

# SELLER'S PRE- INSPECTION GUIDE

A comprehensive guide designed with the home Seller in mind. A step by step process to eliminate surprises associated with the Buyer's home inspection process. This Guide will help you take Control of the home inspection process and see your home through the eyes of a professional home inspector.

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**Greater Peoria Property Inspections**

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**Helping the Seller UNDERSTAND and TAKE CONTROL of the Buyers home inspection process.**

This Guide will offer the *Seller* some unique insight into the home inspection process. It's designed to help the *Seller* be more prepared before listing the home on the market. Following this guide will help place your "best foot forward" when showing the home with the ultimate goal of realizing a prosperous and hassle-free sale of your home in the shortest amount of time.

**Be Prepared-Eliminate the Surprise...** Once a qualified *Buyer* comes along and makes you an offer, they will probably hire a home inspector. Nearly 85% of all *Buyers* do. A professional home inspector will look at almost everything inside, outside and around your home. His report will often include items that you may not have been aware of. These types of surprises are not pleasant. It's not the best time to find out about a defect. They can be costly, time consuming to repair, and on occasion "deal killers".



A quote from Dennis Waitley fits well, "*Expect the best, plan for the worst, and prepare to be surprised.*" Good planning, along with some knowledge prevents problems. Surprises are

rarely good! That's why we strongly encourage the *Seller* to have a professional home inspection performed prior to putting the house on the market. A pre-listing inspection may help your avoid getting blindsided by the *Buyer's* inspection. It's one of the best advantages you can have in the sales process.

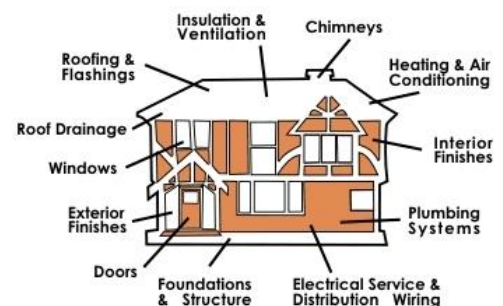
**Understanding the Standards...** It's good to know there are standards. In Illinois, all home inspectors must be licensed. Illinois has its own *Standards of Practice* that all home inspectors must follow. The standards are somewhat brief and limited though. You can see the standards at <http://www.ilga.gov>.

Some professional home inspectors will follow a more stringent set of *Standards of Practice* from one of the recognized home inspector organizations. These standards specify what is to be inspected and how these items are to be inspected. We're a certified member of InterNACHI which is the largest and most recognized of the organizations. Our inspections follow their standards. You can learn what InterNACHI *Standards of Practice* are at <http://www.nachi.org/sop.htm>.

**The Buyer's Home Inspection...** The inspection performed is a limited time visual inspection. The inspector will not do any destructive testing or disassembly of equipment. They will not move personal property such as furniture and stored items. That means a defect that is blocked from view by such items will not be reported on. There is a downside to that. After you move out and all of your furniture and personal property has been removed, the defects will be apparent and visible to the *Buyer* during their final "walk through" inspection. Having something significant turn up at this point in time is never a good thing. My advice, be honest and don't hide the problem.

**Major Systems...** As a minimum, the things that a professional inspector will look at are the "major systems" of the house. The major systems are considered to be;

- The roof structure and its coverings.
- The foundation, basement, and/or crawl space.
- The central heating and air-conditioning systems.
- The electrical system.
- The plumbing system.



**Other Systems...** The inspector will also look at the "Grounds", observing the drainage and grading as it affects the house, any paving such as walkways, driveways and patio slabs or constructed decks and any landscaping such as trees and shrubbery that may impact the house structure.

Additionally, the inspector will go through each room interior and note any deficiencies that, in their opinion, have safety, structural or maintenance considerations. They may also look at your appliances.

**Duration of the Process...** This entire inspection process will typically take 2 to 3 hours. The inspector will then provide a verbal summary of their findings to their client and agent, if present, at the end of the inspection. Some inspectors will generate a written report on site. Most inspectors will issue a written or digital report within 48 hours or less.

Some inspectors like us will produce the actual report back in their office where they have time to look over their notes and the photographs they have taken during the inspection. This process generally produces a much better and more comprehensive inspection report, since there is no pressure to print in a rushed manner like on site. The inspector can take the time to look over their notes and pictures and produce the report in a way that their client can easily understand. To see a sample of our inspection report go to [www.GPPIinspections.com](http://www.GPPIinspections.com).



**PASS or FAIL...** Don't worry the report DOES NOT PASS or FAIL the home. The report is merely the inspector's professional opinion from examining the current conditions of the home and indicating the components or systems which need major repair or replacement. Keep in mind, it is an opinion.

**What about Codes...** The inspection is not a municipal inspection, which verifies local code compliance. Codes change regularly. More than likely, your home was built under different building codes than homes built today. It would be unrealistic and impractical to try and enforce today's standards on a fifty year old home. Codes are minimal standards. If you know of any code problems, it is wise to correct ahead of time.

**Consider Making Simple Maintenance Improvements.** The maintenance improvements listed below are relatively easy and inexpensive to accomplish yet they can substantially improve a home's appearance, efficiency, comfort and value.

## EXTERIOR OF HOME:

- ☐ Trim trees and shrubs which touch or overhang the house. Keep the lawn groomed.
- ☐ Remove mulch or grade from contact with siding. Six (6) or more inches is preferred.
- ☐ Remove anything from outside of the home that doesn't belong, such as old tires, toys, wood or anything else that is unsightly. First impressions mean a lot.
- ☐ Divert all water away from the house: i.e. downspouts, sump pump, etc.
- ☐ Clean out basement entry drains if the home has one.
- ☐ Apply new caulking and weather-stripping as needed at windows and doors.
- ☐ Clean gutters of debris and leaves, repair or replace cracked or broken gutters, downspouts, and extensions to ensure proper drainage. Make sure all downspouts extend a minimum six (6) feet from the foundation.



- ☐ Re-grade soil around the perimeter of the house to prevent ponding of water next to the foundation.

## INTERIOR OF HOME:

- ☐ Ventilate closed basements and crawl spaces, or install a dehumidifier to prevent excessive dampness. My advice, remove the fans and other temporary equipment prior to the inspection. They may send a false signal to the inspector that there is a water problem.
- ☐ Consider a fresh coat of paint on the interior of the home, if necessary. Always use neutral colors. Flat paint is a great choice in hiding wall imperfections.
- ☐ Have the heating, ventilating and air-conditioning systems professionally serviced. Always replace the air filter. This is one of the most overlooked items on an inspection.
- ☐ If the furnace has a humidifier, have it serviced as well. Replace the filter annually.
- ☐ Have the chimney, fireplace or woodstove cleaned and provide the buyer with a copy of the cleaning record.
- ☐ If the home is equipped with a water softener ensure proper operation, keep unit full of salt.

