ProSpec Home Inspection of Long Island
Property Inspection Report

998 Allen Ln, Woodmere, NY 11598
Inspection prepared for: Name Deleted
Date of Inspection: 1/28/2019 Time: 10:00 AM
Age of Home: 95 yrs old Size: 2,658 sq. ft.
Weather: Partly cloudy, 26F
Approx. Year Built: 1923

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

Report Summary

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

ELECTRICAL		
Page 16 Item: 3	Main Panel Conditions	• Double Tapped Breaker/s observed inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by a licensed electrician.
GFCI & Receptacles		
Page 17 Item: 1	GFCI Protection	• GENERAL: This inspection report serves to identify missing and defective GFCI protected receptacles at water source locations. Notable exceptions will be listed in this report. GFCI protected receptacles may not have been required at the time of construction, however the Inspector recommends providing GFCI protected receptacles near water sources where noted per the current standard for occupant safety. Current Standard: GFCI protected receptacles are currently required at all bathrooms, kitchen counter tops, garages, outdoors, laundry areas, unfinished basements, crawlspaces at or below grade, and other potentially wet areas.
COOLING		
Page 25 Item: 2	A/C Equip. Data/Service Life	• AC#2 Kenmore Condensing Unit data plate/serial no. indicates a cooling capacity of 3 tons, and a manufacture date of 6/1989, (29.5 yrs old). • Condensing Unit normal design service life expectancy is 20-25 yrs with some maintenance. • A/C Condensing Unit has Exceeded its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. The Inspector suggests replacing this equipment.
Page 28 Item: 4	Service Recommendation	• *Recommend review of A/C equipment by a licensed HVAC contractor for maintenance, repair or replacement as necessary, and to ensure proper operation and optimal performance, prior to close.
SMOKE & CO DETECTORS		
Page 31 Item: 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		
Page 33 Item: 5	Drain/Waste/Vent Pipes	• Vent for waste pipe exit noted at the rear of the home. Whole house trap was not visually accessible at tim of the inspection. Request seller to identify exact location for visual access.
WATER HEATER		
Page 34 Item: 1	WATER HEATER	• A.O. Smith 50 gallon capacity. Water Heater data plate/serial no. indicates a manufacture date of 10/1998 (20.8 yrs old). • 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 has exceeded its designed life expectancy (15 yrs). Replacement recommended. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Page 34 Item: 2	Water Heater Condition	• Temperature Pressure Relief (TPR) valve with extension pipe was noted to be dripping water into a bucket; suspect a defective TPR valve.
BATHROOMS		
Page 35 Item: 2	Bathroom#1 Condition	• Shower wall corner grout (movement joint) is cracked. This is common; suggest replacing grout with matching silicone based sealant at corner movement joints.
INTERIOR AREAS		
Page 45 Item: 3	Stairs & Handrail	• The horizontal guardrails protecting this stairwell were less than 36 inches in height. Although this condition is now considered a potential fall hazard, it is not uncommon in older homes such as this one, built during a time period during which safety standards were different from generally-accepted current safety standards. Homes are not required to be updated to comply with newly enacted safety standards. Because this is a life-safety issue, the Inspector recommends having the guardrails altered or replaced with guardrails at least 36 inches in height to comply with modern safety standards.
Dining Room		
Page 50 Item: 2	Doors	• Right door hits against top frame; does not close. Suggest door/hinge adjustment.
EXTERIOR WALLS		
Page 57 Item: 1	Foundation/Pargin g	• Differential Settlement Crack observed at south foundation wall. These can be a pathway for water entry. Recommend a qualified professional to fill/seal foundation crack/s with epoxy filler to prevent water intrusion, and monitor for further movement.
Page 58 Item: 2	Wood Siding	• Wood siding covering the exterior walls of the home had areas of peeling paint revealing the white paint layer beneath. Paint should be maintained in good condition to help prevent damage to wood siding from sun and moisture. The Inspector suggests that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repainting.
EXTERIOR WINDOWS		
Page 60 Item: 2	Basement Exterior Windows	• Basement window wood frames in contact with soil showed signs of moisture damage at South side (2 locations). Recommend lowering soil level 6 inches below wood frames and provide top layer of gravel. Repair moisture damaged sections of frames. • Poured concrete window wells noted at south side. Suggest covers or steel grates for small child fall protection.
GARAGE		
Page 63 Item: 1	General Conditions	• Recommend relocating log pile a minimum of 15 ft. from the structure as this can attract wood destroying insects. • Wood siding covering the exterior walls of the garage had areas of peeling paint exposing the wood siding beneath. Paint should be maintained in good condition to help prevent damage to wood siding from sun and moisture. The Inspector suggests that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repainting. • Moisture damage at underside of eave facing north. • Wood siding covering exterior walls of the garage was in contact with soil. This condition will result in deterioration of these areas from wood decay; re-grade these areas to provide clearance between wood and soil.

Page 65 Item: 2	Structure	• Soil level at perimeter of the structure is too high relative to the wood siding and sill plates in garage. This enables water penetration/damage to occur and provides termites and other wood destroying insects easy access to the wood structure. Recommend lowering soil level to 4-6" below siding. Suggest gravel at perimeter if necessary instead of soil. • Wall bulging outward at lower rear of garage. This is a structural defect and safety concern. • Moderate to severe moisture damage noted at sill plates at all walls of the garage. • Past Termite damage observed at wall boards at North and South front areas of garage. • RECOMMENDATION: The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a licensed qualified contractor or structural engineer to discuss options and repair costs to address the noted deficiencies.
Page 70 Item: 5	Floor	• Settlement Cracks: Settled areas of the garage floor appeared to be related to settling of the soil beneath the concrete floor slab. This condition is typical of inadequate compaction of soil beneath the slab at the time of original construction. Settling due to inadequate compaction takes place in the first few years after original construction, and then stops. If this is the cause, the condition would now be stable.
Page 71 Item: 7	Vehicle Door	• Vehicle door Jamb/s deteriorated (water damage). • Rotted wood at bottom of sectional roll-up door. Recommend repairing damaged areas.
GROUNDS		
Page 72 Item: 1	Driveway	• The asphalt driveway had moderate surface deterioration and displacement. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement. • Driveway improperly sloped towards the garage. Recommend regrading the driveway as needed to allow run-off to flow away from garage/structure.

SUMMARY COMMENTS

1. Summary

• Corrective repairs recommended during the first year of occupancy are estimated to be $18,000 - $20,500. This is a Rough Order of Magnitude Estimate based on the Report Summary.
• Repairs and updates during the first year are based on the Summary Report, and subject to the Buyer's budget. The Inspector recommends that you acquire estimates directly from the appropriate qualified licensed contractors and specialists based on this assessment.

INSPECTION DETAILS

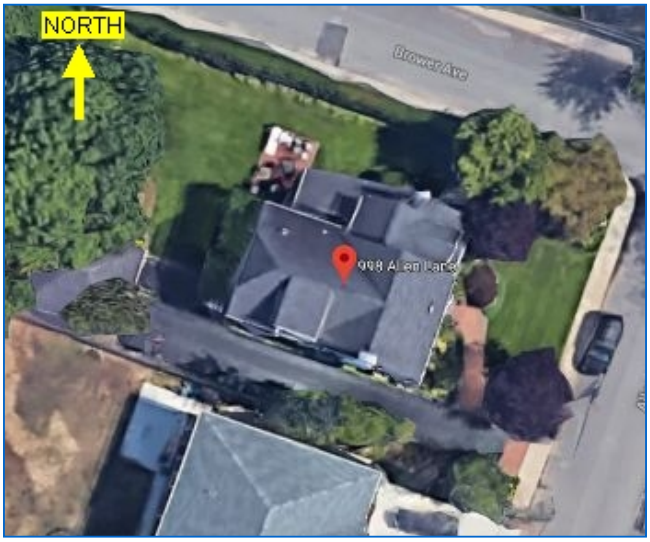
1. Attendees

Client present, Buyer Agent present, Selling Agent present, Seller present

2. Occupancy

Occupied - Furnished
Utilities were on at the time of inspection.

3. Satellite Map



INSPECTION DETAILS Satellite Map

BUILDING PERMITS

1. Building Permits

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

STRUCTURE

This report describes the foundation, floor, wall, ceiling 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

STRUCTURE Continued

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 guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Structure Description

- Building Type: Single Family
- House Style: Country
- Gable roof type noted.
- Roof Structure: 2x6 Rafters 16" O.C. w/collar-ties, 2x8 ridge beam, Plywood roof boards.
- Exterior Walls: 2x4 wood framing.
- Main Floor Structure: Wood main beam supported by steel lally columns, 2x10 Joists 16" O.C., T&G floor boards.
- Foundation: Poured Concrete w/exterior parge coat
- The foundation consisted of a combination of basement and crawlspace.

Main Floor Structure: Wood main beam supported by steel lally columns, 2x10 Joists 16" O.C., T&G floor boards.

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Roof Structure: 2x6 Rafters 16" O.C. w/collar-ties, 2x8 ridge beam, Plywood roof boards.

