

ProSpec Home Inspection of Long Island Property Inspection Report



2 Clearmeadow Ln, Woodbury, NY 11797
Inspection prepared for: Name Deleted Date
of Inspection: 11/16/2018 Time: 1:00 PM
Age of Home: 30 yrs old Size: 4,024 sq. ft.
Approx. Year Built: 1988

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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.

STRUCTURE		
Page 7 Item: 3	Foundation Walls	<ul style="list-style-type: none"> Cracking visible at the foundation wall appeared typical of differential settlement. Differential settlement happens when one portion of the foundation settles at a rate different from adjacent portions of the foundation. Stresses are created at the point of changing support that are relieved by cracking. Generally, cracks that are less than 1/4" are not commonly regarded as being structurally significant. If further analysis is desired, the Inspector suggests that before the expiration of your inspection Objection Deadline you consult with a structural engineer to determine the cause of cracking, the likelihood of continued damage, and to discuss options and costs for repair/stabilization.
Page 9 Item: 4	Floor Slab/Foundation	<ul style="list-style-type: none"> Common shrinkage/settlement cracks observed in concrete floor slab; these may leak at some point. The Inspector recommends hiring a foundation specialist to seal cracks with epoxy filler to prevent water infiltration, and monitor for further movement.
Page 12 Item: 7	Roof Structure	<ul style="list-style-type: none"> Moisture penetration noted at south end roof boards. Roof cover replacement is recommended.
ATTIC		
Page 17 Item: 1	Attic General	<ul style="list-style-type: none"> Debris and unused ducts observed in attic left behind from past construction activities. Suggest removing debris. in order to move more safely through attic space.
GFCI & Receptacles		
Page 23 Item: 1	GFCI Protection	<ul style="list-style-type: none"> This inspection report serves to identify missing and defective GFCI protected receptacles at water source locations. Current Standard: GFCI protected receptacles are currently required in all bathrooms, kitchen counter tops, garages, outdoors, laundry areas, unfinished basements, crawlspaces at or below grade, and other potentially wet areas. --> We recommend a licensed electrician provide the updates and repairs based on the report comments for occupant safety.
HEATING		
Page 25 Item: 3	Heating Equip. Condition	<ul style="list-style-type: none"> Service Tag indicates the boiler was last serviced on 3/10/2017, over 1 year ago. Recommend annual inspection/maintenance be performed by a licensed HVAC contractor to ensure safe and efficient operation. No oil filter used for boiler; suggest adding an oil filter to improve the operation and longevity of the boiler. No Smoke and Carbon Monoxide Detectors observed in vicinity of furnace room. -- LIFE SAFETY CONCERN: Maintain functioning Smoke / Carbon Monoxide detectors at each level of the home. Detectors are generally reliable for up to 5 yrs.
Page 26 Item: 4	Fuel - Oil Supply	<ul style="list-style-type: none"> Oil tank fill/vent pipes emerging from the ground at the North side of the house; underground oil tank in use. Underground oil tanks pose an environmental problem should they leak and can be costly to clean up. Inspector recommends having the seller test the underground tank for possible leakage. Tanks that show leakage must be removed from the ground or filled with a chemically inert solid, such as sand. Groundwater contaminants too must be removed by pumping air through the water, which causes volatile petroleum compounds to vaporize and biodegrade naturally. The process of treating or removing the tank, water and soil, known as remediation, costs thousands of dollars and is not guaranteed to succeed.

		Inspector suggests requesting to have the Seller remove or abate this oil tank and provide for new oil supply to boiler prior to settlement; for more info go to http://www.dec.ny.gov/chemical/32263.html
Page 28 Item: 5	Furnace Venting	<ul style="list-style-type: none"> There is no visible permanent venting into furnace room, other than the door staying open. Recommend HVAC contractor or trade professional install appropriate vents into the basement furnace room. Refer to Combustion Air Requirement.
COOLING		
Page 32 Item: 3	A/C Equip. Condition	<ul style="list-style-type: none"> Refrigerant pipe insulation not covering entire pipe in attic space where condensation can form and drip onto insulation. Recommend HVAC technician review conditions and make any corrective repairs.
FIREPLACES		
Page 35 Item: 1	Fireplace	<ul style="list-style-type: none"> Gap noted between sheet metal for combustion air inlet and hearth, exposing the wood subfloor to the fireplace where embers can enter; potential fire hazard. Recommend fireplace specialist review and provide the appropriate repair. Gap noted in rear corner mortar joint. Recommend fireplace specialist review and provide the appropriate repair.
PLUMBING		
Page 36 Item: 2	Water Service Entrance	<ul style="list-style-type: none"> Grounding at service entrance is missing. Recommend licensed electrician provide the proper grounding connections.
WATER HEATER		
Page 39 Item: 1	WATER HEATER	<ul style="list-style-type: none"> Diversified Heat Transfer manufactured tankless water heater data plate/serial no. did not reveal the manufacture date of the unit. We estimate the unit to be approximately 15+ yrs old. Tankless Coil Water Heater service life expectancy is typically 10-15 yrs. This varies depending on the design of the unit, water quality, location and quality of installation, and maintenance schedule. With proper maintenance it is possible to increase the lifespan of your water heater. Unit's general condition indicates that it has reached its designed life expectancy. Consider replacement. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.
BATHROOMS		
Page 40 Item: 2	Bathroom#B Condition	<ul style="list-style-type: none"> Shower wall corner grout (movement joint) is cracked. This is common; suggest replacing grout with matching silicone based sealant at corner movement joints.
Page 41 Item: 4	Bathroom#1 Condition	<ul style="list-style-type: none"> Shower wall/floor corner grout (movement joint) has slight cracks. This is common; suggest replacing grout with matching silicone based sealant at corner movement joints. No power at non-GFCI type receptacle/s at time of inspection. Suggest seller verify power supply prior to close. Refer to Electrical heading comments. Bathroom exhaust fan was not operable at time of inspection. Power source is likely same as the wall outlet.
Page 42 Item: 6	Bathroom#2 Condition	<ul style="list-style-type: none"> Bathroom exhaust fan operable but Noisy. Tub perimeter grout (movement joint) is cracked/missing. Suggest replacing grout with matching silicone based sealant at movement joints. Wall tile grout cracked/missing; suggest grout repair/s. Tub base grout is cracked/missing at floor joint. Suggest grout repair to prevent water entry beneath floor tiles.
Page 45 Item: 8	Bathroom#3 Condition	<ul style="list-style-type: none"> Shower recessed light not adequately seated/sealed; suggest repair by a licensed electrician. Shower wall corner grout (movement joint) is cracked. This is common; suggest replacing grout with matching silicone based sealant at corner movement joints. No power at non-GFCI type receptacle/s at time of inspection. Suggest seller verify power supply prior to close. Refer to Electrical section.
INTERIOR AREAS		
Page 53 Item: 2	Ceiling Conditions	<ul style="list-style-type: none"> 2nd floor, front eave storage space: Unrepaired opening in ceiling noted.

Page 54 Item: 5	Stairs & Handrail	<ul style="list-style-type: none"> • Modern handrail without balusters allow for openings greater than 4", allowing a child to potentially slip through causing possible injury.
WINDOWS		
Page 56 Item: 2	Window Condition	<ul style="list-style-type: none"> • All remaining Aluminum framed windows at 1st & 2nd floors had a manufacture year stamp of 1987 (approx. 30 yrs old). • Normal design service life expectancy of Aluminum/Aluminum-Clad windows is 15-20 yrs. • Glazing of the original aluminum windows in the home exhibited moderate to severe deterioration. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacing the original aluminum windows.
Page 56 Item: 3	Window Glazing	<ul style="list-style-type: none"> • Condensation visible in the double-pane glazing of windows in the Bedroom (2nd floor, front) indicated a loss of thermal integrity. • Condensation visible in the double-pane glazing of a window in the Bedroom (2nd floor rear-corner) indicated a loss of thermal integrity. • Condensation visible in the double-pane glazing of windows in the Den (2nd floor) indicated a loss of thermal integrity.
SKYLIGHTS		
Page 58 Item: 1	Skylights	<ul style="list-style-type: none"> • Interior signs of a leak at living room skylight; suggest qualified roofing contractor investigate source of leak and ensure proper seal until roof cover is replaced. • Although no condensation was visible at the time of the inspection, staining and etching of the glass at skylights in the Living room indicates a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss costs for replacement.
ROOF		
Page 60 Item: 2	Roof Condition	<ul style="list-style-type: none"> • The top asphalt roof covering showed conditions consistent with 30 yr old shingles. • Normal design service life expectancy for Architectural Asphalt Shingles is 25-30 yrs depending on local conditions. • At the time of the inspection, asphalt composition shingles covering the roof of this home appeared to be at or near the end of their useful lives. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss costs for replacement.
Page 62 Item: 3	Skylights	<ul style="list-style-type: none"> • Skylights over living room; flashings covered with organic debris; slippery conditions. Signs of a leak noted at interior; suggest qualified roofing contractor seal around skylight/s until roof cover is replaced.
CHIMNEY		
Page 64 Item: 1	Chimney	<ul style="list-style-type: none"> • Spalling noted at chimney crown. Suggest a qualified chimney contractor review and provide the needed repair to prevent further weathering. • Crown cement cracks were sealed but are no longer leak tight. Recommend chimney specialist repair/seal crown cement to prevent water entry that can deteriorate chimney structure.
EXTERIOR WALLS		
Page 69 Item: 2	Siding	<ul style="list-style-type: none"> • Small pieces of siding not properly secured to wall sheathing at flashing; recommend qualified contractor provide corrective repair. • Gap noted at siding in front, facing north; recommend qualified contractor provide corrective repair to prevent water entry.
Page 70 Item: 3	Wood Siding	<ul style="list-style-type: none"> • Signs of some siding deterioration along trip edge above original aluminum frame windows due to a lack of sealant here.
EXTERIOR TRIM		
Page 71 Item: 1	Gable/Eaves Trim	<ul style="list-style-type: none"> • Wood deterioration noted at barge boards (north). Recommend replacement of deteriorated barge boards at time of roofing replacement.
EXTERIOR UTILITIES		
Page 74 Item: 2	Exterior Lighting	<ul style="list-style-type: none"> • Exposed power wires to outdoor lighting fixture at north side. Suggest electrician repair.

POOL AREA		
Page 85 Item: 1	Pool Area	<ul style="list-style-type: none">• Pool filter winterized, piping disconnected and pump removed. System/operation unknown. We recommend contacting a qualified pool service technician for evaluation upon seasonal start-up.• In this situation, the Inspector recommends that the seller warrant the operational status of the filtration system on an one-time start-up basis when warmer weather allows.• Pool not inspected. Recommend seller allowing for a qualified pool contractor inspect the pool liner for possible defects caused by ground settlement.• Door at outdoor shower did not latch; suggest hardware repair.

SUMMARY COMMENTS

1. Summary

- No major deficiencies were observed at the visible portions of the structural components of the home -- in normal condition for its age.
- Repairs recommended during the first year of occupancy are estimated to be: \$33,000 - \$36,000 based on the Report Summary.

INSPECTION DETAILS

1. Satellite Map



INSPECTION DETAILS Satellite Map

BUILDING PERMITS

1. Building Permits

- Suggest seller provide C.O. for additions/modifications to the house structure.

