ProSpec Home Inspection of Long Island
Property Inspection Report

623 Stewart Ave, Unit 121, Garden City, NY 11530
Inspection prepared for: Name Deleted
Date of Inspection: 12/27/2019 Time: 2:00 PM
Age of Home: 54 yrs old Size: 5,000 sq. ft.
Approx. Year Built: 1965

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ProSpec
Home Inspection
OF LONG ISLAND / SINCE 2004
(516) 580-1848

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

ELECTRICAL		
Page 12 Item: 3	Main Panel Conditions	• Main Panel# PP2: Tape over Unused Circuit Breaker Slots. Electrocution hazard. Recommend electrician install snap-in knockout caps inside panel box. These are installed to avoid potential electrocution hazard and to keep mice out of panel box.
HEATING & COOLING		
Page 16 Item: 2	HVAC Equip. Data/Service Life	• HVAC#1A York HVAC Unit data plate/serial no. indicates a Cooling capacity of 10 Tons, a Heating capacity of 161,500 Btu/hr, and a manufacture date of 8/1993, (26.3 yrs old). • Unit HVAC#1A has Exceeded its designed life expectancy. Anticipate replacing this HVAC equipment. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. • HVAC#1B was equipped with a York Energy Recovery Ventilator add-on for the purpose of recovering energy from the air that is exhausted from the building through this system. Manufactured in 2008, it is rated to handle up to 1000 CFM. This type of equipment indicates that the suite may have been used for applications that required a higher than normal amount of exhaust air for ventilation purposes such as exhaust hoods. This is an "Energy Wheel" type of ERV which requires routine maintenance for proper performance. The performance of this add-on equipment could not be determined from visual inspection. The Inspector suggests you ensure that the HVAC contractor hired to evaluate the HVAC systems is familiar with this type of ERV.
Page 17 Item: 3	HVAC Equip. Condition	• HVAC unit fans ran. However, the heating modes could not be tested due to the gas being turned off at the units. Custodian was apparently not authorized to turn the gas valves on at the time of inspection. Recommend conferring with seller regarding start-up and testing of the heating sections for these systems. • HVAC#1A: Access panel for compressor section was removed at time of inspection. Recommend inquiry as to what the status is of the cooling section of this unit; appears as if that ongoing access/service to the compressor section was needed. Refer to Service Recommendation heading.
SMOKE & CO DETECTORS		
Page 23 Item: 1	Smoke/CO Detectors	• LIFE SAFETY CONCERN: New York State Building Code regulations require all commercial buildings to have carbon monoxide (CO) detectors if the building contains devices that may emit CO such as a carbon monoxide producing HVAC system, or has an attached garage. Consult with your A/E firm for number and placement of CO detectors.
WATER HEATER		
Page 26 Item: 1	WATER HEATER	• Sink hot water is produced by a local electric instantaneous HW heater mounted below each sink. These heaters generally have limited HW generating capacity.
INTERIOR AREAS		
Page 28 Item: 3	Ceiling Conditions	• Some missing ceiling tiles observed at various places.
Page 28 Item: 5	Wall Conditions	• Inadequate fire-stopping noted at some penetrations through fire-rated barriers at suite border walls.
Page 29 Item: 6	Floors	• Cosmetic damage and wear at carpeted floors was typical.

Entryway		
Page 33 Item: 4	Electrical / Lighting	• Entryway/Recep: Cosmetic damages at wall and electrical box cover missing. Repairs are recommended to eliminate shock/electrocution hazard.
Page 34 Item: 5	HVAC	• Electric Unit Heater located at wall in entryway had no apparent on/off/temperature control switch and was apparently shut off at time of inspection. Refer to Electrical-Main Panel/s heading.
Hallway		
Page 36 Item: 5	Electrical / Lighting	• Random Outlet Test: No Power at a few receptacles in the hallway at time of inspection. Suggest seller locate or restore source of power prior to close.
Room #1		
Page 38 Item: 1	General	• Smoke/Fire/Security panels noted in electrical closet. Confer with seller for installation/maintenance contractor information to ensure proper operation prior to close.
Room #2		
Page 42 Item: 2	Doors	• Strike plate taped over to prevent locking. Confer with seller for all necessary keys for the suite.
Page 43 Item: 5	Electrical / Lighting	• Unused electrical boxes noted at two places.
Page 44 Item: 6	HVAC	• Electric Baseboard Heater located at front wall had no apparent on/off/temperature control switch and was apparently shut off at time of inspection. Refer to Electrical-Main Panel/s heading.
Room #3		
Page 45 Item: 1	General	• Mice bait station was observed.
Room #7		
Page 56 Item: 2	Ceiling	• Ceiling tiles found removed apparently to perform work above the ceiling.
Page 56 Item: 3	Walls	• Wall repairs needed resulting from apparent installation of a roof drain riser pipe inside closet of the adjacent room. • Opening in wall resulting from a damaged electrical box.
Room #9		
Page 63 Item: 3	Electrical / Lighting	• Random Outlet Test: No Power at receptacle at time of inspection. Suggest seller locate or restore source of power prior to close.
EXTERIOR DOORS		
Page 70 Item: 1	Exterior Doors	• Aluminum storefront entrance was functional, with the exception of deteriorated weatherstripping observed along bottom of doors that allowed splashing raindrops to infiltrate beneath the doors. Replace deteriorated weatherstripping.
GARAGE		
Page 72 Item: 1	Structure	• Water penetrating expansion joints in the concrete sidewalk and cracks in the asphalt parking area have penetrated the structural concrete base causing leaks and corrosion observed at few locations in the steel Q decking at the parking garage roof structure below the sidewalk/parking areas. This leaking and corrosion of the steel Q decking should be mitigated as soon as possible to prevent continued structural deterioration. Inspector suggests requesting seller to hire a structural engineer to ascertain the degree of damage caused by corrosion and provide repairs if necessary where extreme conditions exist.
GROUNDS		
Page 75 Item: 1	Parking Area	• Water penetrating cracks in the asphalt parking lot traveling to expansion joints (or cracks) in the concrete structural sub-slab causing the leaks and corrosion observed at the steel Q decking at the parking garage roof structure below the parking/sidewalk areas. It is critical to maintain sealed asphalt at the vicinity over the garage area to prevent continued water intrusion and subsequent corrosion of structural steel below. • The asphalt parking area had moderate surface cracks. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and

		costs for repairing and sealing the asphalt pavement to enable water to drain away from this area toward the storm drain, particularly over the parking garage. Refer to related Garage-Structural heading.
Page 76 Item: 2	Sidewalk & Walkway	• Water penetrating expansion joints in the concrete sidewalk traveling to expansion joints (or cracks) in the concrete structural sub-slab causing the leaks and corrosion observed at the steel Q decking at the parking garage roof structure below the sidewalk/parking areas. It is critical to maintain seals at sidewalk expansion joints to prevent continued water intrusion and subsequent corrosion of structural steel below. • The sidewalk area had unsealed expansion joints. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for sealing concrete paved area to enable water to drain away from this area toward the storm drain, particularly over the parking garage. Refer to related Garage-Structural heading.

SUMMARY COMMENTS

1. Summary

• The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

• Corrective repairs recommended during the first year of occupancy are estimated to be $27,000 - $30,000. This is a Rough Order of Magnitude Estimate based on the priority items in the Report Summary. The scope of repair work is subject to the Buyer's budget. The Inspector recommends that you acquire estimates directly from the appropriate qualified licensed contractors and specialists based on this report.

INSPECTION DETAILS

1. Satellite Map

INSPECTION DETAILS Satellite Map

STRUCTURE

This report describes the foundation walls, floor slab, main floor and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guarantee that the foundation, and overall structure of the building is sound.

1. Structure Description

- Building Type: ; Class A
- Building Style: Office/Medical
- Flat roof type noted.
- Steel columns, girders, bar joists supporting steel Q deck with poured concrete floor slab above i.e., 2nd floor above.

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2. General Conditions

- Inspection of the structure was limited by the fact that not all structural components were visually accessible; hidden from visual inspection. The Inspector's comments are limited to only those portions of the structure he could view directly.
- The Inspector observed no significant deficiencies in the condition of the structure above the suite at the time of the inspection - In normal condition for its age.

STRUCTURE Continued

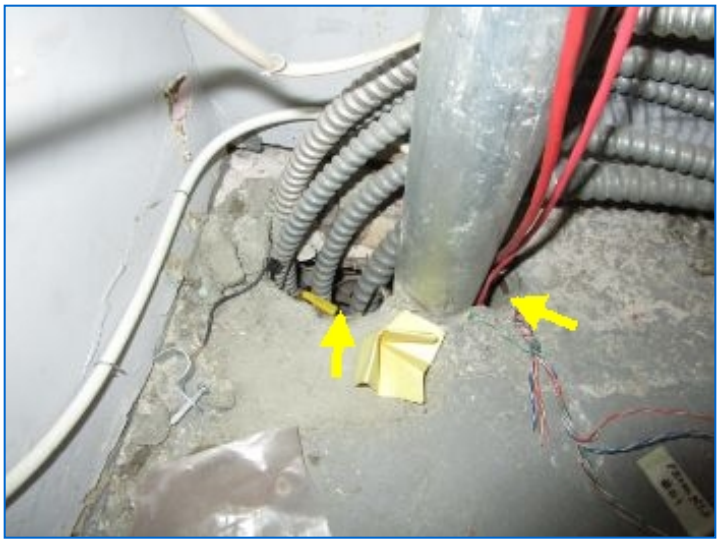
The Inspector observed no significant deficiencies in the condition of the structure above the suite at the time of the inspection - In normal condition for its age.

The Inspector observed no significant deficiencies in the condition of the structure above the suite at the time of the inspection - In normal condition for its age.

Wall cavity at northeast corner of the suite appeared dry at time of inspection.

3. Floor Slab/Foundation

STRUCTURE Continued



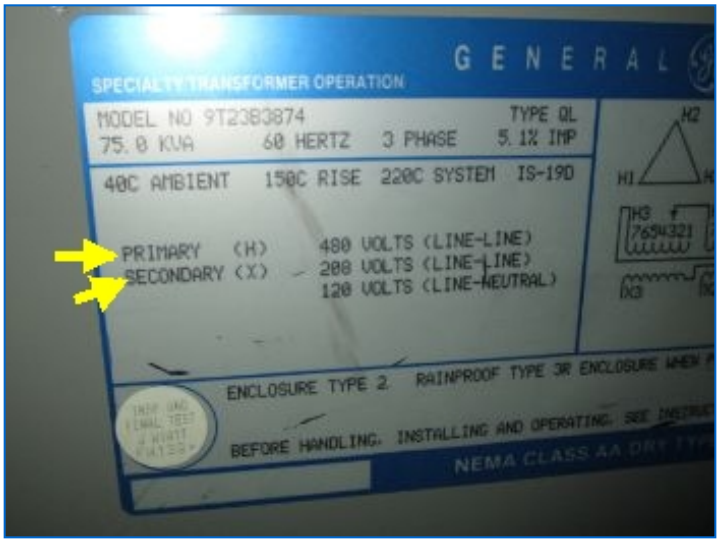
Fire-stopping was missing at floor penetration in electrical closet.

