ProSpec Home Inspection of Long Island
Property Inspection Report

9 Brookside Dr, Port Washington, NY 11050
Inspection prepared for: Name Deleted
Date of Inspection: 11/14/2020 Time: 10:00 AM
Age of Home: 1 yrs old Size: 5,200 sq.ft.
Approx. Year Built: 2020

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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.

BASEMENT		
Page 19 Item: 8	Doors	• NE corner room: Shims incomplete at door to utility closet. Recommend completion of all unfinished work.
ELECTRICAL		
Page 29 Item: 3	Main Panel Conditions	• Main Panel #1: Proper Neutral Bus Grounding was not observed. Recommend licensed electrician to ensure proper system grounding per current standard. • Main Panel #2: Proper Neutral Bus Grounding was not observed. Recommend licensed electrician to ensure proper system grounding per current standard. • Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they can puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws. Repair existing damaged wire insulation!
Page 30 Item: 4	Electrical Wiring	• Incomplete data/telecom jack installation noted throughout. Recommend completion and/or finishes prior to close.
Page 31 Item: 7	Backup Generator	• The home had a gas-powered backup generator installed to provide the home with electricity when power is not available from public utilities. Inspection of backup generators and their electrical components lies beyond the scope of the General Home Inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have this system tested by a licensed qualified electrical contractor. • Backup generator main disconnect was not accessible at time of inspection.
Page 32 Item: 8	Integrated Control System	• Home was equipped with the backbone of an Integrated Control System. These control systems are beyond the scope of a Home Inspection. The Inspector recommends conferring with the seller for system and service contact information for customization and completion of installation. Request that the seller demonstrate essential connectivity prior to close. If necessary, seek advice of a specialist in evaluating this system.
BATHROOMS		
Page 54 Item: 4	Bathroom#2 Condition	• Sink stopper was stuck in closed position; inoperable. Recommend corrective repair. • HVAC register not installed; didn't fit floor opening. Recommend completion. • Exterior base grout was cracked/gapped at Tub floor joint. Recommend grout repair to prevent water entry that can cause damage to floor boards/ceiling below. • Casement window crank mechanism cover was missing. Recommend correction. • Vanity backsplash not adequately sealed. • Grout at toilet was discolored. Suggest correction. • Wall corner grout (movement joint) was cracked in Tub area. This is common; Recommend replacing grout with matching silicone based sealant at corner movement joints.
Page 57 Item: 8	Bathroom#4 Condition	• Bedroom #3 Door hit saddle and did not close. Recommend adjustments by a qualified contractor.
		• Vanity backsplash not adequately sealed.

