ Satisfactory ☐ N/A
CIRCUITS AND CONDUCTORS	Quantity: ☑ Ample Branch wiring: ☑ Copper ☐ Aluminum Wiring method: ☑ Romex ☐ BX ☐ Knob and tube ☐ Raceway ☐ Conduit ☐ Overfused circuit ☐ Double tap breaker GFCI: ☑ Exterior ☑ Garage ☑ Kitchen ☑ Bathroom(s)	☑ Satisfactory
OUTLETS AND FIXTURES	☑ Random testing ☐ Reversed polarity ☐ Open ground ☑ Smoke detectors [redacted]	☑ Satisfactory

Remarks: Recommend installing (2) carbon monoxide detectors one each floor, battery operated, at ceiling.

KITCHEN AND APPLIANCES

CABINETS AND COUNTERTOP	Tile.	☑ Satisfactory
SINK	Plumbing leaks: ☑ Some signs ☐ None observed Disposal: ☑ Operating ☐ Not operating Age: [illegible] Yrs.	Not ☐ Satisfactory
DISHWASHER	☐ Operating ☐ Not operating Age: ____ Yrs. ☐ Air gap or high loop NONE	☐ Satisfactory ☑ N/A
RANGE/OVEN	☐ Range ☐ Operating ☐ Gas ☐ Electric Age: ____ Yrs. ☐ Wall oven ☐ Operating ☐ Gas ☐ Electric Age: ____ Yrs. ☐ Cooktop ☐ Operating ☐ Gas ☐ Electric Age: ____ Yrs.	☑ Satisfactory ☐ N/A
REFRIGERATOR	#1 ☐ Operating ☐ Frost free ☐ Icemaker Age: ____ Yrs. #2 ☐ Operating ☐ Frost free ☐ Icemaker Age: ____ Yrs.	☐ Satisfactory ☑ N/A
OTHER APPLIANCES	Microwave ☑ Operating Age: 2003 Yrs. ☐ Operating Age: ____ Yrs.	☐ Satisfactory ☑ N/A
FLOOR COVERING	☐ Resilient tile ☐ Sheet goods ☑ Ceramic ☐ Wood ☐ Laminate ☐ ____	☑ Satisfactory
VENTILATION	☐ Exhaust fan ☑ Ductless ☐ Vented to outside ☐ Filter ☐ Light	☐ Satisfactory ☑ N/A
CLOTHES WASHER	☐ Operating Age: ____ Yrs. ☐ Not tested	☐ Satisfactory ☑ N/A
CLOTHES DRYER	☐ Operating ☐ Gas ☐ Electric Age: ____ Yrs. ☐ Not tested Vented to: ____	☐ Satisfactory ☑ N/A

Remarks:

REMARKS

Fireplace

Carpeting

Access to Attic

INTERIOR

FLOORS	☐ Hardwood ☐ Softwood ☐ Plywood ☒ Wall-to-Wall Carpet ☐ Resilient ☐ Laminate ☐ _____ ☐ Not visible	☒ Satisfactory
WALLS	☐ Plaster ☒ Drywall ☐ Wood ☐ Masonry ☐ _____	☒ Satisfactory
CEILINGS	☐ Plaster ☒ Drywall ☐ Wood ☐ _____	☒ Satisfactory
STAIRS/RAILINGS	☐ Balcony ☒ Stairs ☒ Railings	☒ Satisfactory ☐ N/A
FIREPLACE	☐ Flue liner ☐ Partially observed ☐ Damper ☐ Operating ☐ Not operating ☐ Metal pre-fab ☐ Free-standing ☐ Wood stove ☐ Pellet stove ☐ Gas ☐ Operating ☐ Not operating ☐ Clean chimney before use	☐ Satisfactory ☒ N/A
DOORS (INSIDE)		☒ Satisfactory
WINDOWS AND SKYLIGHTS	☐ Double hung ☒ Single hung ☐ Casement ☐ Awning ☐ Sliding ☐ Fixed ☐ Wood ☐ Vinyl or aluminum clad wood ☐ Vinyl ☒ Aluminum ☐ Steel ☒ Insulated glass ☐ Single pane glass ☐ Roof windows and skylights ☐ Moisture stains ☐ Extensive Better Built Brand	☐ Satisfactory ☐ N/A
Remarks:		