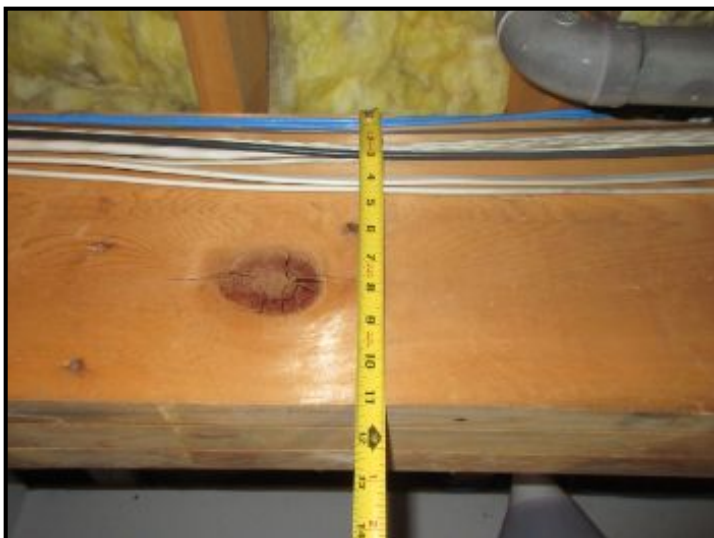
STRUCTURE

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.

STRUCTURE Continued

1. Structure Description

- -----
- House Style: Traditional
- Gable roof type noted.
- Roof Structure: 2x8 and 2x10 Rafters 16" O.C. w/collar-ties, 2x8 ridge beam, Plywood roof boards.
- Vertical support of roof ridge beam noted.
- Exterior Walls: 2x4 wood framing.
- Main Floor Structure: 5x12 wood main beam supported by steel lally columns, 2x10 Joists 16" O.C. (w/cross braces), plywood floor boards.
- Foundation: Poured Concrete
- The foundation consisted of a combination of basement and slab-on-grade.



Main Floor Structure: 5x12 wood main beam supported by steel lally columns, 2x10 Joists 16" O.C. (w/cross braces), plywood floor boards.



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Main Floor Structure: 5x12 wood main beam shimmed at foundation wall; slate shims.



Roof Structure: 2x8 and 2x10 Rafters 16" O.C. w/collar-ties, 2x8 ridge beam, Plywood roof boards.

STRUCTURE Continued



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2. General Limitations & Conditions

- 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.
- Limitation: Structural components at Basement level were Mostly concealed by finishing systems; unable to fully inspect.

3. Foundation Walls

- Inspection of the foundation walls was limited by the fact that Most of the these walls were hidden from visual inspection. The Inspectors comments are limited to only those portions of the foundation walls he could view directly.
- Limitation: Foundation walls were Mostly concealed by finishing systems; unable to fully inspect.
- Limitation: Shelving & stored items limited visual access of foundation wall/s; unable to fully inspect.
- Evidence of Past water intrusion was observed at east side. (See Main Floor Structure comments)
- Visible areas of the foundation walls appeared dry at time of inspection.
- Settlement Cracks: Common settlement crack/s observed. These can be a pathway for water entry at some point.
- No unusual settlement cracks observed at the visible portions of the foundation walls at the time of inspection - In normal condition for age.
- Cracking visible at the foundation wall appeared typical of differential settlement. Differential settlement happens when one portion of the foundation settles at a rate different from adjacent portions of the foundation. Stresses are created at the point of changing support that are relieved by cracking. Generally, cracks that are less than 1/4" are not commonly regarded as being structurally significant. If further analysis is desired, the Inspector suggests that before the expiration of your **Inspection Objection Deadline** you consult with a structural engineer to determine the cause of cracking, the likelihood of continued damage, and to discuss options and **costs** for repair/stabilization.

STRUCTURE Continued



Cracking visible at the foundation wall appeared typical of differential settlement. Differential settlement happens when one portion of the foundation settles at a rate different from adjacent portions of the foundation. Stresses are created at the point of changing support that are relieved by cracking. The Inspector suggests that before the expiration of your Inspection Objection Deadline you consult with a structural engineer to more accurately determine the cause, and to discuss the need for repair and/or possible corrective measures. All work should be performed by a qualified contractor.

Limitation: Shelving & stored items limited visual access of foundation wall/s; unable to fully inspect.



Visible areas of the foundation walls appeared dry at time of inspection.



Visible areas of the foundation walls appeared dry at time of inspection.

STRUCTURE Continued

4. Floor Slab/Foundation

- Inspection of the concrete floor slab was limited by the fact that Most of the slab was hidden from visual inspection. The Inspectors comments are limited to only those portions of the slab he could view directly.
- Limitation: Concrete floor slab was Mostly concealed by Floor Covering; unable to fully inspect floor slab.
- Floor Covering: All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
- Floor Covering: Many slabs are found to contain cracks when the flooring or carpet and padding are removed, but there is no absolute standard for evaluating them. Those that are less than 1/4" wide and which exhibit no significant vertical or horizontal displacement are not regarded as being structurally threatening. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, particularly if roof drainage downspouts terminated next to the slab.
- No unusual settlement cracks were observed at the visible portions of the concrete floor slab at the time of inspection.
- Shrinkage cracks visible in the basement concrete floor slab are not a structural concern. Shrinkage is a natural part of the curing process of concrete and surface cracking is common.
- No evidence of moisture penetration was observed at the visible portions of the concrete floor slab at the time of inspection.
- Visible areas of the concrete slab appeared dry at time of inspection.
- **Common shrinkage/settlement cracks observed in concrete floor slab; these may leak at some point. The Inspector recommends hiring a foundation specialist to seal cracks with epoxy filler to prevent water infiltration, and monitor for further movement.**



Limitation: Concrete floor slab was Mostly concealed by Floor Covering; unable to fully inspect floor slab.



No evidence of moisture penetration was observed at the visible portions of the concrete floor slab at the time of inspection.

STRUCTURE Continued



Common shrinkage/settlement cracks observed in concrete floor slab; these may leak at some point.



Common shrinkage/settlement cracks observed in concrete floor slab; these may leak at some point.

5. Beams & Columns

- Main beam(s) and columns were Mostly finished/concealed; unable to fully inspect.
- No unusual signs of structural settlement observed at the visible portions of the beams and columns at the time of inspection.



Main beam(s) and columns were Mostly finished/concealed; unable to fully inspect.

6. Main Floor Structure

- The main floor structure was viewed from the Basement or lower level.
- Signs of Past moisture intrusion was observed in the form of stains at the east-side, bare section of the foundation wall.
- Inspection of the main floor structure was limited by the fact that Most of this structure was hidden from visual inspection. The Inspectors comments are limited to only those portions of the main floor structure that he could view directly.
- Limitation: Ceilings were Mostly Closed; unable to fully inspect main floor structure.
- Limitation: Insulation cover at Floor boards, joists, band joists and sill plates; unable to fully inspect main floor structure.
- No deficiencies were observed at the visible portions of the main floor structure.
- REPAIRS: Section of the Sill Plate at east side was replaced with pressure treated wood. Past termite water damage is suspected.
- Past termite activity noted at Sill plate at West wall of Basement. Refer to NPMA-33 report.

STRUCTURE Continued



Limitation: Ceilings were Mostly Closed; unable to fully inspect main floor structure.



Limitation: Insulation cover at Floor boards, joists, band joists and sill plates; unable to fully inspect main floor structure.



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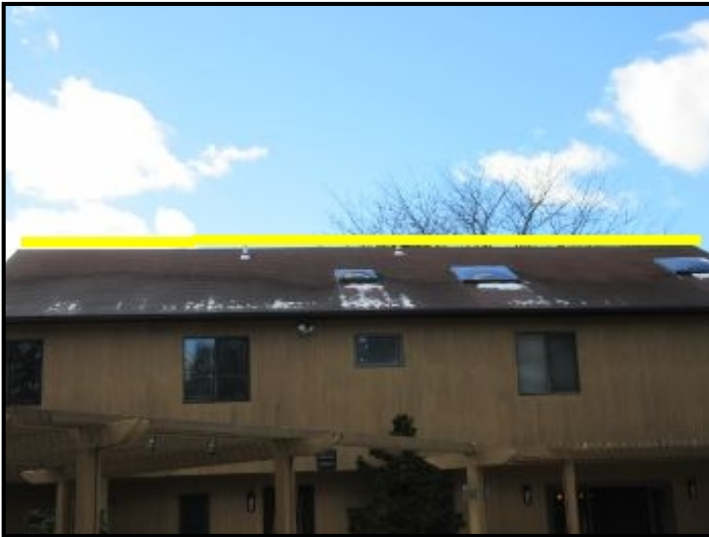
STRUCTURE Continued



Past termite activity noted at Sill plate at West wall of Basement. Refer to NPMA-33 report.

7. Roof Structure

- Roof ridge beam appeared fairly straight and even overall based on the age of the structure.
- No Significant structural defects observed at the visible portions of the roof structure - In normal condition for its age.
- **Moisture penetration noted at south end roof boards. Roof cover replacement is recommended.**



Roof ridge beam appeared fairly straight and even overall based on the age of the structure.



Roof structure in generally sound condition.

STRUCTURE Continued



Structure at northern end.



Moisture penetration noted at south end roof boards. Roof cover replacement is recommended.



Moisture penetration noted at south end roof boards. Roof cover replacement is recommended.

BASEMENT

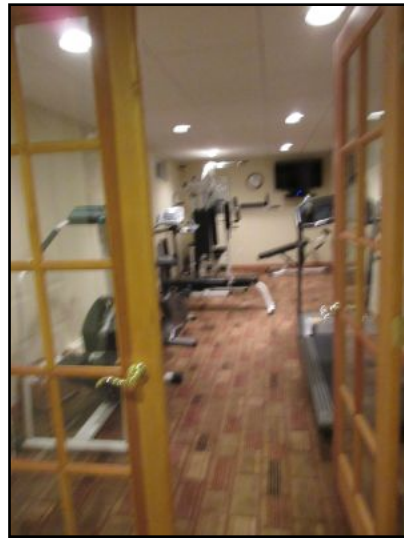
1. Basement General

- Mouse trap and bait station noted above hung ceiling.
- Refrigerator located in Basement was operating and frost free.
- Refrigerator appeared to be approximately 15+ yrs old.

BASEMENT Continued



BASEMENT Basement General



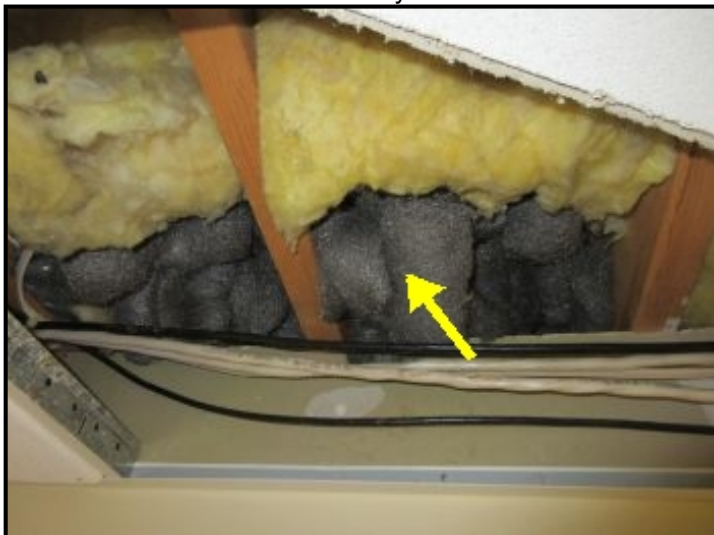
Exercise room



Hallway



Mouse trap and bait station noted above hung ceiling.