Page 58 Item: 10	Bathroom#5 Condition	• Free-standing floor mounted tub filler was not securely installed at the floor mount. Recommend evaluation and correction by a qualified contractor.
Page 59 Item: 12	Bathroom#6 Condition	• Exterior base grout was cracked/missing at Tub floor joint. Recommend grout repair to prevent water entry that may cause damage to floor boards/ceiling below.
PLUMBING		
Page 61 Item: 2	Water Service Entrance	• No visible backflow prevention device was observed at the water service entrance. The danger arises when there is a connection to the water source where water can be drawn back into the pipes. Backflow prevention devices must be used to stop such contaminants from potentially entering the public water system. Also, if you are installing a new underground irrigation system, you must contact the local water district first regarding requirements and must receive approval before starting the new irrigation system. Licensed plumbers or sprinkler/irrigation contractors are also knowledgeable about these mandatory requirements.
Page 62 Item: 4	Water Pressure	• Water pressure measured 92 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi. • Water pressure exceeded 90 pounds per square inch (psi) at the time of the inspection. This is considered excessively high. Acceptable water pressure is between 40 and 90 psi. Excessively high water pressure can cause leaks and pipe damage. The Inspector suggests installation of a pressure regulator by a qualified plumbing contractor.
Page 62 Item: 5	Drain/Waste/Vent Pipes	• Remove wood forms around waste main pit to avoid attracting termites. Install steel plate cover over pit. • Exterior plumbing vent for the waste line exit was not visible at the front exterior at time of inspection; This vent be at another location or perhaps blocked by cedar siding. Confer with Seller for this required plumbing vent provision. • Whole house trap w/vent pipe was not visible at time of inspection, only the waste pipe exit with clean-out was visible at time of inspection. Request seller to identify location.
KITCHEN-1		
Page 66 Item: 1	General	• New kitchen appliances recently installed. Recommend acquiring user manuals and warranties. Warranties should include contractor workmanship warranty as well as product manufacturer warranties. • New kitchen appliances should be cycled through all their respective functions in order to ensure they perform their full operational sequences.
Page 66 Item: 3	Countertop	• Grout/caulking at counter-top back splash (movement joint) was cracked. Suggest replacing defective grout/caulking with matching silicone based sealant along movement joint.
Page 69 Item: 8	Oven	• New built-in oven may require initial setup prior to operating elements. Suggest having Seller demonstrate bake/broil modes prior to close.
LAUNDRY-1		
Page 73 Item: 3	Plumbing	• Plumbing supply and drain connections noted for future service sink. Water supply lines were charged. Blue PEX tubing was open-ended; unknown source. Recommend conferring with Seller on status of service sink provision/completion.
Page 74 Item: 5	Walls	• Some base molding was missing. Suggest completion.
Page 74 Item: 6	Windows	• Casement window crank mechanism cover was missing. Recommend correction.
WINDOWS		
Page 78 Item: 3	Screens	• All screens were not installed or missing at the time of inspection. Confer with seller for screen provisions.
Bedroom- 1		
Page 88 Item: 3	Closets	• Door ball catch didn't latch properly . Recommend adjustments by a qualified contractor.
Page 88 Item: 4	Electrical / Lighting	• Incomplete data/telecom jack installation noted. Recommend completion and/or finishes prior to close.

Bedroom- 2		
Page 90 Item: 3	Closets	• Door ball catch didn't latch properly . Recommend by a qualified contractor.
Bedroom- 3		
Page 92 Item: 3	Closets	• Door ball catch didn't latch properly . Recommend adjustments by a qualified contractor.
EXTERIOR WALLS		
Page 109 Item: 1	General	• Expandable foam insulation was used to plug an unused hole in the exterior wall at the electrical service entrance location. Recommend proper infill and repair of the cedar siding. • Ensure that all penetrations through exterior walls are adequately sealed to prevent moisture and pests from entering the structure.
Page 110 Item: 3	Wood Siding	• Soil in contact with, and/or in close proximity to siding. This can provide entrance of moisture or insects to siding. The Inspector recommends lowering soil level to 6" below siding. • Cedar siding fell short of the steps at the side entrance. Recommend correction by contractor.
EXTERIOR TRIM		
Page 112 Item: 1	General	• Portico Columns: Horizontal surfaces of trim where water does not readily drain from are subject to eventual moisture damage/decay. It is important to caulk all seams at these locations to prevent water penetration. Recommend caulking by a qualified contractor.
Page 112 Item: 2	Gable/Eaves Trim	• Gable Trim: Horizontal surfaces of trim where water does not readily drain from are subject to eventual moisture damage/decay. It is important to caulk all seams at these locations to prevent water penetration. Recommend caulking by a qualified contractor.
Page 113 Item: 3	Door/Window Trim	• Window Crown Molding: Horizontal surfaces of trim where water does not readily drain from are subject to eventual moisture damage/decay. It is important to caulk all seams at these locations to prevent water penetration. Recommend caulking by a qualified contractor.
EXTERIOR DOORS		
Page 115 Item: 1	Doorbell	• Side doorbell was not installed at time of inspection.
EXTERIOR UTILITIES		
Page 116 Item: 2	Exterior Plumbing	• Hose bib at Front was Not active at time of inspection; possibly turned off from inside (winterized) or possible repair needed. Suggest having seller activate and test prior to close.
GROUNDS		
Page 124 Item: 3	Sprinkler System	• Property is equipped with an underground sprinkler system. The inspector recommends conferring with seller for operating instructions and winterizing information. Sprinkler systems are beyond the scope of a general home inspection, due to most of its parts/piping not visible for inspection. Client is advised to seek advice of a specialist in evaluating this system before use.