## PAY ATTENTION TO THE DETAILS.

Fixing even minor items can go a long way toward improving that important first impression of your home. Do not make quick, cheap repairs. You may raise questions that will unfairly cause great concern to *Buyers* and inspectors. Here are some improvements you might consider:



## EXTERIOR:

- ☐ Replace any damaged window screens.
- ☐ If windows are at or below grade, install window wells and covers. Ladders or steps are required for egress in window wells which are lower than 44 inches below grade.
- ☐ Secure any loose safety railings on decks or stairways.
- ☐ Caulk all exterior wall penetrations. Check missing caulk around doors and windows.
- ☐ Check the siding and trim for any damages and repair as needed.
- ☐ Check all soffits and fascia trim for damage or missing pieces.
- ☐ Paint all weathered exterior wood and caulk around the trim, chimney, windows and doors.
- ☐ Consider replacing deteriorated wood trim with maintenance free materials.
- ☐ Point up any failing mortar joints in brick or block.
- ☐ Seal Asphalt driveways, if cracking.
- ☐ Seal or point up masonry chimney caps. Install metal flue cap if missing or damaged.
- ☐ Check all weather- stripping at doors. Don't forget the garage door.
- ☐ Check the foam insulation at the exterior AC condensing unit. Repair if damaged or missing.
- ☐ Repair any damaged or missing roofing. Avoid using mastic or caulking as a repair as it is considered a temporary repair only and is usually called out by the inspector.

**INTERIOR:**

- ☐ Repair or replace any loose door hardware such as doorknobs and hinges.
- ☐ Replace burned-out light bulbs, and wherever possible, replace broken light fixtures.
- ☐ Patch small holes in walls and ceilings and repaint.
- ☐ Replace bathroom caulk or grout if necessary to prevent seepage and improve appearance.
- ☐ Repair or replace faded or peeling wallpaper. Consider updating. The new *Buyer* may not like outdated wallpaper or other unique wall coverings.
- ☐ Seal masonry walls in basement.
- ☐ Test sump pump for proper operation. Locate the discharge line and verify it drains away from the house. Make sure the pump is not connected with an extension cord.
- ☐ Ensure that all doors and windows are in proper operating condition, including repairing or replacing any cracked window panes. Free all windows that have been painted shut.
- ☐ Check that bath vents are properly vented and in working condition. Vents should terminate outside of the home and never in the attic.
- ☐ Carefully inspect the basement walls for any signs of mildew, fungi, or mold. If any indication is visible, engage the advice of a professional on how to effectively clean the area.

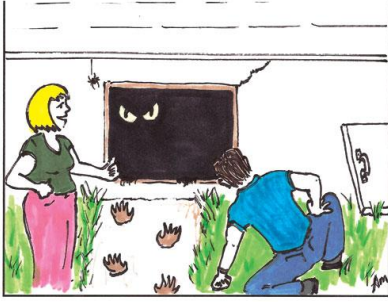
**ELECTRICAL:**

- ☐ Install GFCI receptacles near all water sources. Test all present GFCI receptacles for proper operation.
- ☐ If extension cords are being used to power units such as overhead door operators, sump pumps or mounted lights, remove and replace with proper electrical wiring and receptacles.
- ☐ Check for open electrical junction boxes. Install covers if missing.
- ☐ Make sure all light switches are functional and any burned out bulbs are replaced.

**PLUMBING:**

- ☐ Ensure that all plumbing fixtures such as toilets, tub, shower, and sinks are in proper working condition. Check for and fix any leaks. Caulk around fixtures if necessary.
- ☐ Check the water heater for any leaks or damage. Repair or replace if necessary.
- ☐ Ensure that the water heater has a temperature and pressure relief valve (T&P) installed. It should be plumbed to six (6) inches above the floor.
- ☐ If your home is on a septic system, have the system pumped and inspected by a licensed Septic Tank installer. Have the report available. A defective septic system can be expensive to repair and might be a “deal killer”.





"On the phone, you said the crawlspace would not be a problem..."

**CRAWL SPACE:** If your home has a crawlspace, pay special attention to this area. Most homeowners avoid the crawlspace at all costs. From our experience, the crawl space represents the most potential for major problems, surprises and "deal killers". We strongly encourage you to have your crawlspace fully inspected prior to listing your home. Perform the following:

- ☐ Install a proper vapor barrier on the floor of the crawlspace. Soil should not be visible.
- ☐ Check to ensure that the crawlspace is dry. Remove any visible moisture from a crawlspace. Moisture levels in wood should be below 18% to deter rot and mildew. If there is a mildew smell, then there is probably excessive moisture.
- ☐ Remove any wood, concrete, form wood or other debris from the crawlspace.
- ☐ Remove or replace any damaged, fallen floor insulation.
- ☐ Repair any damaged foundation vent screens and make sure all foundation vents are clear.
- ☐ Check for pest infestation. Pests like a wet dark area to live.
- ☐ Check for hanging electrical wire, open junction boxes or other electrical problems.
- ☐ Be safe; wear protective cloths and other protective gear. Watch out for sharp objects such as nails protruding from the subfloor. They can ruin your day in a hurry.

## TAKE SAFETY PRECAUTIONS.

Pay attention to items relating to protecting the home and its occupants from danger. The following are important safety precautions which *homebuyers* will appreciate, are relatively easy to implement, and shouldn't cost a lot. Doing so will create a great impression!



- ☐ Install good-quality smoke detectors in every bedroom and on each level.
- ☐ Install good-quality carbon monoxide detectors. One should be located near the bedrooms.
- ☐ Insure adequate outdoor lighting, especially in suburban and rural locales.
- ☐ Make sure any electrical outlets installed outdoors and within six (6) feet of the water supplies inside such as a kitchen or bathroom are GFCI protected.
- ☐ Keep stairwells tidy and free of debris and obstructions.
- ☐ Make sure there is plenty of clearance around the garage door, the electrical panel and furnace so that the inspector can easily get to them. If access to these areas is blocked by stored personal property, these items cannot be easily inspected and maybe disclaimed in the report. This may leave a question in the *Buyer's* mind as to the condition of the systems and may even require a return trip by the inspector for an additional fee. Your *Buyer's* won't be happy about this.

- ☐ If you have a direct entryway door from the garage to the interior of the house, make sure the door is a fire rated door. If you have installed a pet door in this door, it is no longer a fire rated door and should be replaced.
- ☐ If you have a powered garage door operator, make sure the required safety devices are functioning. The light beam device should be located within six (6) inches of the floor on either side of the opening. The door should auto reverse if the door encounters an obstruction while closing.



## MAKE COSMETIC IMPROVEMENTS.

An attractive, clean and tidy appearance will enhance your home's appeal. In addition to making any necessary repairs, remember to:

- ☐ Keep the lawn mowed and the house "picked up".
- ☐ Clean the exterior walls and trim (power washing works well), and wash the windows squeaky clean. Don't forget to hose off the screens or repair/replace any that are damaged.
- ☐ Open the shades and curtains to create a bright, inviting atmosphere.
- ☐ Pay particular attention to the cleanliness and comfort of the kitchen and bathrooms.
- ☐ Clean all cabinets under sinks in the kitchen and bathroom. Leaks and stains are often apparent, repair any leaking faucets or water damaged surfaces.
- ☐ Remove all paints, solvents, gas, etc., from crawlspace, basement attic, porch, etc.