STRUCTURE Continued

2. General 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.
• Inspection of the structure was limited by the fact that Many of the structural components were hidden from visual inspection. The Inspector's comments are limited to only those portions of the structure he could view directly.
• Previous Termite Treatment noted; Bait Stations observed at the perimeter of the structure. Refer to attached NPMA-33 report form.
• Limitation: Structural components at Basement level were Largely concealed by finishing systems; unable to fully inspect.
• The Inspector observed no Significant deficiencies in the condition of the home structure at the time of the inspection - In good condition for its age.
• No signs of water intrusion noted at the visible areas of the structure at time of inspection.
• Signs of Minor differential settlement noted in this report.

Previous Termite Treatment noted; Bait Stations observed at the perimeter of the structure. Refer to attached NPMA-33 report form.

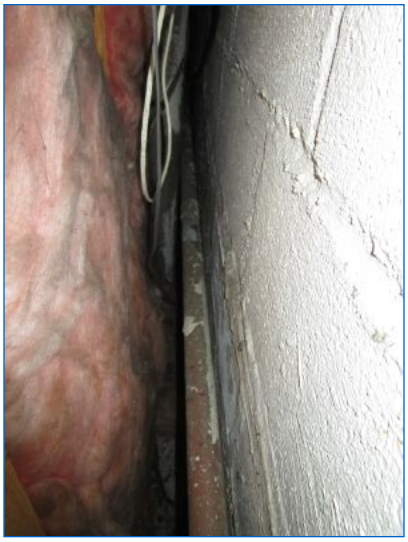
Previous Termite Treatment noted; Bait Stations observed at the perimeter of the structure. Refer to attached NPMA-33 report form.

3. Foundation Walls

• Inspection of the foundation walls was limited by the fact that Much 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 Largely concealed by finishing systems; unable to fully inspect.
• Limitation: Most interior foundation wall surfaces were painted with masonry waterproofing paint.
• No evidence of moisture intrusion was observed at the visible portions of the foundation walls at the time of inspection.

STRUCTURE Continued

No evidence of moisture intrusion was observed at the visible portions of the foundation walls at the time of inspection.



No evidence of moisture intrusion was observed at the visible portions of the foundation walls at the time of inspection.

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.
• Limitation: Exposed concrete floor slab was painted.
• 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.
• No significant deficiencies observed in the condition of the visible portions of the concrete floor slab at time of inspection -- In normal condition for its age.

No significant deficiencies observed in the condition of the visible portions of the concrete floor slab at time of inspection -- In normal condition for its age.

5. Beams & Columns

• Main beam(s) and columns were Largely finished/concealed; unable to fully inspect.
• Visible areas of the beams and columns appeared satisfactory.

STRUCTURE Continued

6. Main Floor Structure

• The main floor structure was viewed from the Basement or lower level.
• Inspection of the main floor structure was limited by the fact that Much 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 Largely Closed (hung ceiling); unable to fully inspect main floor structure.
• Signs of past termite damage was observed at floor joists, band joist and blocking above basement office at south wall above office in basement. Floor joist repairs were noted (2 places). Refer to NPMA-33 Report.

Boiler room ceiling was largely covered.

Main floor structure accessed through hung ceiling in basement office.

Signs of past termite damage was observed at floor joists, band joist and blocking above basement office at south wall above office in basement. Floor joist repairs were noted. Refer to NPMA-33 Report.

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BASEMENT

1. Basement General

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

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BASEMENT Continued

Basement Office

CRAWLSPACE

1. Crawlspace

- Partial Crawlspace under (rear addition)
- Not accessible

2. Ventilation

- Crawlspace vents noted at foundation walls. Maintain screens to prevent rodents/insects from entering.

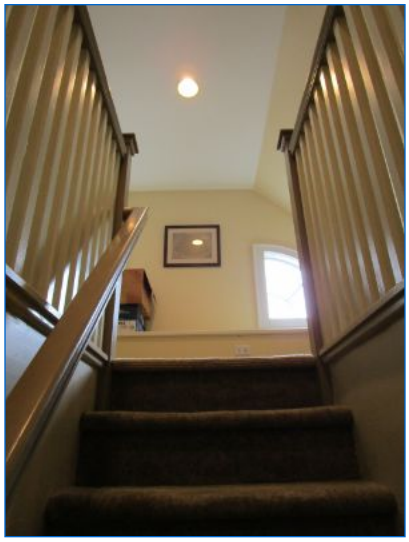
ATTIC

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.

1. Attic General

- Inspection by walking through attic where possible.
- Attic Lighting was operable.
- Moderate storage was noted in the attic eave spaces at time of inspection.
- Attic area was converted to living space.

ATTIC Continued



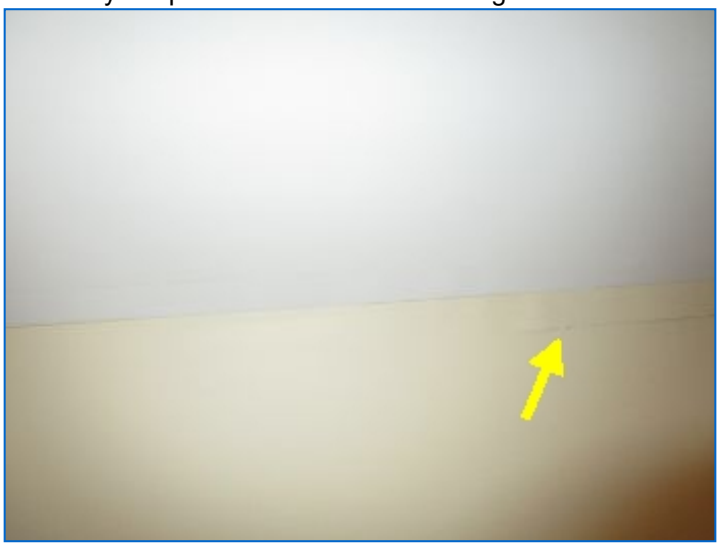
ATTIC Attic General

Attic area was converted to living space.

Moderate storage was noted in the attic eave spaces at time of inspection.

Cosmetic deficiencies noted at ceiling taped joints caused by temperature variances occurring over time.

Air pump located in attic eave space; for master bath whirlpool.



Cosmetic deficiencies noted at ceiling taped joints caused by temperature variances occurring over time.

ATTIC Continued

2. Access

• Attic stairs
• Not all areas of attic were accessible due to placement of HVAC system/s.
• Attic eave space floors were Entirely covered with permanent floor boards; unable to inspect floor insulation here.

Not all areas of attic were accessible due to placement of HVAC system/s.

3. Insulation

Description:
• Fiberglass batts with kraft paper facing noted.
• Insulation installed in knee wall cavities.
• Insulation depth varies 3 - 4 inches (R-12 overall); Additional insulation may be installed where possible for enhanced energy efficiency of the home.

Insulation installed in knee wall cavities.

Insulation installed in knee wall cavities.

4. Insulation Condition

• The inspector observed no significant deficiencies in the condition of the thermal insulation at the time of the inspection.

ATTIC Continued

5. Ventilation

- Gable-end louver vents noted
- Under eave soffit inlet vents noted
- Attic (unfinished spaces) appeared to be adequately ventilated.
- Vent screens noted as functional.

Attic (unfinished spaces) appeared to be adequately ventilated.

6. Heat Distribution

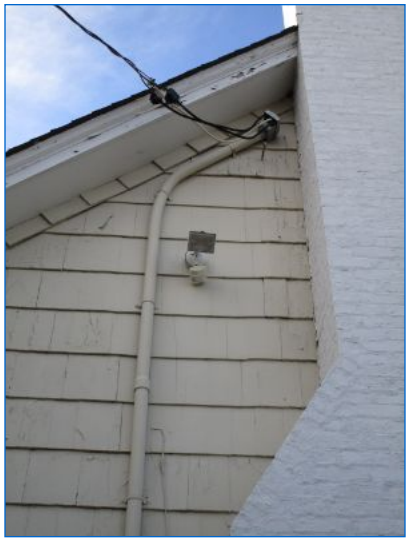
- Baseboard cast iron radiators noted

Baseboard cast iron radiators noted

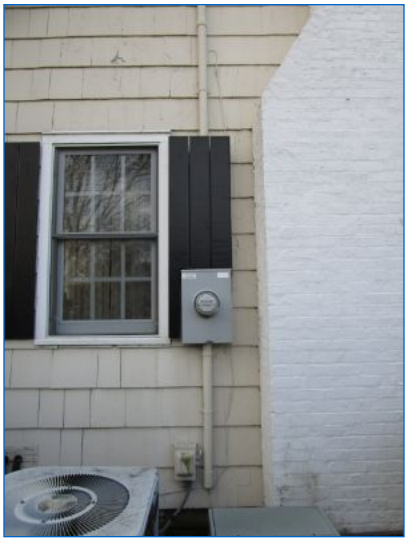
ELECTRICAL

1. Electrical Service Entrance

ELECTRICAL Continued



Overhead electrical service drop and riser showed no system safety or function concerns at time of inspection.



Overhead electrical service drop and riser showed no system safety or function concerns at time of inspection.

Grounding Rod and cable connection noted at service entrance.

2. Main Panel/s

Description:
- Main Panel in basement.
- Main Disconnect: 200 amp main breaker serves the property.
- Main Panel: 40 circuit breaker spaces; 0 spare breaker space(s) noted.
- Main Panel: 0 breaker(s) in OFF position.