SUMMARY COMMENTS

1. Summary

• Corrective repairs recommended during the first year of occupancy are estimated to be $3,000 - $4,000. This is a Rough Order of Magnitude Estimate based on the Report Summary. The scope of repair work is subject to the Buyer's budget. The Inspector recommends that you acquire estimates directly from appropriate contractors and specialists based on this report. Work recommendations provided in this report should be performed by reputable, licensed and qualified contractors.

What We Inspect:

A general property inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

An inspection is intended to assist in the evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not a prediction of future conditions.

A property inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is not by itself a material defect.

An inspection report shall describe and identify in written format the inspected systems, structures, and components of the property and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

INSPECTION DETAILS

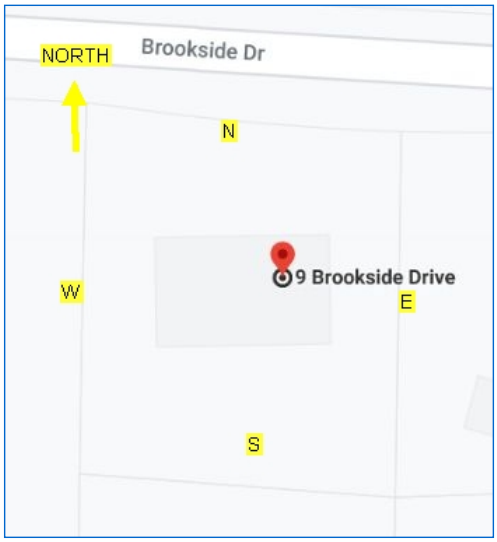
1. Attendees

Client present, Seller present

2. Occupancy

- Vacant
- Utilities were on at the time of inspection.

3. Satellite Map



INSPECTION DETAILS Satellite Map

BUILDING PERMITS

1. Building Permits

• Generally, it's the Inspector's recommendation to have the seller provide C/Os for all required system installations and/or modifications to the structure and grounds.

SMOKE & CO DETECTORS

1. Smoke/CO Detectors

General:
• SMOKE ALARMS SHOULD BE INSTALLED IN THE FOLLOWING LOCATIONS:
- On the ceiling or wall outside of each separate sleeping area in the vicinity of bedrooms;
- In each bedroom, as most fires occur during sleeping hours;
- In the basement, preferably on the ceiling near the basement stairs;
- In the garage, due to all the combustible materials commonly stored there;
- On the ceiling or on the wall with the top of the detector between 6 to 12 inches from the ceiling; and/or
- In each story within the home, including basements and cellars, but not crawlspaces or uninhabited attics;
- Installed in accordance with manufacturer's instructions.

CARBON MONOXIDE DETECTORS SHOULD BE INSTALLED IN THE FOLLOWING LOCATIONS:
- At least one carbon monoxide detector for each floor of the home, including the basement, and within hearing range of each sleeping area;
- Near or over any attached garage;
- Near, but not directly above, combustion appliances, such as furnaces, water heaters, and fireplaces, and in the garage;
- Installed in accordance with manufacturer's instructions.

The Seller should provide all required life safety Smoke and Carbon Monoxide detectors/alarms as required by state and local law for residential buildings.

• 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.

• MAINTENANCE: Maintain functioning Smoke and Carbon Monoxide detectors at the recommended locations. Periodically test and change batteries routinely to ensure proper Smoke & CO Alarm operation. Detectors are generally reliable for up to 5 yrs.