Steel wool used to prevent mice from entering above basement ceiling.



Refrigerator appeared to be approximately 15+ yrs old.

BASEMENT Continued



Refrigerator located in Basement was operating and frost free.



Office, location where utilities enter the home.



Office

2. Basement Windows

Type:

- Insulated glass windows noted.
- Vinyl framed Sliding windows noted.

3. Basement Window Conditions

- Windows appeared functional, at time of inspection.

4. Electrical / Lighting

BASEMENT Continued



LIFE SAFETY: Maintain functioning Smoke and Carbon Monoxide detectors near bedrooms and at each level of the home for Life Safety. Detectors are generally reliable for up to 5 yrs.

5. Dehumidification

Humidity Control: It is advised to use a Dehumidifier to maintain lower humidity levels and to prevent bio-growth in the basement. Acceptable levels are 45-55% during the cooling season and 35-45% during the heating season. Modern dehumidifiers are equipped with a humidity gauge to monitor humidity levels.



Humidity Control: It is advised to use a Dehumidifier to maintain lower humidity levels and to prevent bio-growth in the basement. Acceptable levels are 45-55% during the cooling season and 35-45% during the heating season. Modern dehumidifiers are equipped with a humidity gauge to monitor humidity levels.

ATTIC

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

ATTIC Continued

1. Attic General

- Inspection by walking through attic where possible.
- Debris and unused ducts observed in attic left behind from past construction activities. Suggest removing debris. in order to move more safely through attic space.



Debris observed in attic left behind from past construction activities. Suggest removing debris. in order to move more safely through attic space.



Unused set of A/C refrigerant piping noted.



Looking south.



Debris/unused ducts observed in attic left behind from past construction activities. Suggest removing debris. in order to move more safely through attic space.

ATTIC Continued



Signs of past nest droppings at north end of attic, perhaps from birds nesting in the ridge vent above. No signs of present activity here.

2. Access

- Scuttle Hole located in south Bedroom (2nd floor) closet.
- Attic entry is restrictive.
- IMPROVE: Recommend professional installation of a Pull Down Ladder for ease of access to attic and for servicing the air handling units installed in the attic..
- Access is limited due to the placement of **HVAC** systems.
- No floor boards in attic, with insulation cover at attic floor joist cavities. Inspector could not safely access all areas of the attic without risking damage to insulation and drywall ceilings below. This limited accessibility into attic for more thorough inspection of attic and roof structure. Recommend providing additional planks or floor boards for the needed access.
- Recommend providing additional planks or floor boards for the needed access.



No floor boards in attic, with insulation cover at attic floor joist cavities. Inspector could not safely access all areas of the attic without risking damage to insulation and drywall ceilings below. This limited accessibility into attic for more thorough inspection of attic and roof structure. Recommend providing additional planks or floor boards for the needed access.

ATTIC Continued

3. Insulation

Description:

- Fiberglass batts with kraft paper facing noted.
- Installed in joist cavities.
- Installed in wall cavities of vaulted ceiling areas.
- Insulation depth varies 6 - 8 inches (R-24 overall). NOTE: Latest energy conservation standards call for 9-10 inches (R-30). Additional insulation may be installed where possible for enhanced energy efficiency of the home.



Installed in joist cavities.



Insulation depth varies 6 - 8 inches (R-24 overall). NOTE: Latest energy conservation standards call for 9-10 inches (R-30). Additional insulation may be installed where possible for enhanced energy efficiency of the home.



Installed in wall cavities of vaulted ceiling areas.



Installed in joist cavities.

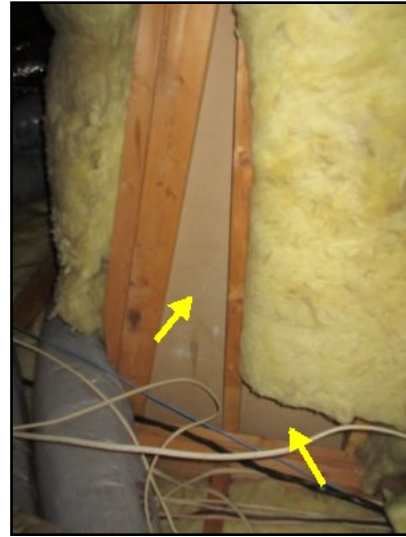
4. Insulation Condition

- The inspector observed few deficiencies in the condition of the thermal insulation at the time of the inspection. Notable exceptions will be listed in this report.
- Insulation is missing in some sections of the attic floor.
- Insulation is missing at section of vaulted ceiling. Recommend restoring missing insulation.

ATTIC Continued



Insulation is missing in some sections of the attic floor.



Insulation is missing at section of vaulted ceiling. Recommend restoring missing insulation.

5. Ventilation

- Gable-end louver vents noted
- Ridge exhaust venting noted at north end of attic.



Ridge exhaust venting noted at north end of attic.

ELECTRICAL

1. Electrical Service Entrance

- Underground service lateral; 120/240 volts.
- No major system safety or function concerns noted at time of inspection.

ELECTRICAL Continued



Underground service lateral; 120/240 volts. No major system safety or function concerns noted at time of inspection.

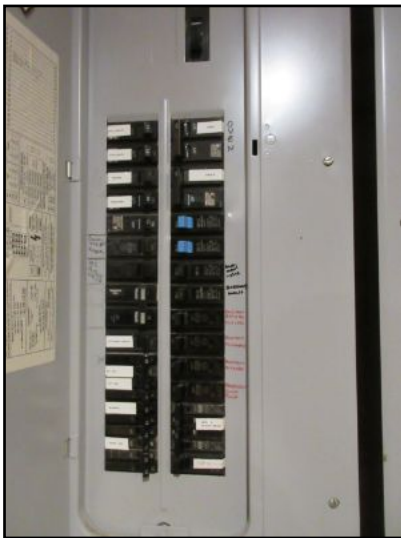


Grounding Rod and cable connection noted at service entrance.

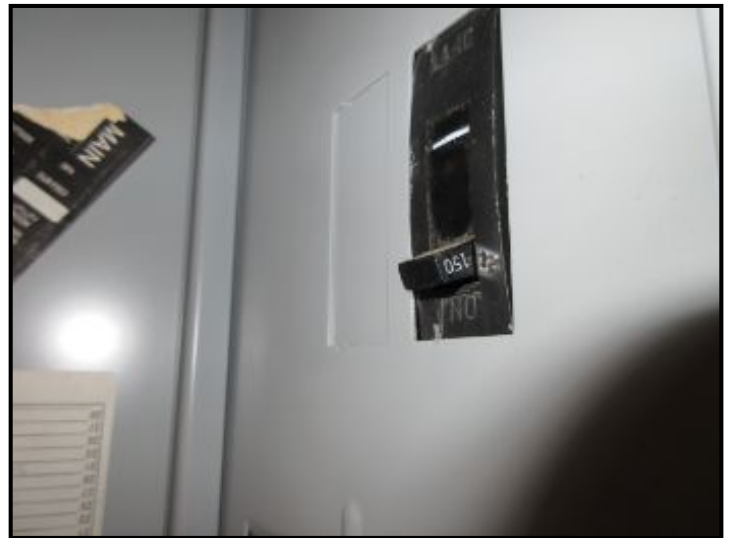
2. Main Panel(s)

Description:

- Main Panel #1 in Basement at Side wall.
- Main Panel #1 Main Disconnect: 150 amp main **breaker** serves Part of the property.
- Main Panel #1: 30 circuit breaker spaces; 0 spare breaker space(s) noted.
- Main Panel #2 in Basement at Side wall.
- Main Panel #2 Main Disconnect: 150 amp main breaker serves Part of the property.
- Main Panel #2: 20 circuit breaker spaces; 0 spare breaker space(s) noted.



Main Panel #1: 30 circuit breaker spaces; 0 spare breaker space(s) noted.



Main Panel #1 Main Disconnect: 150 amp main breaker serves Part of the property.

ELECTRICAL Continued



Main Panel #2: 20 circuit breaker spaces; 0 spare breaker space(s) noted.



Main Panel #2 Main Disconnect: 150 amp main breaker serves Part of the property.

3. Main Panel Conditions

- Neutral bus grounding observed. Suggest having electrician ensure that ground is continuous.
- Distribution wiring observed consisted of copper, non-metallic sheathed cable.

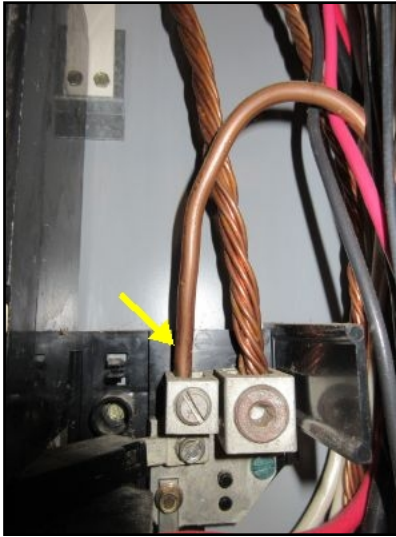


Main panel interior checked.



Distribution wiring observed consisted of copper, non-metallic sheathed cable.

ELECTRICAL Continued



Neutral bus grounding observed. Suggest having electrician ensure that ground is continuous.

GFCI & Receptacles

1. GFCI Protection

- This inspection report serves to identify missing and defective **GFCI** protected receptacles at water source locations.
- Current Standard: GFCI protected receptacles are currently required in all bathrooms, kitchen counter tops, garages, outdoors, laundry areas, unfinished basements, crawlspaces at or below grade, and other potentially wet areas. --> We recommend a licensed electrician provide the updates and repairs based on the report comments for occupant safety.

HEATING

1. Heating Equipment

Description:

- Oil-fired Heating Equipment located in Basement was operable.
- Cast Iron Forced Hot Water Boiler; Manufactured by New Yorker.

HEATING Continued



Oil-fired Heating Equipment located in Basement was operable.

2. Heating Equip. Data/Service Life

- Boiler data plate indicates a nominal heating capacity of 153,000 Btu/hr.
- Unit data plate/serial no. did not reveal the manufacture date of the unit. Based on the conditions, we estimate that this is the originally installed unit; approximately 30 yrs old.
- Normal design service life expectancy of a Cast Iron Boiler is 40 yrs with proper maintenance.



Unit data plate/serial no. did not reveal the manufacture date of the unit. Based on the conditions, we estimate that this is the originally installed unit; approximately 30 yrs old. Normal design service life expectancy of a Cast Iron Boiler is 40 yrs with proper maintenance.

3. Heating Equip. Condition

- Burner fired by **thermosta**.
- Rust stains and surface rust on boiler casing and piping from past piping leak/s. Recommend monitoring and repair/improve connection if necessary when unit is serviced by HVAC **contractor**.
- **Service Tag indicates the boiler was last serviced on 3/10/2017, over 1 year ago. Recommend annual inspection/maintenance be performed by a licensed HVAC contractor to ensure safe and efficient operation.**
- **No oil filter used for boiler; suggest adding an oil filter to improve the operation and longevity of the boiler.**
- **No Smoke and Carbon Monoxide Detectors observed in vicinity of furnace room. -- LIFE SAFETY CONCERN: Maintain functioning Smoke / Carbon Monoxide detectors at each level of the home. Detectors are generally reliable for up to 5 yrs.**

HEATING Continued



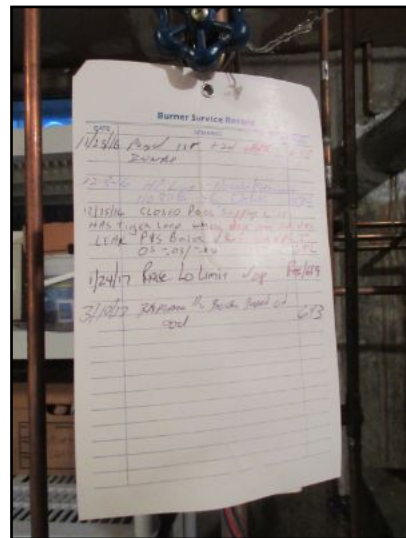
Oil Burner: Remote Emergency Shut-off switch noted.