ELECTRICAL

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Service Entrance

A 75 KVA Step-down transformer in the electric closet reduces the 480 volt power to 208/120 volt power as needed to serve the office suite.



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2. Main Panel/s

Description:
• Two (2) Main Electric Panels located in Electrical Closet at front.
• Main Panel# PP2 Disconnect: 200 amp main breaker serves the property.
• Main Panel# PP2: 42 circuit breaker spaces; 24 spare breaker spaces noted; 3 breakers were in the Off position.
• Main Panel# PP2 breakers labeled "Electric Heaters in Office (EBH-1 & EBH-2)" and "(WUH-1)" were in the Off position. These are believed to be the circuits for the electric baseboard heaters in the two front offices, and (WUH-1) is believed to be for the Unit Heater located at wall in entryway.
• Main Panel# RP2 Disconnect: 200 amp main breaker serves the property.
• Main Panel# RP2: 42 circuit breaker spaces; 4 spare breaker spaces noted; 3 breakers were in the Off position.
• Main Panel# RP2 breakers labeled "#1 Conv. Rec", "#3 Microwave" and "#5 Microwave" were in the Off position. The Inspector was unable to detect the locations of these Off circuits within the rooms.
• Generally speaking, there appeared to be ample electrical capacity to support future additions to the office suite.

ELECTRICAL Continued

Two (2) Main Electric Panels located in Electrical Closet at front.

Main Panel# PP2.

Main Panel# PP2: 42 circuit breaker spaces; 24 spare breaker spaces noted; 3 breakers were in the Off position.

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ELECTRICAL Continued

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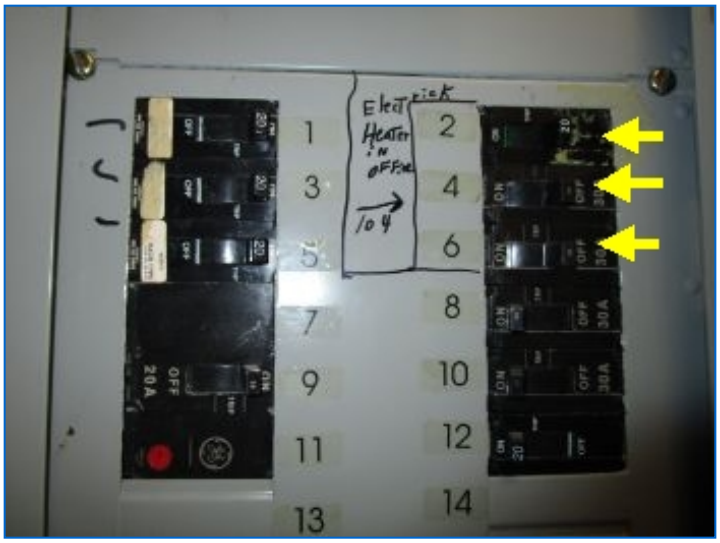

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ELECTRICAL Continued

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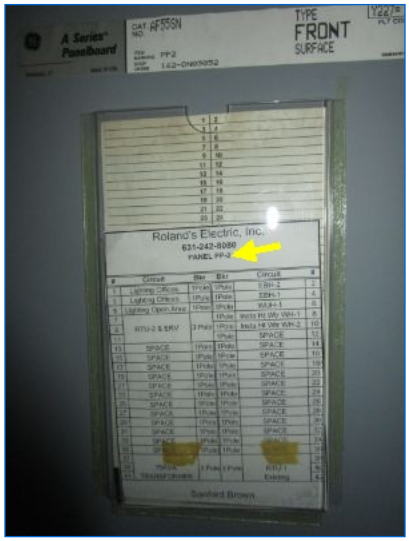
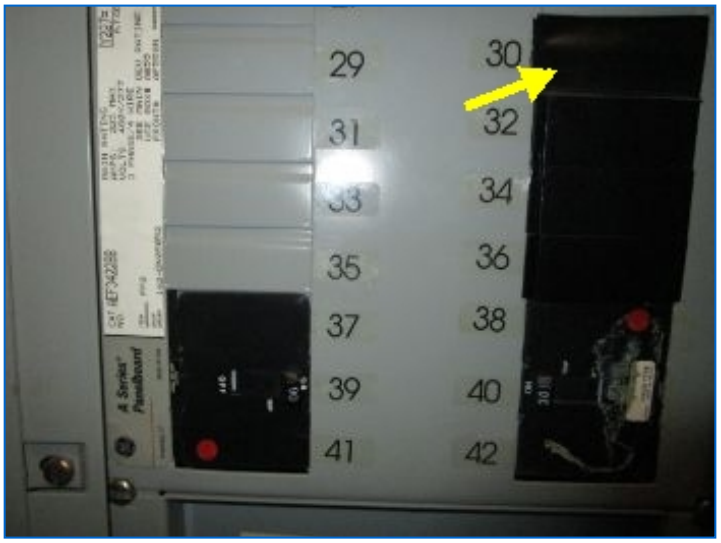
Main Panel# RP2 breakers labeled "#1 Conv. Rec", "#3 Microwave" and "#5 Microwave" were in the Off position. The Inspector was unable to detect the locations of these Off circuits within the rooms.

3. Main Panel Conditions

• Distribution wiring observed consisted of copper, metallic armored cable.
• Main Panel# PP2: Tape over Unused Circuit Breaker Slots. Electrocution hazard. Recommend electrician install snap-in knockout caps inside panel box. These are installed to avoid potential electrocution hazard and to keep mice out of panel box.



Main Panel# PP2 Circuit Index noted.



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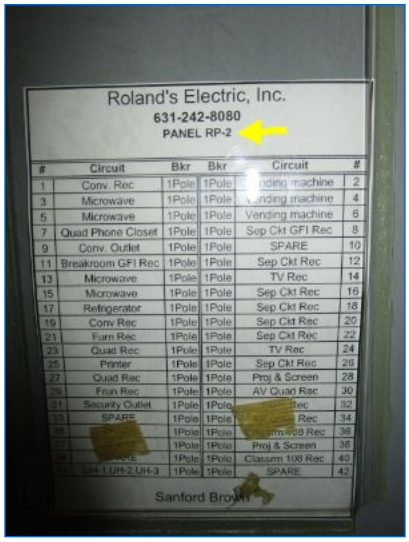
ELECTRICAL Continued



Main Panel# RP2 Circuit Index noted.

Distribution wiring observed consisted of copper, metallic armored cable.

4. Receptacles & GFCI Protection

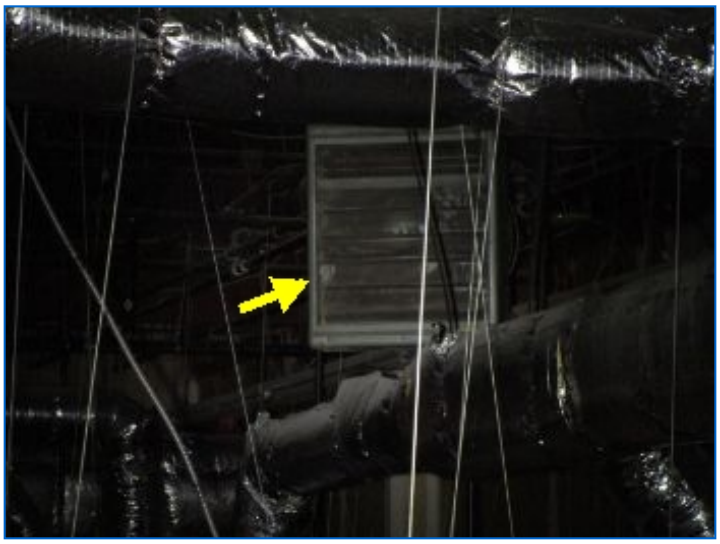
Observations:
• GENERAL: The inspection report serves to identify missing and defective GFCI protected receptacles at water source locations. Notable exceptions will be listed in this report. GFCI protected receptacles may not have been required at the time of construction, however the Inspector recommends providing GFCI protected receptacles near water sources where noted per the current standard for occupant safety. Current Standard: GFCI protected receptacles are currently required at all bathrooms, kitchen counter tops, garages, outdoors, laundry areas, unfinished basements, crawlspaces at or below grade, and other potentially wet areas.
• GENERAL: Random outlet testing is performed to identify wiring conditions at accessible receptacles throughout the home. Notable exceptions will be listed in this report. Receptacles may be reported as having "open ground" and/or "reverse polarity". We suggest hiring a qualified electrician to correct these deficiencies where noted.
• Orange colored outlets are typically designated as being on emergency power supply. Suggest inquiring with building management as needed.

HEATING

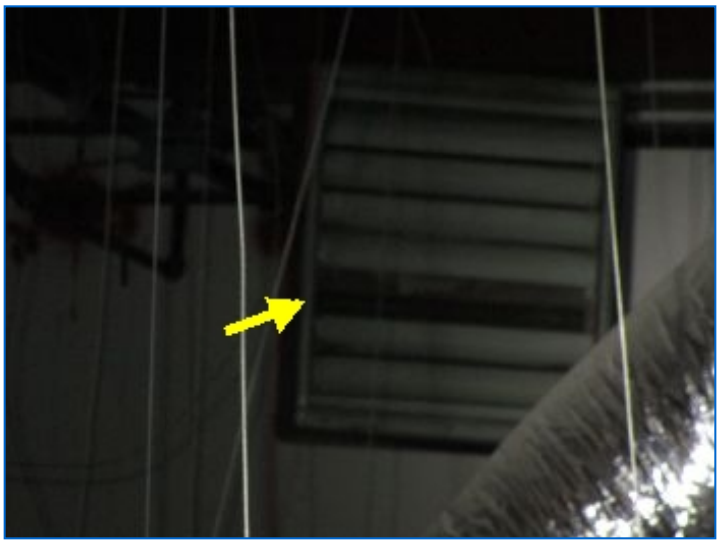
The heating, ventilation, and air conditioning system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heating Equipment



Unit heater suspended above hung ceiling near front of suite; status unknown -- appeared to be out of service based on current conditions. Suggest conferring with seller.

