

INSPECTION REPORT



For the Property at:
1234 MAIN ST
AMERICA, MD 11111

Prepared for: JANE SMITH
Inspection Date: Saturday, April 30, 2016
Prepared by: Dan Zook



Zook Home Inspections LLC
15410 Mt. Calvert Rd
Upper Marlboro, MD 20772
2403748427

www.zookhomeinspections.com
dan@zookhomeinspections.com



May 2, 2016

Dear Jane Smith,

RE: Report No. 1085, v.3
1234 Main St
America, MD
11111

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice available under the "Reference" Tab of your report (#14 "More about Home Inspections") so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Dan Zook
on behalf of
Zook Home Inspections LLC

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AGREEMENT

1234 Main St, America, MD April 30, 2016

Report No. 1085, v.3

www.zookhomeinspections.com

PARTIES TO THE AGREEMENT

Company

Zook Home Inspections LLC
15410 Mt. Calvert Rd
Upper Marlboro, MD 20772

Client

Jane Smith

Total Fee: \$399.00

This is an agreement between Jane Smith and Zook Home Inspections LLC.

This contract is an agreement between the client listed below, and Dan Zook MD Lic#31250 and VA Lic#3380000567 D/B/A Zook Home Inspections LLC, to perform an inspection of the home or building listed below according to the "Standards of Practice" of the Maryland Department of Labor, Licensing and Regulation Commission of Real Estate Appraisers and Home Inspectors. These standards of practice inform you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited visual inspection as a generalist. Areas that are inaccessible are not part of this inspection including but not limited to: behind walls, furniture, under rugs, inaccessible areas and below soil. The client signing below assumes all risk for potential problems or conditions including those areas not accessible by the inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional. Your signature below is your acceptance of these terms and conditions. A home inspection is not technically exhaustive and the inspector does not dismantle or perform testing that is destructive. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building.

The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances.

Our inspection does not include the inspection or any part of testing or determining whether or not these conditions exist such as: Asbestos, Formaldehyde, Mold or Fungi, or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or jacuzzis. Pests or Termites or wood eating insects. Elevators, solar systems. Refrigeration units, water filtration units, security alarms, intercoms, phone, cable, satellite, window treatments or mini-blinds, oven clocks or timers or clean feature, central vacuum solar systems or lightning arrestors. This inspection does not include a test on "Synthetic Stucco" as this is a separate test and contract. Zook Home Inspections LLC will not operate heating or cooling systems in temperatures that may cause damage to the unit. Air conditioning system will not be operated by Zook Home Inspections LLC in outside temperatures of 65 degrees or less. We do not inspect heat exchanger for cracks. Plumbing and electrical must be turned "on" for the inspection of these areas and components. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces, must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). Septic field inspections are not inspected and are not part of this contract. Zook Home Inspections LLC Inspection does not inspect for code compliance or ordinances. This inspection does not include detached buildings or garages.

The home inspection report is an "opinion" of Zook Home Inspections LLC. Our interpretation of what is good or fair, may be different than yours. You are encouraged to be present at the time of your inspection so we will both have an understanding of each others perception. The client accepts responsibility for incomplete information if the Client did not attend the inspection. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc) is functioning for which it was intended. We are not responsible to determine all that may be wrong with

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that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person signing this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. We are not responsible for items mentioned in this report. We are not a guarantee nor do we guarantee any items or opinions described on this report. This inspection is to reduce the risk of finding a potential problem, not to eliminate them. We are not a home warranty company nor do we carry insurance on warranty claims. The limited liability of the inspector and Zook Home Inspections LLC and the inspection report to the Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for the inspection and report.

Zook Home Inspections may have an affiliation with a third party service provider (TPSP) in order to offer you additional value-added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to the TSPS, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and (c) authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers."

By payment of our fee and the Client's signature, the Client acknowledges and understands and agrees to the statements and terms contained herein, and will hold Zook Home Inspections LLC and myself harmless to any claims made. The Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for this inspection and report. This limitation applies to anyone who claims damages or expenses of any kind incurred due to the errors or omissions in this inspection and report.

Payments must be made at the time of inspection. Zook Home Inspections LLC agrees to provide you with a report within two business days or sooner by providing your email address.

Zook Home Inspections LLC MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN.

By signing below you have received the "Inspection Contract Agreement", you have read the document and understand the terms of the contract

I, Jane Smith (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY OF MAJOR RECOMMENDED REPAIRS

1234 Main St, America, MD April 30, 2016

Report No. 1085, v.3

www.zookhomeinspections.com

SUMMARY 0

ROOFING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Loose connections](#)

the front downspout on the right hand side is disconnected

Implication(s): Leakage

Location: Front Porch

Task: Repair or replace

Cost: Less than \$100

WALLS \ Vinyl siding

Condition: • [Loose or missing pieces](#)

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

Location: Rear right Exterior Wall

Task: Repair or replace

Cost: \$100

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

Condition: • [Settled](#)

The Front Porch posts are no longer secured to the concrete floor. The slope of the roof sags towards the right corner because of this condition. It appears the primary cause for these conditions is the concrete porch floor is now slipping away from the home. I recommend a licensed contractor determine the best way to repair the concrete floor either by removing and replacing the floor or Mud Jacking the floor. Either measure May cost between 1500 to \$2,500

Implication(s): Weakened structure | Chance of movement

Location: Front Porch

Task: Repair or replace

Cost: \$1500 to \$2500

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Loose](#)

loose railing

Implication(s): Fall hazard

Location: Rear Deck

Task: Repair or replace

Cost: Less than \$100

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Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service conductors

Condition: • [Insulation missing or damaged](#)

Implication(s): Fire hazard

Location: Left Exterior Wall

Task: Repair or replace

Cost: \$400 - \$500

DISTRIBUTION SYSTEM \ Lights

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Rear Deck

Task: Repair or replace

Cost: Less than \$100

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

not water tight

Implication(s): Electric shock | Fire hazard

Location: Rear Deck

Task: Safety Improvement

Cost: \$100

Condition: • [Test faulty on Ground Fault Circuit Interrupter \(GFCI\)](#)

Implication(s): Electric shock

Location: Basement Bathroom

Task: Repair or replace

Cost: \$100

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Located behind the access panel on the wall above the toilet

Implication(s): Electric shock

Location: Basement Bathroom

Task: Repair or replace

Cost: Less than \$100

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Heating

General

- humidifier control missing. it was not possible to test the humidifier. It is recommended to service dehumidifier

Task: Ask The Seller location. Service unit

Cost: \$200

GAS FURNACE \ Mechanical air filter

Condition: • [Installed backwards](#)

install a new filter. It is not recommended to turn the old filter around. This may dislodge dust.

Implication(s): Increased heating costs | Reduced comfort

Task: Repair or replace

Cost: Less than \$100

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • [Cracked](#)

Minor crack on cap

Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Roof

Task: Repair or replace

Cost: Less than \$100

Plumbing

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Drain stop ineffective

Implication(s): Nuisance | Reduced operability

Location: Master Bathroom

Task: Repair or replace

Cost: Less than \$100

FIXTURES AND FAUCETS \ Hose bib or bibb

Condition: • [Inoperative](#)

the rear hose bib is disconnected. From the access hatch located in the basement shower ceiling it's possible to see the copper pipe has been cut.