Oil shut-off valve only. No oil filter used for boiler; suggest adding an oil filter to improve the operation and longevity of the boiler.



TPR (Temperature Pressure Relief) valve and discharge pipe show no deficiencies.



Service Tag indicates the boiler was last serviced on 3/10/2017, over 1 year ago. Recommend annual inspection/maintenance be performed by a licensed HVAC contractor to ensure safe and efficient operation.

HEATING Continued



Rust stains and surface rust on boiler casing and piping from past piping leak/s. Recommend monitoring and repair/improve connection if necessary when unit is serviced by HVAC contractor



Cast Iron Forced Hot Water Boiler; Manufactured by New Yorker. Burner fired by thermostat.

4. Fuel - Oil Supply

- Oil tank fill cap and vent pipes located at the North exterior of the home.
- Oil tank located at the North exterior of the home.
- Newer above ground oil tank showed no signs of leakage.
- Tank data tag indicates a nominal capacity of 275 gals. and a manufacture date of 6/2018 (0.25 yr old).
- Oil tank gauge indicated the tank was approx. 3/4 full at time of inspection.
- Oil lines (from underground oil tank) embedded in concrete slab is not in compliance with current standards. Installation of above slab line/s recommended in order to reduce possibility of corrosion. Unused oil lines (for pool heater) noted in basement due to new above ground tank installation.

• Oil tank fill/vent pipes emerging from the ground at the North side of the house; underground oil tank in use. Underground oil tanks pose an environmental problem should they leak and can be costly to clean up. Inspector recommends having the seller test the underground tank for possible leakage. Tanks that show leakage must be removed from the ground or filled with a chemically inert solid, such as sand. Groundwater contaminants too must be removed by pumping air through the water, which causes volatile petroleum compounds to vaporize and biodegrade naturally. The process of treating or removing the tank, water and soil, known as remediation, costs thousands of dollars and is not guaranteed to succeed.

Inspector suggests requesting to have the Seller remove or abate this oil tank and provide for new oil supply to boiler prior to settlement; for more info go to <http://www.dec.ny.gov/chemical/32263.html>

HEATING Continued



Oil tank fill/vent pipes emerging from the ground at the North side of the house; underground oil tank in use.



Above ground fuel oil tank currently dedicated to the pool heater.



Newer above ground oil tank showed no signs of leakage.



Tank data tag indicates a nominal capacity of 275 gals. and a manufacture date of 6/2018 (0.25 yr old).

HEATING Continued



Oil tank gauge indicated the tank was approx. 3/4 full at time of inspection.



Oil lines (from underground oil tank) embedded in concrete slab is not in compliance with current standards. Installation of above slab line/s recommended in order to reduce possibility of corrosion. Unused oil lines (for pool heater) noted in basement due to new above ground tank installation.

5. Furnace Venting

- Metal single wall vent pipe noted.
- **Combustion Air** Venting: There may be two fuel-burning appliances in the basement utility/furnace room, furnace and water heater. All fuel-burning appliances must be provided with enough fresh air for proper combustion and ventilation of flue gases. In this home, these appliances are using indoor air for ventilation and combustion. Other than the door opening--there is no visible venting into the utility/furnace room. With the door closed--there may be a lack of combustion air, resulting in hazardous Carbon Monoxide (CO) entering into the dwelling- living areas.
- **COMBUSTION AIR REQUIRED:** The room containing fuel-burning appliances and all communicating spaces must have a combined volume of not less than 50 cubic feet per 1,000 Btu/h of the combined input rating of all appliances installed in that space. Two permanent louvered openings connecting adjacent spaces shall be provided: one within 12 inches from the ceiling and one within 12 inches from the floor of the adjoining spaces. The net free area of each opening shall be a minimum of 1 square inch per 1,000 Btu/h of the aggregate input rating of the installed appliances and shall not be less than 100 square inches. The openings are not required if a fully louvered door to the furnace room is provided.
- **There is no visible permanent venting into furnace room, other than the door staying open. Recommend HVAC contractor or trade professional install appropriate vents into the basement furnace room. Refer to Combustion Air Requirement.**

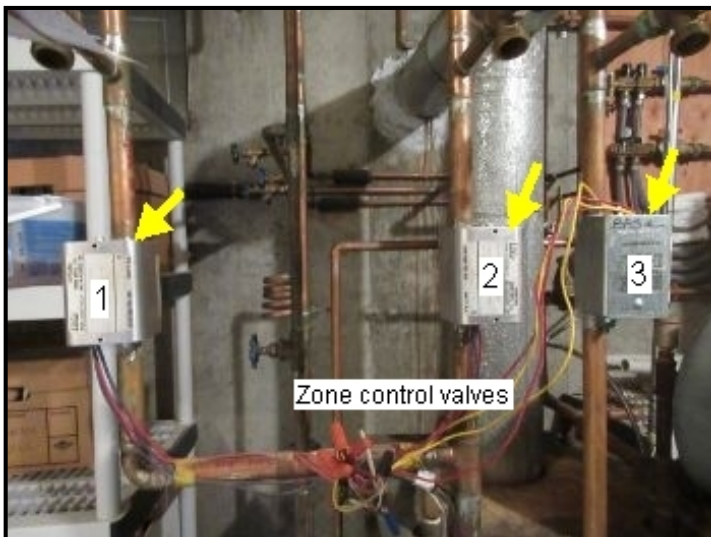
HEATING Continued



There is no visible permanent venting into furnace room, other than the door staying open. Recommend HVAC contractor or trade professional install appropriate vents into the basement furnace room. Refer to Combustion Air Requirement.

6. Heat Distribution

- 4-zone heating system noted.
- Baseboard convectors noted
- Radiant subfloor heat in kitchen; not tested at time of inspection. Suggest testing prior to close, during walk-thru perhaps by turning up thermostat and checking for floor warm-up temperature not to exceed 85 degF.
- Maintenance: Forced hot water distribution piping and convectors/radiators generally need to be purged (bled) of entrapped air from time to time to enable their full heating capability.
- Copper and black iron piping noted.
- **PEX** tubing noted.



4-zone heating system noted, including kitchen radiant floor zone.



Radiant subfloor heat in kitchen; not tested at time of inspection. Suggest testing prior to close, during walk-thru perhaps by turning up thermostat and checking for floor warm-up temperature not to exceed 85 degF.

COOLING

1. A/C EQUIPMENT

Description:

- Multiple Central A/C split-systems, each with outdoor condenser and Ducted indoor air handler.
- AC#1 Condenser: corresponding Air Handler located in the Attic serves the 1st floor & Basement.
- AC#2 Condenser: corresponding Air Handler located in the Attic serves the 2nd floor.
- Central Air Handler (A/C#1) located in Attic.
- Central Air Handler (A/C#2) located in Attic.



Multiple Central A/C split-systems, each with outdoor condenser and Ducted indoor air handler.



AC#1 Condenser: corresponding Air Handler located in the Attic serves the 1st floor & Basement.



AC#2 Condenser: corresponding Air Handler located in the Attic serves the 2nd floor.



Central Air Handler (A/C#2) located in Attic.

COOLING Continued



Central Air Handler (A/C#1) located in Attic.

2. A/C Equip. Data/Service Life

- AC#1 Rheem Condensing Unit data plate/serial no. indicates a cooling capacity of 4 tons, and a manufacture date of 1/2010, (8.75 yrs old).
- AC#2 Rheem Condensing Unit data plate/serial no. indicates a cooling capacity of 3.5 tons, and a manufacture date of 3/2015, (3.7 yrs old).
- AC#2 Rheem Air Handling Unit data plate/serial no. indicates a cooling capacity of 4 tons, and a manufacture date of 5/2015, (3.6 yrs old).
- AC#1 Rheem Air Handling Unit data plate/serial no. indicates a cooling capacity of 3 tons, and a manufacture date of 6/2000, (18.5 yrs old).



AC#1 Rheem Condensing Unit data plate/serial no. indicates a cooling capacity of 4 tons, and a manufacture date of 1/2010, (8.75 yrs old).



AC#2 Rheem Condensing Unit data plate/serial no. indicates a cooling capacity of 3.5 tons, and a manufacture date of 3/2015, (3.7 yrs old).

COOLING Continued



AC#2 Rheem Air Handling Unit data plate/serial no. indicates a cooling capacity of 4 tons, and a manufacture date of 5/2015, (3.6 yrs old).



AC#1 Rheem Air Handling Unit data plate/serial no. indicates a cooling capacity of 3 tons, and a manufacture date of 6/2000, (18.5 yrs old).

3. A/C Equip. Condition

- AC#1 condenser is not level; this may shorten motor life. Suggest leveling mounting pad or unit itself.
- AC#1 Outdoor refrigerant **pipe insulator** is deteriorated/missing at outdoor condenser. Recommend replacing outdoor deteriorated/missing insulation for the larger suction line.
- Basement through-wall A/C noted. Recommend lowering soil level to prevent contact with A/C metal casing to prolong the life of the unit.
- A/C Equipment Service Tag: None present.
- Refrigerant pipe insulation not covering entire pipe in attic space where condensation can form and drip onto insulation. Recommend HVAC technician review conditions and make any corrective repairs.



AC#1 Outdoor refrigerant pipe insulation is deteriorated/missing at outdoor condenser. Recommend replacing outdoor deteriorated/missing insulation for the larger suction line.



AC#1 condenser is not level; this may shorten motor life. Suggest leveling mounting pad or unit itself.

COOLING Continued



Basement through-wall A/C noted. Recommend lowering soil level to prevent contact with A/C metal casing to prolong the life of the unit.



Refrigerant pipe insulation not covering entire pipe in attic space where condensation can form and drip onto insulation. Recommend HVAC technician review conditions and make any corrective repairs.

HVAC COMPONENTS

1. Thermostats

- Digital Programmable type thermostat noted in Basement.
- Digital Programmable type thermostat noted in Kitchen/general area.
- Digital Programmable type thermostat noted in Hallway (2nd floor).
- Digital Programmable type thermostat noted in Master bedroom.
- Recommend that the client have the homeowner provide the instructions for programming or show the client how to do so.
- Thermostats are not checked for calibration or timed functions.
- Multiple heating/cooling thermostats noted. Suggest seller identify which thermostats control which zones for heating/cooling purposes prior to close.



Digital Programmable type thermostat noted in Basement.



Digital Programmable type thermostat noted in Kitchen/general area.

HVAC COMPONENTS Continued



Digital Programmable type thermostat noted in Hallway (2nd floor).



Digital Programmable type thermostat noted in Master bedroom.