## PREPARE FOR THE BUYER'S INSPECTION.

Here are a few of the things you should have on hand;

- ☐ Appliance receipts, service records and warranties.
- ☐ Information on the age of major components such as the roof coverings, furnace, air conditioner, water heater, etc.
- ☐ Major component warranties such as roofing, siding, windows (if they have been replaced) and any appliances.
- ☐ Utility bills such as electrical, gas, and water for the past 12 months.



## THE DAY OF THE INSPECTION.

Let the *Buyer*, their agent and the inspector have their privacy. Consider leaving the home during the inspection. A distracting home owner can be unpleasant. Make the *Buyer* and their agents feel welcome and invited. This will go a long way. Also,

- ☐ Make sure all animals are secured. If possible, remove them from the home.
- ☐ If you have animals, make sure the yard is cleaned up of all waste.
- ☐ Make sure all utilities are on and pilot lights are all lit. (Water, Gas, Electricity)
- ☐ Remove any locks on outside gates, which prevent full access to the exterior.





Be sure there is total and complete access to the following areas:

- ☐ Electrical Panels. (Panel covers will need to be removed)
- ☐ Furnace & Water Heater. (Furnace cover will also need to be removed)
- ☐ Attic Space. (Inspector will need to access inside attic space)
  - ☐ Crawl Space. (Especially if it is inside a closet full of stored items)
  - ☐ All bedrooms and living areas including the basement and garage.
  - ☐ All exterior surfaces, siding, decks, outbuildings, etc...
  - ☐ The Garage

**NOW THAT THE *BUYER'S* INSPECTOR IS FINISHED. Relax!** If you followed this guide, then the inspection probably went very well.

## THE FINAL INSPECTION REPORT.

The home inspector will publish a final report to the *Seller*. The report may be a hard copy or an electronic copy. The report is the *Buyer's* property. You are not entitled to a copy of the report unless the *Buyer* agrees. The report should be published within 48 hours after the inspection.



## THE INSPECTION REPAIR AMENDMENT – (See pages 19 thru 21 for the actual PAAR Amendment Forms)

In all likelihood, during the acceptance offer, you may have agreed to the conditions of an Inspection Repair Amendment. If so, here are the items that it will address, along with some insight:

- ❖ **Roof** – The roof is usually the most expensive system of the home. With that in mind, a knowledgeable *Buyer* should be very concerned about the condition and life remaining of the roof. Most roofs will last between 18 to 25 years, even when the shingle is designed to last longer. If your roof is in that age group, consider it wisely while pricing your home. You may want to get a minimum of three (3) written estimates of roof replacement costs from licensed roofing contractors. This will give you an idea of the worst case scenario. This exercise will also let you see firsthand how prices vary, sometimes significantly. More than likely, the *Buyers'* contractor will always be the highest bidder.
- ❖ **Heating** – Most defects are really maintenance related. Leaks and stains are common and will usually concern the inspector. The average life expectancy of a furnace today is around 15 years. The age of the furnace may be on the label, but is usually hidden in the serial number. Having an older furnace is not a deficiency, but it may concern the *Buyer*. The inspector will perform a general inspection. They will often suggest a licensed HVAC contractor to review the equipment if there is a serious concern. Keep in mind, even most reputable HVAC contractors will normally recommend the worst case scenario. Proper maintenance by a qualified HVAC contractor will normally eliminate this head ache.

- ❖ **Air Conditioning** – Most Inspectors will not run the air conditioning while the outside temperature is below 60 degrees. If your AC equipment is not equipped with additional protection, then running the unit during colder temperatures could damage the unit. The average life expectancy of an air conditioner is 15 to 20 years. Air conditioners often fail at the start of the season. You may consider offering a home warranty to cover this problem.
- ❖ **Plumbing** – The water heater is usually the main concern of the plumbing systems. The average life expectancy of the gas water heater is only 10 years. We have seen water heater last more than 30 years though. Again, an aged water heater is not a deficiency. It is a concern to the *Buyer* though. Most deficiencies include small leaks and extending the (T&P) discharge line on the water heater to six (6) inches above the floor.
- ❖ **Sewage** – Septic Systems are always a concern. Most home inspectors do not inspect the Septic System. This is usually performed by a licensed Septic System Installer. Septic Systems have an expected lifespan of thirty (30) years if they are properly maintained and cared for. If significant deficiencies are listed, get the system inspected by another qualified septic system installer. If replacement is advised, always get a minimum of three (3) quotes.
- ❖ **Electrical** -Electrical deficiencies are very common. The inspector will likely open the main electrical distribution panel. Common deficiencies include double taping of the breakers and neutral, incomplete labeling of the panel, and poor grounding. These items will require a licensed electrical contractor to repair. If your home is older and has a “fused” panel instead of “breakers” this may be a problem. Some insurance companies will not provide coverage for a home with a 60 amp fused panel. Consider updating to the current standards. If your panel is manufactured by “Federal Pacific”, beware. “Federal Pacific” is no longer in business. The panel may not be deficient; however, most inspectors and licensed electrical contractors will advise you to replace the unit due to its history of safety problems and law suits.
- ❖ **Material Structural Damage** – Understand that concrete cracks. It is not avoidable. The type, size and location of the crack will determine the severity. Masonry foundations most often have cracks. The cracks usually appear in the first few years after the home is built. A horizontal crack is usually the most severe and should always be investigated. A crack is not always a failure or a deficiency. I recommend against employing structural engineers, unless the problem is very severe. They can be costly and will usually result in “over fixing” the problem. Most foundation damage is a result of poor water management. Control the water, by extending the downspouts away from the home. Correct ground sloping toward the foundation. Cracks should be sealed and monitored for further movement.
- ❖ **Additional Inspection** – The *buyer* can add items that they may be concerned with.



## RADON REPAIR AMENDMENT

Most *Buyers* today will usually insist upon incorporating the Radon Repair Amendment in their contract offer. It's just a good business practice. My advice to my clients *buying* a home is to always have the home tested for Radon. The EPA and the State of Illinois are strong advocates of this process. There are no laws that required the home to be tested though.



## UNDERSTANDING RADON

By definition, Radon is a radioactive, colorless, odorless, tasteless noble gas, occurring naturally as an indirect decay product of uranium or thorium. Sound scary? You might realize, it's not good to have around you. It can be easily measured with the proper testing equipment. Illinois requires the radon measurement technician and professional to be licensed. If you are not familiar or do not understand about the dangers of radon, we strongly encourage you to learn more. For more information about radon and its effects, please visit our web site at <http://www.gppinspections.com/Resources.html>

The radon testing period for the real estate transaction is a forty eight (48) hour test. The home must be in a closed condition, which means windows and exterior doors should be closed, and no exhaust fans running. Test results are usually available within twenty-four (24) hours of the test. The U.S. EPA has set an action level of 4.0 pCi/L. At or above this level of radon, the EPA recommends you take corrective measures to reduce your exposure to radon gas.