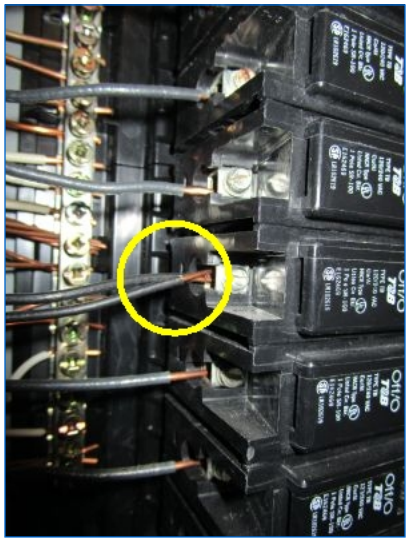
ELECTRICAL Continued

Main Panel: 40 circuit breaker spaces; 0 spare breaker space(s) noted.

Main Disconnect: 200 amp main breaker serves the property.

3. Main Panel Conditions

• Neutral bus grounding observed. Suggest having electrician ensure that ground is continuous.
• Double Tapped Breaker/s observed inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by a licensed electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white]wires are both current carrying conductors, the chance is then greater for potential hot spots. If the double tap or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.
• Distribution wiring observed consisted of copper, non-metallic and metallic armored cable.
• Double Tapped Breaker/s observed inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by a licensed electrician.



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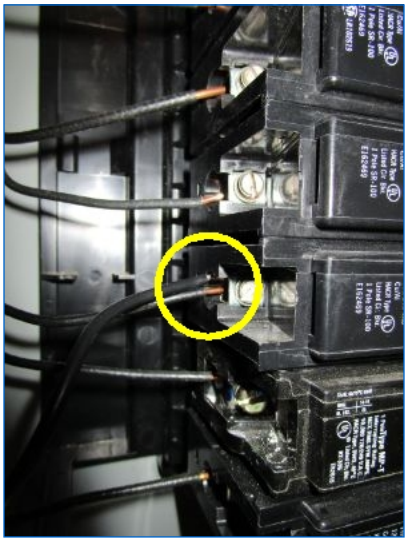

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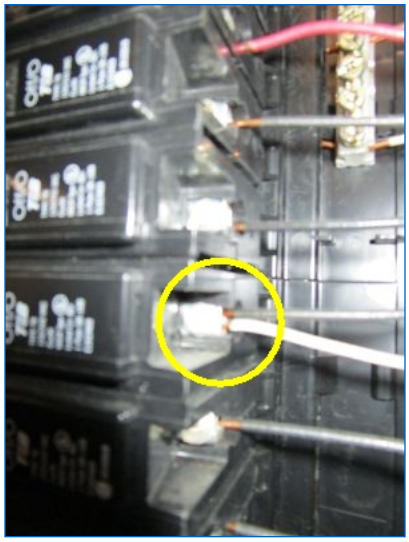
ELECTRICAL Continued



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

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

GFCI & Receptacles

1. GFCI Protection

• GENERAL: This inspection report serves to identify missing and defective GFCI protected receptacles at water source locations. Notable exceptions will be listed in this report. GFCI protected receptacles may not have been required at the time of construction, however the Inspector recommends providing GFCI protected receptacles near water sources where noted per the current standard for occupant safety. Current Standard: GFCI protected receptacles are currently required at all bathrooms, kitchen counter tops, garages, outdoors, laundry areas, unfinished basements, crawlspaces at or below grade, and other potentially wet areas.

2. Receptacles

• GENERAL: Random outlet testing is performed to identify wiring conditions at accessible receptacles throughout the home. Notable exceptions will be listed in this report. Receptacles may be reported as being "ungrounded" and/or "reverse wired". We suggest hiring a qualified electrician to correct these deficiencies where noted.

GFCI & Receptacles Continued

HEATING

1. Heating Equipment

Description:
• Heating Equipment located in Basement was operable.
• Heater Type: Oil-fired, Cast Iron Steam Boiler with integral tankless water heater; Manufactured by Burnham.

Heating Equipment located in Basement was operable.

2. Heating Equip. Data/Service Life

• Boiler data plate/serial no. indicates a nominal steam heating capacity of 95,000 Btu/hr, and a manufacture date of 1/2006, (12 yrs old).
• Normal design service life expectancy of a Cast Iron Boiler is 40 yrs with proper maintenance.

Boiler data plate/serial no. indicates a nominal steam heating capacity of 95,000 Btu/hr, and a manufacture date of 1/2006, (12 yrs old).

HEATING Continued

3. Heating Equip. Condition

• Check steam boiler water level periodically to ensure safe operation.
• Burner fired by thermostat.
• Service Tag Missing. Recommend annual inspection/maintenance be performed by a licensed HVAC contractor to ensure safe and efficient operation.
• No major system safety or function concerns noted at time of inspection.

Check steam boiler water level periodically to ensure safe operation.

Low water cut-off noted.

Service Tag Missing. Recommend annual inspection/maintenance be performed by a licensed HVAC contractor to ensure safe and efficient operation.

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

4. Fuel - Gas Supply

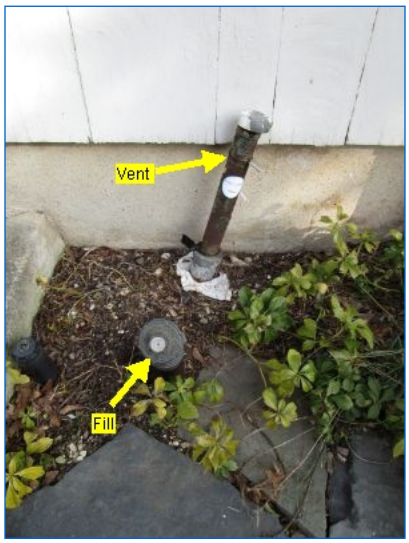
• Public Gas Service: Inside meter w/shutoff valve in basement. Regulator appeared to be external to the structure.

HEATING Continued

Public Gas Service: Inside meter w/shutoff valve in basement. Regulator appeared to be external to the structure.

5. Fuel - Oil Supply

- Oil tank fill cap and vent pipes located at the South exterior of the home.
- Oil tank located at the basement level.
- Oil tank gauge indicated the tank was approx. 1/3 full at time of inspection.
- Oil tank showed no apparent signs of leakage at the visible portions of tank at time of inspection.
- Oil tanks over 20 years of age are generally not insurable and will require replacement.



Oil tank fill cap and vent pipes located at the South exterior of the home.

Oil tank located at the basement level.

HEATING Continued

Oil tank gauge indicated the tank was approx. 1/3 full at time of inspection.

Oil tank showed no apparent signs of leakage at the visible portions of tank at time of inspection.

6. Furnace Venting

- Metal single wall vent pipe noted.
- Visible portions of the vent pipes appeared functional.
- Combustion Air Venting: Boiler room door with sheet metal cover on interior noted. Boiler room door exterior grille was blanked off by sheet metal cover. There are 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 via ceiling space openings to boiler room and basement transfer grilles.

Boiler room door with sheet metal cover on interior noted.

Boiler room door exterior grille was blanked off by sheet metal cover. See Combustion Air Venting notation.

HEATING Continued

Combustion Air Venting: In this home, the fuel burning appliances are using indoor air for ventilation and combustion via ceiling space openings to boiler room and basement transfer grilles.

7. Heat Distribution

- Distribution Piping; (2 zone system).
- Heat Distribution Piping observed included: Black steel and copper.
- Heat distribution type/s included Radiators (cast iron) and Baseboard.
- Integral tankless water heater being used for hydronic baseboard heating; utilizes a pump, separate zone for the Den.
- Deposits observed at heating pipe fittings; a sign of past leakage.

Integral tankless water heater being used for hydronic baseboard heating; utilizes a pump, separate zone for the Den.

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HEATING Continued

Deposits observed at heating pipe fittings; a sign of past leakage.

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Heat distribution type/s included Radiators (cast iron).

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 a portion of the home. Refer to Thermostat section.
• AC#2 Condenser; corresponding Air Handler located in the Attic serves a portion of the home. Refer to Thermostat section.
• AC#3 Condenser; corresponding Air Handler located in the Attic serves a portion of the home. Refer to Thermostat section.

COOLING Continued

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 a portion of the home. Refer to Thermostat section.

AC#2 Condenser; corresponding Air Handler located in the Attic serves a portion of the home. Refer to Thermostat section.

AC#3 Condenser; corresponding Air Handler located in the Attic serves a portion of the home. Refer to Thermostat section.

COOLING Continued

One of three air handers located in attic eave space serves one of the three cooling zones.