STRUCTURE

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

1. Structure Description

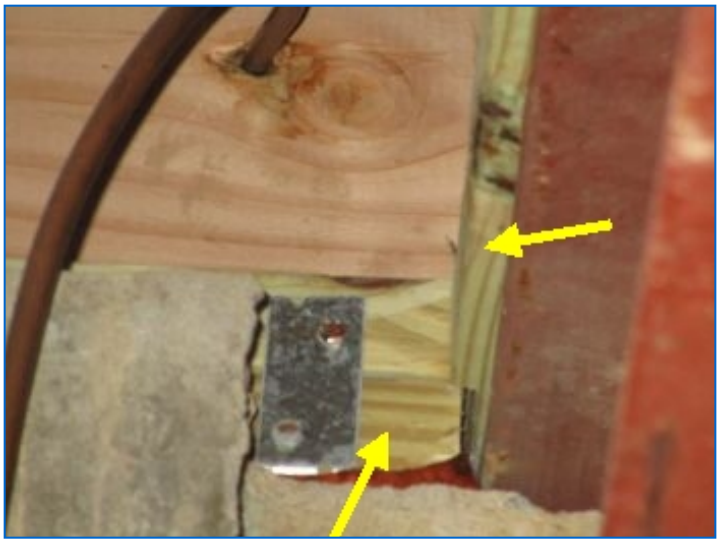
Description:
• Building Type: Single Family
• Building Style: Custom Design
• (3) ROOF TYPES:
• Roof Main Structure: 2x12 Rafters 16" O.C. w/collar-ties, Double laminated veneer lumber (LVL) Ridge beams, Plywood roof boards.
• Vertical support of the roof ridge beam was noted.
• Exterior Walls: 2x6 wood framing.
• Floor Main Structure: Steel girders supported by steel lally columns, 2x12 Joists 16" O.C. (w/cross braces), Oriented-strand floor boards.
• Foundation Type: Poured concrete (bare)
• Foundation Configuration: Combination of basement and slab-on-grade.

Floor Main Structure: Steel girders supported by steel lally columns, 2x12 Joists 16" O.C. (w/cross braces), Oriented-strand floor boards.

Floor Main Structure: Steel girders supported by steel lally columns, 2x12 Joists 16" O.C. (w/cross braces), Oriented-strand floor boards.

STRUCTURE Continued

Floor Main Structure: Steel girders supported by steel lally columns, 2x12 Joists 16" O.C. (w/cross braces), Oriented-strand floor boards.



Pressure treated wood used noted at base of main floor structure.

Roof Main Structure: 2x12 Rafters 16" O.C. w/collar-ties, Double laminated veneer lumber (LVL) Ridge beams, Plywood roof boards.

Vertical support of the roof ridge beam was noted.

2. General Conditions

General:
• 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. The Inspector's comments are limited to only those portions of the structure he could view directly.

3. Foundation Walls

Observations:
• 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 hidden by Finishing systems at time of inspection; Unable to fully inspect.
• No evidence of current moisture intrusion was observed at the visible portions of the foundation walls at the time of inspection.
• The Inspector observed no structural deficiencies at the visible portions of the foundation walls - In normal condition.

STRUCTURE Continued

The Inspector observed no structural deficiencies at the visible portions of the foundation walls - In normal condition.

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

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

4. Floor Slab/Foundation

Observations:
• 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 floor slab he could view directly.
• Limitation: Concrete floor slab was hidden by Floor covering at time of inspection; Unable to fully inspect.
• 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 floor-slab underneath cannot be determined.
• No unusual cracks observed at the visible portions of the concrete floor slab at the time of inspection - In normal condition.
• No evidence of moisture intrusion was observed at the visible portions of the concrete floor slab at the time of inspection.

STRUCTURE Continued

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

No unusual cracks observed at the visible portions of the concrete floor slab at the time of inspection - In normal condition.

No unusual cracks observed at the visible portions of the concrete floor slab at the time of inspection - In normal condition.

5. Roof Structure

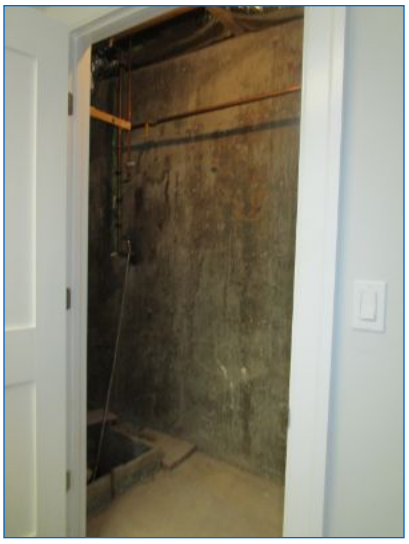
STRUCTURE Continued

Roof ridge beam appeared straight and even overall.

BASEMENT

1. General

NE corner room.



Utility closet in NE corner room.

BASEMENT General

BASEMENT General

Storage Room.

Theater.

BASEMENT Continued

Hallway.