Implication(s): Equipment inoperative

Location: Rear

Task: Repair or replace

Cost: \$500

GAS SUPPLY \ Gas piping

Condition: • Piping not properly bonded

there was no visible evidence of the gas steel piping being bonded to the copper water line. This is commonly seen above the water heater. I recommend a license electrician or plumber to install this bonding wire

Implication(s): Fire or explosion

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Location: Utility Room
Task: Further evaluation
Cost: \$200

Interior

CEILINGS \ Plaster or drywall

Condition: • Holes are visible in the ceiling and wall. Patch and repair as needed

Location: Basement Bedroom closet

Task: Repair or replace

Cost: \$200

WINDOWS \ Hardware

Condition: • [Inoperable](#)

locks do not engage

Implication(s): System inoperative or difficult to operate

Location: Master Bedroom

Task: Repair or replace

Cost: \$100

Condition: • [Inoperable](#)

Locks do not engage. Window can be opened from the outside

Implication(s): System inoperative or difficult to operate

Location: basement bedroom, Front left Bedroom, front window

Task: Repair or replace

Cost: \$200 -\$300

DOORS \ Doors and frames

Condition: • Does not latch properly

Implication(s): System inoperative or difficult to operate

Location: Front right Bedroom

Task: Repair or replace

Cost: \$100

DOORS \ Hardware

Condition: • [Inoperable](#)

lock mechanism does not turn

Implication(s): System inoperative or difficult to operate

Location: Master Bedroom

Cost: Less than \$100

Condition: • [Inoperable](#)

latch does not catch

Implication(s): System inoperative or difficult to operate

Location: Basement Bedroom

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Task: Repair or replace

Cost: Less than \$100

CARPENTRY \ Cabinets

Condition: • [Not well secured to wall](#)

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

Location: Laundry Area

Task: Repair or replace

Cost: \$100

EXHAUST FANS \ Exhaust duct

Condition: • [Not vented to exterior](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic

Task: Repair or replace

Cost: \$300

APPLIANCES \ Dishwasher

Condition: • Backflow prevention missing

Implication(s): Contaminated drinking water

Location: Kitchen

Task: Repair or replace

Cost: Less than \$100

APPLIANCES \ Waste disposal

Condition: • switch is intermittent.

Location: Kitchen

Task: Repair or replace

Cost: \$100

APPLIANCES \ Dryer

Condition: • drum is very noisy and rattles

Task: Repair or replace

Cost: \$300 - \$400

This concludes the Summary section.

All repairs are recommended to be performed by a licensed contractor.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

Maryland Law requires the following statements to be included with your home inspection:

- (i) "An inspection is intended to assist in the 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.";
- (ii) "The results of this home inspection are not intended to make any representation regarding latent or conc

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ealed defects that may exist, and no warranty or guaranty is expressed or implied";

(iii) "If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to structural integrity of a building or the condition of its components or systems, you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report."

(iv) "Only home inspections performed by Maryland licensed home inspectors will be recognized as a valid home inspection under a real estate contract."

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material:

- [Asphalt shingles](#)



Asphalt shingles



Asphalt shingles



Asphalt shingles

Probability of leakage: • Low

Limitations

Inspection performed: • By walking on roof

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Vinyl siding](#)

Soffit and fascia: • [Vinyl](#)

Deck: • Raised • Composite • Vinyl • Railings

Porch: • Concrete

Exterior steps: • Composite

Patio: • Pavers

Fence: • Wood

Condition and Recommendations

General

1. • sheds are not typically part of a home inspection. Inside the shed that they built against the side of the house the sheathing is rotted where it has been in contact with the soil.

Location: Rear

Task: Improve

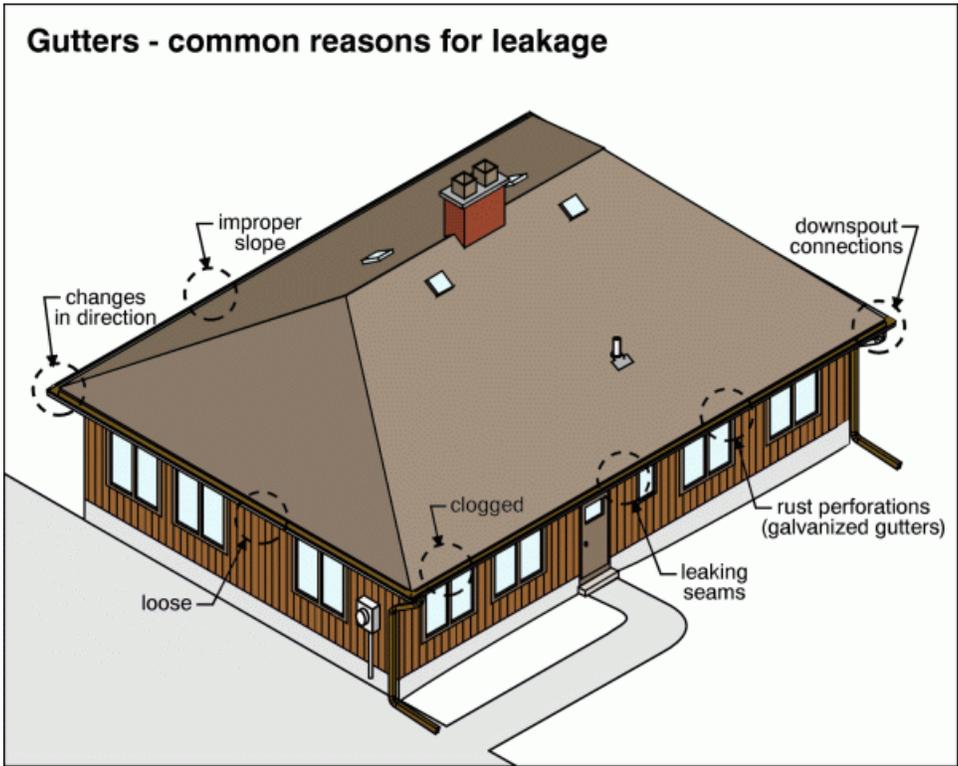


ROOF DRAINAGE \ Gutters

2. **Condition:** • [Clogged](#)

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

Task: clean



Clogged

ROOF DRAINAGE \ Downspouts

3. Condition: • I could not find the discharge spot for the front downspouts that are buried under the ground. Ensure the exit points for these are free and clear of debris

Location: Front

Task: Further evaluation

4. Condition: • [Loose connections](#)

the front downspout on the right hand side is disconnected

Implication(s): Leakage

Location: Front Porch

Task: Repair or replace

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Cost: Less than \$100

5. Condition: • [Downspouts end too close to building](#)

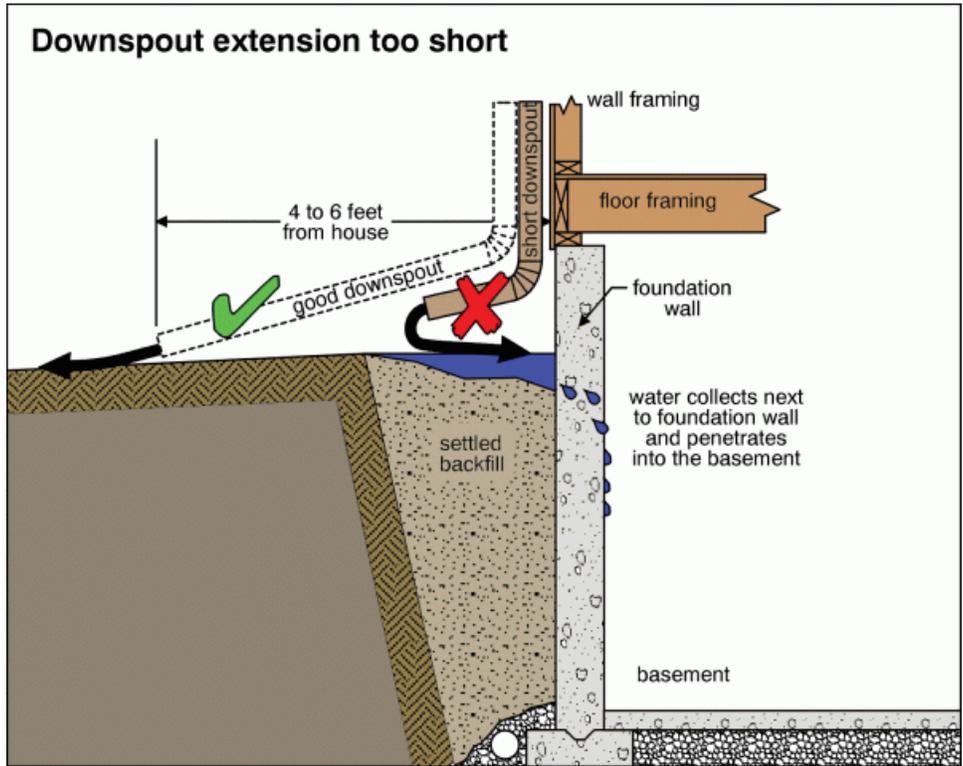
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Improve