2. A/C Equip. Data/Service Life

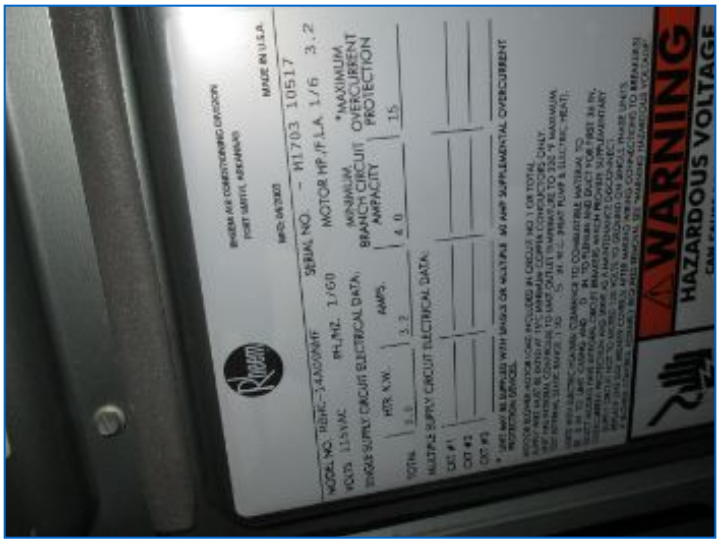
• AC#1 Rheem Condensing Unit data plate/serial no. indicates a cooling capacity of 2.5 tons, and a manufacture date of 4/1999, (19.7 yrs old).
• Condensing Unit normal design service life expectancy is 20-25 yrs with some maintenance.
• AC#1 Condensing Unit is Approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. Anticipate replacing this equipment in the near term.
• AC#3 Rheem Condensing Unit data plate/serial no. indicates a cooling capacity of 2 tons, and a manufacture date of approx. 4/1999, (19.7 yrs old). Anticipate replacing this equipment in the near term.
• AC#3 Condensing Unit is Approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.
• Based on the accessible data plate data, the indoor ducted air handlers appear to range from 16 to 19 years in age.
• Air Handler/Evaporator Unit normal design service life expectancy is 25 yrs with some maintenance.
• Air Handling Unit data plate/serial no. indicates a manufacture date of 4/2003, (16 yrs old).
• Air Handling Unit data plate/serial no. indicates a manufacture date of 12/1998, (19.1 yrs old).• AC#2 Kenmore Condensing Unit data plate/serial no. indicates a cooling capacity of 3 tons, and a manufacture date of 6/1989, (29.5 yrs old).
• Condensing Unit normal design service life expectancy is 20-25 yrs with some maintenance.
• A/C Condensing Unit has Exceeded its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. The Inspector suggests replacing this equipment.

AC#1 Rheem Condensing Unit data plate/serial no. indicates a cooling capacity of 2.5 tons, and a manufacture date of 4/1999, (19.7 yrs old).

AC#2 Kenmore Condensing Unit data plate/serial no. indicates a cooling capacity of 3 tons, and a manufacture date of 6/1989, (29.5 yrs old).

COOLING Continued

AC#3 Rheem Condensing Unit data plate/serial no. indicates a cooling capacity of 2 tons, and a manufacture date of approx. 4/1999, (19.7 yrs old). Anticipate replacing this equipment in the near term.



Air Handling Unit data plate/serial no. indicates a manufacture date of 4/2003, (16 yrs old).

Air Handling Unit data plate/serial no. indicates a manufacture date of 12/1998, (19.1 yrs old).

3. A/C Equip. Condition

• LIMITATION: Testing of Air Conditioning Systems: If the outside temperature has not been at least 60 degrees F. for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on a one-time start-up and cool-down basis when warmer weather allows.
• AC#1 Condenser was not level; this can shorten motor life. Suggest leveling mounting pad or unit itself.
• AC#1 outdoor refrigerant pipe insulation was deteriorated/missing at outdoor condenser. Recommend replacing outdoor deteriorated/missing insulation for the larger suction line.
• AC#2 Condenser was not level; this can shorten motor life. Suggest leveling mounting pad or unit itself.
• AC#2 outdoor refrigerant pipe insulation was deteriorated/missing at outdoor condenser. Recommend replacing outdoor deteriorated/missing insulation for the larger suction line.
• AC#2 Outdoor condenser coil aluminum fins were bent and dirty; this will reduce performance and efficiency of the system. A qualified HVAC professional can comb fins straight and clean coil to improve A/C system performance and efficiency.
• AC#3 Condenser was not level; this can shorten motor life. Suggest leveling mounting pad or unit itself.
• AC#3 outdoor refrigerant pipe insulation was deteriorated/missing at outdoor condenser. Recommend replacing outdoor deteriorated/missing insulation for the larger suction line.

COOLING Continued

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

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

AC#2 outdoor refrigerant pipe insulation was deteriorated/missing at outdoor condenser. Recommend replacing outdoor deteriorated/missing insulation for the larger suction line.

AC#2 Condenser was not level; this can shorten motor life. Suggest leveling mounting pad or unit itself.

COOLING Continued

AC#2 Outdoor condenser coil aluminum fins were bent and dirty; this will reduce performance and efficiency of the system. A qualified HVAC professional can comb fins straight and clean coil to improve A/C system performance and efficiency.

AC#3 Condenser was not level; this can shorten motor life. Suggest leveling mounting pad or unit itself.

AC#3 outdoor refrigerant pipe insulation was deteriorated/missing at outdoor condenser. Recommend replacing outdoor deteriorated/missing insulation for the larger suction line.

AC#2 Outdoor condenser coil aluminum fins were bent and dirty; this will reduce performance and efficiency of the system. A qualified HVAC professional can comb fins straight and clean coil to improve A/C system performance and efficiency.

4. Service Recommendation

• *Recommend review of A/C equipment by a licensed HVAC contractor for maintenance, repair or replacement as necessary, and to ensure proper operation and optimal performance, prior to close.

HVAC COMPONENTS

HVAC COMPONENTS Continued

1. Thermostats

- Digital Programmable type thermostat (Nest) noted in Dining room; Heating only, serves the 1st floor accept the Den.
- Digital Programmable type thermostat noted in Den; Cooling only, serves the whole 1st floor.
- Digital Programmable type thermostat noted in Hallway (2nd floor); Cooling only, serves the 2nd floor bedrooms.
- Digital Programmable type thermostat noted in Master bedroom; Heating & Cooling, serves the Master bedroom, Attic and Den.

Digital Programmable type thermostat (Nest) noted in Dining room; Heating only, serves the 1st floor accept the Den.

Digital Programmable type thermostat noted in Hallway (2nd floor); Cooling only, serves the 2nd floor bedrooms.

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.
- AC#3: Disposable filter located in filter-grille at Attic wall.

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.

HVAC COMPONENTS Continued

AC#3: Disposable filter located in filter-grille at Attic wall.

FIREPLACES

1. Fireplace

• Wood burning fireplace in Living room on 1st floor.
• Fireplace enclosure was functional.
• Masonry fireplace(s) noted.
• Appeared in serviceable condition.
• Damper was operable; opened and closed several times.
• Signs of high usage noted based on the amount of soot at time of inspection. Recommend fireplace professional clean and further inspect the fireplace.

Wood burning fireplace in Living room on 1st floor. Fireplace enclosure was functional.

Damper was operable; opened and closed several times.

FIREPLACES Continued

Signs of high usage noted based on the amount of soot at time of inspection. Recommend fireplace professional clean and further inspect the fireplace.

Signs of high usage noted based on the amount of soot at time of inspection. Recommend fireplace professional clean and further inspect the fireplace.

SMOKE & CO DETECTORS

1. Smoke/CO Detectors

• LIMITATION: Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
• MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke/CO Alarm operation is functioning.
• 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.

MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke/CO Alarm operation is functioning.

PLUMBING

PLUMBING Continued

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 at basement Front wall.
• Water Service Entrance: 3/4" Copper line with Meter and shutoff valve/s.
• System Grounding: Ground wire connection/s noted at water main.

Water Service Entrance: 3/4" Copper line with Meter and shutoff valve/s. System Grounding: Ground wire connection/s noted at water main.

3. Water Supply Piping

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

4. Water Pressure

• Water pressure measured 60 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

Water pressure measured 60 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

PLUMBING Continued

5. Drain/Waste/Vent Pipes

• Waste disposal is public.
• Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.
• Whole-house trap was not located during inspection. Request seller to identify location.
• Leaks: None observed in basement at time of inspection.
• Vent for waste pipe exit noted at the rear of the home. Whole house trap was not visually accessible at tim of the inspection. Request seller to identify exact location for visual access.

Vent for waste pipe exit noted at the rear of the home. Whole house trap was not visually accessible at tim of the inspection. Request seller to identify exact location for visual access.

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 behind wall panel was operable at the time of the inspection.

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

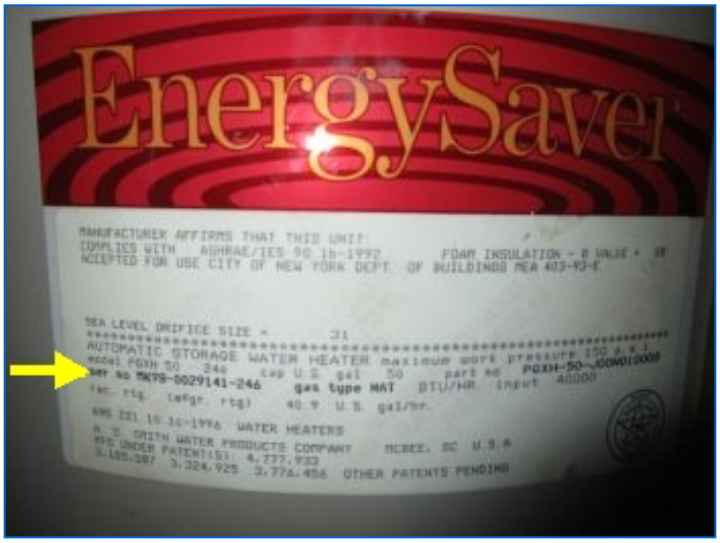
WATER HEATER

WATER HEATER Continued

1. WATER HEATER

Description:
• Water heater located in the basement.
• Gas, direct-fired water heater was operable.
• A.O. Smith 50 gallon capacity. Water Heater data plate/serial no. indicates a manufacture date of 10/1998 (20.8 yrs old).
• 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 has exceeded its designed life expectancy (15 yrs). Replacement recommended. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

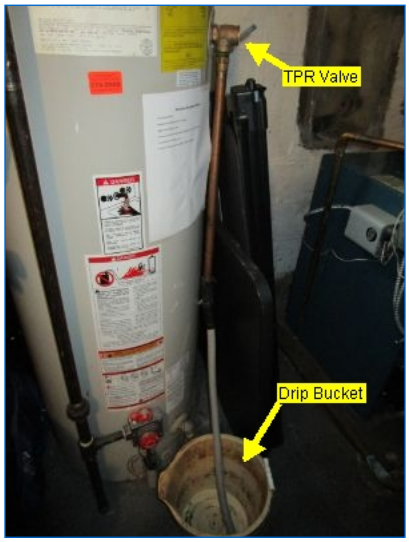
Gas, direct-fired water heater was operable.