Boiler Room

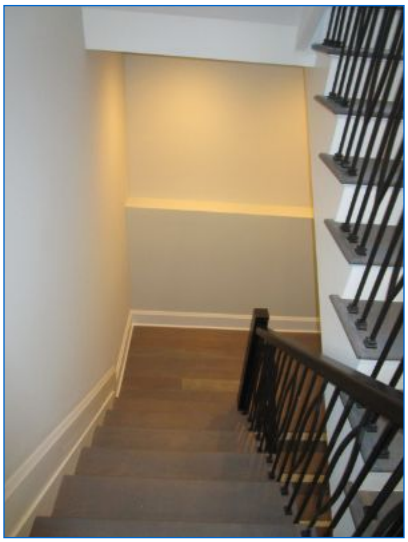
Boiler Room

2. Smoke/CO Detector

BASEMENT Continued

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

3. Stairs & Handrails



Basement stairs. Stairway showed no system safety or function concerns at time of inspection.

4. Floor

- Floor covering: Ceramic tile throughout basement.
- Floor drain observed in boiler room but not tested. Suggest testing for proper operation.

BASEMENT Continued

Floor covering: Ceramic tile throughout basement.

Floor drain observed in boiler room but not tested. Suggest testing for proper operation.

5. Walls

- Drywall walls noted.
- Storage Room: Access cover missing at plumbing clean-out plug.

NE corner room: Cosmetic defect noted at outlet.

Storage Room: Access cover missing at plumbing clean-out plug.

6. Ceilings

- Acoustical tile w/grid ceilings noted.

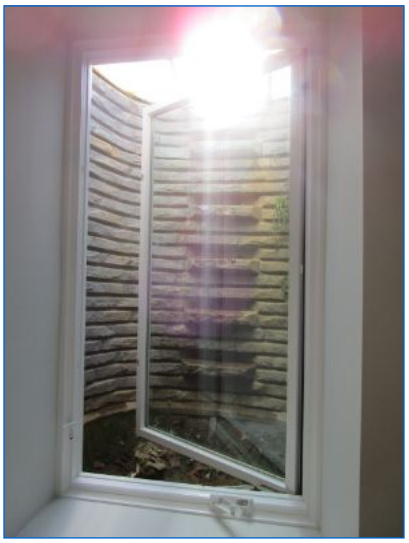
BASEMENT Continued

Acoustical tile w/grid ceilings noted.

7. Egress

- The basement had means of egress which complied with generally-accepted modern safety standards.
- Suggest adding a layer of gravel to prevent muddy condition outside egress window.

The basement had means of egress which complied with generally-accepted modern safety standards.



The basement had means of egress which complied with generally-accepted modern safety standards.

BASEMENT Continued

Suggest adding a layer of gravel to prevent muddy condition outside egress window.

8. Doors

• NE corner room: Shims incomplete at door to utility closet. Recommend completion of all unfinished work.

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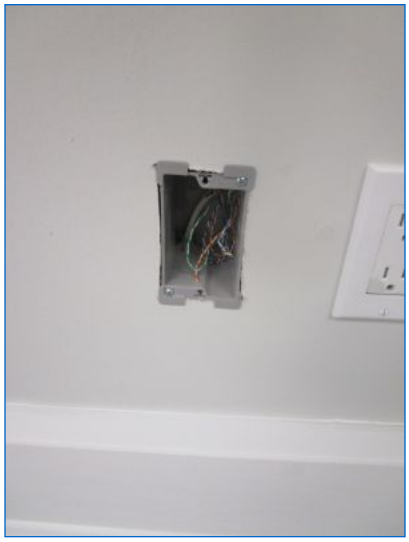
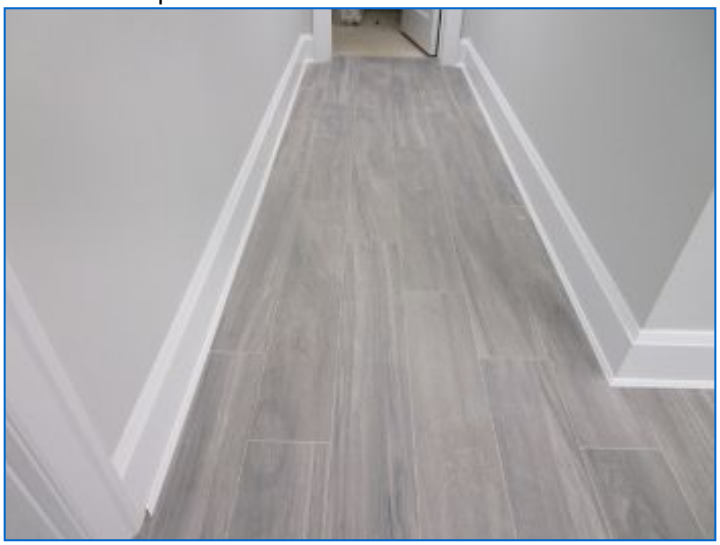
9. Electrical / Lighting