**Don't be surprised** if your home exceeds the 4.0 pCi/L level. A majority of the homes tested in Illinois exceed this level. The *Buyer* will usually insist the *Seller* have the home mitigated to bring the radon level below the action level. This is usually a simple process. Costs can typically range between \$1000 to \$2500. To eliminate the anxiety, and streamline the closing process, consider testing the home for radon before you list it on the market. If the level is high, you can disclose the information and possibly include an allowance for the mitigation cost. If the levels are low, then you should not have any extra worries. Don't let this delay your closing.

## MOLD REPAIR AMENDMENT

## UNDERSTANDING MOLD



Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter, such as fallen leaves and dead trees. But indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture. To help you understand more about mold you can visit our web site at <http://www.gppinspections.com/Resources.html>

## Moisture and Mold Prevention and Control Tips

- ☐ Moisture control is the key to mold control, so when water leaks or spills occur indoors, ACT QUICKLY. If wet or damp materials or areas are dried within 24 to 48 hours after a leak or spill happens, in most cases, mold will not grow.
- ☐ Clean and repair roof gutters regularly.
- ☐ Make sure the ground slopes away from the building's foundation so that water does not enter or collect around the foundation.
- ☐ Keep air-conditioning drip pans clean and the drain lines unobstructed and flowing properly.
- ☐ Keep indoor humidity low. If possible, keep indoor humidity below 60% relative humidity (ideally, between 30% to 50%). Relative humidity can be measured with a moisture or humidity meter, which is a small, inexpensive instrument (from \$10 to \$50) that is available at many hardware stores.
- ☐ If you see condensation or moisture collecting on windows, walls or pipes, ACT QUICKLY to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.

## SHOULD MOLD BE TESTED?

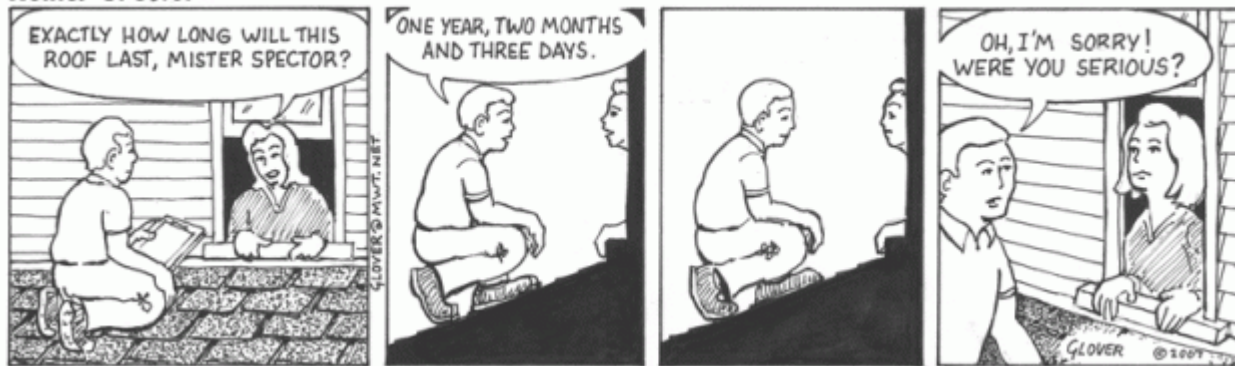


This may be a controversial subject to some inspectors. For some, testing is a nice source of income. At **Greater Peoria Property Inspections**, we always discourage testing of mold. Testing can be expensive and results can be misinterpreted. This process can needlessly scare a *Buyer*. There are no licensing or educational requirements for a person to test for mold. There are no guidelines or standards established anywhere in the country. That's scary!

The Illinois Department of Public Health states, “ *IDPH does not recommend testing for mold (see the fact sheet “[Indoor Environmental Quality: Testing Should Not Be the First Step](#)”). If mold growth is visible, testing is not needed to identify what type or level of mold is present. Mold testing also is not typically useful in determining what steps to take for cleanup.*

*If you can see or smell mold, testing is usually not necessary. It is likely that there is a source of moisture that needs to be fixed and the mold needs to be cleaned or removed. Even if testing is done, no standards or guidelines exist to judge acceptable amounts of mold. **Testing cannot determine whether health effects will occur.*** “

If the inspector notices any form of fungi or mold, be prepared to mitigate it to the *Buyers* satisfaction.

**Homey Spector****Life Expectancy Chart**

These life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather (or other) conditions, neglect, over-use or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties.

ADHESIVES, CAULK & PAINTS	YEARS
Caulking (interior & exterior)	5 to 10
Construction Glue	20+
Paint (exterior)	7 to 10
Paint (interior)	10 to 15
Roofing Adhesives/Cements	15+
Sealants	8
Stains	3 to 8

CABINETS & STORAGE	YEARS
Bathroom Cabinets	50+
Closet Shelves	100+
Entertainment Center/Home Office	10
Garage/Laundry Cabinets	70+
Kitchen Cabinets	50
Medicine Cabinet	25+
Modular (stock manufacturing-type)	50

Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

APPLIANCES	YEARS
Air Conditioner (window)	5 to 7
Compactor (trash)	6
Dehumidifier	8
Dishwasher	9
Disposal (food waste)	12
Dryer Vent (plastic)	5
Dryer Vent (steel)	20
Dryer (clothes)	13
Exhaust Fans	10
Freezer	10 to 20
Gas Oven	10 to 18
Hand Dryer	10 to 12
Humidifier (portable)	8
Microwave Oven	9
Range/Oven Hood	14
Electric Range	13 to 15
Gas Range	15 to 17
Refrigerator	9 to 13
Swamp Cooler	5 to 15
Washing Machine	5 to 15

CEILINGS & WALLS	YEARS
Acoustical Tile Ceiling	40+
Ceramic Tile	70+
Concrete	75+
Gypsum	75
Wood Paneling	20 to 50
Suspended Ceiling	25+



Exterior fiberglass, steel and wood doors will last as long as the house, while vinyl and screen doors have a shorter life expectancy. The gaskets/weather-stripping of exterior doors may have to be replaced every 5 to 8 years.

DOORS	YEARS
Closet (interior)	100+
Fiberglass (exterior)	100+
Fire-Rated Steel (exterior)	100+
French (interior)	30 to 50
Screen (exterior)	30
Sliding Glass/Patio (exterior)	20
Vinyl (exterior)	20
Wood (exterior)	100+
Wood (hollow-core interior)	20 to 30
Wood (solid-core interior)	30 to 100+

Decks are exposed to a wide range of conditions in different climates, from wind and hail in some areas, to relatively consistent, dry weather in others. See FASTENERS & STEEL section for fasteners.

DECKS	YEARS
Deck Planks	15
Composite	8 to 25
Structural Wood	10 to 30

Floor and roof trusses and laminated strand lumber are durable household components, and engineered trim may last 30 years.