A.O. Smith 50 gallon capacity. Water Heater data plate/serial no. indicates a manufacture date of 10/1998 (20.8 yrs old).

2. Water Heater Condition

• Temperature Pressure Relief (TPR) valve with extension pipe was noted to be dripping water into a bucket; suspect a defective TPR valve.



Temperature Pressure Relief (TPR) valve with extension pipe was noted to be dripping water into a bucket; suspect a defective TPR valve.


Gas supply shut-off valve and drip leg noted at water heater

WATER HEATER Continued

BATHROOMS

1. Bathroom#1 Description

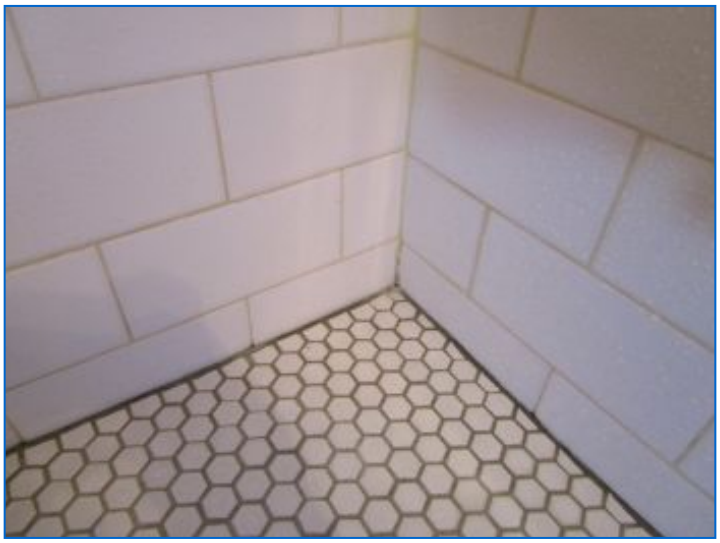
1st Floor Hall Bathroom, Toilet, Lavatory, Stall Shower , Exhaust Fan, HVAC: No heat noted (int. space), HVAC: A/C Register, Floor: Ceramic tile, Shower/Tub Walls: Ceramic tile

1st Floor Hall Bathroom

2. Bathroom#1 Condition

• Leaks: None observed at time of inspection.
• GFCI type receptacle did not trip when tested. Recommend rewiring/replacing GFCI receptacle.
• Shower wall corner grout (movement joint) is cracked. This is common; suggest replacing grout with matching silicone based sealant at corner movement joints.

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



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#2 Description

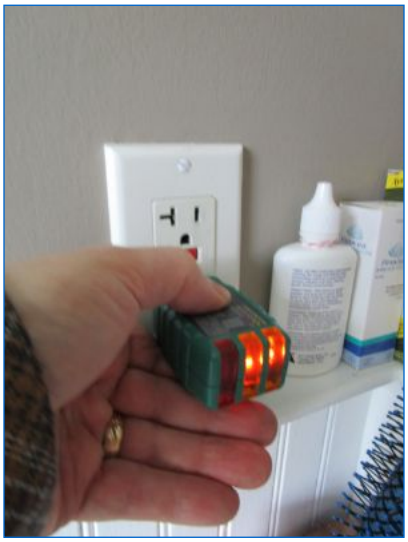
2nd Floor Hall Bathroom, Toilet, Lavatory, Window, Exhaust Fan w/Heat lamp, HVAC: Radiator (cast iron), HVAC: A/C Register, Floor: Ceramic tile, Shower/Tub Walls: Ceramic tile

BATHROOMS Continued

2nd Floor Hall Bathroom

4. Bathroom#2 Condition

- Leaks: None observed at time of inspection.
- GFCI type receptacle did not trip when tested. Recommend rewiring/replacing GFCI receptacle.



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

5. Bathroom#3 Description

Master Bathroom, Toilet, Vanity, Stall Shower , Whirlpool - jets; operable, Window, Exhaust Fan w/Built-in Heater, HVAC: Radiator (cast iron), HVAC: A/C Register, Floor: Ceramic tile, Shower/Tub Walls: Ceramic tile

BATHROOMS Continued

Master Bathroom - No defects noted.

Stall Shower

6. Bathroom#3 Condition

• Leaks: None observed at time of inspection.
• GFCI protected receptacle/s in place and operational.

Whirlpool pump was operable at time of inspection.

KITCHEN

1. Kitchen

• At the time of the inspection, the Inspector observed no major deficiencies in the condition of the kitchen.

• New kitchen appliances noted. Suggest acquiring user manuals and warranties. Warranties should include contractor workmanship warranty as well as product manufacturer's warranties.

KITCHEN Continued

KITCHEN Kitchen

KITCHEN Kitchen

2. Refrigerator

- Refrigerator/freezer operating and frost free.
- Water/ice dispenser was operable.
- Refrigerator appeared to be approximately 1 yrs old.

Refrigerator appeared to be approximately 1 yrs old.

Refrigerator/freezer operating and frost free.

3. Dishwasher

- Dishwasher was operable at time of inspection.
- Dishwasher appeared to be approximately 5+ yrs old.

KITCHEN Continued

Dishwasher was operable at time of inspection.

4. Range

• Inspection of ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven. The self-cleaning and convection features, as applicable, were not tested.
• Gas-fired range; operable.
• Range appeared to be approximately 1 yrs old.

Gas-fired range; operable. Range appeared to be approximately 1 yrs old.

5. Vent Hood/Fan

• Microwave had an operable Exterior vented type vent fan with filter and light.

KITCHEN Continued

Microwave had an operable Exterior vented type vent fan with filter and light.

6. Microwave

Microwave was operable at time of inspection.

7. Sink

- Kitchen has a Stainless steel - surface mounted sink.
- The kitchen sink had functional flow and functional drainage at the time of the inspection.
- The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.

- The spray wand at the kitchen sink was inoperable.

KITCHEN Continued

The kitchen sink had functional flow and functional drainage at the time of the inspection.

The spray wand at the kitchen sink was inoperable.

8. Disposal Unit

Disposal unit was operable.

9. GFCI / Receptacles

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

KITCHEN Continued

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

10. Counters

- Ceramic tile counter tops noted.

11. Flooring

- Solid hardwood flooring noted.
- No defects noted.

Solid hardwood flooring noted.

LAUNDRY

1. Laundry

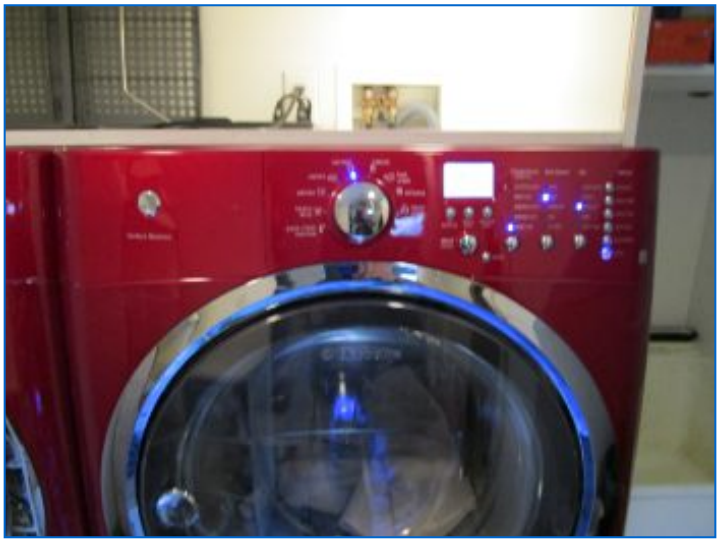
LAUNDRY Continued

LAUNDRY Laundry

2. Appliances

- Dryer was operable.
- Washer was operable.

Dryer was operable.



Washer was operable.