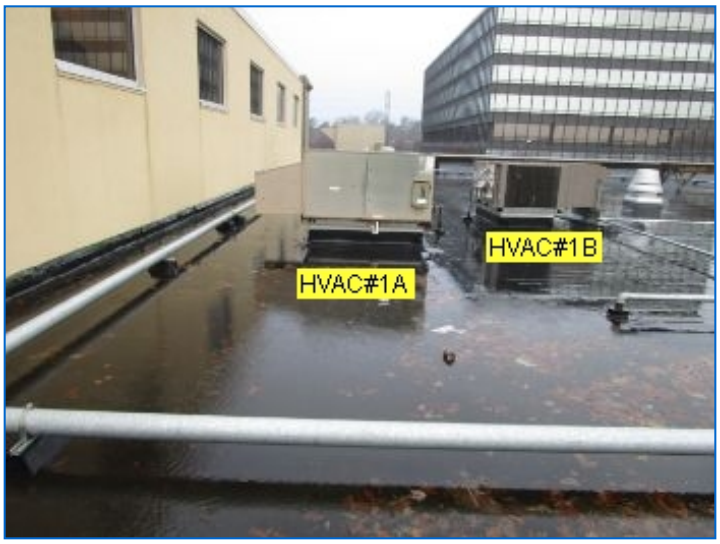


Unit heater suspended above hung ceiling near rear of suite; status unknown -- appeared to be out of service based on current conditions. Suggest conferring with seller.

HEATING & COOLING

1. HVAC Equipment

Description:
• Two (2) Central packaged rooftop HVAC Units, each provide both heating and cooling; Ducted.
• HVAC#1A mostly serves the front and larger portion of the suite.
• HVAC#1B mostly serves the rear and smaller portion of the suite.



HEATING & COOLING HVAC Equipment


HVAC#1A mostly serves the front and larger portion of the suite.


HVAC#1B mostly serves the rear and smaller portion of the suite.

HVAC#1B: Johnson Controls HVAC Unit.

HEATING & COOLING Continued

HVAC#1B Unit with Energy Recovery Ventilator (ERV) add-on.

2. HVAC Equip. Data/Service Life

• HVAC#1B Johnson Controls HVAC Unit data plate/serial no. indicates a Cooling capacity of 3 Tons, a Heating capacity of 100,000 Btu/hr, and a manufacture date of 10/2008, (10.2 yrs old).
• Commercial HVAC unit normal design service life expectancy is 20 yrs with proper maintenance. Maintenance records were not available at time of inspection.
• HVAC#1A cooling system uses discontinued R22 refrigerant which is expensive to replace due to availability. • HVAC#1A York HVAC Unit data plate/serial no. indicates a Cooling capacity of 10 Tons, a Heating capacity of 161,500 Btu/hr, and a manufacture date of 8/1993, (26.3 yrs old).
• Unit HVAC#1A has Exceeded its designed life expectancy. Anticipate replacing this HVAC equipment. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.
• HVAC#1B was equipped with a York Energy Recovery Ventilator add-on for the purpose of recovering energy from the air that is exhausted from the building through this system. Manufactured in 2008, it is rated to handle up to 1000 CFM. This type of equipment indicates that the suite may have been used for applications that required a higher than normal amount of exhaust air for ventilation purposes such as exhaust hoods. This is an "Energy Wheel" type of ERV which requires routine maintenance for proper performance. The performance of this add-on equipment could not be determined from visual inspection. The Inspector suggests you ensure that the HVAC contractor hired to evaluate the HVAC systems is familiar with this type of ERV.

HVAC#1A York HVAC Unit data plate/serial no. indicates a Cooling capacity of 10 Tons, a Heating capacity of 161,500 Btu/hr, and a manufacture date of 8/1993, (26.3 yrs old). HVAC#1A has Exceeded its designed life expectancy. Anticipate replacing this HVAC equipment.

HVAC#1B Johnson Controls HVAC Unit data plate/serial no. indicates a Cooling capacity of 3 Tons, a Heating capacity of 100,000 Btu/hr, and a manufacture date of 10/2008, (10.2 yrs old).

HEATING & COOLING Continued

HVAC#1B was equipped with a York Energy Recovery Ventilator add-on for the purpose of recovering energy from the air that is exhausted from the building through this system. Manufactured in 2008, it is rated to handle up to 1000 CFM.

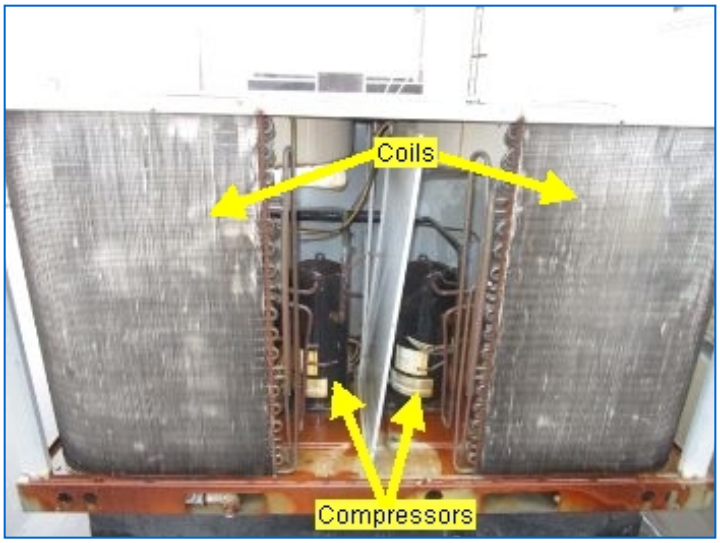
3. HVAC Equip. Condition

• LIMITATION: Testing of Air Conditioning Cooling Systems: If the outside temperature has not been at least 60 degrees F. for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is preferred that the present owner of the property warrant the operational status of the unit on a one-time start-up and cool-down basis when warmer weather allows.
• NOTE: Air flow testing of HVAC systems is not part of the home inspection. Adjustments to the duct distribution system may be required to achieve the desired results based on the needs of the occupants. Recommend conferring with an HVAC technician.
• HVAC#1A: Condenser coil aluminum: some fins are bent and dirty; this will reduce performance and efficiency of the system. Recommend a qualified HVAC professional comb fins straight and clean coil to improve cooling system performance and efficiency. Refer to Service Recommendation heading.
• HVAC#1A Economizer intake filters were dirty at time of inspection. HVAC units require regular maintenance for proper and efficient performance.• HVAC unit fans ran. However, the heating modes could not be tested due to the gas being turned off at the units. Custodian was apparently not authorized to turn the gas valves on at the time of inspection. Recommend conferring with seller regarding start-up and testing of the heating sections for these systems.
• HVAC#1A: Access panel for compressor section was removed at time of inspection. Recommend inquiry as to what the status is of the cooling section of this unit; appears as if that ongoing access/service to the compressor section was needed. Refer to Service Recommendation heading.

HVAC unit's fan ran but heating mode did not function due to gas being turned off.

HEATING & COOLING Continued

HVAC unit heating sections were not enabled due to gas valves being shut off.



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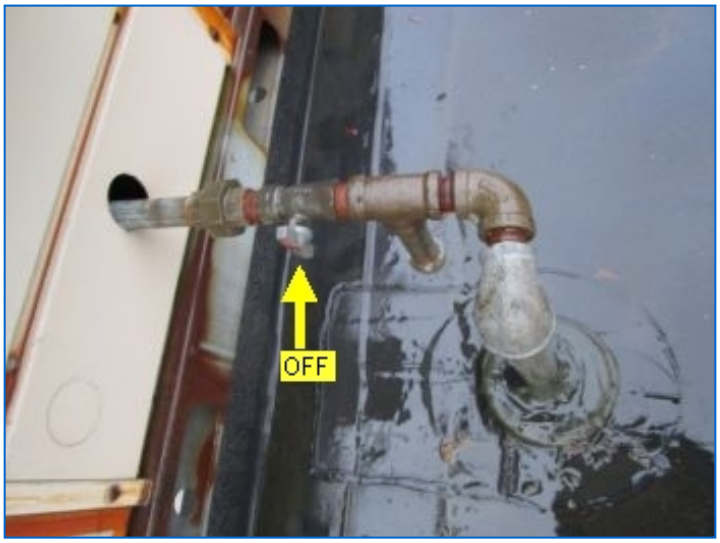
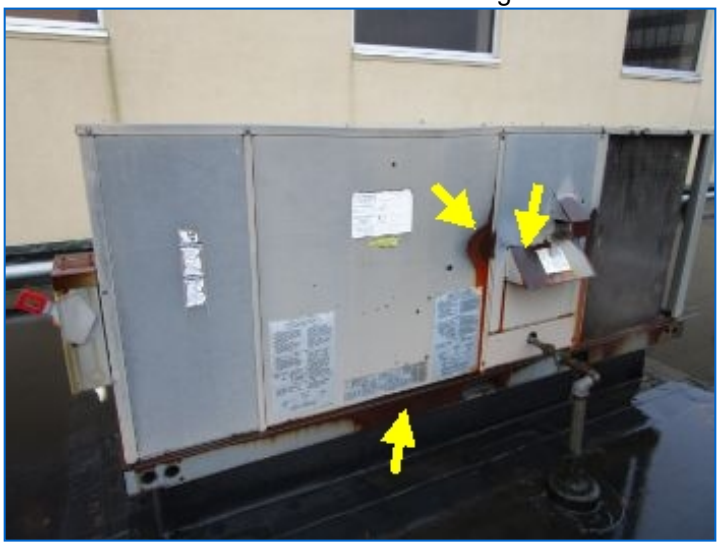


HVAC #1A: Gas to the heating section of the unit was turned off at time of inspection. Custodian was apparently not authorized to turn the gas on at the time of inspection. Recommend conferring with seller regarding start-up and testing of the heating section for this system.

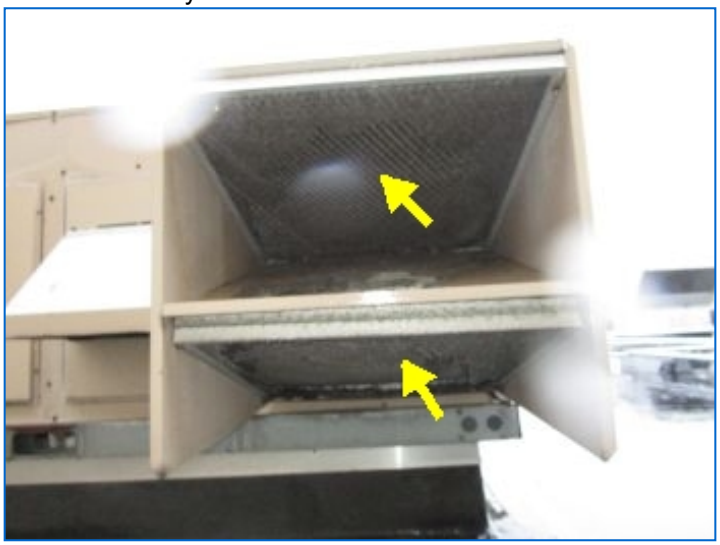


HVAC#1A is the older unit; showed signs of rust at cabinet and frame.

HEATING & COOLING Continued

HVAC #1B: Gas to the heating section of the unit was turned off at time of inspection. Custodian was apparently not authorized to turn the gas on at the time of inspection. Recommend conferring with seller regarding start-up and testing of the heating section for this system.