BASEMENT Continued



Incomplete data/telecom jack installation noted. Recommend completion and/or finishes prior to close.

Storage room: No outlets noted in this area.



Storage room: No outlets noted in this area.

10. HVAC

BASEMENT Continued

Ductwork with ceiling supply registers & return air grilles distribute Heating & Cooling.

11. Appliances

• Home was equipped with a central vacuum system. Vacuum systems are beyond the scope of a Home Inspection. The inspector recommends client confer with homeowner for operation/maintenance instructions.

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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. General

- Inspection by walking through attic where possible.
- Attic Lighting was operable.
- No major defects observed at visible portions of the attic - In normal condition for its age.

Some floor areas had no floor boards. Suggest adding floor boards for safe access to these areas.

ATTIC General

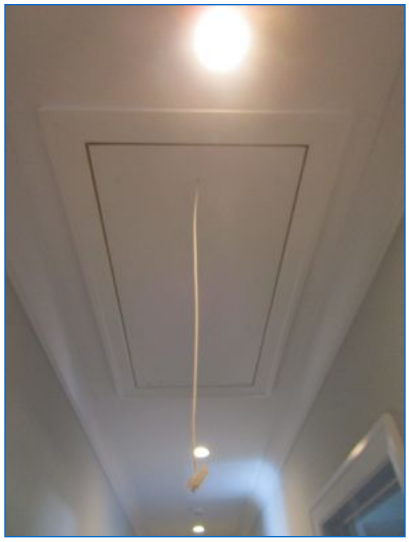
Fixed windows noted for architectural affect.

ATTIC General

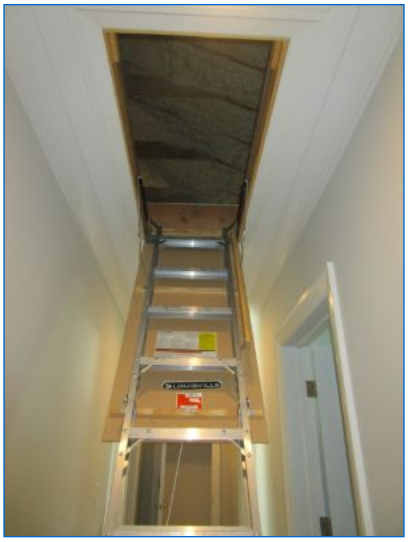
2. Access

- Pull-down ladder located in Hallway (2nd floor).
- Attic floor Partially covered with loose planks or boards.
- Limited floor boards/planks in attic space at floor joist cavities. Inspector could not safely access all areas of the attic without risking damage to drywall ceilings below and ductwork. This limited accessibility into attic to conduct a more thorough inspection of the attic and roof structure. Suggest providing additional floor boards/planks for improving access.

ATTIC Continued



Pull-down ladder located in Hallway (2nd floor).



Pull-down ladder located in Hallway (2nd floor).

Drywall cover meant for pull-down ladder opening only.