ENGINEERED LUMBER	YEARS
Engineered Joists	80+
Laminated Strand Lumber	100+
Laminated Veneer Lumber	80+
Trusses	100+

The quality and frequency of use will affect the longevity of garage doors and openers.

GARAGES	YEARS
Garage Doors	20 to 25
Garage Door Openers	10 to 15

Copper-plated wiring, copper-clad aluminum, and bare copper wiring are expected to last a lifetime, whereas electrical accessories and lighting controls, such as dimmer switches, may need to be replaced after 10 years. GFCIs could last 30 years, but much less if tripped regularly.

Remember that faulty, damaged or overloaded electrical circuits or equipment are the leading cause of house fires, so they should be inspected regularly and repaired or updated as needed.

ELECTRICAL	YEARS
Accessories	10+
Arc-Fault Circuit Interrupters (AFCIs)	30
Bare Copper	100+
Bulbs (compact fluorescent)	8,000 to 10,000 hours
Bulbs (halogen)	4,000 to 8,000+ hours
Bulbs (incandescent)	1,000 to 2,000+ hours
Bulbs (LED)	30,000 to 50,000 hours
Copper-Clad Aluminum	100+
Copper-Plated	100+
Fixtures	40
Ground-Fault Circuit Interrupters (GFCIs)	up to 30
Lighting Controls	30+
Residential Propane Backup Generators	12
Service Panel	60
Solar Panels	20 to 30
Solar System Batteries	3 to 12
Wind Turbine Generators	20

COUNTERTOPS	YEARS
Concrete	50
Cultured Marble	20
Natural Stone	100+
Laminate	20 to 30
Resin	10+
Tile	100+
Wood	100+



Framing and structural systems have extended longevity; poured-concrete systems, timber frame houses and structural insulated panels will all last a lifetime.

FRAMING	YEARS
Log	80 to 200
Poured-Concrete Systems	100+
Steel	100+
Structural Insulated Panels (SIPs)	100+
Timber Frame	100+

Fastener manufacturers do not give lifespans for their products because they vary too much based on where the fasteners are installed in a home, the materials in which they're installed, and the local climate and environment. However, inspectors can use the guidelines below to make educated judgments about the materials they inspect.

FASTENERS, CONNECTORS & STEEL	YEARS
Adjustable Steel Columns	50+
Fasteners (bright)	25 to 60
Fasteners (copper)	65 to 80+
Fasteners (galvanized)	10+
Fasteners (electro-galvanized)	15 to 45
Fasteners (hot-dipped galvanized)	35 to 60
Fasteners (stainless)	65 to 100+
Steel Beams	200+
Steel Columns	100+
Steel Plates	100+

Home technology systems have diverse life expectancies and may have to be upgraded due to evolution in technology.

HOME TECHNOLOGY	YEARS
Built-In Audio	20
Carbon Monoxide Detectors*	5
Door Bells	45
Home Automation System	5 to 50
Intercoms	20
Security System	5 to 20
Smoke/Heat Detectors*	less than 10
Wireless Home Networks	5+

\* Batteries should be changed at least annually

Flooring life is dependent on maintenance and the amount of foot traffic the floor endures.

FLOORING	YEARS
All Wood Floors	100+
Bamboo	100+
Brick Pavers	100+
Carpet	8 to 10
Concrete	50+
Engineered Wood	50+
Exotic Wood	100+
Granite	100+
Laminate	15 to 25
Linoleum	25
Marble	100+
Other Domestic Wood	100+
Slate	100
Terrazzo	75+
Tile	75 to 100
Vinyl	25

Concrete and poured-block footings and foundations will last a lifetime, assuming they were properly built. Waterproofing with bituminous coating lasts 10 years, but if it cracks, it is immediately damaged.

FOUNDATIONS	YEARS
Baseboard Waterproofing System	50
Bituminous-Coating Waterproofing	10
Concrete Block	100+
Insulated Concrete Forms (ICFs)	100
Post and Pier	20 to 65
Post and Tensioned Slab on Grade	100+
Poured-Concrete Footings and Foundation	100+
Slab on Grade (concrete)	100
Wood Foundation	5 to 40
Permanent Wood Foundation (PWF; treated)	75

Thermostats may last 35 years but they are usually replaced before they fail due to technological improvements.

HVAC	YEARS
Air Conditioner (central)	7 to 15
Air Exchanger	15
Attic Fan	15 to 25
Boiler	40
Burner	10+
Ceiling Fan	5 to 10
Condenser	8 to 20
Dampers	20+
Dehumidifier	8
Diffusers, Grilles and Registers	25
Ducting	60 to 100
Electric Radiant Heater	40
Evaporator Cooler	15 to 25
Furnace	15 to 25
Gas Fireplace	15 to 25
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20
Hot-Water and Steam-Radiant Boiler	40
Humidifier	12
Induction and Fan-Coil Units	10 to 15
Chimney Cap (concrete)	100+
Chimney Cap (metal)	10 to 20
Chimney Cap (mortar)	15
Chimney Flue Tile	40 to 120
Thermostats	35
Ventilator	7

The lifetime of any wood product depends heavily on moisture intrusion.

PANELS	YEARS
Flooring Underlayment	25
Hardboard	40
Particleboard	60
Plywood	100
Softwood	30
Oriented Strand Board (OSB)	60
Wall Panels	100+

As long as they are not punctured, cut or burned and are kept dry and away from UV rays, cellulose, fiberglass and foam insulation materials will last a lifetime. This is true regardless of whether they were installed as loose-fill, housewrap or batts/rolls.

INSULATION & INFILTRATION BARRIERS	YEARS
Batts/Rolls	100+
Black Paper (felt paper)	15 to 30
Cellulose	100+
Fiberglass	100+
Foamboard	100+
Housewrap	80+
Liquid-Applied Membrane	50
Loose-Fill	100+
Rock Wool	100+
Wrap Tape	80+

Masonry is one of the most enduring household components. Fireplaces, chimneys and brick veneers can last the lifetime of a home.

MASONRY & CONCRETE	YEARS
Brick	100+
Insulated Concrete Forms (hybrid block)	100+
Concrete Masonry Units (CMUs)	100+
Man-Made Stone	25
Masonry Sealant	2 to 20
Stone	100+
Stucco/EIFS	50+
Veneer	100+

Custom millwork and stair parts will last a lifetime and are typically only upgraded for aesthetic reasons.

MOLDING, MILLWORK & TRIM	YEARS
Attic Stairs (pull-down)	50
Custom Millwork	100+
Pre-Built Stairs	100+
Stair Parts	100+
Stairs	100+

The quality of plumbing fixtures varies dramatically. The mineral content of water can shorten the life expectancy of water heaters and clog showerheads. Also, some finishes may require special maintenance with approved cleaning agents per the manufacturers in order to last their expected service lives.