INTERIOR AREAS

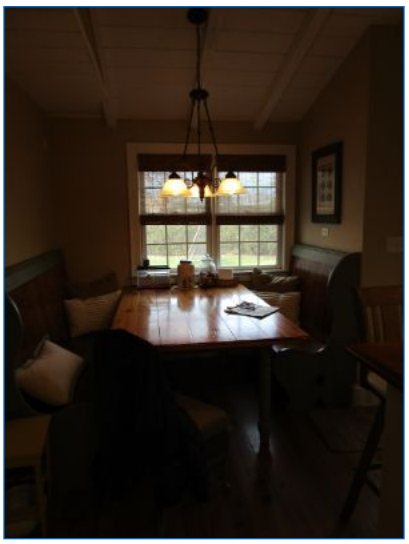
The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. INTERIOR

INTERIOR AREAS Continued

Entryway



Nook

Hallway (2nd floor)

2. Floors

- Hardwood flooring noted throughout 1st floor.
- Wall-to-wall Carpeted noted.

INTERIOR AREAS Continued

Hardwood flooring noted throughout 1st floor.

3. Stairs & Handrail

• The horizontal guardrails protecting this stairwell were less than 36 inches in height. Although this condition is now considered a potential fall hazard, it is not uncommon in older homes such as this one, built during a time period during which safety standards were different from generally-accepted current safety standards. Homes are not required to be updated to comply with newly enacted safety standards. Because this is a life-safety issue, the Inspector recommends having the guardrails altered or replaced with guardrails at least 36 inches in height to comply with modern safety standards.

The horizontal guardrails protecting this stairwell were less than 36 inches in height. Although this condition is now considered a potential fall hazard, it is not uncommon in older homes such as this one, built during a time period during which safety standards were different from generally-accepted current safety standards. Homes are not required to be updated to comply with newly enacted safety standards. Because this is a life-safety issue, the Inspector recommends having the guardrails altered or replaced with guardrails at least 36 inches in height to comply with modern safety standards.

4. 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.

WINDOWS

1. Window Types

• The home had a mixture of Double-pane Wood and Vinyl windows.
• Most windows in the home were double-hung.
• Windows in the home were a mixture of double-hung and casement.

Most windows in the home were double-hung wood framed windows.

Casement windows noted in attic.

2. 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.

3. Screens

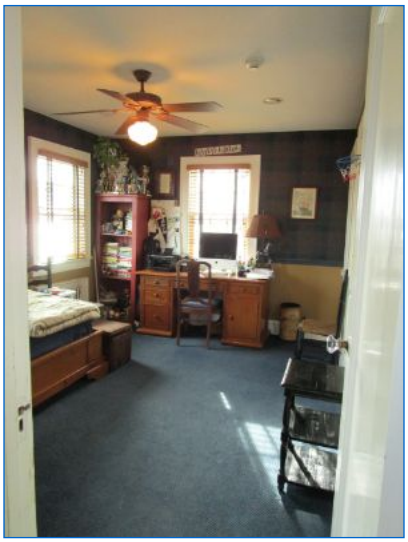
Observations:
• Many screens were missing or not installed at the time of inspection.

WINDOWS Continued

Many screens were missing or not installed at the time of inspection.

Bedroom #1

1. Bedroom #1



Bedroom #1 Bedroom #1

Bedroom #2

1. Bedroom #2

Bedroom #2 Continued

Bedroom (2nd floor, front-corner)

Bedroom #3

1. Bedroom #3

Bedroom (2nd floor, side)

Master Bedroom

1. Master Bedroom

Master Bedroom Continued

Master Bedroom Master Bedroom

2. Heat Distribution

• Baseboard convectors noted (hydronic heating zone).

Baseboard convectors noted (hydronic heating zone).

Dining Room

1. Dining Room

Dining Room Continued

Dining Room Dining Room

2. Doors

- French (glass panel) doors noted.
- Right door hits against top frame; does not close. Suggest door/hinge adjustment.

Right door hits against top frame; does not close. Suggest door/hinge adjustment.

Den

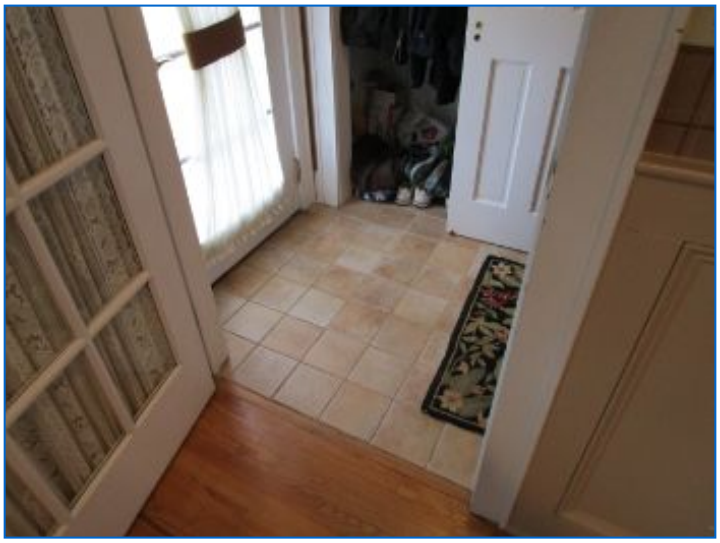
1. Den

Den Continued

Den Den

2. Floors

• Hardwood floor noted, Ceramic tile at rear entry.

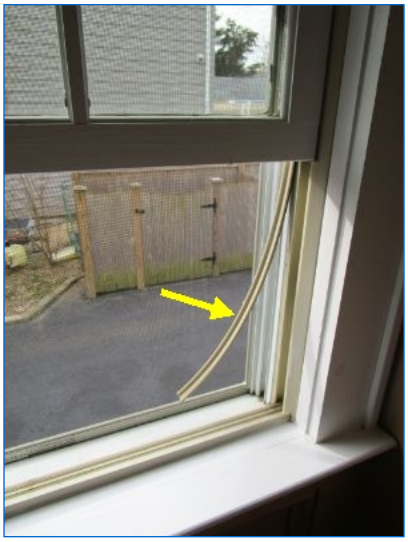


Hardwood floor noted, Ceramic tile at rear entry.

3. Windows

• Weather stripping detached at double-hung window.

Den Continued



Weather stripping detached at double-hung window.

4. Heat Distribution

• Baseboard convectors noted (hydronic heating zone).

Baseboard convectors noted (hydronic heating zone).

Living Room

1. Living Room

Living Room Continued

Living Room Living Room

ROOF

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. 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 age and 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 the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof General

• Inspected from ladder and ground level with zoom lens. Due to property and roof configurations, some areas of the roof are visually restricted from inspection.
• Visually inspected from visually accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.
• Some areas of roof are obscured from view.
• Shingle Type: Asphalt Architectural.
• Semi-flat roof, rubber membrane noted.
• The roof had one layer of asphalt shingles installed at the time of the inspection.
• Top asphalt arch shingles showed conditions consistent with 5 yr old shingles.
• Confer with seller about transferring the manufacturer warranty.
• Roof ridge beam appeared straight and even.

ROOF Continued

Roof ridge beam appeared straight and even.

Semi-flat roof, rubber membrane noted here.

2. Vents

Under eave soffit inlet vents noted for attic ventilation.

Under eave soffit inlet vents noted for attic ventilation.

CHIMNEY

1. Chimney

• Chimneys: Brick
• Chimney brick was painted.
• Our chimney inspection is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.
• LIMITATION: Chimney crown cement not visible from inspection level. Suggest chimney contractor inspect further to ensure there's no water intrusion here.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the portions of the chimney visible from the ground.

CHIMNEY Continued

At the time of the inspection, the Inspector observed no deficiencies in the condition of the portions of the chimney visible from the ground.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the portions of the chimney visible from the ground.

GUTTERS & DOWNSPOUTS

1. Gutters & Downspouts

Downspout appears to drain to underground drywell.

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.

2. North Exterior

EXTERIOR Continued

EXTERIOR North Exterior

3. South Exterior

EXTERIOR South Exterior

EXTERIOR South Exterior

4. West Exterior

EXTERIOR Continued

EXTERIOR West 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. Foundation/Parging

• Crack 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.
• CRACKS (1/4" or less): Cracks/Holes present in foundation wall. Generally, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Recommend sealing the cracks with epoxy filler to prevent water infiltration, and monitor for further movement.
• Differential Settlement Crack observed at south foundation wall. These can be a pathway for water entry. Recommend a qualified professional to fill/seal foundation crack/s with epoxy filler to prevent water intrusion, and monitor for further movement.

Differential Settlement Crack observed at south foundation wall. These can be a pathway for water entry. Recommend a qualified professional to fill/seal foundation crack/s with epoxy filler to prevent water intrusion, and monitor for further movement.

EXTERIOR WALLS Continued

2. Wood Siding

• The exterior walls of the home were covered with wood shingles.
• Wood shingles covering exterior walls exhibited moderate deterioration commensurate with the age of the home.
• Wood siding covering exterior walls of the home was in contact with soil at front planting bed. This condition will result in deterioration of these areas from wood decay unless these areas are re-graded to provide clearance between wood and soil.
• Wood siding covering the exterior walls of the home had areas of peeling paint revealing the white paint layer beneath. Paint should be maintained in good condition to help prevent damage to wood siding from sun and moisture. The Inspector suggests that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repainting.

Wood siding covering exterior walls of the home was in contact with soil at front planting bed. This condition will result in deterioration of these areas from wood decay unless these areas are re-graded to provide clearance between wood and soil.

Wood siding covering the exterior walls of the home had areas of peeling paint revealing the white paint layer beneath. Paint should be maintained in good condition to help prevent damage to wood siding from sun and moisture.