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WALLS \ Vinyl siding

6. Condition: • [Loose or missing pieces](#)

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

Location: Rear right Exterior Wall

Task: Repair or replace

Cost: \$100



Loose or missing pieces

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

7. Condition: • [Settled](#)

The Front Porch posts are no longer secured to the concrete floor. The slope of the roof sags towards the right corner because of this condition. It appears the primary cause for these conditions is the concrete porch floor is now slipping away from the home. I recommend a licensed contractor determine the best way to repair the concrete floor either by

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removing and replacing the floor or Mud Jacking the floor. Either measure May cost between 1500 to \$2,500

Implication(s): Weakened structure | Chance of movement

Location: Front Porch

Task: Repair or replace

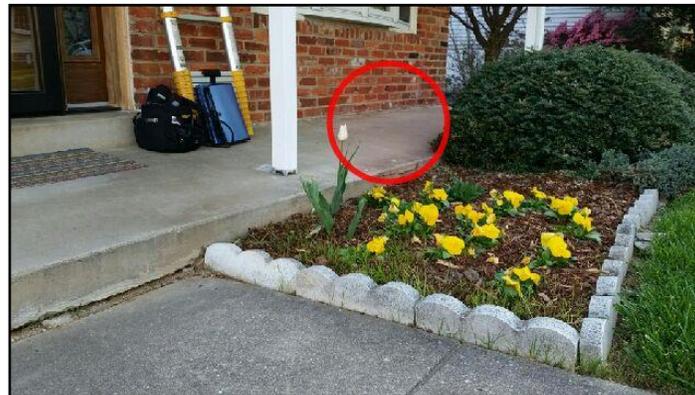
Cost: \$1500 to \$2500



Settled



Settled



Movement

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

8. Condition: • [Steps or landings settling or heaving](#)

Implication(s): Weakened structure | Trip or fall hazard

Location: Rear Deck

Task: Monitor

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

9. Condition: • [Loose](#)

loose railing

Implication(s): Fall hazard

Location: Rear Deck

Task: Repair or replace

Cost: Less than \$100

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Loose

STRUCTURE

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Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Masonry block](#)
- Floor construction:** • [Joists](#) • Steel columns
- Exterior wall construction:** • [Wood frame, brick veneer](#)
- Roof and ceiling framing:** • [Trusses](#) • [Plywood sheathing](#)

Limitations

- Attic/roof space:** • Entered Attic, Explored entire area

Description

Service entrance cable and location: • [Overhead aluminum](#)

Service size:

• [150 Amps \(240 Volts\)](#)

Estimated service size because there is no main breaker shut-off.



150 Amps (240 Volts)

Main disconnect/service box type and location: • [Breakers - basement](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No AFCI • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - kitchen](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Limitations

System ground: • Quality of ground not determined

Condition and Recommendations

General

10. • solar panels are not inspected as part of a home inspection. It is recommended the installation company be contacted to show proper usage of this specific system. This would include emergency handling situations such as turning off the solar system as well as maintenance requirements

Task: Further evaluation



11. • remove the cable coax wires. it appears they may have the potential to come in contact with the Service drop wire coming from the utility pole in the front yard

Location: Left Exterior Wall

Task: Remove/ safety improvement



SERVICE DROP AND SERVICE ENTRANCE \ Service conductors

12. **Condition:** • [Insulation missing or damaged](#)

Implication(s): Fire hazard

Location: Left Exterior Wall

Task: Repair or replace

Cost: \$400 - \$500



Insulation missing or damaged

SERVICE BOX, GROUNDING AND PANEL \ Service box

13. Condition: • the electrical panel top right screw is not long enough to catch the threads Inside the Box

Location: Utility Room

Task: Improve

14. Condition: • [No single main disconnect](#)

It is recommended to determine which Breakers must be thrown to shut off all of the Power. It's unknown which Breakers the main lighting breaker is connected to

Implication(s): Electric shock

Location: Utility Room

Task: Safety Improvement



No single main disconnect

DISTRIBUTION SYSTEM \ Lights

15. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Rear Deck

Task: Repair or replace

Cost: Less than \$100



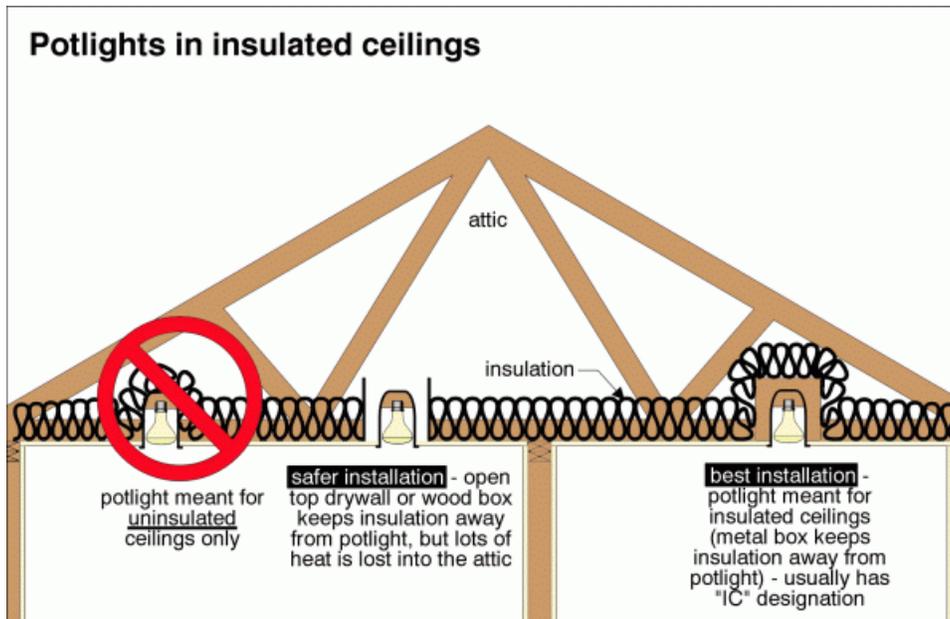
Loose

16. Condition: • [Improper potlights](#)

Implication(s): Fire hazard

Location: Attic

Task: Monitor or improve





Improper potlights

17. Condition: • [Conventional lights in wet areas](#)

Implication(s): Electric shock | Fire hazard

Location: Rear

Task: Safety Improvement



Conventional lights in wet areas

DISTRIBUTION SYSTEM \ Outlets (receptacles)