PLUMBING, FIXTURES & FAUCETS	YEARS
ABS and PVC Waste Pipe	50 to 80
Accessible/ADA Handles	100+
Acrylic Kitchen Sink	50
Cast-Iron Bathtub	100
Cast-Iron Waste Pipe (above ground)	60
Cast-Iron Waste Pipe (below ground)	50 to 60
Concrete Waste Pipe	100+
Copper Water Lines	70
Enameled Steel Kitchen Sink	5 to 10+
Faucets and Spray Hose	15 to 20
Fiberglass Bathtub and Shower	20
Gas Lines (black steel)	75
Gas Lines (flex)	30
Hose Bibs	20 to 30
Instant (on-demand) Water Heater	10
PEX	40
Plastic Water Lines	75
Saunas/Steam Room	15 to 20
Sewer Grinder Pump	10
Shower Enclosure/Module	50
Shower Doors	20
Showerheads	100+
Soapstone Kitchen Sink	100+
Sump Pump	7
Toilet Tank Components	5
Toilets, Bidets and Urinals	100+
Vent Fan (ceiling)	5 to 10
Vessel Sink (stone, glass, porcelain, copper)	5 to 20+
Water Heater (conventional)	6 to 12
Water Line (copper)	50
Water Line (plastic)	50
Well Pump	15
Water Softener	20
Whirlpool Tub	20 to 50

Radon systems have but one moving part: the radon fan.

RADON SYSTEMS	YEARS
Air Exchanger	15
Barometric Backdraft Damper/Fresh-Air Intake	20
Caulking	5 to 10
Labeling	25
Manometer	15
Piping	50+
Radon Fan	5 to 8

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

ROOFING	YEARS
Aluminum Coating	3 to 7
Asphalt Shingles (3-tab)	20
Asphalt (architectural)	30
BUR (built-up roofing)	30
Clay/Concrete	100+
Coal and Tar	30
Copper	70+
EPDM (ethylene propylene diene monomer) Rubber	15 to 25
Fiber Cement	25
Green (vegetation-covered)	5 to 40
Metal	40 to 80
Modified Bitumen	20
Simulated Slate	10 to 35
Slate	60 to 150
TPO	7 to 20
Wood	25

Outside siding materials typically last a lifetime. Some exterior components may require protection through appropriate paints or sealants, as well as regular maintenance. Also, while well-maintained and undamaged flashing can last a long time, it is their connections that tend to fail, so seasonal inspection and maintenance are strongly recommended.

<b>SIDINGS, FLASHING &amp; ACCESSORIES</b>	<b>YEARS</b>
Aluminum Siding	25 to 40+
Aluminum Gutters, Downspouts, Soffit and Fascia	20 to 40+
Asbestos Shingle	100
Brick	100+
Cementitious	100+
Copper Downspouts	100
Copper Gutters	50+
Engineered Wood	100+
Fiber Cement	100+
Galvanized Steel Gutters/Downspouts	20
Manufactured Stone	100+
Stone	100+
Stucco/EIFS	50+
Trim	25
Vinyl Siding	60
Vinyl Gutters and Downspouts	25+
Wood/Exterior Shutters	20

Swimming pools are composed of many systems and components, all with varying life expectancies.

<b>SWIMMING POOLS</b>	<b>YEARS</b>
Concrete Shell	25+
Cover	7
Diving Board	10
Filter and Pump	10
Interior Finish	10 to 35
Vinyl Liner	10
Pool Water Heater	8
Waterline Tile	15+

All Site and landscaping elements have life expectancies that vary dramatically.

<b>SITE &amp; LANDSCAPING</b>	<b>YEARS</b>
American Red Clay	100+
Asphalt Driveway	15 to 20
Brick and Concrete Patio	15 to 25
Clay Paving	100+
Concrete Walks	40 to 50
Controllers	15
Gravel Walks	4 to 6
Mulch	1 to 2
Polyvinyl Fencing	100+
Sprinkler Heads	10 to 14
Underground PVC Piping	60+
Valves	20
Wood Chips	1 to 5
Wood Fencing	20

Aluminum windows are expected to last between 15 and 20 years, while wooden windows should last nearly 30 years.

<b>WINDOWS</b>	<b>YEARS</b>
Aluminum/Aluminum-Clad	15 to 20
Double-Pane	8 to 20
Skylights	10 to 20
Window Glazing	10+
Vinyl Windows	20 to 40
Wood	30+

Note: Life expectancy varies with usage, weather, installation, maintenance and quality of materials. This list should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system or component.

## FINAL WORD

We're hopeful this home *Seller's* guide will give you the "edge" along with some valuable knowledge concerning your home's overall condition by understanding how it is viewed from a licensed home inspector's perspective. It will allow you the opportunity to make improvements that will increase your home's marketability and value.



### *Pre-Qualifying Your Home Leads to a "Hassle Free Sale"*

- Saves Time & Saves Money
- Strengthens Your Position as a Seller
- Helps You Stay "In Control" of the Sales Process
- Reduces Your Liability and your Stress

**Saves Time** - Allows you to see your home through the eyes of a third-party professional home inspector and helps you price your home realistically. Most sales contracts are written with a "contingent upon an acceptable whole house inspection" clause. A pre-inspection may encourage the buyer to waive the inspection contingency.



**Saves Money** - Allows you to make cost effective repairs ahead of time. *Buyers* typically overestimate the cost of repairs by 100% or more and expect substantial contract price reductions.

**Puts you In Control** - You can repair problems identified or acknowledge the problem and reflect it in the purchase price - take repairs off the table as a negotiating tool against you.

**Reduces Your Liability** by adding professional supporting documentation to your disclosure statement. By documenting the pre-listing condition of the home, you gain a legal advantage. It may also **alert you to immediate safety issues** before agents and visitors tour your home.

*Doing a pre-listing whole house inspection does not guarantee that a buyer will not opt to have another inspection done at the time of the contract. Nor does it guarantee that the second inspector will not find items that first inspection did not discover (or think important enough to note). **It does offer evidence that you have spent the time (and the money) to make sure that the house is without defect.***

Remember, you are marketing your house! The housing market is very competitive. The great homes go quickly. You probably wouldn't try to sell your car without making it clean and ready. It just makes good sense. Of course, even if your house is already in optimum condition, a professional home inspection can also be a great marketing tool.

We offer a complete Seller's Inspection Program with a very detailed digital report. You can leave a copy of the report on the kitchen table for agents and purchasers to read or send electronically. For more information, you can see all of the details at [www.GPPIinspections.com](http://www.GPPIinspections.com).

**GOOD LUCK!**

## Notes:

[illegible]





**PEORIA AREA ASSOCIATION OF REALTORS®**  
 IT IS RECOMMENDED THAT PARTIES CONSULT AN ATTORNEY REGARDING THIS TRANSACTION  
**AMENDMENTS TO RESIDENTIAL SALES CONTRACT**

1 The Residential Sales Contract ("Contract") between the undersigned for the sale of the Premises at:

2 \_\_\_\_\_

3 is hereby amended by adding the following: (Check and complete any Amendment which applies.)