Wood siding covering the exterior walls of the home had areas of peeling paint revealing the white paint layer beneath. Paint should be maintained in good condition to help prevent damage to wood siding from sun and moisture. The Inspector suggests that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repainting.

EXTERIOR WALLS Continued

3. Exterior Vents

• Vents noted for crawlspace beneath the rear addition only. There was no access provided to this space for visual inspection.

Vents noted for crawlspace beneath the rear addition only. There was no access provided to this space for visual inspection.

EXTERIOR WINDOWS

1. Exterior Windows

• Some window frames/sills had peeling paint and needed maintenance at the time of the inspection. The Inspector recommends maintenance be performed by a qualified contractor.

Some window frames/sills had peeling paint and needed maintenance at the time of the inspection. The Inspector recommends maintenance be performed by a qualified contractor.

Some window frames/sills had peeling paint and needed maintenance at the time of the inspection. The Inspector recommends maintenance be performed by a qualified contractor.

EXTERIOR WINDOWS Continued

2. Basement Exterior Windows

• Torn screen noted at south basement window.• Basement window wood frames in contact with soil showed signs of moisture damage at South side (2 locations). Recommend lowering soil level 6 inches below wood frames and provide top layer of gravel. Repair moisture damaged sections of frames.
• Poured concrete window wells noted at south side. Suggest covers or steel grates for small child fall protection.

Basement window wood frames in contact with soil showed signs of moisture damage at South side. Recommend lowering soil level 6 inches below wood frames and provide top layer of gravel.

Poured concrete window wells noted at south side. Suggest covers or steel grates for small child fall protection.

Basement window wood frames in contact with soil showed signs of moisture damage at South side (2 locations). Recommend lowering soil level 6 inches below wood frames and provide top layer of gravel. Repair moisture damaged sections of frames.

Torn screen noted at south basement window.

EXTERIOR WINDOWS Continued

Basement window wood frames in contact with soil showed signs of moisture damage at South side (2 locations). Recommend lowering soil level 6 inches below wood frames and provide top layer of gravel. Repair moisture damaged sections of frames.

EXTERIOR UTILITIES

1. Exterior Utilities

• Gas line connection for barbecue.

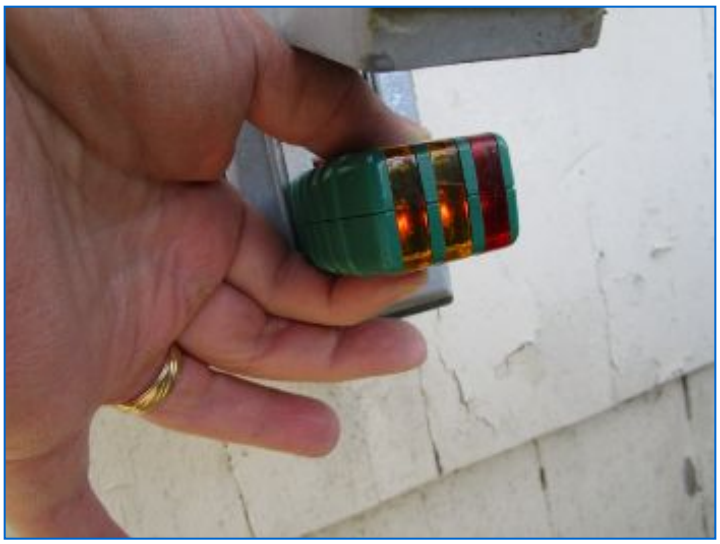
Gas line connection for barbecue.

2. Exterior GFCI/Receptacles

• No power at GFCI type receptacle at rear at time of inspection. Recommend having seller locate source - restore power prior to close.
• GFCI type receptacle at garage exterior did not trip when tested. Recommend rewiring or replacing GFCI receptacle. Refer to Electrical section.

EXTERIOR UTILITIES Continued

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



GFCI type receptacle at garage exterior did not trip when tested. Recommend rewiring or replacing GFCI receptacle. Refer to Electrical section.

3. Hose Bibs

• Exterior pipe extension to hose bibb must be drained to winterize to avoid freeze damage to exterior pipe.
• Hose bibb not active at North side at time of inspection; possibly turned off from inside (winterized). Suggest further review.

Exterior pipe extension to hose bibb must be drained to winterize to avoid freeze damage to exterior pipe.

GARAGE

GARAGE Continued

1. General Conditions

• Garage structure is Detached.
• Inspection of the garage structure was limited by the fact that Many of the structural components were hidden from visual inspection. The Inspector's comments are limited to only those portions of the structure he could view directly.
• Limitation: Shelving & stored items limited visual access of garage walls/structure; unable to fully inspect.• Recommend relocating log pile a minimum of 15 ft. from the structure as this can attract wood destroying insects.
• Wood siding covering the exterior walls of the garage had areas of peeling paint exposing the wood siding beneath. Paint should be maintained in good condition to help prevent damage to wood siding from sun and moisture. The Inspector suggests that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repainting.
• Moisture damage at underside of eave facing north.
• Wood siding covering exterior walls of the garage was in contact with soil. This condition will result in deterioration of these areas from wood decay; re-grade these areas to provide clearance between wood and soil.

GARAGE General Conditions

Recommend relocating log pile a minimum of 15 ft. from the structure as this can attract wood destroying insects.

Wood siding covering the exterior walls of the garage had areas of peeling paint exposing the wood siding beneath. Paint should be maintained in good condition to help prevent damage to wood siding from sun and moisture. The Inspector suggests that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repainting.

Wood siding covering exterior walls of the garage was in contact with soil. This condition will result in deterioration of these areas from wood decay; re-grade these areas to provide clearance between wood and soil.

GARAGE Continued

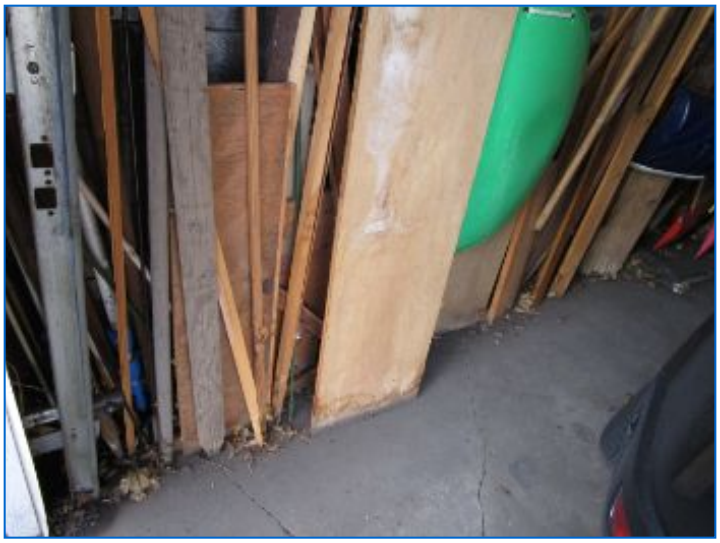
GARAGE General Conditions

Wood siding covering the exterior walls of the garage had areas of peeling paint exposing the wood siding beneath. Paint should be maintained in good condition to help prevent damage to wood siding from sun and moisture.

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

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

GARAGE Continued



Inspection of the garage structure was limited by the fact that Many of the structural components were hidden from visual inspection. The Inspector's comments are limited to only those portions of the structure he could view directly.

Moisture damage at underside of eave facing north.

2. Structure

• Previous Termite Treatment noted; Bait Stations observed at the perimeter of the structure. Refer to attached NPMA-33 report form.
• REPAIRS: Sections of the sill plate and wall studs were replaced with pressure treated wood but only at the front of the garage. Based on noted conditions this was due to moisture and past termite damage.• Soil level at perimeter of the structure is too high relative to the wood siding and sill plates in garage. This enables water penetration/damage to occur and provides termites and other wood destroying insects easy access to the wood structure. Recommend lowering soil level to 4-6" below siding. Suggest gravel at perimeter if necessary instead of soil.
• Wall bulging outward at lower rear of garage. This is a structural defect and safety concern.
• Moderate to severe moisture damage noted at sill plates at all walls of the garage.
• Past Termite damage observed at wall boards at North and South front areas of garage.
• RECOMMENDATION: The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a licensed qualified contractor or structural engineer to discuss options and repair costs to address the noted deficiencies.

Previous Termite Treatment noted; Bait Stations observed at the perimeter of the structure. Refer to attached NPMA-33 report form.

Wall bulging outward at lower rear of garage. This is a structural defect and safety concern.

GARAGE Continued

Previous Termite Treatment noted; Bait Stations observed at the perimeter of the structure. Refer to attached NPMA-33 report form.

Soil level at perimeter of the structure is too high relative to the wood siding and sill plates in garage. This enables water penetration/damage to occur and provides termites and other wood destroying insects easy access to the wood structure. Recommend lowering soil level to 4-6" below siding. Suggest gravel at perimeter if necessary instead of soil.

Wall bulging outward at lower rear of garage. This is a structural defect and safety concern.

REPAIRS: Sections of the sill plate and wall studs were replaced with pressure treated wood but only at the front of the garage. Based on noted conditions this was due to moisture and past termite damage.

GARAGE Continued

Moderate to severe moisture damage noted at sill plates at all walls of the garage.

Past Termite damage observed at wall boards at North and South front areas of garage.

Past Termite damage observed at wall boards at North and South front areas of garage.