ATTIC

ACCESS (2)	How inspected: physically ☐ Stairs ☒ Pulldown ☐ Scuttlehole ☐ No access	☐ Not inspected ☒ Satisfactory ☐ N/A
MOISTURE STAINS	☒ Some signs ☐ Extensive ☐ None observed ☐ Condensation	
STORAGE	☐ Heavy ☐ Light ☐ Floored ☒ Not floored ☐ No storage	
INSULATION	Type: Blown Fiberglass Average Inches: 9± ☒ Satisfactory Installed in: ☐ Rafters ☒ Floor Approx. R Rating: R 30± ☐ N/A ☐ Vapor retarder	
VENTILATION	☐ Window(s) ☒ Attic fan ☐ Whole house fan ☐ Turbine ☒ Satisfactory ☒ Ridge vent ☒ Soffit vent ☐ Roof vent(s) ☒ Gable end louvers ☐ N/A	
Remarks: Highly Recommend Installing ONE AN Attic Fan for better efficiency of Energy		

Interior and Attic

REMARKS

Inspection of Roof

Many roofs are hazardous to walk on and in most cases can be satisfactorily inspected from the ground with or without binoculars or from a window with a good view of the roof. Some roofs, such as asbestos cement, slate, clay or concrete tile, shingles and shakes, may be seriously damaged by persons walking on them. Accordingly, the home inspector will base the inspection report on visible evidence which can be seen without walking on the roof.

The condition of a built-up or flat metal roof often cannot be determined unless it is possible for the home inspector to closely inspect its surface. Access to the roof from within the building is sometimes possible, but in many cases an additional inspection may be scheduled with special ladders to reach the roof from the outside.

"Satisfactory" Roof Covering

When the report indicates that a roof is "satisfactory" that means it is satisfactory for its age and general usefulness. A roof which is stated to be satisfactory may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Asphalt and Fiberglass Shingles

In cold and temperate climates, asphalt and fiberglass shingle roofs have a normal life of 15 to 20 years. In the South and Southwest, they have a normal life of 12 to 15 years. If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. If two layers of roofing have already been installed, most building codes require both layers to be removed before installing a new roof covering.

Roll Roofing

Selvage or asphalt roll roofing is an inexpensive type of roof with a life of 5 to 10 years.

Built-Up Roof

Four-ply built-up roofs have a normal life of 15 to 20 years if they drain properly. If there is standing water on the roof, the rate of deterioration is doubled.

One-ply flexible sheet membrane roofs have a normal life of 15 to 20 years.

Wood Shingles and Shakes

Wood shingles and shakes have more insulating value than other roofs. Wood shingles have a normal life of 12 to 15 years, and shakes have a normal life of 15 to 20 years.

Slate Roof

Slate roofs have a normal life of 30 to 75 years depending upon the grade of slate. Slate roofs do need annual maintenance, and it is necessary to replace defective individual slates and tar ridges as required from time to time.

If improperly installed, the nails fastening slates may rust through; individual slates can be lifted and re-laid with copper slating nails. When one set of nails rusts through, it is likely it will happen soon to other slates, so lifting and relaying of all the slates may be required in the near future.

Clay Tile Roof

A clay tile roof has a normal life of 30 to 50 years, but individual pieces can become cracked or broken or the nails rust out. Tiles may have to be replaced periodically.

Asbestos Cement Shingles

Asbestos cement shingles have a normal life of 30 to 50 years, but they are brittle and individual shingles should be replaced as needed. In many states removal of asbestos cement shingles must be according to EPA standards.