18. Condition: • [Loose](#)

not water tight

Implication(s): Electric shock | Fire hazard

Location: Rear Deck

Task: Safety Improvement

Cost: \$100

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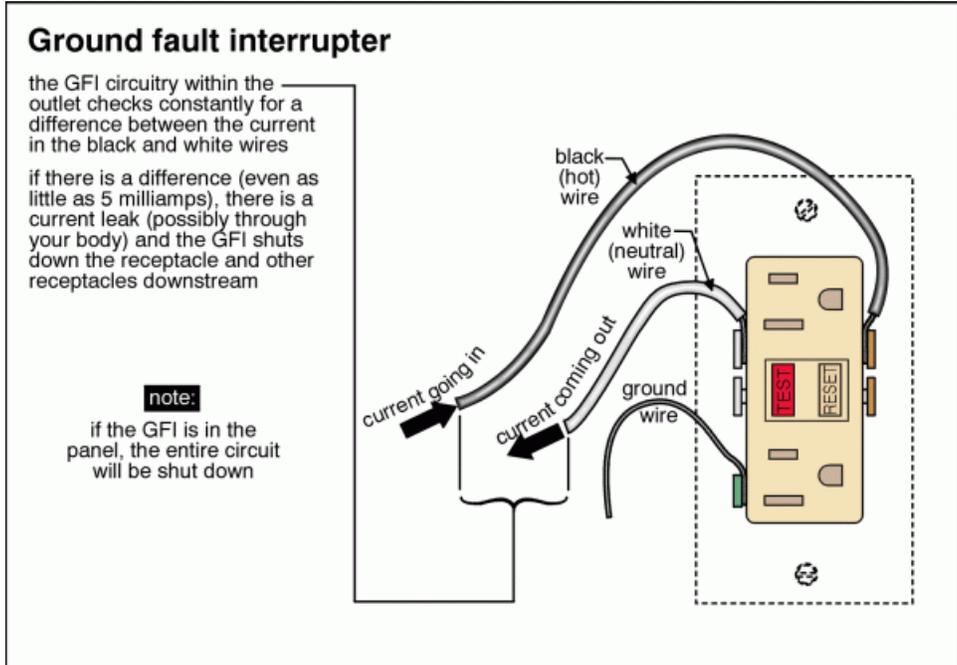
Loose

19. Condition: • [No GFCI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Rear Deck

Task: Safety Improvement



20. Condition: • [Test faulty on Ground Fault Circuit Interrupter \(GFCI\)](#)

Implication(s): Electric shock

Location: Basement Bathroom

Task: Repair or replace

Cost: \$100

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

21. Condition: • [Too few outlets](#)

Implication(s): Nuisance

Location: Kitchen

Task: Improve



Too few outlets

DISTRIBUTION SYSTEM \ Cover plates

22. Condition: • [Missing](#)

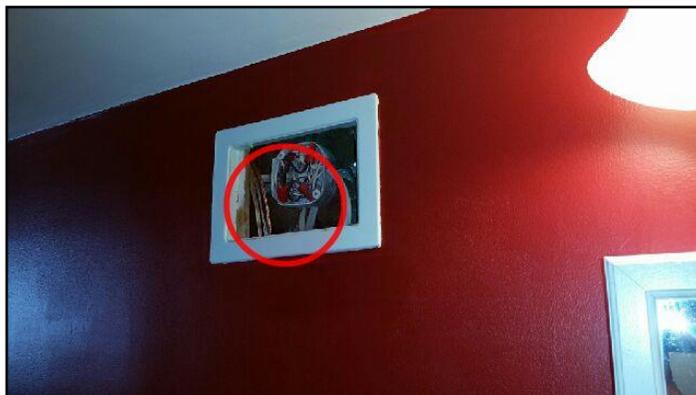
Located behind the access panel on the wall above the toilet

Implication(s): Electric shock

Location: Basement Bathroom

Task: Repair or replace

Cost: Less than \$100



Missing

DISTRIBUTION SYSTEM \ Smoke detectors

23. Condition: • Current recommendations are to have a smoke detector in each bedroom, outside the common

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bedroom area, one on each floor, one in crawlspace. The alarms function best when interconnected, hardwired to the electrical panel and have battery back ups Test the units often and replace them every 10 years.

Task: Safety Improvement

Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#) • [Fireplace](#)

Furnace manufacturer: • Carrier • Goodman

Heat distribution: • [Ducts and registers](#)

Exhaust venting method: • [Forced draft](#)

Approximate age: • [6 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at:

• Meter

The fireplace furnace and water heater each had a gas shut off within Arm's Reach of the unit

Failure probability: • [Low](#)

Exhaust pipe (vent connector): • Double wall

Fireplace: • [Gas fireplace](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

Combustion air source: • Interior of building

Humidifiers: • [Duct mounted bypass humidifer](#)

Condition and Recommendations

General

24. • humidifier control missing. it was not possible to test the humidifier. It is recommended to service dehumidifier

Task: Ask The Seller location. Service unit

Cost: \$200

OPTIONAL \ Heating

25. **Condition:** • remote control battery dead. manual switch worked.

Location: Basement

Task: Repair or replace

Cost: Less than \$100

GAS FURNACE \ Mechanical air filter

26. **Condition:** • [Installed backwards](#)

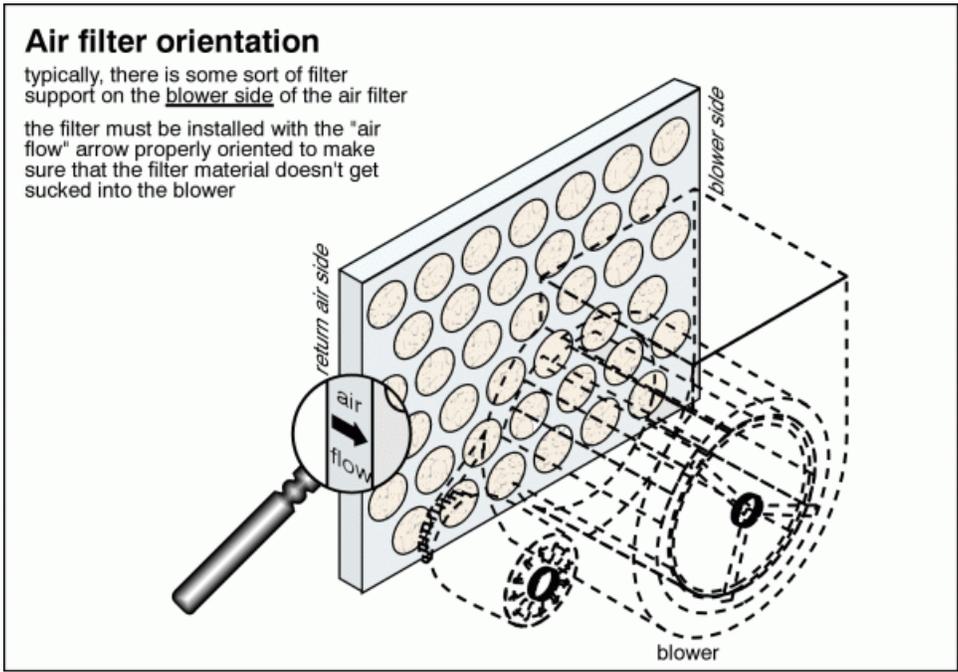
install a new filter. It is not recommended to turn the old filter around. This may dislodge dust.