2. Filters

- AC#1: Disposable filter located in filter-grille at Hallway (2nd floor) ceiling.
- AC#2: Disposable filter located in filter-grille at Hallway (2nd floor) ceiling.
- MAINTENANCE: The air filters should be inspected monthly during the operational months and replaced or cleaned as required. Remember that dirty filters are the most common cause of inadequate cooling/heating performance.



AC#1: Disposable filter located in filter-grille at Hallway (2nd floor) ceiling.



AC#2: Disposable filter located in filter-grille at Hallway (2nd floor) ceiling.

FIREPLACES

FIREPLACES Continued

1. Fireplace

- Wood burning fireplace in Den on Main level.
- Masonry fireplace noted.
- Appeared in serviceable condition.
- Damper was operable; opened and closed several times.
- Signs of high usage noted based on the amount of ash and soot.
- Recommend having the fireplace professionally cleaned and evaluated by a specialist and address any issues found before using. Honest Chimney, Inc (516) 731-7918. • **Gap noted between sheet metal for combustion air inlet and hearth, exposing the wood subfloor to the fireplace where embers can enter; potential fire hazard. Recommend fireplace specialist review and provide the appropriate repair.**
- **Gap noted in rear corner mortar joint. Recommend fireplace specialist review and provide the appropriate repair.**



Wood burning fireplace in Den on Main level.



Masonry fireplace noted. Appeared in serviceable condition.



Damper was operable; opened and closed several times.



Gap noted between sheet metal for combustion air inlet and hearth, exposing the wood subfloor to the fireplace where embers can enter; potential fire hazard. Recommend fireplace specialist review and provide the appropriate repair.

FIREPLACES Continued



Gap noted in rear corner mortar joint. Recommend fireplace specialist review and provide the appropriate repair.

SMOKE & CO DETECTORS

1. Smoke/CO Detectors

- LIFE SAFETY: Maintain functioning Smoke and Carbon Monoxide detectors near bedrooms and at each level of the home for Life Safety. Detectors are generally reliable for up to 5 yrs.

PLUMBING

1. PLUMBING General

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

2. Water Service Entrance

- Public water service entrance located in basement.
- Water Service Entrance: 3/4" Copper line with shutoff valve/s. Meter external to the structure.
- **Backflow preventer** for sprinkler system noted.
- **Grounding at service entrance is missing. Recommend licensed electrician provide the proper grounding connections.**

PLUMBING Continued



Public water service entrance located in basement.



Backflow preventer for sprinkler system noted.



Grounding at service entrance is missing. Recommend licensed electrician provide the proper grounding connections.

3. Water Supply Piping

- Supply Pipe Materials observed include: Copper and Brass tubing.
- Most water supply pipes were not visible for inspection due to finished ceilings and walls.
- Cross connections: Unknown.

4. Water Pressure

- Water pressure measured 80 pounds per square inch (**psi**) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.
- Generally, the water flow/pressure in the home was satisfactory.

PLUMBING Continued



Water pressure measured 80 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

5. Drain/Waste/Vent Pipes

- Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.
- Whole-house trap was not accessible in basement office area during inspection. Request seller to provide visual access prior to close.
- Leaks: None observed in basement at time of inspection.
- Waste vent and exit pipe at North Side of house.
- Waste disposal type was not conclusive. Recommend having seller verify whether there's public or private waste disposal.

6. Sewage Ejector

- The home had a sewage ejector installed in a pit in the basement floor. Sewage ejectors are designed to pump waste from lower-level drain/waste pipes up to the main sewer pipe, which is drained by gravity. Typical examples of homes requiring a sewage ejector are homes with finished basements and hillside homes.
- The sewage ejector pump was operable at the time of the inspection.



The sewage ejector pump was operable at the time of the inspection.

PLUMBING Continued

7. Cesspool

- The selling agent mentioned that the home had a private onsite wastewater sewage treatment system and that the cesspools were replaced 7-8 yrs ago. Inspection of such systems lie beyond the scope of the General Home Inspection and the Inspector did not inspect it.

WATER HEATER

1. WATER HEATER

Description:

- Tankless coil water heater, integral to the heating system was operable. This type water heater typically provides hot water capacity adequate for a household of 3-4 people.
- Diversified Heat Transfer manufactured tankless water heater data plate/serial no. did not reveal the manufacture date of the unit. We estimate the unit to be approximately 15+ yrs old.
- Tankless Coil Water Heater service life expectancy is typically 10-15 yrs. This varies depending on the design of the unit, water quality, location and quality of installation, and maintenance schedule. With proper maintenance it is possible to increase the lifespan of your water heater.
- Unit's general condition indicates that it has reached its designed life expectancy. Consider replacement. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.



Diversified Heat Transfer manufactured tankless water heater data plate/serial no. did not reveal the manufacture date of the unit. We estimate the unit to be approximately 15+ yrs old.



Unit's general condition indicates that it has reached its designed life expectancy. Consider replacement. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

BATHROOMS

1. Bathroom#B Description

Basement Bathroom, Toilet, Vanity, Stall Shower , Exhaust Fan, Heat lamp, Baseboard heat, Floor: Ceramic tile, Shower/Tub Walls: Ceramic tile

BATHROOMS Continued



Basement Bathroom

2. Bathroom#B Condition

- Leaks: None observed at time of inspection.
- GFCI protected receptacle/s in place and operational.
- Shower wall corner grout (movement joint) is cracked. This is common; suggest replacing grout with matching silicone based sealant at corner movement joints.



Shower wall corner grout (movement joint) is cracked. This is common; suggest replacing grout with matching silicone based sealant at corner movement joints.

3. Bathroom#1 Description

1st Floor Hall Bathroom, Toilet, Vanity, Stall Shower, Window, Exhaust Fan, Baseboard heat & A/C register, Floor: Marble tile, Shower/Tub Walls: Marble tile

BATHROOMS Continued



1st Floor Hall Bathroom

4. Bathroom#1 Condition

- Leaks: None observed at time of inspection. • Shower wall/floor corner grout (movement joint) has slight cracks. This is common; suggest replacing grout with matching silicone based sealant at corner movement joints.
- No power at non-GFCI type receptacle/s at time of inspection. Suggest seller verify power supply prior to close. Refer to Electrical heading comments.
- Bathroom exhaust fan was not operable at time of inspection. Power source is likely same as the wall outlet.



Bathroom exhaust fan was not operable at time of inspection. Power source is likely same as the wall outlet.



No power at non-GFCI type receptacle/s at time of inspection. Suggest seller verify power supply prior to close. Refer to Electrical heading comments.

BATHROOMS Continued



Shower wall/floor corner grout (movement joint) has slight cracks. This is common; suggest replacing grout with matching silicone based sealant at corner movement joints.

5. Bathroom#2 Description

2nd Floor Hall Bathroom, Toilet, Vanity, Built-in Tub, Window, Skylight, Exhaust Fan, Baseboard heat & A/C register,
Floor: Ceramic tile, Shower/Tub Walls: Ceramic tile



2nd Floor Hall Bathroom



Skylight

6. Bathroom#2 Condition

- Leaks: None observed at time of inspection. • Bathroom exhaust fan operable but Noisy.
- Tub perimeter grout (movement joint) is cracked/missing. Suggest replacing grout with matching silicone based sealant at movement joints.
- Wall tile grout cracked/missing; suggest grout repair/s.
- Tub base grout is cracked/missing at floor joint. Suggest grout repair to prevent water entry beneath floor tiles.

BATHROOMS Continued



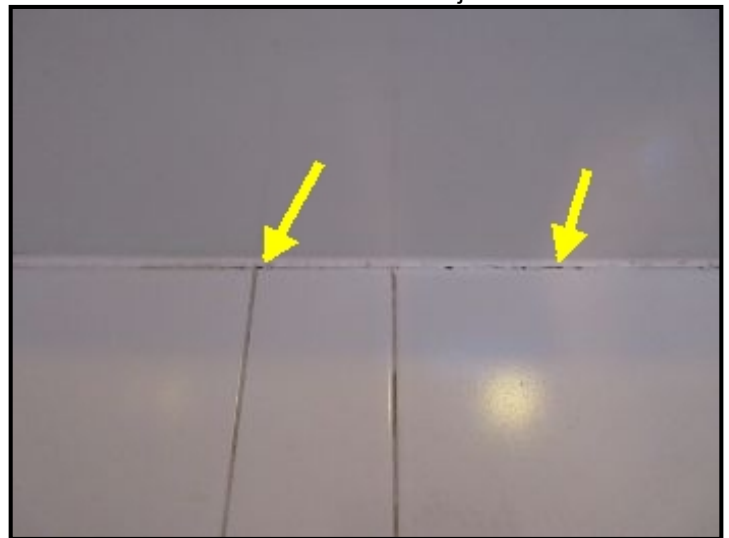
Tub perimeter grout (movement joint) is cracked/missing. Suggest replacing grout with matching silicone based sealant at movement joints.



Tub perimeter grout (movement joint) is cracked/missing. Suggest replacing grout with matching silicone based sealant at movement joints.



Wall tile damaged, grout cracked/missing; suggest tile and grout repair/s.



Tub base grout is cracked/missing at floor joint. Suggest grout repair to prevent water entry beneath floor tiles.

7. Bathroom#3 Description

Master Bathroom, Toilet, Vanity, Stall Shower , Shower steam generator; operable., Whirlpool; operable., Window, Skylight, Exhaust Fan, Baseboard heat & A/C register, Floor: Marble tile, Shower/Tub Walls: Marble tile

BATHROOMS Continued



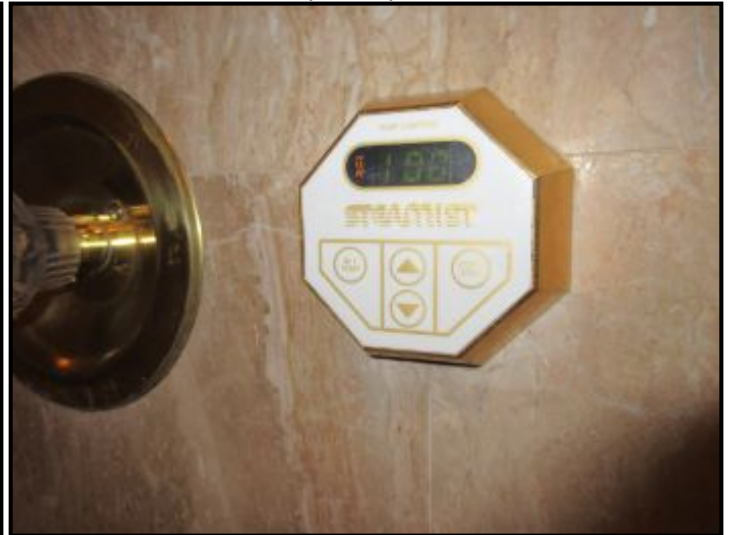
Master Bathroom



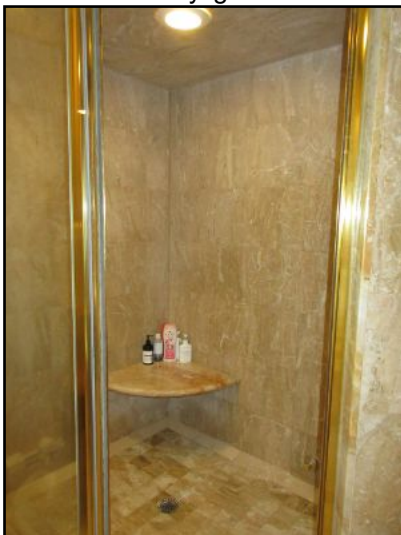
Whirlpool; operable.