Metal Roof

Metal roofs have a very long life if the exposed metal is kept coated with paint. When a metal roof has been tarred, it is impossible to determine the condition of the metal under the tar. While there may be no evidence detected of any ongoing leaks, it is possible the roof has rusted through and will need replacement in the near future.

ROOFING SYSTEM

ROOF COVERING	Location: All	Materials: Asphalt composite	Age: 1987	☐ Satisfactory (marked: mostly) ☐ Satisfactory ☐ Satisfactory ☐ Satisfactory
	How inspected: Visually from ground & attic			Should be replaced
	Roof leaks: ☐ Some signs ☐ Extensive ☐ None observed			
FLASHING	☑ Aluminum ☐ Galvanized ☐ Copper ☐ Rubberized membrane ☐ ______			☑ Satisfactory ☐ N/A
GUTTERS AND DOWNSPOUTS	☑ Aluminum ☐ Galvanized ☐ Copper ☐ Vinyl ☐ Wood Extensions: ☐ Yes ☐ No			☑ Satisfactory ☐ N/A

Remarks:

EXTERIOR

EXTERIOR DOORS			☑ Satisfactory
WINDOWS AND SKYLIGHTS			☑ Satisfactory
EXTERIOR WALL COVERING	Location: All	Materials: Aluminum siding	☑ Satisfactory ☐ Satisfactory ☐ Satisfactory ☐ Satisfactory
EXTERIOR TRIM	☑ Eaves ☑ Fascia ☑ Soffits ☑ Rake ☑ Signs of deterioration ☐ Extensive ☐ None observed	Needs TLC	☐ Satisfactory (marked: mostly)
CHIMNEY	☐ Brick ☐ Metal ☐ Block ☐ ______ ☐ In chase ☐ Flue liner partially observed ☐ Clean before use		☐ Satisfactory ☑ N/A
GARAGE/ CARPORT	☑ Garage ☐ Carport ☑ Attached ☐ Detached ☑ Door operator ☑ Operating ☐ Safety reverse		☑ Satisfactory ☐ N/A
PORCH	Floor: ☐ Wood ☑ Concrete ☐ ______ ☐ Railing/Guardrail		☑ Satisfactory ☐ N/A

Remarks:

REMARKS

Sidewalks and Driveway

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended.

Window Wells

The amount of water that enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. See page 2 for proper corrective action.

Plastic window well covers are useful in keeping out leaves and debris, but they do block ventilation and light.

Retaining Walls

Retaining walls deteriorate because of excessive pressure build-up behind them, generally due to water accumulation. Often conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometimes suffer from tree root pressure or from general movement of top soil down the slope. Normally these conditions require rebuilding the retaining wall.

The inspector will only inspect a retaining wall if it is likely that any defect noted may adversely affect the building.

Exterior Wood Surfaces

All surfaces of untreated wood need regular applications of oil based paint or special chemicals to resist rot. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will rot within a year or two.

All posts and wood members with ground contact should be of treated wood or constructed of wood which has natural resistance to rot, such as redwood.

Decks should always be nailed with galvanized or aluminum nails.

Roof and Surface Water Control

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade so that roof and surface water are diverted away from the building.

A positive grade of approximately 1 inch per foot slope for at least 6 feet from the foundation walls is recommended. Where trees, air conditioning units and other obstructions do not permit the recommended slope, surface drains can be used instead. Failure to control surface water will usually result in a wet basement.

Trees, Shrubbery and Fencing

There is no inspection of trees, shrubbery, vegetation and fencing unless any defect noted may adversely affect the building.

Outbuildings

With the exception of a detached garage or carport and the driveway leading to them, outbuildings are not inspected.