Implication(s): Increased heating costs | Reduced comfort

Task: Repair or replace

Cost: Less than \$100

SUMMARY O	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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CHIMNEY AND VENT \ Masonry chimney cap

27. Condition: • [Cracked](#)

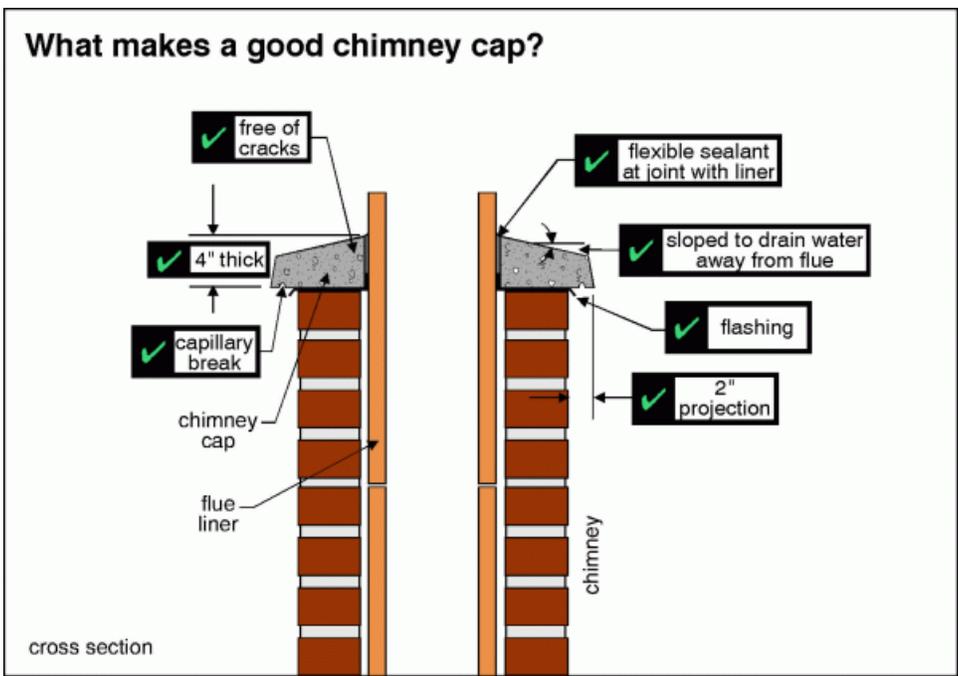
Minor crack on cap

Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Roof

Task: Repair or replace

Cost: Less than \$100



HEATING

1234 Main St, America, MD April 30, 2016

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Cracked

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)

Manufacturer: • Carrier • Heil

Compressor approximate age: • 6 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [Low](#)

Temperature difference:

• 15°

This is a typical temperature of a working air conditioner. Other than annually servicing the HVAC unit no other recommendations are noted

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-28](#)

Attic/roof ventilation: • [Gable vent](#) • [Ridge vent](#)

Attic/roof air/vapor barrier: • [Kraft paper](#)

Condition and Recommendations

ATTIC/ROOF \ Insulation

28. Condition: • [Gaps or voids](#)

additional insulation has been placed in the Attic. the insulation however was not evenly dispersed creating gaps of thin areas and much thicker areas. I would recommend completing the installation of the extra insulation to reduce energy costs

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Throughout

Task: Improve

ATTIC/ROOF \ Air/vapor barrier

29. Condition: • [Wrong location](#)

the paper vapor barrier that's on the newer rolls of insulation is typically not designed to be sandwiched between two layers of insulation. This normally is applied towards the backside of the drywall. consult with a contractor who specializes in insulation to determine if this layer of paper needs to be removed

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Throughout Attic

Task: Improve

ATTIC/ROOF \ Hatch

30. Condition: • [Not insulated and not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

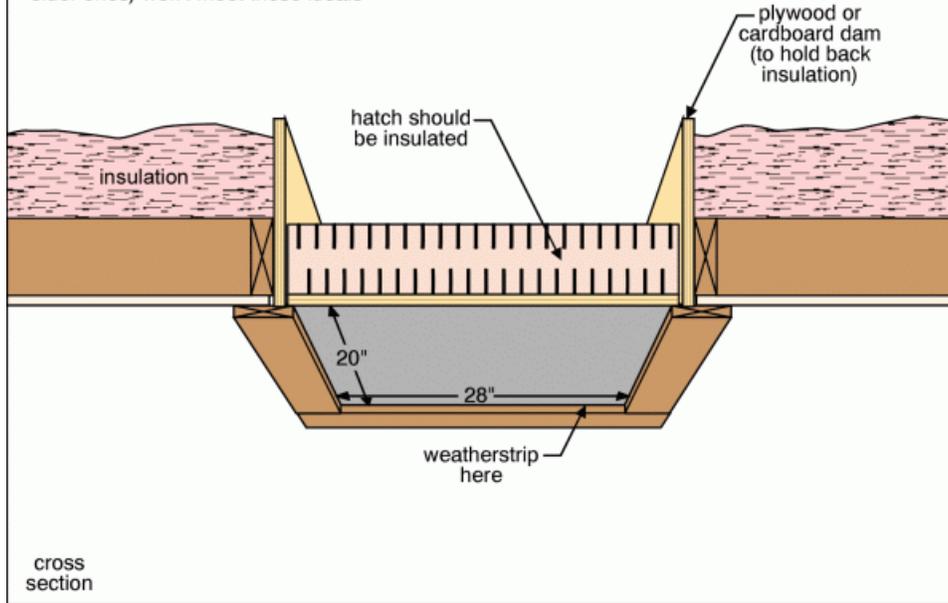
Task: Improve

SUMMARY O	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



Description

Water supply source: • Public
Service piping into building: • [Copper](#)
Supply piping in building: • [Copper](#)
Main water shut off valve at the: • Front of the basement
Water heater fuel/energy source: • [Gas](#)
Water heater type: • [Conventional](#)
Water heater manufacturer: • General Electric
Tank capacity: • 50 gallons
Water heater approximate age: • 15 years
Waste and vent piping in building: • [Copper](#)
Exterior hose bibb: • Freeze resistant

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • The performance of floor drains or clothes washing machine drains

Condition and Recommendations

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

31. Condition: • missing aerator

Location: Basement Bathroom

Task: Improve

32. Condition: • Drain stop ineffective

Implication(s): Nuisance | Reduced operability

Location: Master Bathroom

Task: Repair or replace

Cost: Less than \$100



Drain stop ineffective

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FIXTURES AND FAUCETS \ Shower stall

33. Condition: • shower head does not swivel.

Location: Master Bathroom

Task: Improve

FIXTURES AND FAUCETS \ Hose bib or bibb

34. Condition: • [Inoperative](#)

the rear hose bib is disconnected. From the access hatch located in the basement shower ceiling it's possible to see the copper pipe has been cut.

Implication(s): Equipment inoperative

Location: Rear

Task: Repair or replace

Cost: \$500

GAS SUPPLY \ Gas piping

35. Condition: • Piping not properly bonded

there was no visible evidence of the gas steel piping being bonded to the copper water line. This is commonly seen above the water heater. I recommend a license electrician or plumber to install this bonding wire

Implication(s): Fire or explosion

Location: Utility Room

Task: Further evaluation

Cost: \$200

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Description

- Major floor finishes: • [Hardwood](#) • Tile
- Major wall and ceiling finishes: • [Plaster/drywall](#)
- Windows: • [Single/double hung](#) • [Sliders](#) • Vinyl
- Glazing: • [Double](#)
- Exterior doors - type/material: • Hinged • [French](#) • [Sliding glass](#)
- Kitchen ventilation: • Recirculating type
- Bathroom ventilation: • Exhaust fan
- Laundry room ventilation: • Clothes dryer vented to exterior
- Inventory Air Conditioner: • Carrier
- Inventory Dishwasher: • Maytag
- Inventory Dryer: • Maytag
- Inventory Furnace: • Carrier
- Inventory Microwave: • Whirlpool
- Inventory Range: • Whirlpool
- Inventory Refrigerator: • Whirlpool
- Inventory Washing Machine: • GE
- Inventory Water Heater: • GE

Condition and Recommendations

CEILINGS \ Plaster or drywall

36. Condition: • Cedar ceiling is falling. cosmetic repair.

Location: Front right Bedroom

Task: Improve



37. Condition: • Holes are visible in the ceiling and wall. Patch and repair as needed

Location: Basement Bedroom closet

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Task: Repair or replace

Cost: \$200



WINDOWS \ Hardware

38. Condition: • [Inoperable](#)

locks do not engage

Implication(s): System inoperative or difficult to operate

Location: Master Bedroom

Task: Repair or replace

Cost: \$100



Inoperable

39. Condition: • [Inoperable](#)

Locks do not engage. Window can be opened from the outside

Implication(s): System inoperative or difficult to operate

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Location: basement bedroom, Front left Bedroom, front window