HVAC#1B Unit with Energy Recovery Ventilator (ERV) add-on.



HVAC#1A Economizer intake filters were dirty at time of inspection. HVAC units require regular maintenance for proper and efficient performance.

HVAC COMPONENTS

1. Thermostats

• Digital Programmable type thermostat noted in Room #6; Heating & Cooling ; appeared functional.

Digital Programmable type thermostat noted in Room #6; Heating & Cooling ; appeared functional. HVAC unit's fan ran but heating mode did not function due to gas being turned off.

Security cover for Room #6 thermostat was missing.

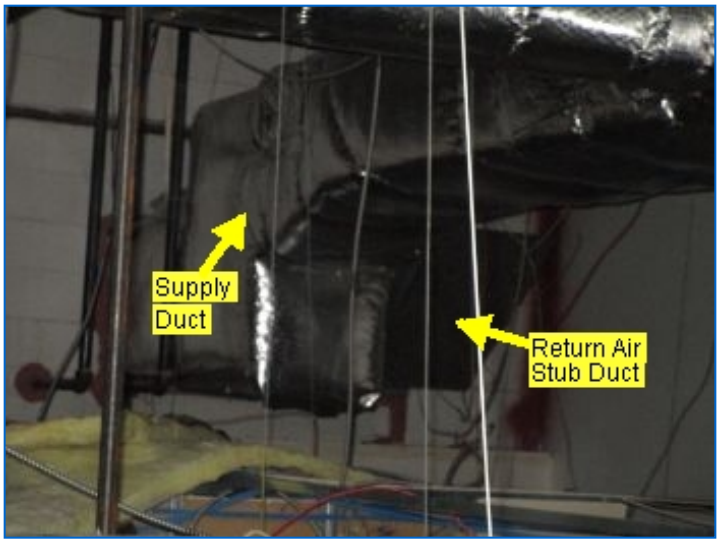
Digital Programmable type thermostat noted in Room #7; Heating & Cooling ; appeared functional. HVAC unit's fan ran but heating mode did not function due to gas being turned off.

Security cover for Room #7 thermostat was missing.

2. Ductwork

• Insulation detached from HVAC#1A supply ductwork; recommend repairing insulation.
• Insulation detached from HVAC#1B supply ductwork; recommend repairing insulation.

HVAC COMPONENTS Continued

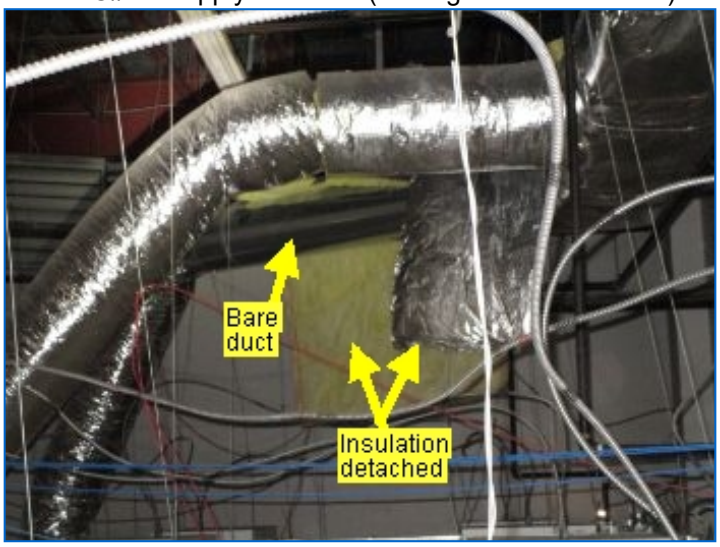


HVAC#1A: Supply ductwork and return stub duct (ceiling plenum return).

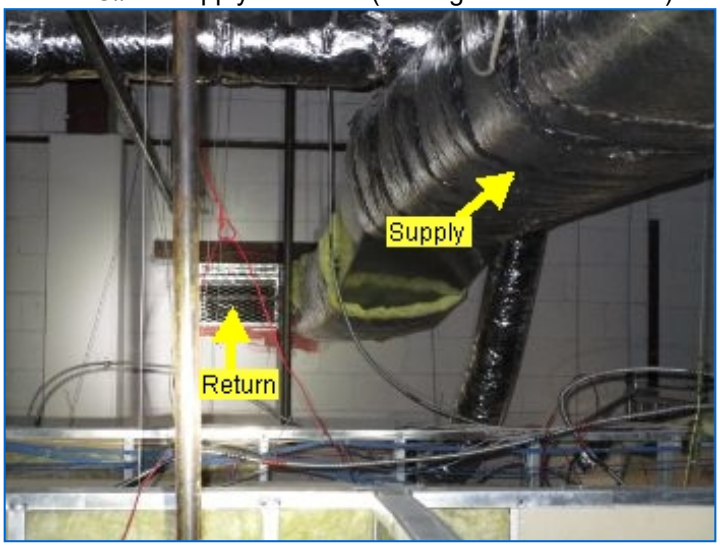
HVAC#1A Supply ductwork.

HVAC#1A Supply ductwork (looking towards the front).

HVAC#1A Supply ductwork (looking towards the rear).

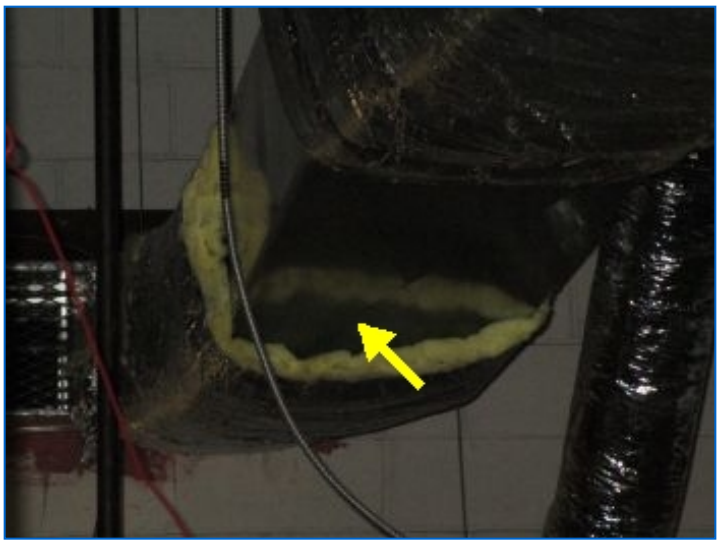


Insulation detached from HVAC#1A supply ductwork; recommend repairing insulation.



HVAC#1B: Supply ductwork and return stub duct (ceiling plenum return).

HVAC COMPONENTS Continued



Insulation detached from HVAC#1B supply ductwork; recommend repairing insulation.

HVAC#1B Supply ductwork (looking south).

HVAC#1B Supply ductwork (looking south).

Insulation detached from HVAC#1B supply ductwork; recommend repairing insulation.

SMOKE & CO DETECTORS

1. Smoke/CO Detectors

• LIMITATION: Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard-wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection.
• LIFE SAFETY: Maintain functioning Smoke and Carbon Monoxide detectors at the recommended locations.
• In general, these are the guidelines you should bear in mind for installing smoke detectors in a commercial building:

Every separate room and hallway should have a fully functioning smoke detector with an audible alarm system.
If a smoke detector is hidden and/or placed higher than ten feet, it needs to have a remote alarm or other supervisory indicator that's visible to responding personnel.
Smoke detectors in stairways need to be placed so that walls or ceilings don't prevent smoke from reaching them.
Smoke detectors should be placed at least ten feet away from smoke and moisture systems (i.e., showers and ovens) to avoid false alarms.
Smoke detector batteries should be replaced at least once a year. Most standard smoke alarms should also be replaced every ten years. Always refer to the manufacturer's instructions for exact maintenance details.

Consult with your A/E firm for updates and placement of detectors.
• In order to have the most recent and accurate information regarding smoke detectors and alarms, be sure to refer to a local agency in your area that's responsible for code enforcement such as the Office of the Fire Marshall.
• MAINTENANCE: Periodically test to ensure proper Smoke & CO Alarm operation.
• LIFE SAFETY CONCERN: New York State Building Code regulations require all commercial buildings to have carbon monoxide (CO) detectors if the building contains devices that may emit CO such as a carbon monoxide producing HVAC system, or has an attached garage. Consult with your A/E firm for number and placement of CO detectors.

LIFE SAFETY: Maintain functioning Smoke and Carbon Monoxide detectors at the recommended locations.

LIFE SAFETY: Maintain functioning Smoke and Carbon Monoxide detectors at the recommended locations.

BATHROOMS

1. Bathroom#1 Description

Bathrooms noted outside rear of suite.

PLUMBING

1. PLUMBING General

• Plumbing pipes not fully visible for inspection due to finished ceilings and walls.

2. Water Supply Piping

• Water supply pipes not fully visible for inspection due to finished ceilings and walls.

3. Drain/Waste/Vent Pipes

• Waste pipes not fully visible for inspection due to finished ceilings and walls.

WATER HEATER

1. WATER HEATER

Description:
• Sink hot water is produced by a local electric instantaneous HW heater mounted below each sink. These heaters generally have limited HW generating capacity.

INTERIOR AREAS

The Interior Areas section covers areas of the house that are not specifically part of the Kitchen, Bathrooms, Laundry, or areas covered elsewhere in the report. Interior Areas consist of general areas and items in the home. Within these areas the inspector performs a visual inspection and will report safety concerns, damage, wear and tear and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector generally does not move personal items.

1. General

• IT jacks noted in office spaces throughout.

IT jacks noted in office spaces throughout.

Fire alarm pull station noted.


Maintain inspected/functioning fire extinguisher/s in accordance with the local Office of the Fire Marshall.

IT jacks noted in office spaces throughout.

2. Ceilings

• Acoustical tile w/grid ceilings noted throughout.

3. Ceiling Conditions

• Ceiling tiles found removed in office areas throughout.
• Some cosmetic stains and minor damages were observed at ceiling tiles in various places.
• Some missing ceiling tiles observed at various places.

INTERIOR AREAS Continued

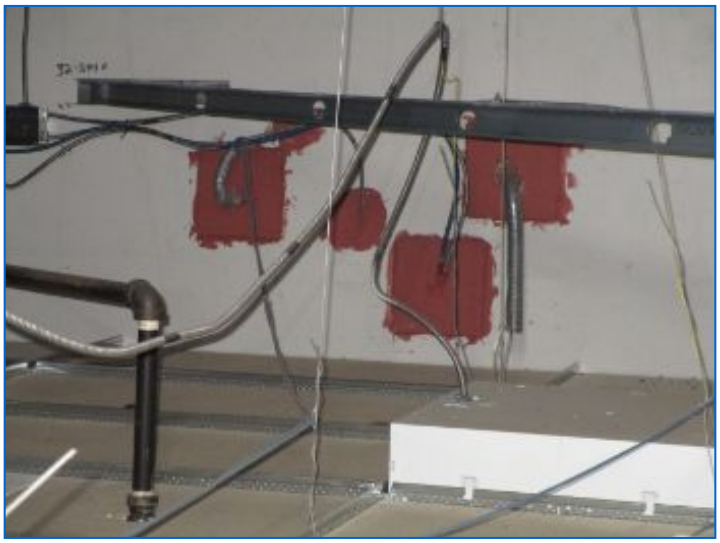
Some minor damages were observed at ceiling tiles in various places.