GROUNDS

GRADING	General grading, slope and drainage (see pages 4 and 16):	☒ Satisfactory ☐ N/A
	Grading and slope at house wall (within 5 feet from building)	☒ Satisfactory ☐ N/A
SIDEWALK AND WALKWAY	☐ Concrete ☒ Brick ☐ Flagstone ☐ _____	☒ Satisfactory ☐ N/A
DRIVEWAY	☒ Concrete ☐ Asphalt ☐ Gravel ☐ Brick ☐ _____ Some Spalling Currently	☐ Satisfactory ☐ N/A
WINDOW WELLS	☐ Metal ☐ Brick ☐ Concrete ☐ _____	☐ Satisfactory ☒ N/A
RETAINING WALL	☐ Brick ☐ Block ☐ Stone ☐ Timber ☒ Concrete	☐ Satisfactory ☒ N/A
TREES AND SHRUBBERY	Vego trimmed away from home	☒ Satisfactory ☐ N/A
FENCING	☐ Metal ☒ Wood ☐ Plastic ☐ _____	☒ Satisfactory ☐ N/A

Remarks:

DECK/BALCONY	☐ Signs of deterioration ☐ Extensive ☐ None observed ☐ On grade ☒ Raised ☒ Wood ☐ Metal ☒ Handrail Screened porch	☐ Satisfactory ☒ N/A
PATIO/TERRACE	☐ Concrete ☐ Brick ☐ Flagstone ☐ _____	☐ Satisfactory ☒ N/A
STEPS TO BUILDING	Landing: ☐ Concrete/Masonry ☐ Wood ☐ _____ Steps: ☐ Concrete/Masonry ☐ Wood ☐ Metal ☐ Handrails: ☐ Wood ☐ Metal ☐ _____	☒ Satisfactory ☐ N/A
OUTBUILDINGS	Not inspected	

Remarks:

PRICE RANGES OF REPAIR AND REPLACEMENT ITEMS

The prices shown below include a range based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges depending on the quality of the materials and workmanship, economic conditions of the area and the contractor's actual [illegible]

Item	Unit	Estimated Price
French Drain (Up to 140 LF) Install french drain and sump in basement floor along inside of footings, with sump pump discharging to outside	Each	4,000 - 5,000
Cut New Weep Hole in Retaining Wall Dig square hole behind retaining wall, drill weephole, grout in PVC drain pipe, crushed stone to within 6" of grade, backfill and replace sod. Height of grade above weep hole. 24" / 60"	Each / Each	102 - 220 / 182 - 351
Repoint Brick Joints Cut out joints in brick wall and repoint	SF	2.42 - 10.90
Replace Concrete Patio Remove existing concrete patio and replace with new concrete patio	SF	7.65 - 15.11
Mudjacking Raise existing settled concrete walkway or slab to original level by lifting with pumped concrete grout	SF / Min.	8.75 - 13.90 / 1,100 - 1,744
Underpin Foundation Wall Dig out not over 12 feet [illegible] below grade and pour reinforced concrete under existing defective footing	LF / Min.	262 - 560 / 2,500 - 3,500
Remove Drain Obstruction Remove obstruction from basement areaway drain	Each	188 - 308
Replace Stucco Siding Remove defective stucco from wall and patch with 3 coats of new stucco	SF	9.75 - 15.77
Replace Water Heater Remove existing water heater and replace with new water heater Gas - 30 gallon 40 gallon Electric - 40 gallon 52 gallon	 Each Each Each Each	 367 - 505 397 - 544 447 - 609 631 - 835

Item	Unit	Estimated Price
Replace Heat Pump Remove existing electric heat pump and replace with new medium efficiency electric heat pump 2 ton 3 ton 5 ton	 Each Each Each	 3,500 - 5,000 5,500 - 6,500 7,500 - 9,000
Replace Electric Furnace Remove existing electric furnace and replace with new electric furnace	Each	2,900 - 4,000
Replace Gas Furnace Remove existing gas furnace and replace with new gas furnace	Each	2,900 - 5,000
Replace Hot Water Boiler Remove existing hot water boiler and replace with new gas or oil fired hot water boiler	Each	3,300 - 5,000
Replace A/C Compressor Remove existing compressor and replace with new A/C compressor	Each	2,000 - 4,000
Replace Humidifier Replace existing humidifier	Each	560 - 690
Install Air Cleaner Install electrostatic air cleaner	Each	540 - 800
Service System Service heating and cooling system	Each	125 - 260
Replace Shower Pan Replace shower pan with vinyl or rubber pan, including tearing out and patching tile	Each	1,500 - 4,000
Replace Water Pipes Replace horizontal water pipes in basement with new copper water pipes	Each	1,200 - 2,000
Replace Laundry Tub Remove laundry tub and replace with new laundry tub	Each	385 - 528
Heavy Up Electric Service Heavy up electric service 150 Amps 200 Amps	 Each Each	 1,079 - 1,520 1,690 - 2,350
Ground Fault Circuit Add ground fault circuit interrupter in bathroom	Each	134 - 189