Task: Repair or replace

Cost: \$200 -\$300



Inoperable



Inoperable

DOORS \ Doors and frames

40. Condition: • [Swings open or closed by itself](#)

Implication(s): Physical injury

Location: Master Bedroom

Task: Improve

41. Condition: • Does not latch properly

Implication(s): System inoperative or difficult to operate

Location: Front right Bedroom

Task: Repair or replace

Cost: \$100

DOORS \ Hardware

42. Condition: • [Inoperable](#)

lock mechanism does not turn

Implication(s): System inoperative or difficult to operate

Location: Master Bedroom

Cost: Less than \$100

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Inoperable

43. Condition: • [Inoperable](#)

latch does not catch

Implication(s): System inoperative or difficult to operate

Location: Basement Bedroom

Task: Repair or replace

Cost: Less than \$100



Inoperable

44. Condition: • Latch not effective on exterior door

Implication(s): Poor security

CARPENTRY \ Cabinets

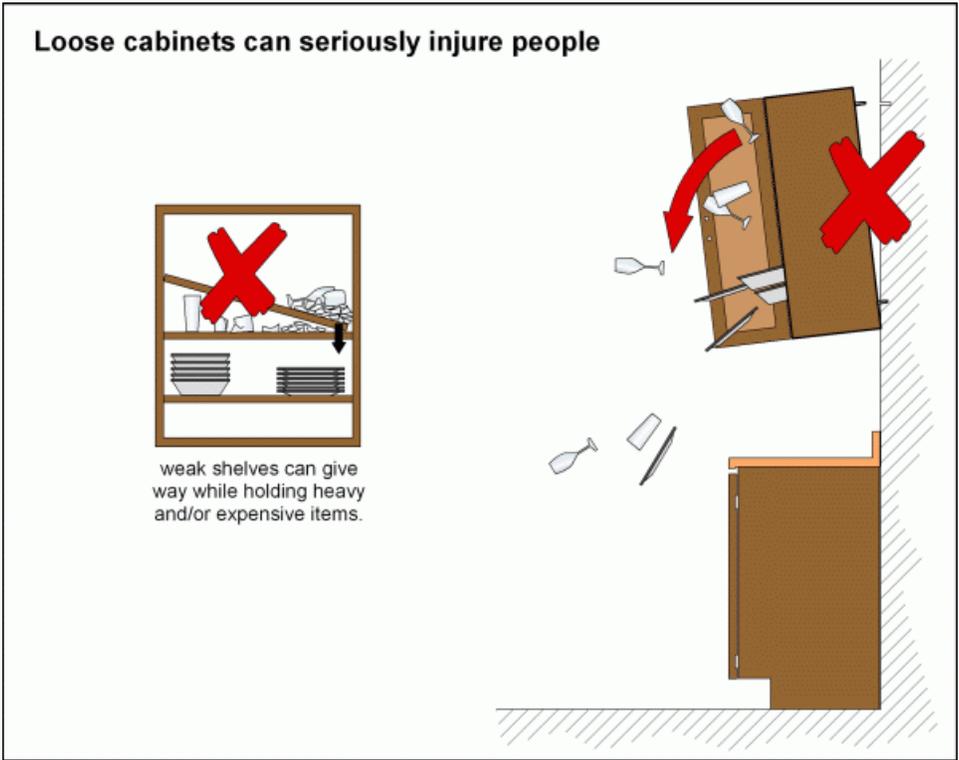
45. Condition: • [Not well secured to wall](#)

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

Location: Laundry Area

Task: Repair or replace

Cost: \$100



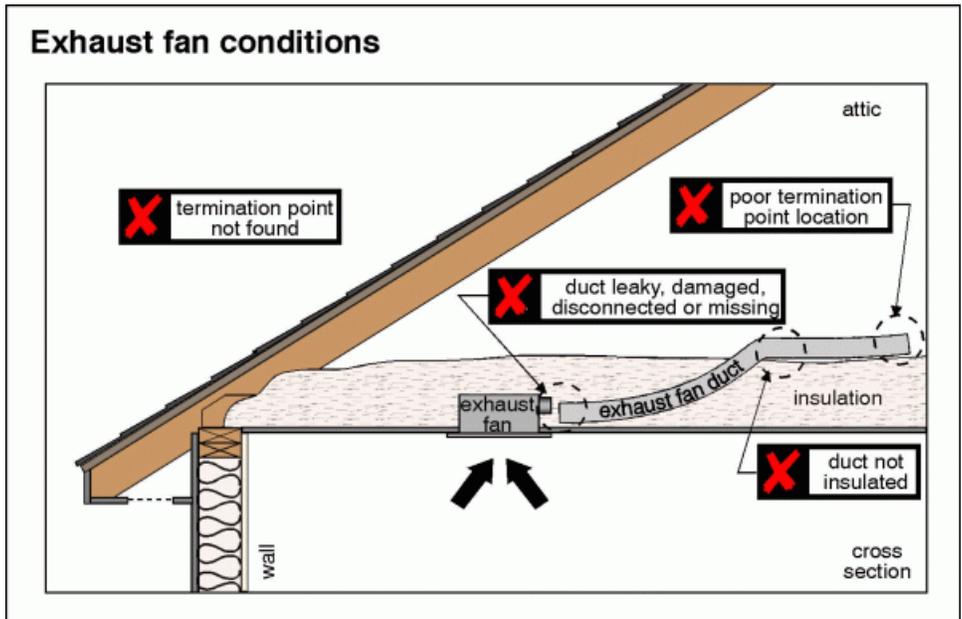
Not well secured to wall

EXHAUST FANS \ Exhaust duct

46. Condition: • [Not insulated in unconditioned space](#)

Implication(s): Chance of condensation damage to finishes and/or structure

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47. Condition: • [Not vented to exterior](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic

Task: Repair or replace

Cost: \$300



Not vented to exterior

EXHAUST FANS \ Kitchen range exhaust system

48. Condition: • Dirty filter

Implication(s): Equipment ineffective

Location: Kitchen

Task: Clean

SUMMARY O	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Dirty filter

APPLIANCES \ Dishwasher

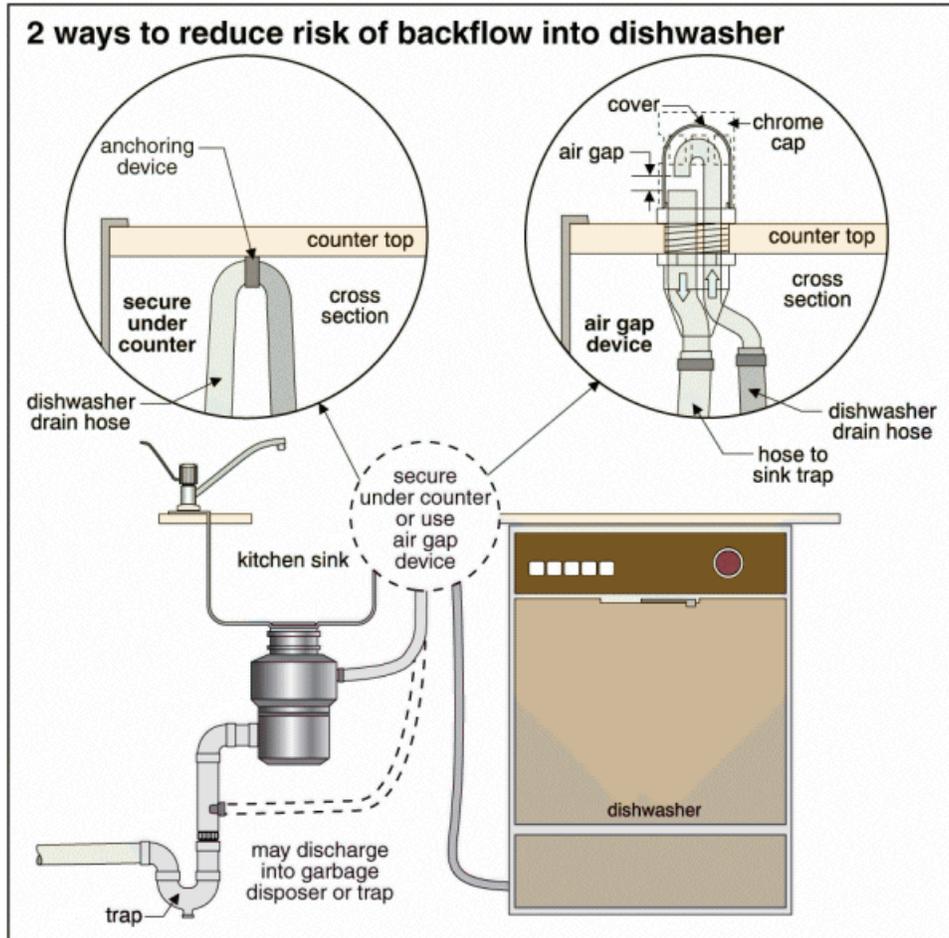
49. Condition: • Backflow prevention missing