Skylight



Shower steam generator; operable.



Stall Shower



Shower steam generator; operable.

BATHROOMS Continued

8. Bathroom#3 Condition

- Leaks: None observed at time of inspection.
- Shower head had water deposits/stains. • Shower recessed light not adequately seated/sealed; suggest repair by a licensed electrician.
- Shower wall corner grout (movement joint) is cracked. This is common; suggest replacing grout with matching silicone based sealant at corner movement joints.
- No power at non-GFCI type receptacle/s at time of inspection. Suggest seller verify power supply prior to close. Refer to Electrical section.



Shower head had water deposits/stains.



Shower recessed light not adequately seated/sealed; suggest repair by a licensed electrician.



Shower wall corner grout (movement joint) is cracked. This is common; suggest replacing grout with matching silicone based sealant at corner movement joints.



KITCHEN - 1st Floor

1. Kitchen (First Floor)



KITCHEN - 1st Floor Kitchen (First Floor)

2. Vent Hood/Fan



Exterior vented type hood fan with grease filter and light was operable.

3. Sink(s)

- Leaks: None Observed
- Kitchen has a Stainless steel - under mounted sink.
- Faucets operated normally at time of inspection.

KITCHEN - 1st Floor Continued



Faucets operated normally at time of inspection.

4. Cook Top

- Electric Cooktop
- Cook top had broken right-side temperature control knob. Exact knob replacements may be available for purchase, or generic ones may be purchased.
- Cook top elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.



Electric Cooktop



Cook top had broken right-side temperature control knob. Exact knob replacements may be available for purchase, or generic ones may be purchased.

KITCHEN - 1st Floor Continued



Cook top elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

5. Oven

- Gas Oven; operable. No warranties or guarantees of this or any other appliance can be offered.



Gas Oven; operable. No warranties or guarantees of this or any other appliance can be offered.

6. Refrigerator

- Refrigerator/freezer operating and frost free.
- Water/ice dispenser was operable.

KITCHEN - 1st Floor Continued



Refrigerator/freezer operating and frost free.

7. Microwave



Microwave appeared operable at time of inspection.

8. Floor

- Porcelain tile noted.
- No defects noted.

KITCHEN - 1st Floor Continued



Porcelain tile noted.



No defects noted.

LAUNDRY

1. Laundry



LAUNDRY Laundry



Leaks: No signs observed at time of inspection.

2. Appliances

- Washer was operable. Estimated age of the Washer is 5+ yrs.
- Electric dryer was operable. Estimated age of the dryer is 5+ yrs.

LAUNDRY Continued



Electric dryer was operable. Estimated age of the dryer is 5+ yrs.



Washer was operable. Estimated age of the Washer is 5+ yrs.

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. INTERIOR



Bedroom (1st floor)



Living room

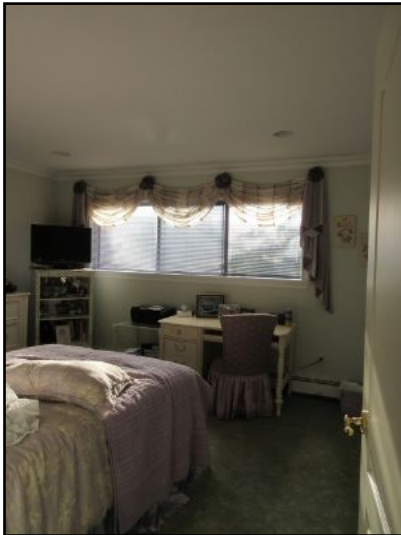
INTERIOR AREAS Continued



Den



Master bedroom suite



Bedroom (2nd floor, front)



Bedroom (2nd floor, rear)



Bedroom (2nd floor, rear corner)



Den (2nd floor)

INTERIOR AREAS Continued

2. Ceiling Conditions

- 2nd floor, front eave storage space: Unrepaired opening in ceiling noted.



2nd floor, front eave storage space: Unrepaired opening in ceiling.

3. Floors

- Hardwood flooring noted throughout 1st floor in good condition.



Hardwood flooring noted throughout 1st floor in good condition.

4. Doors

- Door lever minor repair needed for Bedroom (2nd floor, rear).

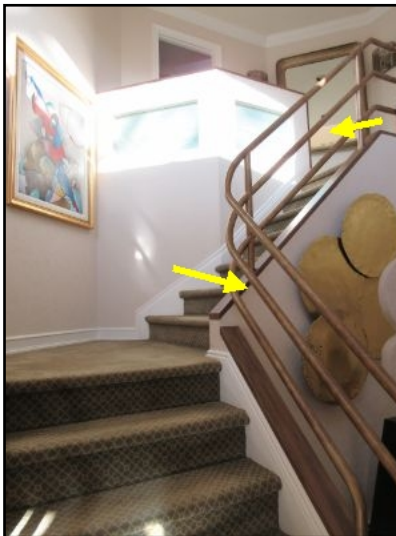
INTERIOR AREAS Continued



Door lever minor repair needed for Bedroom (2nd floor, rear).

5. Stairs & Handrail

- Modern **handrail** without balusters allow for openings greater than 4", allowing a child to potentially slip through causing possible injury.



Modern handrail without balusters allow for openings greater than 4", allowing a child to potentially slip through causing possible injury.

6. Smoke/CO Detectors

INTERIOR AREAS Continued



LIFE SAFETY: Maintain functioning Smoke and Carbon Monoxide detectors near bedrooms and at each level of the home for Life Safety. Detectors are generally reliable for up to 5 yrs.

7. Dining Room



INTERIOR AREAS Dining Room

WINDOWS

1. Window Types

- Double-pane, insulated windows were noted.
- Vinyl framed Sliding windows noted.
- Vinyl framed Double Hung windows noted.
- Aluminum framed Double Hung windows noted; original windows (30 yrs old).
- Aluminum framed Sliding windows noted; original windows (30 yrs old).
- Wood framed Casement windows noted.

WINDOWS Continued



Aluminum framed Double Hung windows noted; original windows (30 yrs old).



Wood framed Casement windows noted.

2. Window Condition

- At the time of the inspection, the Inspector observed Significant deficiencies in the condition of windows of the home. Notable exceptions will be listed in this report. • All remaining Aluminum framed windows at 1st & 2nd floors had a manufacture year stamp of 1987 (approx. 30 yrs old).
- Normal design service life expectancy of Aluminum/Aluminum-Clad windows is 15-20 yrs.
- Glazing of the original aluminum windows in the home exhibited moderate to severe deterioration. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacing the original aluminum windows.



All remaining Aluminum framed windows at 1st & 2nd floors had a manufacture year stamp of 1987 (approx. 30 yrs old).

3. Window Glazing

- Condensation visible in the double-pane glazing of windows in the Bedroom (2nd floor, front) indicated a loss of thermal integrity.
- Condensation visible in the double-pane glazing of a window in the Bedroom (2nd floor rear-corner) indicated a loss of thermal integrity.
- Condensation visible in the double-pane glazing of windows in the Den (2nd floor) indicated a loss of thermal integrity.

WINDOWS Continued



Condensation visible in the double-pane glazing of windows in the Bedroom (2nd floor, front) indicated a loss of thermal integrity.



Condensation visible in the double-pane glazing of a window in the Bedroom (2nd floor rear-corner) indicated a loss of thermal integrity.



Condensation visible in the double-pane glazing of windows in the Den (2nd floor) indicated a loss of thermal integrity.

4. 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.
- A representative number of windows were inspected. All were operable when tested.

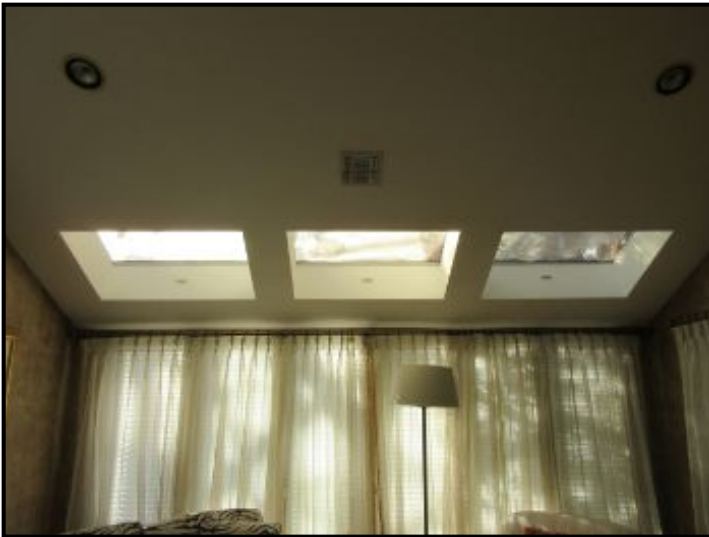
SKYLIGHTS

SKYLIGHTS Continued

1. Skylights

Observations:

- Interior signs of a leak at living room skylight; suggest qualified roofing contractor investigate source of leak and ensure proper seal until roof cover is replaced.
- Although no condensation was visible at the time of the inspection, staining and etching of the glass at skylights in the Living room indicates a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss costs for replacement.



Living room skylights



Although no condensation was visible at the time of the inspection, staining and etching of the glass at skylights in the Living room indicates a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

SKYLIGHTS Continued



Although no condensation was visible at the time of the inspection, staining and etching of the glass at skylights in the Living room indicates a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.



Interior signs of a leak at living room skylight; suggest qualified roofing contractor investigate source of leak and ensure proper seal until roof cover is replaced.



Master bedroom suite

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.

ROOF Continued

1. Roof General

- Shingle Type: Architectural.
- 1 layer/s of asphalt shingles noted.
- Ice shield was noted.
- Inspected: Walked on the roof.
- Partially snow covered, not fully inspected.



1 layer/s of asphalt shingles noted. Ice shield was noted.

2. Roof Condition

- The Inspector observed deficiencies in the condition of the composition asphalt shingle roof-covering material. Notable exceptions will be listed in this report.
- Asphalt composition shingles covering the roof of this home exhibited general deterioration commensurate with the age of the roof.
- Past roof repair noted.
- Exposed nail heads on roofing material. Recommend sealing all fastener heads.
- Signs of past shingle damage caused by tree branches abrading shingle edges.
- Maintenance: Trim trees/shrubs that are in contact or proximity to home, as branches can abrade siding and damage roofing.
- The top asphalt roof covering showed conditions consistent with 30 yr old shingles.
- Normal design service life expectancy for Architectural Asphalt Shingles is 25-30 yrs depending on local conditions.
- At the time of the inspection, asphalt composition shingles covering the roof of this home appeared to be at or near the end of their useful lives. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss costs for replacement.

ROOF Continued



Past roof repair noted.



At the time of the inspection, asphalt composition shingles covering the roof of this home appeared to be at or near the end of their useful lives.



Exposed nail heads on roofing material. Recommend sealing all fastener heads.



Signs of past shingle damage caused by tree branches abrading shingle edges.

ROOF Continued



Asphalt composition shingles covering the roof of this home exhibited general deterioration commensurate with the age of the roof (30 yrs).



At the time of the inspection, asphalt composition shingles covering the roof of this home appeared to be at or near the end of their useful lives.



The top asphalt roof covering showed conditions consistent with 30 yr old shingles.

3. Skylights

- Skylight flashings covered with organic debris; suggest qualified roofing contractor ensure proper seal around skylight/s temporarily until roof cover is replaced.
- Skylights over living room; flashings covered with organic debris; slippery conditions. Signs of a leak noted at interior; suggest qualified roofing contractor seal around skylight/s until roof cover is replaced.