4. Walls

• Drywall walls noted throughout.

5. Wall Conditions

• General cosmetic misc. repairs and finishes needed throughout.
• Repairs noted at fire barrier wall above hung ceiling separating the adjacent office suite.
• Inadequate fire-stopping noted at some penetrations through fire-rated barriers at suite border walls.



Repairs noted at fire barrier wall above hung ceiling separating the adjacent office suite.

Inadequate fire-stopping noted at some penetrations through fire-rated barriers at suite border walls.

INTERIOR AREAS Continued

Inadequate fire-stopping noted at some penetrations through fire-rated barriers at suite border walls.

6. Floors

- Interior flooring included Vinyl Composition Tile (VCT) and Carpet Squares.
- Cosmetic damage and wear at carpeted floors was typical.

7. Doors

- Few door stoppers were noted missing their rubber foot.

Few door stoppers were noted missing their rubber foot.

8. Fire Protection System

INTERIOR AREAS Continued

The office sweet is sprinklered.

WINDOWS

1. Window Operation

• In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides an emergency exit.

Entryway

1. General

Entryway/Reception area.

2. Ceiling

Ceiling tiles found removed.

3. Walls

- Cosmetic repair suggested for sill wall and cove base.

Entryway Continued

Cosmetic repair needed for cove base.

Cosmetic repair suggested for sill wall.

4. Electrical / Lighting

- Unused electrical/cable box noted at wall in entryway.
- Entryway/Recep: Cosmetic damages at wall and electrical box cover missing. Repairs are recommended to eliminate shock/electrocution hazard.

Dimmer switch and emergency door release button perhaps showed no apparent purpose at time of inspection. Confer with seller for functionality.

Entryway/Recep: Cosmetic damages at wall and electrical box cover missing. Repairs are recommended to eliminate shock/electrocution hazard.

Entryway Continued

Unused electrical/cable box noted at wall in entryway.

5. HVAC

• Electric Unit Heater located at wall in entryway had no apparent on/off/temperature control switch and was apparently shut off at time of inspection. Refer to Electrical-Main Panel/s heading.

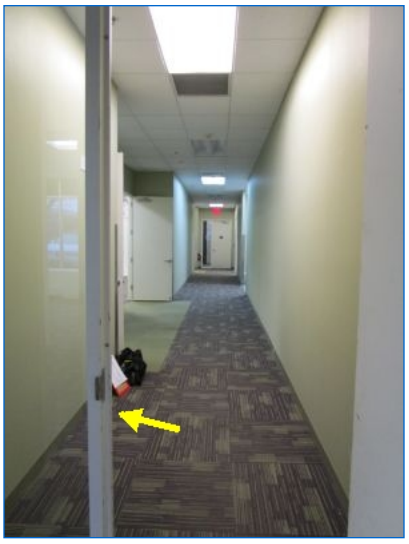
Electric Unit Heater located at wall in entryway had no apparent on/off/temperature control switch and was apparently shut off at time of inspection. Refer to Electrical-Main Panel/s heading.

HVAC return grille to ceiling plenum noted.

Hallway

1. General

Front hallway (front portion).



Hallway (rear portion); self-closing fire door/s noted.

2. Smoke/CO Detectors

LIFE SAFETY: Maintain functioning Smoke and Carbon Monoxide detectors at required locations (Refer to Smoke/CO Detectors section).

Fire strobe alarm noted.

3. Ceiling

Hallway Continued

Some cosmetic stains and minor damages were observed at ceiling tiles in various places.

4. Floor

• Carpet tile had lifted; potential trip hazard.

Carpet tile had lifted; potential trip hazard.

5. Electrical / Lighting

• Random Outlet Test: No Power at a few receptacles in the hallway at time of inspection. Suggest seller locate or restore source of power prior to close.

Hallway Continued

Random Outlet Test: No Power at a few receptacles in the hallway at time of inspection. Suggest seller locate or restore source of power prior to close.

Random Outlet Test: No Power at a few receptacles in the hallway at time of inspection. Suggest seller locate or restore source of power prior to close.

6. HVAC

Hallway (rear portion); HVAC return grille to ceiling plenum noted.

Room #1

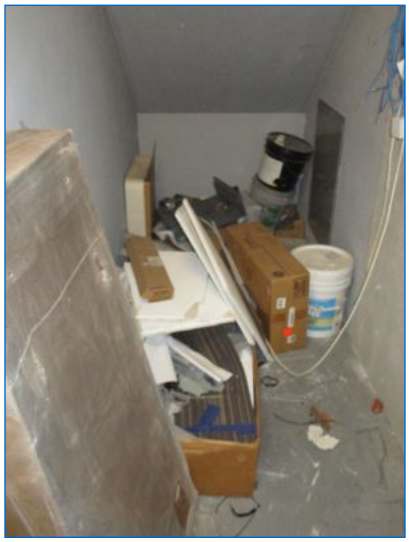
1. General

Observations:
• Construction materials and debris noted in electrical closet.
• Smoke/Fire/Security panels noted in electrical closet. Confer with seller for installation/maintenance contractor information to ensure proper operation prior to close.

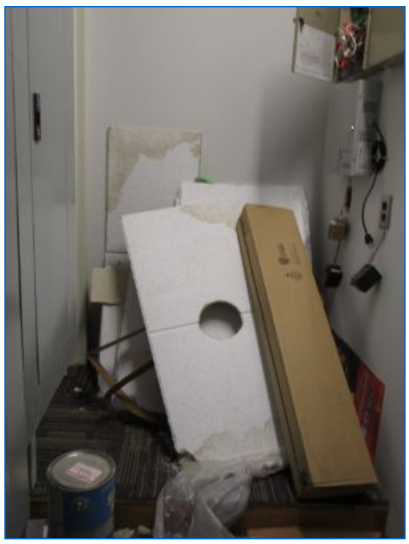
Electrical Closet


IT cables and telecom terminals noted in electrical closet.


Construction debris noted inside wall cavity at northeast corner of the suite.


Construction materials and debris noted in electrical closet.

Room #1 Continued



Construction debris noted in electrical closet.

Smoke/Fire/Security panels noted in electrical closet. Confer with seller for installation/maintenance contractor information to ensure proper operation prior to close.

Smoke/Fire/Security panels deactivated in electrical closet. Confer with seller for installation/maintenance contractor information to ensure proper operation prior to close.

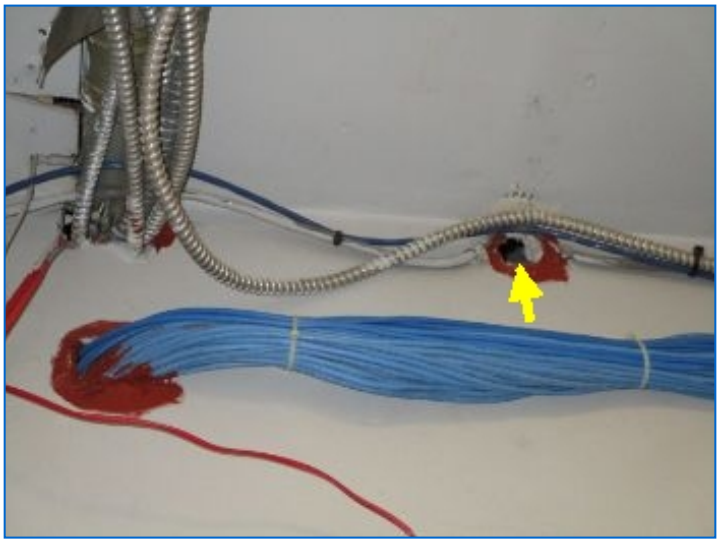
2. Smoke Detector

Room #1 Continued

Electrical Closet: Maintain functioning Smoke and Carbon Monoxide detectors at required locations.

3. Walls

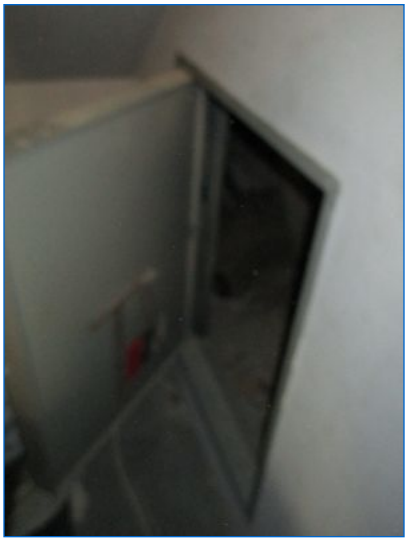
• Inadequate fire-stopping noted at some penetrations through fire-rated barriers at suite border walls.



Inadequate fire-stopping noted at some penetrations through fire-rated barriers at suite border walls.

Inadequate fire-stopping noted at some penetrations through fire-rated barriers at suite border walls.

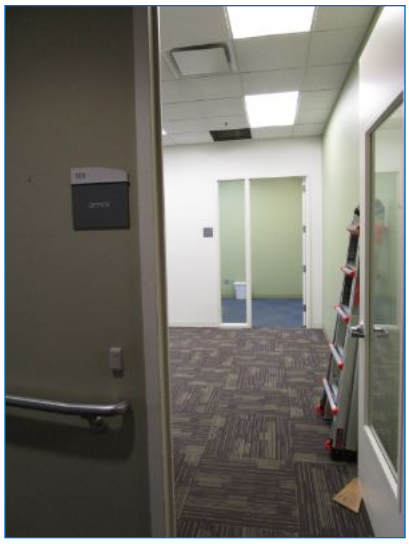
Room #1 Continued



Access to northeast wall cavity.

Room #2

1. General



Office 103 at front.

Office 103 at front.

2. Doors

• Strike plate taped over to prevent locking. Confer with seller for all necessary keys for the suite.

Strike plate taped over to prevent locking. Confer with seller for all necessary keys for the suite.

3. Ceiling

Room #2 Continued

Ceiling tiles found removed.

Ceiling tiles found removed.