Implication(s): Contaminated drinking water

Location: Kitchen

Task: Repair or replace

Cost: Less than \$100



SUMMARY O	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Backflow prevention missing

APPLIANCES \ Waste disposal

50. Condition: • switch is intermittent.

Location: Kitchen

Task: Repair or replace

Cost: \$100



APPLIANCES \ Dryer

51. Condition: • drum is very noisy and rattles

Task: Repair or replace

Cost: \$300 - \$400

END OF REPORT

SUMMARY O	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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WAIT!

WE WILL SAVE YOU MONEY!

WAIT TO ORDER YOUR ALARM MONITORING SYSTEM UNTIL

= YOU TALK TO US. =



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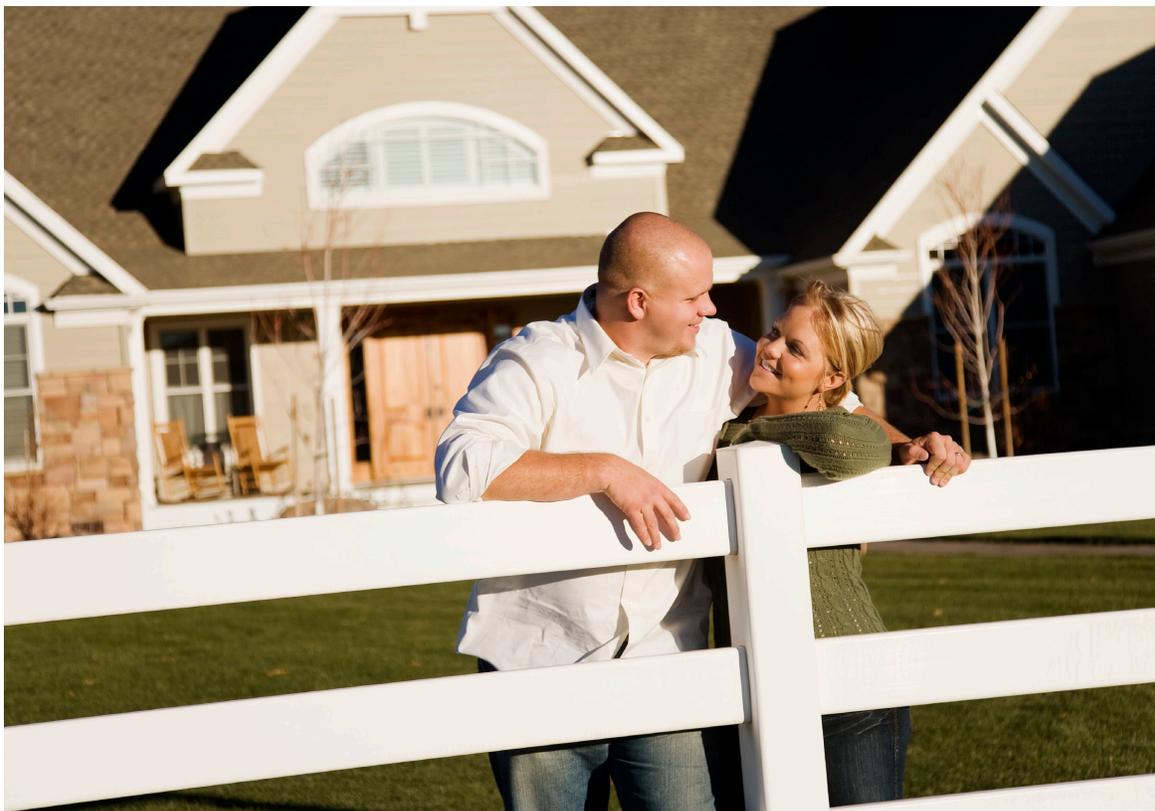
You used the right inspection company- and we hope you will refer any family or friends in the market to purchase a home to your agent and our inspection company. By the way, if you're planning on getting an alarm system, WAIT!!! Did you know that you get special offers NOT available to the general public? That's right- you may get a call from us in the next month or so to set up your new system at rates you won't find anywhere else- GUARANTEED.

Including offers involving free systems, monitoring rates as low as \$35.99, and features you won't find anywhere else like video monitoring from your smart phone. Don't miss out! If you need to get an alarm system before we reach out to you, give us a call at 1-800-544-8156. You'll get discounts on your homeowner's insurance, a system from one of the leading brands of hard wired or cellular based alarm systems, and a deal that makes it a NO BRAINER.

CALL US AT

800.544.8156

OR WAIT FOR US TO CALL YOU!



Protecting **your interests.**

You need more than just a home inspection, you need the professionals you can depend on even after the job is done. That's why we back all of our inspections with a 90 day Limited Structural and Mechanical Warranty.

How to use your 90 Day Warranty:

- Your 90 Day Limited Mechanical and Structural warranty comes with your home inspection. This warranty is valid 90 Days from the date of inspection or 22 days after closing whichever comes later. You will always have at least 22 days worth of coverage.
- This warranty covers repairs to items the Home Inspector has found to be in good working condition at the time of inspection and are specifically listed within our warranty.
- You will never have a deductible to pay.
- Claims will be handled within 72 hours of complete submission.
- This warranty may work in conjunction with an existing warranty.

Representatives are available Monday-Friday 8am-5:30pm
EST to help answer questions about your warranty.
Please call 800-544-8156.

90DAY
WARRANTY 

SUMMARY O	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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90 Day Limited Structural & Mechanical Buyer's Home Warranty

Provided by your Home Inspection Company with a Full Home Inspection

Mechanical Coverage Summary: Plumbing: Water lines, faucets, water heaters, drain lines, gas lines. Electrical: Main service panel, secondary service panel, and wiring. Appliances: Kitchen Appliances including and limited to oven, range, dishwasher, built-in microwave, trash compactor, and garbage disposal. Heating/Air (HVAC): Furnace, Air Conditioner, and Thermostats.

Structural Coverage Summary: Poured Concrete & Block Wall Foundations. Floor joists, bottom & top plates, and wall members. Roof leak repair (does not include replacement of bad shingles), load bearing walls, attached garage doors.