(Continued on Page 20)

REMARKS

Continued from page _____ Subject: _____

Continued from page _____ Subject: _____

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Continued from page _____ Subject: _____

PRICE RANGES OF REPAIR AND REPLACEMENT ITEMS (Continued from page 19)

Item	Unit	Estimated Price
Replace Kitchen Appliances		
Clothes washer	Each	430 - 775
Clothes Dryer	Each	480 - 860
Refrigerator	Each	630 - 3,800
Kitchen stove	Each	600 - 4,500
Disposal	Each	145 - 380
Dishwasher	Each	490 - 1,650
Drop Waste Drop waste for installation of disposal or dishwasher	Each	160 - 265
Ventilation Install attic ventilating fan	Each	295 - 595
Install hood vent over stove	Each	350 - 510
Install exhaust fan in bath vented to outside	Each	285 - 375
Remodeling and Renovation Remodel kitchen	Each	7,000 - 39,000
Remodel bathroom	Each	4,000 - 26,000
Renovate 2 or 3 story townhouse, complete gut job	Each	81,000 - 190,000
Convert basement into legal rental unit	Each	25,000 - 80,000
Chimney Clean chimney of 1 or 2 story house	Each	85 - 140
Install portland cement flue liner in existing straight chimney	Each	1,500 - 2,500
For each angle in chimney ADD	Each	335.00
Insulation Install insulation between open joists or between rafters in attic	SF	.75 - 2.19
Install blown in fiberglass insulation behind existing siding, including drilling and plugging, no painting	SF	2.30 - 4.00
Asbestos Abatement Encapsulate asbestos pipe covering with sealants	Each	1,500 - 6,500
Remove asbestos from pipes in basement	Each	2,500 - 10,000
Remove asbestos from ceiling	Each	3,000 - 8,700

Item	Unit	Estimated Price
Roofing and Gutters Install new fiberglass roof shingles over existing roof		
20 year	SF	1.39 - 3.08
40 year	SF	1.73 - 3.61
Tear off existing roof and install new fiberglass shingle roof		
20 year	SF	1.90 - 4.86
40 year	SF	2.24 - 5.39
Tear off existing roof and install new 4 ply slag roof	SF	7.00 - 13.00
Remove and replace up to 10 roof shingles		
Slate	Total	340 - 900
Clay tile	Total	275 - 590
Cedar shingles	Total	116 - 246
Replace existing gutters and downspouts with new aluminum gutters and downspouts	LF	5.00 - 10.50
Doors Remove exterior wall and install 6-0 x 6-8 aluminum sliding door unit	Each	1,450 - 1,900
Remove interior wall and install archway	Each	800 - 1,100
Install deadbolt lock in door	Each	45 - 65
Install garage door operator		
1 car set	Each	230 - 280
2 car set	Each	245 - 305
Windows Install storm windows	Each	72 - 120
Install wood replacement double hung window	Each	410 - 720
Install aluminum or vinyl replacement window	Each	375 - 595
Floors and Ceilings Install new drywall ceiling over plaster	SF	2.11 - 3.74
Sand and finish hardwood	SF	2.25 - 5.70
Ceramic Tile (Up to 30 SF) Remove ceramic tile bathroom floor and install new ceramic tile floor with tile costing $2.00 SF retail	SF	18.00 - 60.00