4. Walls

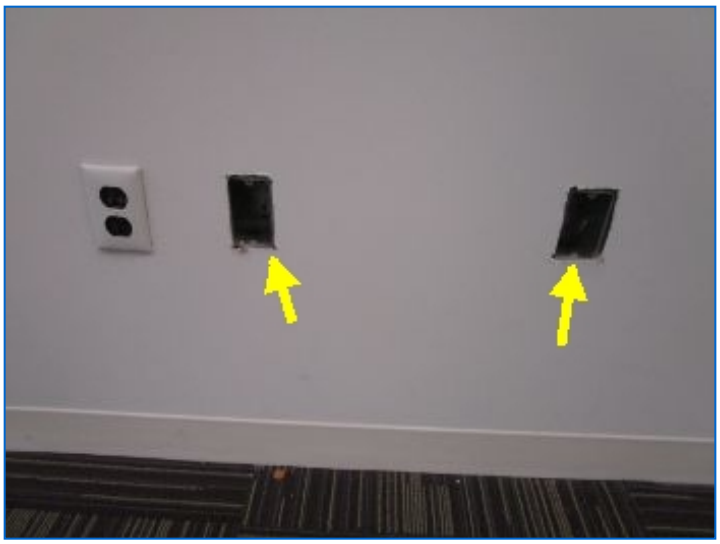
General cosmetic misc. repairs/finishes needed.

General cosmetic misc. repairs/finishes needed.

5. Electrical / Lighting

- Unused electrical boxes noted at two places.

Room #2 Continued

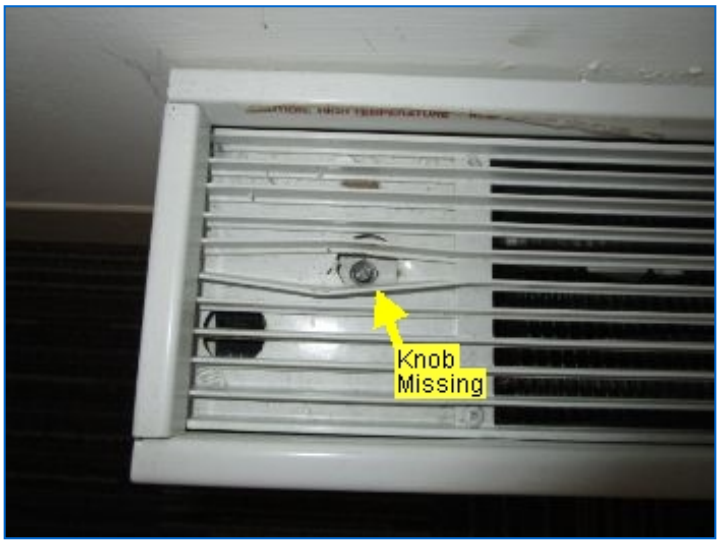


Unused electrical boxes noted at two places.

6. HVAC

• Electric Baseboard Heater located at front wall had no apparent on/off/temperature control switch and was apparently shut off at time of inspection. Refer to Electrical-Main Panel/s heading.

Electric Baseboard Heater located at front wall had no apparent on/off/temperature control switch and was apparently shut off at time of inspection. Refer to Electrical-Main Panel/s heading.



Electric Baseboard Heater located at front wall had no apparent on/off/temperature control switch and was apparently shut off at time of inspection. Refer to Electrical-Main Panel/s heading.

Room #3

1. General

Observations:
• Mice bait station was observed.

Office 104 accessed via Office 103 at front.

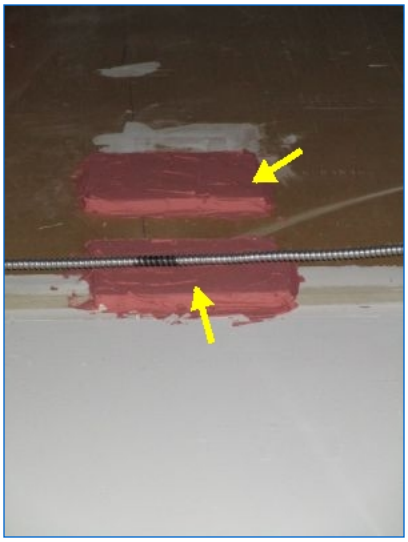
Uncovered IT cable box noted.

Mice bait station was observed.

2. Ceiling

Room #3 Continued

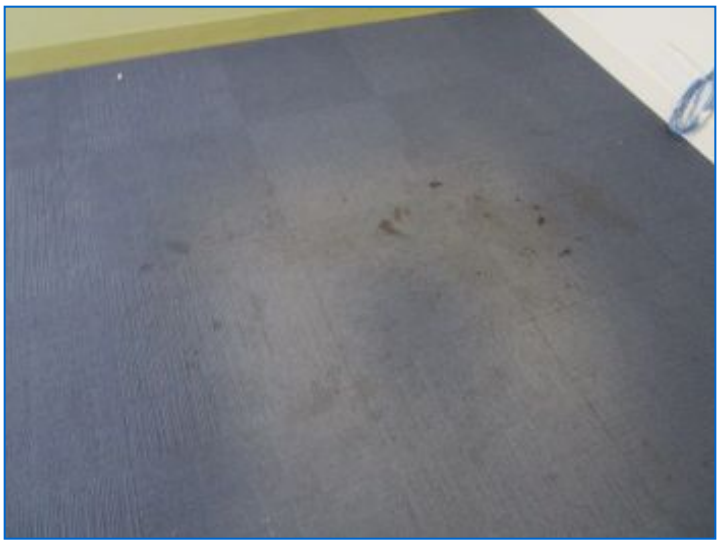
3. Walls



Repairs noted at fire barrier wall above hung ceiling separating the adjacent office suite.

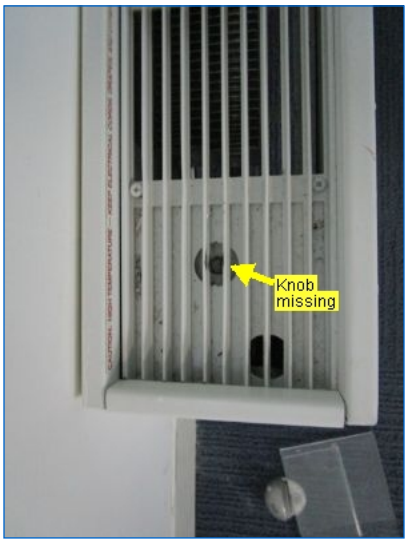
4. Floor

Room #3 Continued



Cosmetic damage and wear at carpeted floor; typical throughout carpeted office areas.

5. HVAC



Electric Baseboard Heater located at front wall had no apparent on/off/temperature control switch and was apparently shut off at time of inspection. Refer to Electrical-Main Panel/s heading.

Room #4

1. General

Office 105 accessed via Office 103.

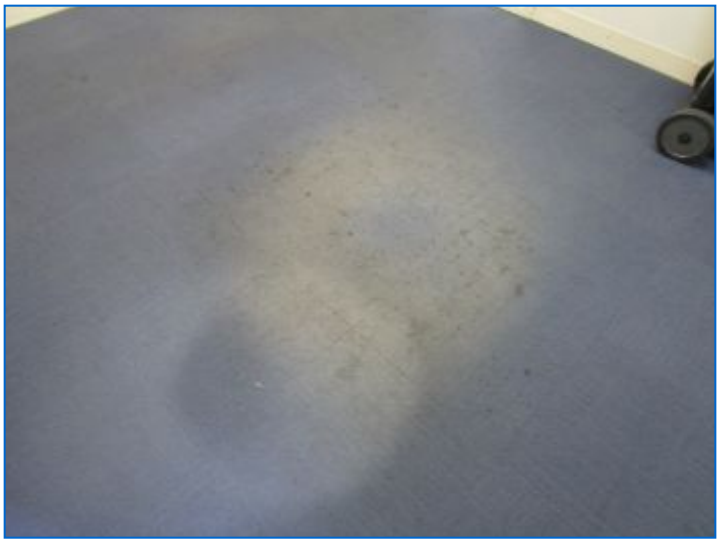
2. Doors

• Cosmetic damage noted near door latch.

Cosmetic damage noted near door latch.

3. Floor

Room #4 Continued



Cosmetic damage and wear at carpeted floor; typical throughout carpeted office areas.

4. Electrical / Lighting

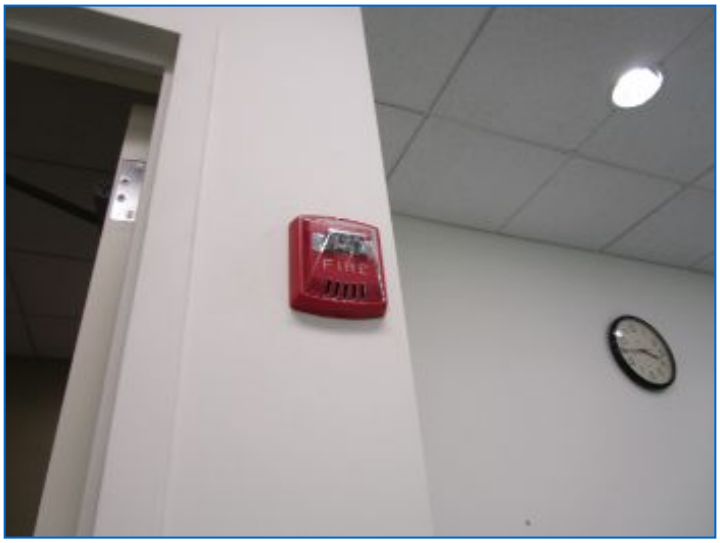
Unused electrical box noted.

Room #5

1. General

Room 107.

Room 107.



Fire alarm pull station noted.

Room #5 General

Sink supply and drainage was functional. Sink hot water is produced by a local electric instantaneous HW heater mounted below each sink. These heaters generally have limited HW generating capacity.

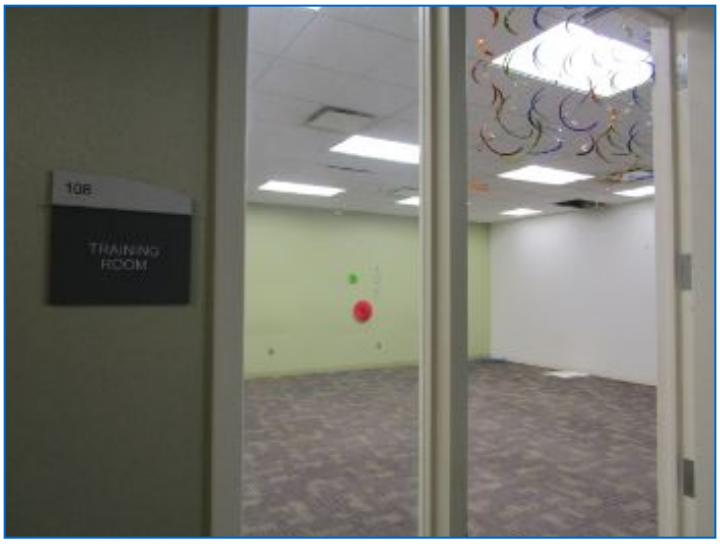
Room #5 Continued

2. Electrical / Lighting

Orange colored outlets are typically designated as being on emergency power supply. Suggest inquiring with building management as needed.