Coverage Terms

This service contract covers only those items specifically listed and excludes all others. This contract does not cover consequential or secondary damages. This contract only covers those items that were confirmed to be in good working order at time of inspection and excludes all others, regardless of their condition at the time of inspection or if they were repaired. This contract does not cover water damage, cosmetic repairs, or items that are inaccessible without the removal of drywall, concrete, or any other permanently installed covering. This is not a maintenance contract. In order for an item to be covered, it must be maintained in accordance with the manufacturer's standards or be maintained within reasonable standards where no such standards exist. This contract excludes all appliances, climate control systems, and fixtures over 10 years old. This contract does not cover plumbing stoppages, regardless of reason. This contract does not cover well or septic systems or any related components. RWS is not responsible for upgrading failed systems to meet current codes or local ordinances. This contract does not cover chimneys, fireplaces, or brick failures of any kind. This contract does not cover cracking or scaling concrete. Roof repair is for leaks only, to rolled, composition, or asphalt shingle roof only, and is limited to the repair of the leak only. This contract does not cover pest damage, including that caused by any and all wood destroying insects and pests. All mechanical coverage is limited to those items within the home's foundation, and limited to an aggregate maximum of \$500.00. All structural coverage is limited to issues within the home's foundations and is limited to an aggregate maximum of \$2000.00. RWS is not an insurer. Any damage caused by any peril is not covered by this contract, which includes but is not limited to; war, riot, civil commotion, earthquake, hurricane, any and all acts of god, or any other outside cause or neglect. All claims on this policy shall be made by the buyer of record only after they have taken possession of the home. All claims must be

received within 90 days of the inspection or within 22 days of closing, whichever comes later. The coverage under this policy shall come after any and all other warranties in place.

Validating Your Home Warranty: It is important that we have your information prior to any claims being made. Please be sure to validate you home warranty at <http://90daywarrantyvalidation.com> within 15 days of your inspection with your name, the address of the property, and your inspector's name.

Claims Procedures

Written Notification of claim must be received by RWS prior to the expiration of the policy (which is defined as noon, the 91st day after the inspection is completed). The following information must be contained in the claim:

- a. Your Name
- b. Your Inspector's Name
- c. Your Full Address
- d. A Phone Number Where You Can Be Reached
- e. A Brief description of the Claim

2. An itemized repair estimate must be submitted for every approved claim, including the breakdown of parts & labor, as well as a specific cause for the failure in writing from a licensed or properly certified repairperson. RWS reserves the right to request up to two (2) additional estimates. The estimate must include contact information for the repairperson.

3. A copy of your home inspection must be submitted with the repair estimate, or at least those pages pertaining to the affected items.

4. Claims will be processed after we are in receipt of items 1, 2, & 3. You will be contacted by a RWS representative within 72 hours of all items being submitted.

Residential Warranty Services, Inc.
P.O. Box 797
Carmel, IN 46082
800-544-8156
Fax 877-307-7056
90day@rswarranty.com
90daywarranty.com



SUMMARY O	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Your home inspection is our **opportunity to shine.**

We are committed to raising the standards of your home inspection. That's why we offer **FREE RecallCheks** for your home appliances with every inspection we do.

RecallChek. is the first service for consumer recalls in the United States and has compiled over 205 million recalls from public records, to create a fail-safe system to check for dangerous flaws with home appliances.

If a manufacturer designs a dangerous product, they **MUST** recall that item and fix it free of charge! RecallChek will provide the information to resolve any potential recall issues promptly.

How it works:

- ✓ Your home inspector records the model numbers of your built-in home appliances and HVAC systems.
- ✓ The Model Number Algorithm (MNA) matches your appliances against the RecallChek database of recalled items.
- ✓ RecallChek issues a report, separate from the home inspection report. This report is emailed directly to you.
- ✓ Included as a lifetime service with your purchase of RecallChek (or provided free on inspections done by your Inspection company) is our monthly email newsletter, RecallTrak. This newsletter notifies the homeowner of any new recalls on your appliances, and offers our helpful Monthly Maintenance Minute updates.



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RecallTrak.
A service provided by Residential Warranty Services

APPENDIX

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This agreement (SewerGard) is serviced and underwritten by Residential Warranty Services (RWS) and is provided free of charge by your home inspector as a part of your paid and completed home inspection.

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www.zookhomeinspections.com

SUMMARY O	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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SEWER|GARD



Term

SewerGard protection is offered for a period of 90 days following the date of the inspection, or 22 days after closing, whichever comes later. All claims must be received by RWS within the term of the agreement. An extension of coverage may be made available at a nominal fee at the conclusion of this agreement. This agreement is not transferable to any other property outside of the one listed on your home inspection report.

Coverage

During the agreement term, the following components are covered against failure due to normal wear and tear:

1. "Water Line". The water line is the single lateral water service line from the point of the water utility's connection to the point of the water meter or main shut off line inside the home. The water line also includes well water lines, excluding those exceeding five feet under the surface level of the yard.
2. "Sewer Line". The sewer line is the single lateral sewer service line from the point of the home's exterior wall to the point of connection to the sewer utility's wastewater collection system or septic tank.

Covered Repairs

This agreement covers only repairs as specified and excludes all others. Coverage is limited to \$2000 per occurrence, \$4000 aggregate. Only failures that occur after the date of the inspection are covered. This agreement does not cover repairs to material types that have been affected by a class action lawsuit or manufacturer's recall. This agreement only applies to residential properties being used for residential purposes only. Coverage is for line breakages, collapses, or significant leaks that affect the functionality of the home's sewer and water systems. This is not a policy to cover clogs.

Exclusions

RWS will not be responsible for any of the following;

- a. Repairing anything that occurred before the start date of this agreement.
- b. Repairing anything that wasn't reported to RWS during the term of this agreement.
- c. Repairing anything not resulting from normal wear and usage.
- d. Repairing anything caused by you and/or third parties.
- e. Repairing anything in a home that is being renovated.
- f. Repairing anything caused by natural acts or disasters included but not limited to floods, earthquakes, landslides, sinkholes, or any insurable causes.
- g. Repairing anything caused by defective materials, or any material that has been the subject of class action litigation or a recall.
- h. Repairing anything required by any other party (city, state, federal or other party) unless otherwise covered by this agreement.

- i. Repairing any openings or damage caused to walls as a result of investigation or repair of a covered issue.
- j. Repairing shared lines (as in shared with another property).
- k. Repairs to any damaged items consequential to a sewer or water line failure or repair.
- l. Paying any costs associated with relocation of lines, lost water, lost time, lost use of your home, or any damages due to any special circumstances or conditions.

RWS' Right to Review

RWS reserves the right to have its own contractor review any diagnosis, estimates, and bid on any project covered under this agreement. RWS shall choose the acceptable estimate in its sole discretion for coverage.

Claim Procedures

Written Notification of claim including items 1, 2, and 3 must be received by RWS prior to the expiration of the policy. All claims on this policy shall be made by the buyer of record only after they have taken possession of the home and must be received within 90 days of the inspection or within 22 days of closing, whichever comes later. Claims will be processed after we are in receipt of items 1, 2 & 3. You will be contacted within 72 business hours of all items being submitted.

1. Written Notification of Claim - The following information must be contained in the notification:
 - a. Your Name
 - b. Your Inspection Company's Name
 - c. A Phone Number Where You Can Be Reached
 - d. A Brief Description of the Claim
2. An itemized repair estimate, including the breakdown of parts & labor, as well as a specific cause for the failure in writing from a licensed or properly certified repairperson. RWS reserves the right to request up to two (2) additional estimates. The estimate must include contact information for the repairperson.
3. A copy of your home inspection report, or at least those pages pertaining to the affected items.

Residential Warranty Services, Inc.
 PO Box 797
 Carmel, IN 46082
 Phone 800-544-8156
 Fax 877-307-7056

Deductible

The policy holder is responsible for the first \$300 worth of repairs and investigation of any covered issue. Any and all receipts and invoices must be delivered at time of claim submission to ensure credit for any covered expenditures. The policy holder is also responsible for any costs exceeding the coverage limitations of \$2000 per occurrence and \$4000 aggregate.

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