Moderate to severe moisture damage noted at sill plates at all walls of the garage.

GARAGE Continued

Moderate to severe moisture damage noted at sill plates at all walls of the garage.

Moderate to severe moisture damage noted at sill plates at all walls of the garage.

RECOMMENDATION: Wall bulging outward at lower rear of garage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for corrective repairs or replacement to address this structural defect/safety concern.

RECOMMENDATION: Wall bulging outward at lower rear of garage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for corrective repairs or replacement to address this structural defect/safety concern.

3. Roof

Observations:
- Inspected from ladder and ground level with zoom lens.
- Shingle Type: Asphalt Architectural.
- The roof had one layer of asphalt shingles installed at the time of the inspection.
- Top asphalt roof covering showed conditions consistent with 5 yr old shingles.
- Confer with seller about transferring the manufacturer warranty.
- Garage roof boards were apparently replaced when the roof shingles were replaced.

GARAGE Continued

The roof had one layer of asphalt shingles installed at the time of the inspection.

Top asphalt roof covering showed conditions consistent with 5 yr old shingles.

Garage roof boards were apparently replaced when the roof shingles were replaced.

4. Gutters & Downspouts

Aluminum gutters & downspouts noted.
Downspout extensions missing. Recommend extending downspouts 4 ft minimum where possible to divert run-off away from the structure and to prevent soil erosion at the slab foundation perimeter.

GARAGE Continued

Downspout extensions missing. Recommend extending downspouts 4 ft minimum where possible to divert run-off away from the structure and to prevent soil erosion at the slab foundation perimeter.

Downspout extensions missing. Recommend extending downspouts 4 ft minimum where possible to divert run-off away from the structure and to prevent soil erosion at the slab foundation perimeter.

5. Floor

• Bare concrete floor noted.
• Settlement Cracks: Settled areas of the garage floor appeared to be related to settling of the soil beneath the concrete floor slab. This condition is typical of inadequate compaction of soil beneath the slab at the time of original construction. Settling due to inadequate compaction takes place in the first few years after original construction, and then stops. If this is the cause, the condition would now be stable.

Settlement Cracks: Settled areas of the garage floor appeared to be related to settling of the soil beneath the concrete floor slab. This condition is typical of inadequate compaction of soil beneath the slab at the time of original construction. Settling due to inadequate compaction takes place in the first few years after original construction, and then stops. If this is the cause, the condition would now be stable.

6. Electrical / Lighting

• Inside receptacle/s were not GFCI protected. Recommend updating to GFCI protected receptacles. Refer to Electrical section.
• Light fixtures were operable.

GARAGE Continued

Inside receptacle/s were not GFCI protected. Recommend updating to GFCI protected receptacles. Refer to Electrical section.

Light fixtures were operable.

7. Vehicle Door

• Wooden sectional roll-up door noted.• Vehicle door Jamb/s deteriorated (water damage).
• Rotted wood at bottom of sectional roll-up door. Recommend repairing damaged areas.

Vehicle door Jamb/s deteriorated (water damage).

Vehicle door Jamb/s deteriorated (water damage).

GARAGE Continued

Rotted wood at bottom of sectional roll-up door. Recommend repairing damaged areas.

8. Vehicle Door Opener

• Vehicle door opener and safety reverse feature was operable.

GROUNDS

1. Driveway

• Driveway: Asphalt noted.
• Maintenance: Asphalt driveways require sealing every 3-5 yrs to prevent water penetration and freeze-thaw damage.• The asphalt driveway had moderate surface deterioration and displacement. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.
• Driveway improperly sloped towards the garage. Recommend regrading the driveway as needed to allow run-off to flow away from garage/structure.

Maintenance: Asphalt driveways require sealing every 3-5 yrs to prevent water penetration and freeze-thaw damage.

The asphalt driveway had moderate surface deterioration and displacement. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.

GROUNDS Continued

The asphalt driveway had moderate surface deterioration and displacement. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.

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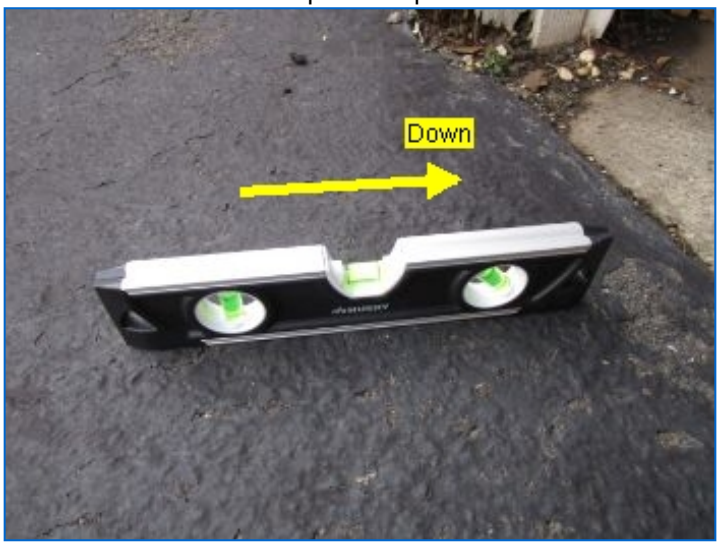


Driveway improperly sloped towards the garage. Recommend regrading the driveway as needed to allow run-off to flow away from garage/structure.

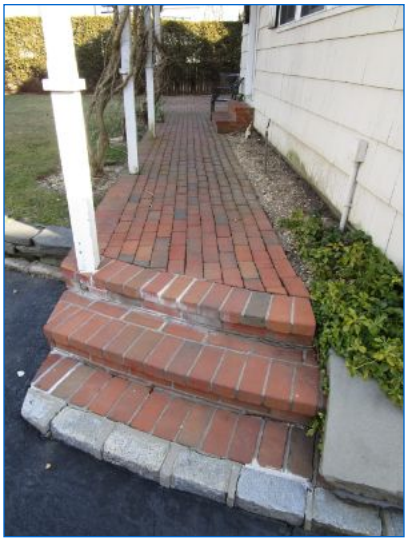
Driveway improperly sloped towards the garage. Recommend regrading the driveway as needed to allow run-off to flow away from garage/structure.

2. Sidewalk & Walkway

- Sidewalk/s: Concrete noted.
- Sidewalks: No major system safety or function concerns noted at time of inspection.
- Walkway/s: Brick noted.
- Walkways: No major system safety or function concerns noted at time of inspection.

GROUNDS Continued

Walkways: No major system safety or function concerns noted at time of inspection.



Walkways: No major system safety or function concerns noted at time of inspection.

3. Vegetation

• Vines can grow aggressively and can damage siding/finishes and provide a pathway for insects. We recommend cutting back from the structure.

Vines can grow aggressively and can damage siding/finishes and provide a pathway for insects. We recommend cutting back from the structure.

STEPS & HANDRAILS

1. Steps & Handrails

• Brick Steps noted.

PATIO AREA

PATIO AREA Continued

1. Patio

• Patio/s: Brick noted.
• Patio was in functional condition. Minor mortar repairs suggested at border brick.

Patio/s: Brick noted.

Patio was in functional condition. Minor mortar repairs suggested at border brick.

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.

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

PRE-CLOSING WALK THROUGH:
The walk-through prior to closing is the time for Client to review and inspect the property. Conditions can change between the time of the 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
CO	Certificate of Occupancy: a document issued by a local government agency or building department certifying a building's compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupancy.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Double Tap	A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose. Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
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.
PSI	Water pressure is measured in pounds per square inch (psi).
Parge Coat	A Parge Coat is a layer of mortar-like material applied with a trowel and designed to harden, cover and protect the exterior surface of the foundation wall.
TPR	Temperature/Pressure Relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels.

ProSpec Home Inspection

OF LONG ISLAND / SINCE 2004 / 516-580-1848

ProSpec Engineering, PLLC
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Merrick, NY 11566
(516) 580-1848
www.nassauprofessionalhomeinspector.com

Name: Stephen Fruchter
(516) 672-2621
stephenfruchter@gmail.com
Address:
City:
State, Zip:

Property Location
998 Allen Ln, Woodmere, NY 11598

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: 1/28/2019 Time: 10:00 AM Weather conditions: Partly Cloudy Outside temperature: 26 °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 1/28/2019 X
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:

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: 01/28/2019

Address of Property Inspected: 998 Allen Ln, Woodmere, NY 11598

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):

■ 3. **Visible** damage from wood destroying insects was noted as follows (description and location):
Past termite damage noted at south-side floor joists, band joist and blocking above basement office. Past termite damage noted at north and south wall boards at front of garage.

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 STRUCTURES.

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: Termites (see Section V)

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, 8, 9, 24
- ■ Crawlspace: 10
- ■ Main Level: 1, 3, 4, 6, 8, 9
- ■ Attic: 1, 3, 4, 5, 11, 24
- ■ Garage: 6, 7, 14, 17
- ■ Exterior: 17
- ■ Porch:
- ■ Addition: Den: 1, 3, 4, 8, 12
- ■ Other:

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

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

Section V. Additional Comments and Attachments

(these are an integral part of the report)

Corrective repairs noted at affected house floor joists. Suggest aquiring historic records of existing treatment and continue program as necessary.

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

Form NPCA-1 is obsolete after 12/31/04.

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.**

