



# THE REPORT SUMMARY

**Client:** Gromicko 21070403B  
**Inspection Address:** 123 Sample Street, Sample City, NY 12345  
**Inspection Date:** 07/04/2021 Start: 8:00 am End: 11:00 am

The items listed below need correction and further evaluation by a professional prior to closing. PEACH assumes no responsibility for the use or interpretation of this summary report and cost estimates. This summary and cost estimates are not part of the full home inspection report and inspection service that you've paid for. The estimates are produced out of courtesy.

If you are going to negotiate over defects that were discovered during the inspection, do not rely on this summary. There may be items in the full report that are not listed in this summary. If you want to respond to the seller properly, use the document Form RR, which was written by the PA Association of Realtors, "Buyer's Response to Home Inspection.": It can be found at [www.parealtor.org](http://www.parealtor.org). On that document, you can add items that may not be listed in this report summary.

We recommend that if any evaluations or corrections to the property are needed, then a professional should inspect the property even further, prior to closing, in order to discover and repair related problems that were not identified in the report. All corrections, further evaluations, cost estimates, and negotiations should be performed prior to closing or purchasing the property.

The following cost estimates are based upon my experience. They may not be accurate. The cost to correct may actually be many times more or less than my estimate. We recommend getting three estimates from contractors who may perform the corrections.

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## ***CORRECTION AND FURTHER EVALUATION RECOMMENDED:***

### Chimney

#### **Chimney Flashings and Damage      Stucco inspection: \$500-750      Repair: \$3,000 - 6,000**

There is no kickout flashing used at the roof-to-wall intersection. Correction by a professional roofer is recommended. Located at the sides of the chimney stack. This may be allowing water draining off the roof to miss the gutter and drain behind the siding exterior covering. If not corrected, this could lead to water penetration and damage inside the wall. Kickouts also prevent water from streaking down the siding exterior covering and causing water stains. We recommend a kickout flashing - an angled piece of metal secured to the roof - to be installed near the bottom of the roof, to direct water into the gutter and away from this siding area.

Major water damage visible from basement under the fireplace. Apparently caused by the missing flashing. Further evaluation of the structural integrity of the stack is recommended.

## Heating

### **Service record \$120-180**

Recommend having the heating and cooling system inspected, cleaned, and serviced by an HVAC professional prior to closing.

## Plumbing

### **Main Water Shut-off Valve Plumber: \$200-300**

There is a noticeable low flow of hot water at the bathroom fixtures. Only one fixture can run hot water at a time. Further evaluation by a plumber is recommended.

### **Check Valve & Expansion Tank \$200-300**

There is a pressure regulator installed on the main water supply line coming into the house. This regulator has a valve that prevents water from pushing back out to the street, and makes the plumbing system a closed water system. When the water heater makes hot water, the water in the system expands. The expansion of the warm water increases the pressure on the homes water pipes. An expansion tank installed on the water line would absorb the extra pressure. There isn't one installed through. The relief valve on the water tank may start to drip, because of the lack of an expansion tank. The action of the expansion tank also reduces knocking of the pipes, and wear and tear on the faucets and shut-off valves in the home. We recommend installing an expansion tank.

The relief valve on the hot water tank is actively leaking water into a bucket.

### **Relief Valve & Discharge Pipe**

The pressure relief valve on the water heater is dripping water - leaking. Indication of a failure in the relief valve itself, or a pressure/temperature problem with the water heater tank.

## Structure

### **Poured Concrete Foundation \$300-500**

There are indications of previous ground water penetration through a foundation crack. Water marks. It has leaked in the past and may likely leak again in the future. Ask seller when the crack leaked in the past. Located at the left-side wall, near electrical panel.

There are dry water marks around the sewer line. Located on the front wall.

Foundation cracks can be repaired using an epoxy ejection method. Epoxy ejection repairs are considered affordable and effective. Epoxy ejections make a bond between the cracked sections of the foundation that is actually stronger than the concrete itself. Further evaluation and correction to the foundation crack(s) by a professional (one familiar with epoxy injection repairs) is recommended.

### **Floor Type and Condition**

There is major water damage at floor components. Above the foundation wall. Located under the fireplace.

## Garage

### **Receptacles \$50-75**

The receptacle in the garage (left-side wall) should be upgraded to have GFCI or ground-fault protection, which is required by current standards and is an important safety feature.

## Kitchen

### **Garbage Disposal \$150-250**

The garbage disposal is excessively noisy and rumbless, which may be attributable to worn or damaged components.

### **Receptacles and GFCI \$50-75**

Missing GFCI-protection at the kitchen counter receptacles. All of the countertop and island receptacles should be upgraded to have ground fault GFCI protection, which is mandated by current standards and is an important safety feature. Right of stove.

## Mold

### **Mold in the Basement**

Signs of mold growth is visible in the basement. The mold is on the insulation under the fireplace.

Mold is often associated with excess moisture and can be a problem in indoor environments at high levels. Some molds have the potential to cause health problems. Some molds can produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins). Since there is mold growth in the home, the mold must be cleaned up and the water problem must be fixed. If the mold is cleaned up, but the water problem is not fixed, then, most likely, the mold problem will come back. According to the U.S. EPA in their booklet: A Brief Guide to Mold, Moisture, and Your Home, since the moldy area is less than about 10 square feet, in most cases, a home owner can handle the job of cleaning up the mold. If you do not choose to do the mold cleanup, then contacting an indoor air quality professional to assist in the determination of appropriate actions is necessary. The U.S. Environmental Protection Agency has set some mold cleanup guidelines. For more information, visit [www.epa.gov/iaq/molds/moldguide.html](http://www.epa.gov/iaq/molds/moldguide.html).