4 **A. Yes \_\_\_\_\_ No \_\_\_\_\_ APPRAISAL AMENDMENT:**

5 Buyer shall, at Buyer's expense, have **twenty-one (21)** days from the date of acceptance within which to obtain an appraisal of the Premises by  
 6 (the Lender's Appraiser) or (a Disinterested Appraiser) {STRIKE ONE} and to serve written notice of the appraised value to Seller in the manner  
 7 provided in the Contract for the giving of notices. **IF BUYER FAILS TO SERVE SUCH NOTICE ON SELLER WITHIN SUCH TIME, OR IF**  
 8 **THE APPRAISAL EQUALS OR EXCEEDS THE PURCHASE PRICE STATED IN THE CONTRACT, THE CONTRACT SHALL**  
 9 **REMAIN IN EFFECT.**

10 If the appraisal is less than the purchase price and Buyer gives the required notice, this Contract shall be terminated and the earnest money  
 11 returned to Buyer, unless the Seller elects to accept in writing the appraised price as the purchase price, or the parties mutually agree on a purchase  
 12 price within **five (5)** days from Buyer's notice.

13 **B. Yes \_\_\_\_\_ No \_\_\_\_\_ BUYER'S INSPECTION AMENDMENT:**

14 Buyer shall, at Buyer's expense, have **fourteen (14)** days from the date of acceptance within which to obtain an inspection and submit a Repair  
 15 Amendment to the Seller(s). Inspection(s) of the Premises to be done by a disinterested individual(s) or company(ies), licensed in such matters,  
 16 except for any Additional Inspection(s), as indicated below. For the purposes of this Inspection Amendment, Premises is defined to include only the  
 17 residence, any garage and any attached improvements to the residence.

18 **If such report(s) reveals that the roof, heating, air conditioning, plumbing, sewage, electrical systems or items identified in Additional**  
 19 **Inspection(s) as indicated below, are not in good repair and/or reasonable working order, or that the Premises has material structural damage, the**  
 20 **Buyer shall be entitled to submit a written Repair Amendment supported by the attached inspection report(s) identifying inspector(s) and their**  
 21 **contact information.**

22 Unless Seller and Buyer mutually agree within **five (5)** days from such submission as to how (and by what contractor) such items shall be  
 23 remedied, after which, for the next **two (2)** days, the Buyer shall have the right to terminate this Contract (and have Buyer's earnest money refunded.)  
 24 Notice of termination shall be given in the manner provided in the Contract for giving of notices. **IF BUYER FAILS TO SO SERVE A COPY OF**  
 25 **THE REPAIR AMENDMENT OR SIGNED REPORT(S) OR NOTICE OF TERMINATION AS CALLED FOR HEREIN THEN THIS**  
 26 **CONDITION SHALL BE DEEMED SATISFIED.**

27 Additional Inspection(s): \_\_\_\_\_

28 \_\_\_\_\_

29 Additional Inspection(s) to be completed by a disinterested individual(s) or company(ies) qualified in such matters.

30 \_\_\_\_\_ **Buyer's Initials** *Buyer understands that the inspection report(s) may comment on items not in the*  
 31 *categories above. For the purpose of this Contract and any Repair Amendment, such*  
 32 *comments are not considered relevant.*

33 *The provisions of this Amendment do not affect Paragraphs 9, Condition of Premises and 20, Preclosing Inspection, of the*  
 34 *Contract.*

35 **C. Yes \_\_\_\_\_ No \_\_\_\_\_ LIMITED HOME WARRANTY AMENDMENT:**

36 (Seller at Seller's expense) or (Buyer at Buyer's expense) {STRIKE ONE} agrees to provide a limited home warranty program plus options,  
 37 if any, from \_\_\_\_\_ at a charge of \$ \_\_\_\_\_.  
 38 Buyer and Seller acknowledge that the home warranty program is a limited warranty with a deductible. Buyer and Seller acknowledge there may be an  
 39 administrative fee paid to the real estate company processing the application.

40

## PEORIA AREA ASSOCIATION OF REALTORS® AMENDMENTS TO RESIDENTIAL SALES CONTRACT

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41 D. Yes \_\_\_\_\_ No \_\_\_\_\_ **MOLD INSPECTION AMENDMENT:**

42 Buyer shall, at Buyer's expense, have **twenty-one (21)** days from the date of acceptance within which to obtain mold inspections  
43 and test results of the Premises by a disinterested individual or company qualified in such matters. For the purposes of this Inspection Amendment,  
44 Premises is defined to include only the residence, any garage and any attached improvements to the residence. Buyer shall determine the scope of such  
45 inspections and test results, but there shall be no intrusive testing without the Seller's prior written approval. Within the same **twenty-**  
46 **one (21)** day period, if such inspections and test results do not meet with the Buyer's satisfaction, then the Buyer shall have the right to either:

- 47 a) terminate this Contract (and have Buyer's earnest money refunded) or  
48 b) submit a written repair amendment to Seller with a copy of the mold inspection report identifying inspector(s) and their contact  
49 information, and/or mold test results. Unless Seller and Buyer mutually agree within **ten (10)** days from such submission as  
50 to how (and by whom) such items shall be remedied, after which, for the next **two (2)** days, the Buyer shall have the right to terminate this  
51 Contract (and have Buyer's earnest money refunded). Notice of termination shall be given in the manner provided in the Contract for giving  
52 of notices.

53 **IF BUYER FAILS TO SO SERVE NOTICE OF TERMINATION OR A COPY OF THE REPAIR AMENDMENT, INSPECTION**  
54 **REPORT OR TEST RESULTS CALLED FOR HEREIN THEN THIS CONDITION SHALL BE DEEMED SATISFIED.**

55 E. Yes \_\_\_\_\_ No \_\_\_\_\_ **RADON INSPECTION AMENDMENT:**

56 Buyer shall, at Buyer's expense, have **fourteen (14)** days from the date of acceptance within which to obtain an inspection by a  
57 disinterested individual(s) or company(ies) licensed in the area of radon testing. Radon testing devices must be placed by the testing company for the  
58 purpose of determining the existence of radon in the Premises. For the purposes of this Inspection Amendment, Premises is defined to include only the  
59 residence, any garage and any attached improvements to the residence. Notice of the results of the radon test and any request for repairs shall be given  
60 to the Seller within the same **fourteen (14)** day period and in the manner provided in the Contract for giving of notices.

61 If the level of picocuries per liter is four\* (4\*) or greater, the Buyer shall be entitled to submit a written Repair Amendment supported by the  
62 attached inspection report(s) identifying inspector(s) and their contact information. Unless Seller and Buyer mutually agree within **five (5)** days from  
63 such submission as to how (and by whom) the level of picocuries shall be lowered to less than four\* (4\*) per liter, after which, for the next **two (2)**  
64 days, the Buyer shall have the right to terminate this Contract (and have Buyer's earnest money refunded). Notice of termination shall be given in the  
65 manner provided in the Contract for giving of notices. **IF BUYER FAILS TO SO SERVE A COPY OF THE REPAIR AMENDMENT OR**  
66 **TEST(S) OR NOTICE OF TERMINATION AS CALLED FOR HEREIN THEN THIS CONDITION SHALL BE DEEMED SATISFIED.**

67 \*The levels of acceptable picocuries reflects the recommendation of the United States Environmental Protection Agency.