ROOF Continued



Skylights over living room; flashings covered with organic debris; slippery conditions. Signs of a leak noted at interior; suggest qualified roofing contractor seal around skylight/s temporarily until roof cover is replaced.



Skylight flashings covered with organic debris; suggest qualified roofing contractor ensure proper seal around skylight/s until roof cover is replaced.

4. Vents



Gable-end louver vent(s) noted for attic ventilation.



Ridge exhaust venting noted for north attic ventilation.

ROOF Continued



Gable-end louver vent(s) noted for attic ventilation.

CHIMNEY

1. Chimney

- Architectural chase noted
- Combined fireplace and furnace chimney brick enclosure noted.
- The boiler chimney stack has an unlined flue. While this may have been acceptable at the time of construction, flue liners are a fire safety feature which the client should consider installing to enhance safety. Regular cleaning of the chimney is recommended to ensure safe and efficient operation.
- Crown cement cracks were sealed but are no longer leak tight. Recommend chimney specialist repair/seal crown cement to prevent water entry that can deteriorate brick mortar joints. • **Spalling noted at chimney crown. Suggest a qualified chimney contractor review and provide the needed repair to prevent further weathering.**
- **Crown cement cracks were sealed but are no longer leak tight. Recommend chimney specialist repair/seal crown cement to prevent water entry that can deteriorate chimney structure.**



Architectural chase noted



Combined fireplace and furnace chimney brick enclosure noted.

CHIMNEY Continued



Chimney cap w/spark arrestor missing. Suggest installing a chimney rain cap to prevent the entrance of precipitation and local wildlife to preserve the life of the chimney and minimize chimney maintenance. Rain caps come with a spark arrestor which prevents emission of flammable debris from fireplace combustion sources.



The boiler chimney stack has an unlined flue. While this may have been acceptable at the time of construction, flue liners are a fire safety feature which the client should consider installing to enhance safety. Regular cleaning of the chimney is recommended to ensure safe and efficient operation.



Crown cement cracks were sealed but are no longer leak tight. Recommend chimney specialist repair/seal crown cement to prevent water entry that can deteriorate brick mortar joints.



Spalling noted at chimney crown. Suggest a qualified chimney contractor review and provide the needed repair to prevent further weathering.

GUTTERS & DOWNSPOUTS

1. Gutters & Downspouts

Aluminum gutters & downspouts noted.

Downspout extension missing at South side. Recommend extending downspout/s 4 ft minimum where possible to divert run-off away from the structure to prevent water seepage through foundation walls.

Front gutter clogged with debris prevented proper drainage (overflow) at time of inspection

GUTTERS & DOWNSPOUTS Continued



Downspout extension missing at South side. Recommend extending downspout/s 4 ft minimum where possible to divert run-off away from the structure to prevent water seepage through foundation walls.



Most downspouts appear to drain to underground drywell.



Front gutter clogged with debris prevented proper drainage (overflow) at time of inspection



MAINTENANCE: Keep gutters cleared of organic debris to prevent downspouts from being clogged, causing overflow and ice damming at gutters; ensure that all downspouts have extensions to carry water away from the foundation.

GUTTERS & DOWNSPOUTS Continued



MAINTENANCE: Keep gutters cleared of organic debris to prevent downspouts from being clogged, causing overflow and ice damming at gutters; ensure that all downspouts have extensions to carry water away from the foundation.

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.



Planters against the house siding should include moisture barrier to prevent soil in contact with wood siding.

2. North Exterior

EXTERIOR Continued



EXTERIOR North Exterior

3. South Exterior



EXTERIOR South Exterior

4. East Exterior

EXTERIOR Continued



EXTERIOR East Exterior

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.

2. Siding

- Small pieces of siding not properly secured to wall sheathing at flashing; recommend qualified contractor provide corrective repair.
- Gap noted at siding in front, facing north; recommend qualified contractor provide corrective repair to prevent water entry.

EXTERIOR WALLS Continued



Small pieces of siding not properly secured to wall sheathing at flashing; recommend qualified contractor provide corrective repair.



Gap noted at siding in front, facing north; recommend qualified contractor provide corrective repair to prevent water entry.

3. Wood Siding

- Painted wood siding (likely cedar).

• Wood siding at exterior walls appeared to be in generally serviceable condition at the time of the inspection. Any exceptions will be listed in this report. Inspection of wood siding typically includes examination of...

- installation practices
- visible condition

• Some apparent woodpecker damage noted at cedar siding. General holes appear to be the result of woodpeckers foraging for insects.

• Small holes in front siding below dining room window; appears to be past damage that was since painted over. Not from termites. Cedar siding holes like these are usually the result of woodpeckers foraging for insects.

• Signs of some siding deterioration along **drip edge** above original aluminum frame windows due to a lack of sealant here.



Signs of some siding deterioration along drip edge above original aluminum frame windows due to a lack of sealant here.



Small holes in front siding below dining room window; appears to be past damage that was since painted over. Not from termites. Cedar siding holes like these are usually the result of woodpeckers foraging for insects.

EXTERIOR WALLS Continued

EXTERIOR TRIM

1. Gable/Eaves Trim

- Exterior trim was constructed of wood.
- Wood deterioration noted at barge boards (north). Recommend replacement of deteriorated barge boards at time of roofing replacement.



Wood deterioration noted at barge boards (north). Recommend replacement of deteriorated barge boards at time of roofing replacement.



Wood deterioration noted at barge boards (north). Recommend replacement of deteriorated barge boards at time of roofing replacement.

EXTERIOR DOORS

1. Exterior Doors

- Sliding screen has damage at bottom at master bedroom balcony. Suggest screen repair.



Sliding screen has damage at bottom at master bedroom balcony. Suggest screen repair.

EXTERIOR DOORS Continued

EXTERIOR WINDOWS

1. Exterior Windows

- Damaged screen observed at the Front of the home.



Damaged screen observed at the Front of the home.

2. Basement Exterior Windows



Insulated vinyl framed sliding windows noted.

EXTERIOR UTILITIES

EXTERIOR UTILITIES Continued

1. Exterior GFCI/Receptacles

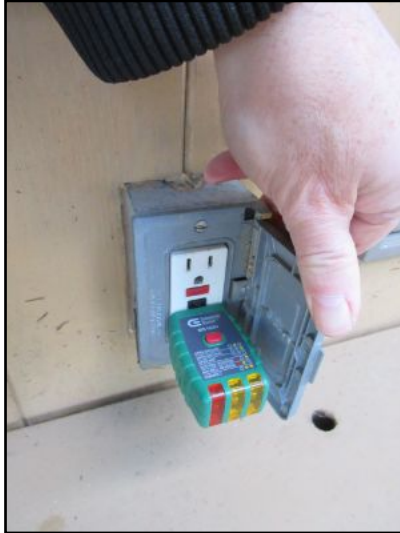
- No Power at Non-GFCI type receptacle/s at time of inspection. Recommend having seller locate source / restore power prior to close.
- No power at GFCI type receptacle/s at time of inspection. Recommend having seller locate source / restore power prior to close.



No Power at Non-GFCI type receptacle/s at time of inspection. Recommend having seller locate source / restore power prior to close.



No power at GFCI type receptacle/s at time of inspection. Recommend having seller locate source / restore power prior to close.



No power at GFCI type receptacle/s at time of inspection. Recommend having seller locate source / restore power prior to close.



No Power at Non-GFCI type receptacle/s at time of inspection. Recommend having seller locate source / restore power prior to close.

EXTERIOR UTILITIES Continued



GFCI type receptacle at did not trip when tested. Recommend rewiring or replacing GFCI receptacle.

2. Exterior Lighting

- Exposed power wires to outdoor lighting fixture at north side. Suggest electrician repair.

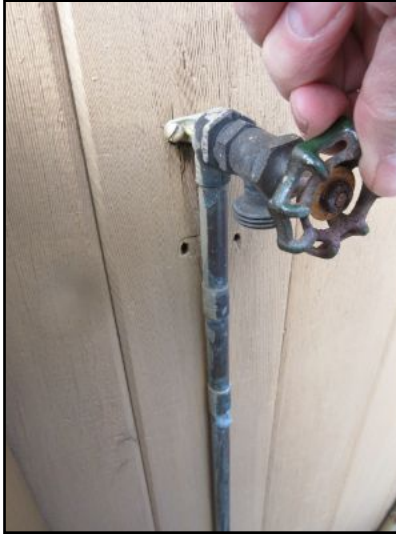


Exposed power wires to outdoor lighting fixture at north side. Suggest electrician repair.

3. Hose Bibbs

- Hose bibb not active at South side; possibly turned off from inside. Suggest further review; possible repair needed.

EXTERIOR UTILITIES Continued



Hose bibb not active at South side; possibly turned off from inside. Suggest further review; possible repair needed.

4. Waste Vents

- Plumbing Vent for waste line exit located at North exterior.



GARAGE

1. Garage General

GARAGE Continued



Large bay



Smaller bay

2. Garage Structure

- Garage structure is integral to the house structure.
- Inspection of the garage structure was limited by the fact that All of the structural components were hidden from visual inspection. The Inspectors comments are limited to only those portions of the structure he could view directly.
- Limitation: Garage structure was Largely concealed by finishing systems; unable to fully inspect.
- Limitation: Shelving & stored items limited visual access of garage walls/structure; unable to fully inspect.
- Visible areas appeared satisfactory at time of inspection.



Limitation: Shelving & stored items limited visual access of garage walls/structure; unable to fully inspect.



Limitation: Garage structure was Largely concealed by finishing systems; unable to fully inspect.

3. Floor

- Bare concrete floor noted.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the concrete floor slab -- In normal condition for its age.
- No unusual settlement cracks observed at the visible portions of the concrete floor slab at the time of inspection.
- No evidence of moisture penetration was observed at the visible portions of the concrete floor slab at the time of inspection.
- Minor oil staining noted.

GARAGE Continued



At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the concrete floor slab -- In normal condition for its age.



Minor oil staining noted.

4. Ceiling/Walls

- Visible areas appeared satisfactory at time of inspection.



Visible areas appeared satisfactory at time of inspection.



Visible areas appeared satisfactory at time of inspection.

5. Electrical / Lighting

- Receptacle not GFCI protected. Recommend updating to GFCI protected receptacles. Refer to Electrical section.

GARAGE Continued



Receptacle not GFCI protected. Recommend updating to GFCI protected receptacles. Refer to Electrical section.

6. Vehicle Door

- Wooden sectional roll-up door noted.
- Vehicle door Jamb/s showed signs of water damage.



Vehicle door Jamb/s showed signs of water damage.

7. Vehicle Door Opener

- Vehicle door openers were operable, each with functional safety reverse feature.

GROUNDS

1. Wood Destroying Insect Insp.

- Previous Termite Treatment noted; Bait stations observed at perimeter of the structure.

GROUNDS Continued



Previous Termite Treatment noted; Bait stations observed at perimeter of the structure.

Previous Termite Treatment noted; Bait stations observed at perimeter of the structure.

2. Driveway

- Asphalt driveway noted.
- Driveway was in satisfactory and functional condition with normal wear for its age.
- Maintenance: Asphalt driveways require sealing every 3-5 yrs to prevent water penetration and freeze-thaw damage.



Driveway was in satisfactory and functional condition with normal wear for its age.