Room #6

1. General



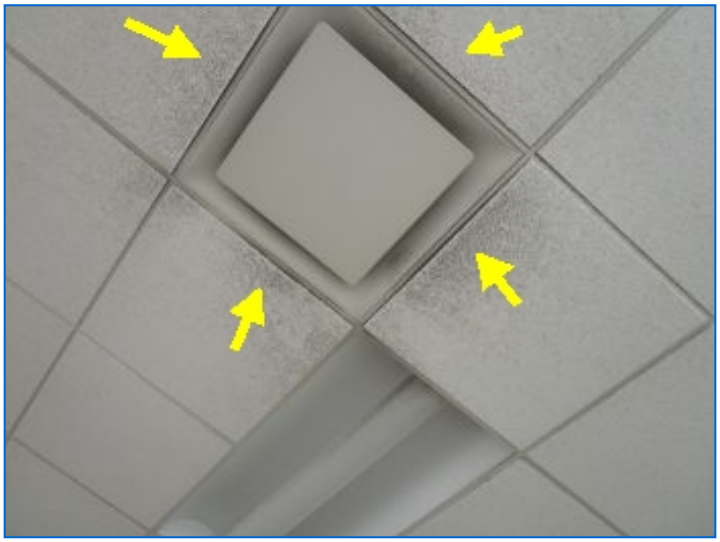
Room 108.

Room 108.

2. Ceiling

• Moisture stains at ceiling tested dry at time of inspection; apparently from a past plumbing/sprinkler pipe leak that perhaps occurred during past construction activity. Replace damaged ceiling tiles and monitor.

Ceiling tiles found removed.



Cosmetic stains observed at ceiling tiles at HVAC outlet indicates a lack of HVAC unit maintenance.

Room #6 Continued

Some cosmetic stains and minor damages were observed at ceiling tiles in various places.

Some cosmetic damages were observed at ceiling tiles.

Moisture stains at ceiling tested dry at time of inspection; apparently from a past plumbing/sprinkler pipe leak that perhaps occurred during past construction activity. Replace damaged ceiling tiles and monitor.

3. Walls

- Apparent electrical box removed.

Room #6 Continued

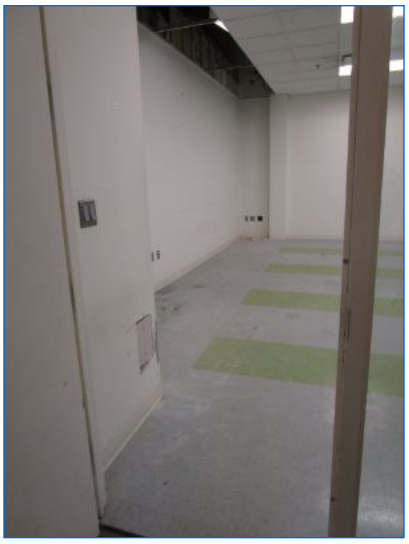
Apparent electrical box removed.

4. HVAC

Room #7

1. General

Room #113.


Room #7 General


Fire alarm pull station noted.


Room #7 General

Room #7 Continued

Sink supply and drainage was functional. Sink hot water is produced by a local electric instantaneous HW heater mounted below each sink. These heaters generally have limited HW generating capacity.

Sink supply and drainage was functional. Sink hot water is produced by a local electric instantaneous HW heater mounted below each sink. These heaters generally have limited HW generating capacity.

2. Ceiling

- Ceiling tiles found removed apparently to perform work above the ceiling.

Ceiling tiles found removed apparently to perform work above the ceiling.

3. Walls

- Wall repairs needed resulting from apparent installation of a roof drain riser pipe inside closet of the adjacent room.
- Opening in wall resulting from a damaged electrical box.

Room #7 Continued

Shoddy and unfinished wall repair resulting from apparent installation of a roof drain riser pipe inside closet of the adjacent room.

Wall repairs needed resulting from apparent installation of a roof drain riser pipe inside closet of the adjacent room.

Opening in wall resulting from a damaged electrical box.

4. Electrical / Lighting

- Several wall switches had unused/unknown purpose. Check with seller as needed.
- Numerous wall switches and receptacles noted in former Imaging Lab.

Room #7 Continued

Several wall switches had unused/unknown purpose. Check with seller as needed.

Several wall switches had unused/unknown purpose. Check with seller as needed.

Numerous wall switches and receptacles noted in former Imaging Lab.

Numerous wall switches and receptacles noted in former Imaging Lab.

Room #8

1. General

Rear north-side room.

2. Doors

• Door rubbed against jamb. Suggest adjustment, repair or replacement if necessary. Work should be performed by a qualified contractor.

Door rubbed against jamb. Suggest adjustment, repair or replacement if necessary. Work should be performed by a qualified contractor.

3. Ceiling

• Water stains noted at ceiling tiles in Room #8; The areas were dry at the time of the inspection. Suggest cosmetic repairs and monitor for recurrence. Refer to Roof heading for related comment.

Room #8 Continued

Ceiling tile found removed.

Water stains noted at ceiling tiles in Room #8; The areas were dry at the time of the inspection. Suggest cosmetic repairs and monitor for recurrence. Refer to Roof heading for related comment.

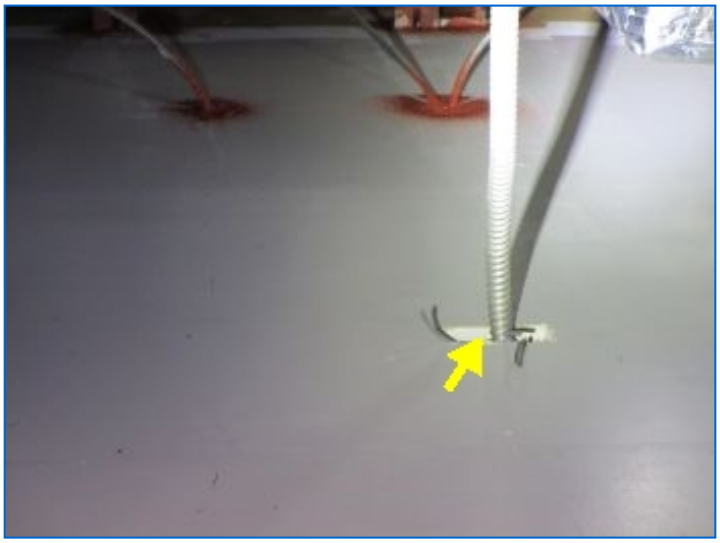
Water stains noted at ceiling tiles in Room #8; The areas were dry at the time of the inspection. Suggest cosmetic repairs and monitor for recurrence. Refer to Roof heading for related comment.

Water stains noted at ceiling tiles in Room #8; The areas were dry at the time of the inspection. Suggest cosmetic repairs and monitor for recurrence. Refer to Roof heading for related comment.

Room #8 Continued

Rust stains noted at steel beam above ceiling tiles in Room #8; The areas appeared dry at the time of the inspection. Refer to Roof heading for related comment.

4. Walls



Missing fire-stopping noted at penetration through fire-rated barriers at suite border wall.

5. Floor

Room #8 Continued

Worn VCT flooring.

Room #9

1. General

Room 111.


Room #9 General

2. Ceiling


Ceiling tiles found removed.


Some construction debris noted above ceiling tiles.

3. Electrical / Lighting

• Random Outlet Test: No Power at receptacle at time of inspection. Suggest seller locate or restore source of power prior to close.

Room #9 Continued

Random Outlet Test: No Power at receptacle at time of inspection. Suggest seller locate or restore source of power prior to close.

Area 1

1. General

Vending Area

2. Floor

VCT flooring damage noted.

3. Electrical / Lighting

Area 1 Continued

Orange colored outlets are typically designated as being on emergency power supply. Suggest inquiring with building management as needed.

ROOF

As with all areas of the house, we recommend that you examine the roof prior to closing to ensure that any potential leaks are addressed. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and verify number of layers the roof areas. We certainly recommend this for any roof over 5 years of age.

1. Roof Condition

• High amount of puddling observed on roof near location where signs of past leaks were observed above northwest room of suite (rust/moisture stains at structure and ceiling tiles).

High amount of puddling observed on roof near location where signs of past leaks were observed above northwest room of suite (rust/moisture stains at structure and ceiling tiles).

EXTERIOR

1. EXTERIOR General

• Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.

EXTERIOR WALLS

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Exterior Walls General

• Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.

EXTERIOR DOORS

1. Exterior Doors

• Aluminum storefront entrance was functional, with the exception of deteriorated weatherstripping observed along bottom of doors that allowed splashing raindrops to infiltrate beneath the doors. Replace deteriorated weatherstripping.

Aluminum storefront entrance was functional, with the exception of deteriorated weatherstripping observed along bottom of doors that allowed splashing raindrops to infiltrate beneath the doors. Replace deteriorated weatherstripping.

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Aluminum storefront entrance was functional, with the exception of deteriorated weatherstripping observed along bottom of doors that allowed splashing raindrops to infiltrate beneath the doors. Replace deteriorated weatherstripping.

EXTERIOR DOORS Continued

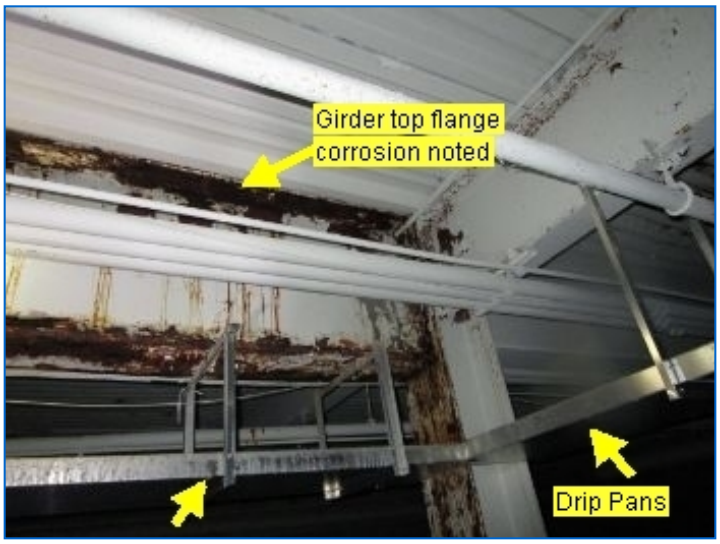
Exit signs noted for egress.

Exit signs noted for egress.

GARAGE

1. Structure

• Structural conditions beneath the major portion of the office suite were satisfactory.
• Water penetrating expansion joints in the concrete sidewalk and cracks in the asphalt parking area have penetrated the structural concrete base causing leaks and corrosion observed at few locations in the steel Q decking at the parking garage roof structure below the sidewalk/parking areas. This leaking and corrosion of the steel Q decking should be mitigated as soon as possible to prevent continued structural deterioration. Inspector suggests requesting seller to hire a structural engineer to ascertain the degree of damage caused by corrosion and provide repairs if necessary where extreme conditions exist.