68 F. Yes \_\_\_\_\_ No \_\_\_\_\_ **SURVEY OR MORTGAGEE INSPECTION PLAT AMENDMENT:**

69 At least **ten (10)** days prior to closing:

- 70 • (Seller at Seller's expense) or (Buyer at Buyer's expense) {**STRIKE ONE**} shall obtain and provide to the other party:  
71 ☐ Survey\*  
72 ☐ Mortgagee Inspection Plat  
73 ☐ Surveyor To Identify Survey Pins\*

74 By a licensed land surveyor dated within six (6) months of closing, showing the location of the buildings, lot lines, setback lines,  
75 encroachments from or onto adjoining properties, fences and access to right of way.

76 If a Survey, the surveyor shall also locate and reference on the Survey the corners of the Premises with precision, show the location of other  
77 recorded and visible easements, the dimensions of any encroachments and all drainage ditches, creeks or streams, designated by FEMA map.

78 If a Survey or Mortgagee Inspection Plat shows other than the permissible exceptions described in Paragraph 12, Evidence of Title, of the  
79 Contract, encroachments from adjacent property or that improvements are not within lot lines or any set back, then these shall be considered defects in  
80 the title to the Premises.

81 \*Except where restricted by geographic limitations, the surveyor shall set or locate pins and stakes at the corners of the Premises.

82

Property Address

Page 2 of 3 \_\_\_\_\_ Buyer's Initials

Page 2 of 3 \_\_\_\_\_ Seller's Initials

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## PEORIA AREA ASSOCIATION OF REALTORS® AMENDMENTS TO RESIDENTIAL SALES CONTRACT

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83 G. Yes \_\_\_\_\_ No \_\_\_\_\_ WELL(S) AMENDMENT:

84 If the Premises obtains water from a well(s), private or semi-private, (Seller at Seller's expense) or (Buyer at Buyer's expense) {STRIKE  
85 ONE}, shall have **twenty-one (21)** days from the date of acceptance to obtain an inspection of the well(s), water from the well(s), and the well(s)  
86 equipment, and submit requests for repairs. Inspection to determine if the well(s) has acceptable potability and does not require changes under  
87 applicable health code or local ordinances.

88 (Seller at Seller's expense) or (Buyer at Buyer's expense) {STRIKE ONE} shall obtain an inspection to determine capacity and flow of  
89 well(s).

90 Yes \_\_\_\_\_ No \_\_\_\_\_ SEPTIC AMENDMENT:

91 If the Premises uses a septic sewer system, (Seller at Seller's expense) or (Buyer at Buyer's expense) {STRIKE ONE}, shall have  
92 **twenty-one (21)** days from the date of acceptance to obtain an inspection and submit requests for repairs. Seller shall, at Seller's expense, pump the  
93 septic system if required or recommended. Inspection to determine if the septic system:

- 94 a) is properly functioning;
- 95 b) is adequate for the disposal of waste from the Premises, and
- 96 c) does not require changes under applicable health codes or local ordinances.

97 **GENERAL PROVISIONS. All inspections shall be performed by governing health department or qualified independent inspectors regularly**  
98 **doing business in the area.**

99 **NOTICE/RIGHT TO CURE.** If the inspections for either system reveal that such system is defective, inadequate, or unacceptable under applicable  
100 health codes, then Buyer shall submit a written Repair Amendment to Seller supported by an attached inspection report(s). Unless Seller and Buyer  
101 mutually agree within **five (5)** days from such submission as to how (and by whom) the defects, inadequacies or unacceptable conditions under  
102 applicable health codes shall be remedied, after which, for the next **two (2)** days, the Buyer shall have the right to terminate this Contract (and have  
103 Buyer's earnest money refunded). Notice of termination shall be given in the manner provided in the Contract for giving of notices. **IF BUYER**  
104 **FAILS TO SO SERVE A COPY OF THE REPAIR AMENDMENT OR SIGNED INSPECTION OR NOTICE OF TERMINATION AS**  
105 **CALLED FOR HEREIN, THEN THIS CONDITION SHALL BE DEEMED SATISFIED.**

106 *The provisions of this Amendment do not affect Paragraphs 9, Condition of Premises and 20, Preclosing Inspection, of the Contract.*

107 **If any Amendment checked is inconsistent with the terms of the Contract between the undersigned, the provisions of the**  
108 **Amendment shall control; however, Paragraph 18 of the Contract shall control as to any date of performance within this**  
109 **Amendment.**

110 DATED: \_\_\_\_\_ DATED: \_\_\_\_\_

111 BUYER: \_\_\_\_\_ SELLER: \_\_\_\_\_

112 BUYER: \_\_\_\_\_ SELLER: \_\_\_\_\_

*THE PRINTED MATTER OF THIS CONTRACT HAS BEEN PREPARED AND APPROVED AS OF JANUARY, 2014 UNDER  
THE SUPERVISION OF THE PEORIA AREA ASSOCIATION OF REALTORS® AND THE PEORIA COUNTY BAR  
ASSOCIATION. APPROVAL DOES NOT CONSTITUTE AN OPINION THAT THE TERMS AND CONDITIONS IN THIS  
CONTRACT SHOULD BE ACCEPTED BY THE PARTIES FOR A PARTICULAR TRANSACTION.*

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Denny Murphy – Owner

**Greater Peoria Property  
Inspections**

This Guide is designed by Mr. Murphy to help educate the *Seller* of the property and prepare them for the home inspection process. Mr. Murphy is a licensed home inspector in Illinois and the Owner of Greater Peoria Property Inspections. Each of the topics discussed throughout the Guide are routinely found and discussed during a home inspection.

Although Mr. Murphy is often hired by the *Buyer* of the property, his ultimate goal of this publication is to help the *Seller* realize a prosperous and hassle-free sale of their home in the shortest amount of time.

The home buying and selling experience can be a stressful process. It can also be complicated. Proper planning and solid professional advice can help eliminate the stress. A licensed professional Realtor will also streamline the sales process. Prospective *Sellers* are also encouraged to consult with a licensed Realtor prior to listing their home.

## PROFESSIONAL EXPERIENCE & EDUCATION

- 30 Yrs. Professional Construction Management Experience
- Managed more than \$500 Million in Construction Projects
- M.S. Computer Science (1986) Bradley University
- B.S. Construction (1983) Bradley University
- A.S. Architecture (1981) Ill Central College
- U.S. Air Force Officer Training School (1987)—Air National Guard
- V.P. / Project Manager—General Contractor (1995 to 2009)
- Civil Engineer—State & Federal Government(1983 to 1995)
- Commissioned Officer— II Air National Guard (1986 to 1995)
- 100's Continuing Education Credits & Specialized Training
- Certified Commercial Building Inspector—InterNACHI
- Illinois State Licensee. No. 450.010740-



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