3. Sidewalk & Walkway

- No sidewalk noted.
- Brick walkways noted.
- Uneven settlement of brick walkway noted. Monitor and/or repair to prevent potential trip hazard from developing.

GROUNDS Continued



Brick walkways noted.



Brick walkways noted.



Uneven settlement of brick walkway noted. Monitor and/or repair to prevent potential trip hazard from developing.

4. Fencing/Gates

- Wood fencing and gates noted.
- Wood fence shows signs of deterioration; wood in contact with earth. Recommend lowering soil level to prevent wood contact with earth.

GROUNDS Continued



Wooden fence at north yard



Wood fence shows signs of deterioration; wood in contact with earth. Recommend lowering soil level to prevent wood contact with earth.

5. Site Drainage

- Puddling at northern side yard may be an indication of poor drainage here. Landscape drainage improvement may be considered such as below grade perforated drain piping with drywell.



Puddling at northern side yard may be an indication of poor drainage here. Landscape drainage improvement may be considered such as below grade perforated drain piping with drywell.

STEPS & HANDRAILS

1. Steps & Handrails

- Masonry Steps and Landings noted.
- No major system safety or function concerns noted at time of inspection.
- Damaged stone face noted at step **15e1**; suggest repair to prevent water entry and freeze/thaw damage.

STEPS & HANDRAILS Continued



Masonry Steps and Landings noted. No major system safety or function concerns noted at time of inspection.

Damaged stone face noted at step riser; suggest repair to prevent water entry and freeze/thaw damage.

DECK AREA

1. Deck General

- Limited review of deck structure due to Limited/No access below.
- The Inspector observed no Major deficiencies at the visible portions of the deck structure.
- **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.
- Mini-fridge at barbecue station was not powered/operating; appeared fairly new and unused. Recommend requesting seller to confirm the completion of mini-fridge installation.
- Barbecue left burner did not light via igniter; suggest maintenance be performed to verify all burner operation.
- Barbecue hot plate burners were inoperable; igniter didn't appear to work. Suggest repair.



DECK AREA Deck General

DECK AREA Continued



DECK AREA Deck General



Mini-fridge at barbecue station was not powered/operating; appeared fairly new and unused. Recommend requesting seller to confirm the completion of mini-fridge installation.



Barbecue left burner did not light via igniter; suggest maintenance be performed to verify all burner operation.



Barbecue hot plate burners were inoperable; igniter didn't appear to work. Suggest repair.

DECK AREA Continued



Bar sink turned off; winterized; unable to test.



DECK AREA Deck General

2. Structure

- The basic deck structure was built of wood.

3. Planking

- Deck planking (the walking surface) was composed of wood.
- Limited inspection: Areas of the deck planking was covered with snow at the time of inspection. unable to fully inspect.



Limited inspection: Areas of the deck planking was covered with snow at the time of inspection. unable to fully inspect.



Limited inspection: Areas of the deck planking was covered with snow at the time of inspection. unable to fully inspect.

POOL AREA

POOL AREA Continued

1. Pool Area

- Outdoor shower was turned off at time of inspection (winterized perhaps); unable to test. • Pool filter winterized, piping disconnected and pump removed. System/operation unknown. We recommend contacting a qualified pool service technician for evaluation upon seasonal start-up.
- In this situation, the Inspector recommends that the seller warrant the operational status of the filtration system on an one-time start-up basis when warmer weather allows.
- Pool not inspected. Recommend seller allowing for a qualified pool contractor inspect the pool liner for possible defects caused by ground settlement.
- Door at outdoor shower did not latch; suggest hardware repair.



Pool facilities



Outdoor shower was turned off at time of inspection (winterized perhaps); unable to test.



Door at outdoor shower did not latch; suggest hardware repair.

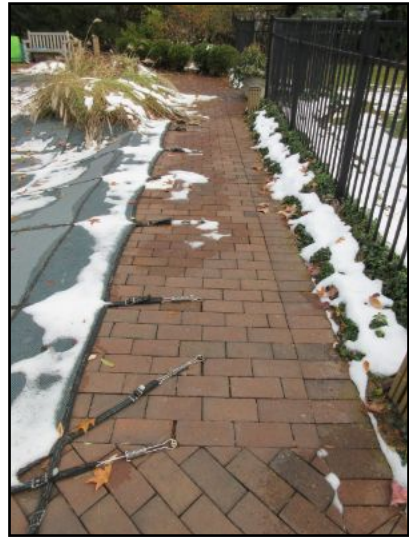


Pool heater, filter, pump/s and piping were winterized; unable to test.

POOL AREA Continued



POOL AREA Pool Area



POOL AREA Continued

2. Pool Filter

- Pool filter appeared generally to be in serviceable condition at the time of the inspection, however was shut-down, winterized and could not be tested at time of inspection.
- No apparent cracks that would cause leakage in the **PVC** piping, however piping was drained at time of inspection.



No apparent cracks that would cause leakage in the PVC piping, however piping was drained at time of inspection.



Pool filter appeared generally to be in serviceable condition at the time of the inspection, however was shut-down, winterized and could not be tested at time of inspection.

3. Pool Heater

Observations:

- Oil-fired Pool heater appeared to be in generally serviceable condition at the time of the inspection, however was shut-down, winterized and could not be tested at time of inspection.
- Jandy Pool Heater data plate/serial no. indicates a manufacture date of 9/2004, (9 yrs old).
- Recommend lowering soil level to prevent contact with pool heater metal casing to prolong the life of the unit.
- Oil-fired Pool heater appeared generally to be in serviceable condition at the time of the inspection, however was shut-down, winterized and could not be tested at time of inspection.



Oil-fired Pool heater generally appeared to be in serviceable condition at the time of the inspection, however was shut-down, winterized and could not be tested at time of inspection.



Jandy Pool Heater data plate/serial no. indicates a manufacture date of 9/2004, (9 yrs old).

POOL AREA Continued



Recommend lowering soil level to prevent contact with pool heater metal casing to prolong the life of the unit.



Oil shut-off valve and filter located at burner.



New fuel line from new above ground oil tank.



Abandoned oil supply lines from underground oil tank,

4. Pumps

- Pool filter pump/s were removed and filtration system drained at time of inspection; unable to test.

POOL AREA Continued



Pool filter pump/s were removed and filtration system drained at time of inspection; unable to test.



Pool and/or water feature pumps were removed and piping system drained at time of inspection; unable to test.

GENERAL REMARKS

GENERAL REMARKS Continued

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.

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 home 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 home 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 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 can not 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 homeowner, 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
A/C	Abbreviation for air conditioner and air conditioning
Backflow Preventer	A backflow preventer is a device that's installed on your home's potable water pipes that allows water to flow in one direction but never in the opposite direction. Its sole purpose is to prevent drinking water from being contaminated due to backflow.
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.
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.
Combustion Air	Combustion air is the air that is used to actually burn the fuel. Without combustion air, which is normally introduced into the furnace, combustion is impossible. Vents or ductwork is installed to bring fresh air to fuel-burning appliances such as a furnace or hot water heater. The standard is to have two separate fresh air vents into the room: one high and one low.
Contractor	The term "Contractor" used throughout the report refers to a qualified person or entity meeting the following: <ul style="list-style-type: none"> • 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
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
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
Handrail	A horizontal or sloping rail intended for grasping by the hand for guidance or support.

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.
PEX	PEX stands for cross-linked polyethylene. It is a type of plastic tubing made from high-density polyethylene. It is used for heating water distribution and water supply in plumbing systems.
PSI	Water pressure is measured in pounds per square inch (psi).
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Pipe Insulation	<p>Pipe Insulation is used for the following benefits:</p> <ul style="list-style-type: none"> -Prevent freezing: pipe insulation reduces the risk of pipe bursts in domestic water and hydronic heating applications. -Minimize heat loss: pipe insulation helps hot water pipe retain more heat, potentially saving energy and reducing hot water wait times. -Minimize heat gain: pipe insulation blocks heat absorption, keeping drinking water as cold as possible and increasing efficiency in refrigeration and air conditioning systems. -Prevent condensation: insulation can stop pipes from “sweating” during hot/humid times of the year.
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.
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.

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone
ProSpec Home Inspection of Long Island
1911 State Street
Merrick, NY 11566

Company's Business Lic. No.

080096-1

Date of Inspection

06/29/2018

Address of Property Inspected

2 Clearmeadow Ln, Woodbury, NY 11797

Inspector's Name, Signature & Certification, Registration, or Lic. #

Russell Classi, T1837109 *Russ Classi*

Structure(s) Inspected

House & Garage

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

A. No visible evidence of wood destroying insects was observed.

B. Visible evidence of wood destroying insects was observed as follows:

1. Live insects (description and location): _____

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____

Frass observed at sill plate at the west side unfinished turret portion of the basement.

3. **Visible** damage from wood destroying insects was noted as follows (description and location): _____

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:
***** TERMITE BAIT STATIONS AT PERIMETER OF STRUCTURE.

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

No treatment recommended: (Explain if Box B in Section II is checked) _____

Recommend treatment for the control of: Continue termite treatment program and perform periodic inspections. (See Section V below)

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

Basement 1, 2, 3, 5, 6, 7, 24

Crawlspace _____

Main Level 1, 3, 4, 6, 9

Attic 5

Garage 1, 3, 6

Exterior 17

Porch _____

Addition _____

Other Deck: 12

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Recommend acquiring from seller all termite treatment records and history of events before stopping treatment.

Attachments _____

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** **This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

Name: Jeff Chacko
(516) 503-6553
Jeffchacko99@gmail.com

Address: _____

City: _____

State, Zip: _____

Property Location

2 Clearmeadow Ln, Woodbury, NY 11797

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the PRE-INSPECTION AGREEMENT, which is a part of this report and incorporated herein. Please read the REMARKS printed on each page and call us for an explanation of any aspect of this report, written or printed, which you do not fully understand.

Date of Inspection: 11/16/2018 Time: 1:00 PM Weather conditions: Sunny Outside temperature: 48°F

PRE-INSPECTION AGREEMENT

(PLEASE READ CAREFULLY)

COMPANY agrees to conduct an inspection for the purpose of informing the CUSTOMER of major deficiencies in the conditions of the property. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CUSTOMER. The written report will include the following only:

- structural condition and basement
- electrical, plumbing, hot water heater, heating and air conditioning
- quality, condition and life expectancy of major systems
- general interior, including ceilings, walls, floors, windows, insulation and ventilation
- kitchen and appliances
- general exterior, including roof, gutter, chimney, drainage, grading

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

Maintenance and other items may be discussed, but they are not a part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals, and water and airborne hazards. Also excluded are inspections of and reports on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment and the presence or absence of rodents, termites and other insects.

The parties agree that the COMPANY, and/or its agents and employees, assume no liability or responsibility for the cost of repairing or replacing any unreported defect or deficiency, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. COMPANY IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.

It is understood and agreed that should COMPANY and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract, or otherwise, then the liability of COMPANY and/or its agents and employees shall be limited to a sum equal to the amount of the fee paid by the CUSTOMER for the inspection and report.

Acceptance and understanding of this agreement are hereby acknowledged:

Russ Classi 11/16/2018 X [Signature]
 Company Representative Date Customer Date

HomeTech Form 403 B.A.R.

PAYMENT RECORD

Total Fee \$ 700.00 Paid By: Check Cash Visa Master Card Amer. Express To Be Paid

Account No: _____ Name on Card: _____ Exp. Date _____

Company Representative: _____ Date: _____