Steel girder corrosion at top flange noted. Drip pans used as a secondary band-aid repair.

Water penetrating expansion joints in the concrete sidewalk and cracks in the asphalt parking area have penetrated the structural concrete base causing leaks and corrosion observed at few locations in the steel Q decking at the parking garage roof structure below the sidewalk/parking areas. This leaking and corrosion of the steel Q decking should be mitigated as soon as possible to prevent continued structural deterioration. Refer to related comments.

GARAGE Continued

Leak condition.

Water penetrating expansion joints in the concrete sidewalk and cracks in the asphalt parking area have penetrated the structural concrete base causing leaks and corrosion observed at few locations in the steel Q decking at the parking garage roof structure below the sidewalk/parking areas. This leaking and corrosion of the steel Q decking should be mitigated as soon as possible to prevent continued structural deterioration. Refer to related comments.

Structural conditions beneath the major portion of the office suite were satisfactory.

Steel girder corrosion at top flange noted. Drip pans used as a secondary band-aid repair.

GARAGE Continued

Approximate location of the suite's storefront.

GROUNDS

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Parking Area

• Driveway: Asphalt noted.
• Maintenance: Asphalt pavement requires sealing every 3-5 yrs to prevent water penetration and freeze-thaw damage.• Water penetrating cracks in the asphalt parking lot traveling to expansion joints (or cracks) in the concrete structural sub-slab causing the leaks and corrosion observed at the steel Q decking at the parking garage roof structure below the parking/sidewalk areas. It is critical to maintain sealed asphalt at the vicinity over the garage area to prevent continued water intrusion and subsequent corrosion of structural steel below.
• The asphalt parking area had moderate surface cracks. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repairing and sealing the asphalt pavement to enable water to drain away from this area toward the storm drain, particularly over the parking garage. Refer to related Garage-Structural heading.

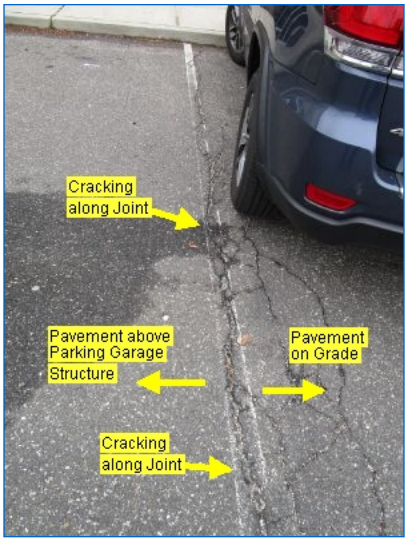
GROUNDS Parking Area

Shows location of storm drain located beyond the paved area above the parking garage.

The asphalt parking area had moderate surface cracks. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repairing and sealing the asphalt pavement to enable water to drain away from this area toward the storm drain, particularly over the parking garage. Refer to related Garage-Structural heading.

Storm drain located beyond the paved area above the parking garage.

GROUNDS Continued



Water penetrating cracks in the asphalt parking lot will travel to expansion joints (or cracks) in the concrete sub layer causing the leaks and corrosion observed at the steel Q decking at the parking garage roof structure below the parking/sidewalk areas. It is critical to maintain sealed asphalt at the vicinity over the garage area to prevent continued water intrusion and subsequent corrosion of structural steel below.

2. Sidewalk & Walkway

• Sidewalk/s: Concrete noted.• Water penetrating expansion joints in the concrete sidewalk traveling to expansion joints (or cracks) in the concrete structural sub-slab causing the leaks and corrosion observed at the steel Q decking at the parking garage roof structure below the sidewalk/parking areas. It is critical to maintain seals at sidewalk expansion joints to prevent continued water intrusion and subsequent corrosion of structural steel below.
• The sidewalk area had unsealed expansion joints. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for sealing concrete paved area to enable water to drain away from this area toward the storm drain, particularly over the parking garage. Refer to related Garage-Structural heading.

Sidewalk/s: Concrete noted.

Water penetrating expansion joints in the concrete sidewalk will travel to where expansion joints (or cracks) in the concrete sub layer causing the leaks and corrosion observed at the steel Q decking at the parking garage roof structure below the sidewalk/parking areas. It is critical to maintain seals at sidewalk expansion joints to prevent continued water intrusion and subsequent corrosion of structural steel below.

GROUNDS Continued

The sidewalk area had unsealed expansion joints. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for sealing concrete paved area to enable water to drain away from this area toward the storm drain, particularly over the parking garage. Refer to related Garage-Structural heading.

GENERAL REMARKS

1. General

GENERAL REMARKS:
You are advised to acquire estimates of repair as to any major defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs, further inspect the condition in order to discover and repair related problems that may not be identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers or roofers.

We do not certify roofs as leakproof. The general home inspection is a visual inspection designed to reflect the visual condition of the home at the time of the inspection. It will not provide a warranty or guaranty of future conditions. For a variety of reasons, there may be no evidence of existing roof leaks at the time of the inspection. For a roof certification, you should contact a qualified specialist who provides this service.

PRE-CLOSING WALK THROUGH:
The walk-through prior to closing is the time for Client to review and inspect the property. Conditions can change between the time of the property inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not evident during the property inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases ProSpec Home Inspection of Long Island of all responsibility. Client assumes responsibility for all known defects after settlement.

CONCLUSION:
We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components, and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window or door, or identified every problem. Also, because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a property owner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report, and call us if you have any questions. We are always striving to improve the quality of our service and our report.

If you have further questions, please contact the author of this report.

Thank You for choosing ProSpec for your Home Inspection!

Glossary

Term	Definition
Breaker	A circuit breaker is an automatically operated electrical switch designed to protect an electrical circuit from damage caused by excess current from an overload or short circuit. Its basic function is to interrupt current flow after a fault is detected.
CO	Carbon monoxide (CO) is a colorless, odorless, poisonous gas that forms from incomplete combustion of fuels, such as natural or liquefied petroleum gas, oil, wood or coal. Any fuel-burning appliances which are malfunctioning or improperly installed can be a source of CO.
CU	Copper (wiring)
Closing	Closing is the final transaction between a buyer and seller of real property. At the closing, all agreements between buyer and seller are finalized, documents are signed and exchanged, money passes to the seller, and title to the property passes to the buyer.
Contractor	The term "Contractor" used throughout the report refers to a qualified person or entity meeting the following: • Is licensed (trade-specific) in the State of New York • Is insured • Has an account in good standing • Has a contractor's bond • Has a minimum of 5 years experience • Does quality work • Can provide references • Can provide the best possible product choices available to property owners
GFCI	A Ground-Fault Circuit Interrupter (GFCI) is the only protection device designed to protect people against electric shock from an electrical system. It is capable of de-energizing the circuit when even a small amount of current is flowing through the grounding system.
HVAC	Heating, Ventilating and Air Conditioning
Inspection Objection Deadline	An Inspection Objection Deadline is the date by which any inspection objections must be reported to the seller if they are to be used as grounds to terminate the transaction without penalty. Alternatively, buyers can negotiate with sellers for repairs or credits. Confer with your realtor or lawyer on specific dates for this deadline.
Open Ground	An Open Ground is when you have a three-prong receptacle that is not connected to an equipment grounding conductor. This is unsafe because an appliance that is designed to use an equipment ground to discharge an unsafe fault condition will not have a conductor to discharge that fault. Open grounds are common in houses built prior to the adoption of the 1962 electrical code. When old two-prong receptacles are replaced with modern three-prong receptacles and a grounding conductor is not added, you create an open ground. You can also find open grounds in post-1962 houses where the equipment grounding conductor has been disabled for one reason or another.

Reverse Polarity	Reverse Polarity is when the hot and neutral connections at a receptacle are wired “backwards.” Home wiring is color-coded, and the black wire is “hot,” meaning that it is electrically charged or, as it is sometimes called, the “live” wire. It’s the one that will shock you if you come in contact with it in a way that will complete a circuit to the earth. The white is called the “neutral.” It completes a circuit when connected with the hot wire through a switch, providing electric power to an appliance, and will not shock you. The screws at wire terminals on the sides of receptacles are also color-coded, with brass-colored screw being for the black hot wire and the silver screw for the white neutral connection. Also, the two blades at the end of an appliance cord are size-coded: the smaller blade is hot and larger one is neutral. Receptacles have a small and large slot, so that the cord cannot be installed backwards. Reversed polarity can create a shock hazard in certain situations. Because the appliance switch is positioned before the hot wire side enters the appliance and the neutral is connected to the other end of the appliance circuitry, when the polarity is reversed the appliance circuitry is electrically charged all the time, but only functional when a switch closes the neutral wire connection and the current begins flowing. Although reversed polarity is usually caused by incorrect connections at the receptacle, it can also be due to wiring reversal in the electric panel or at wire connections between the panel and the receptacle.
Riser	A stair riser is the back, vertical part of a step. Staircase riser height translates to the distance you move your foot either up or down from one step to an adjacent step. This should be no more than 7 3/4 inches.
Smoke Alarm	A smoke alarm, also known as a smoke detector, is a device that detects smoke and issues an audible sound and/or a visual signal to alert residents to a potential fire.
Thermostat	A device that automatically regulates temperature by activating or deactivating HVAC equipment when the temperature reaches a certain point. A Programmable Thermostat automatically sets back the temperature in your home based upon a predetermined schedule, while a non-programmable thermostat will stay at the same temperature 24 hours a day. You can set up a predetermined schedule and the thermostat will automatically adjust as you would like it to.
carbon monoxide producing HVAC system	A system that uses ducts to provide heat, ventilation and/or air conditioning to all or any part of a commercial building, provided that (i) such ducts run from a carbon monoxide source to the detection zone(s) served by such system and/or (ii) such system is supplied with recirculated air from a detection zone that contains a carbon monoxide source.

ProSpec Home Inspection of Long Island - Home Inspection Agreement

Revised February 2019

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property at:

Unit 121, 623 Stewart Ave, Garden City, NY 11530. The terms below govern this Agreement.

1. The fee for our inspection is **$ 890 .00**, payable in full at the time of the appointment. Payment in: ☑ Check ☐ Cash

2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.

3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at www.nachi.org/sop. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.

4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

6. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

7. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

8. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

9. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

10. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

11. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

12. You may not assign this Agreement.

13. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

14. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

15. **If you would like a large print version of this Agreement before signing it, you may request one by emailing us.**

16. If your inspector participates in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms you may view at www.nachi.org/buy.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

Client Name : **Ripanjeet Kaur**

Date of Insp: **12/27/19** Time: **2:00 PM** Weather: ____ ___°F

X _____
CLIENT (Date)

RIPANJEET KAUR
CLIENT (Date)