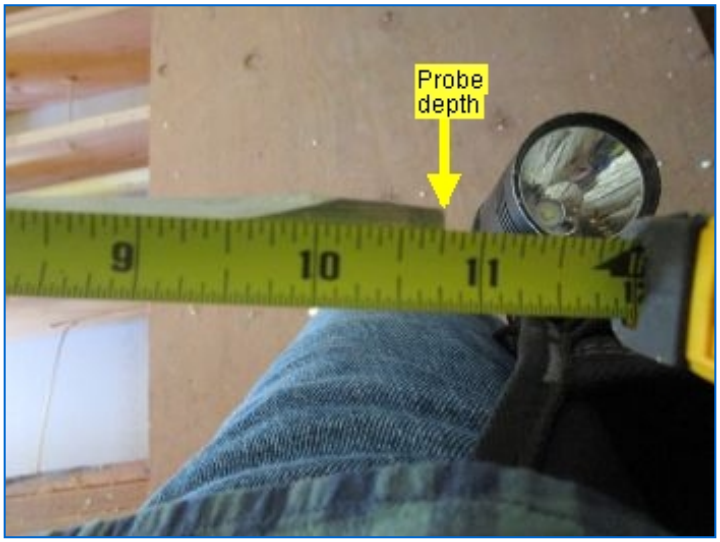
3. Insulation

Description:
- Insulation type included Spray Foam.
- Insulation installed in rafter cavities / exterior wall cavities.
- Insulation depth varied 10-11 inches (R-36 overall); Well Insulated.

ATTIC Continued

Insulation installed in rafter cavities / exterior wall cavities.

Insulation depth varied 10-11 inches (R-36 overall); Well Insulated.



Insulation depth varied 10-11 inches (R-36 overall); Well Insulated.

4. Ventilation

ATTIC Continued

HVAC#3 duct supply air leakage provided, apparently for minimal air circulation inside attic space.

ELECTRICAL

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

1. Electrical Service Entrance

Observations:
- Overhead service drop; 120/240 volts.
- Overhead electrical service drop and riser showed no system safety or function concerns at time of inspection.
- Exterior service entrance panel houses disconnects (200 amps each) for the two main panels located in the basement. This panel design also for housing transfer gear for the backup generator. Refer to related comment.

Overhead service drop; 120/240 volts. Overhead electrical service drop and riser showed no system safety or function concerns at time of inspection.

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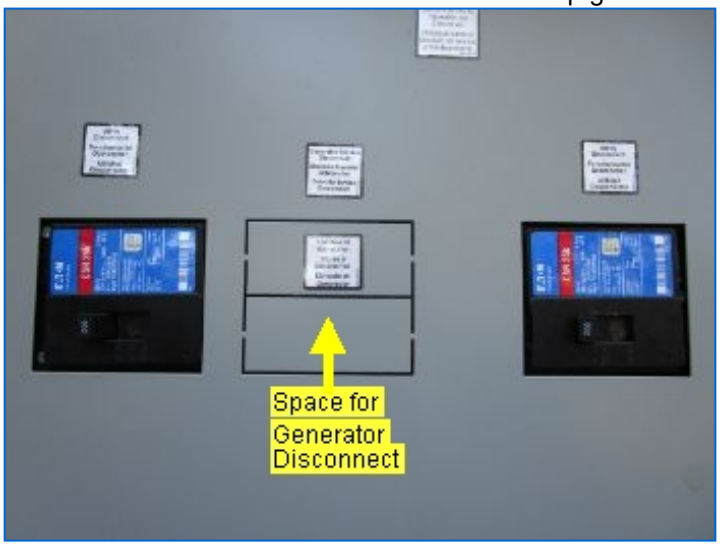
ELECTRICAL Continued

Ground conductor to ground rod noted at service entrance per current standard.

Exterior service entrance panel houses disconnects (200 amps each) for the two main panels located in the basement. This panel design also for housing transfer gear for the backup generator. Refer to related comment.



Exterior service entrance panel houses disconnects (200 amps each) for the two main panels located in the basement. This panel design also for housing transfer gear for the backup generator. Refer to related comment.

2. Main Panel/s

Description:
- Two Main Panels located in Basement Boiler Room.
- Main Panel #1 Main Disconnect: 150 amp main breaker serves Part of the property.
- Main Panel #1 Breakers: 30 full-size circuit breaker spaces; 1 spare breaker space(s) noted.
- Main Panel #2 Main Disconnect: 150 amp main breaker serves Part of the property.
- Main Panel #2 Breakers: 30 full-size circuit breaker spaces; 1 spare breaker space(s) noted.

ELECTRICAL Continued

Two Main Panels located in Basement Boiler Room.

Main Panel #1 Breakers: 30 full-size circuit breaker spaces; 1 spare breaker space(s) noted.

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Main Panel #2 Breakers: 30 full-size circuit breaker spaces; 1 spare breaker space(s) noted.

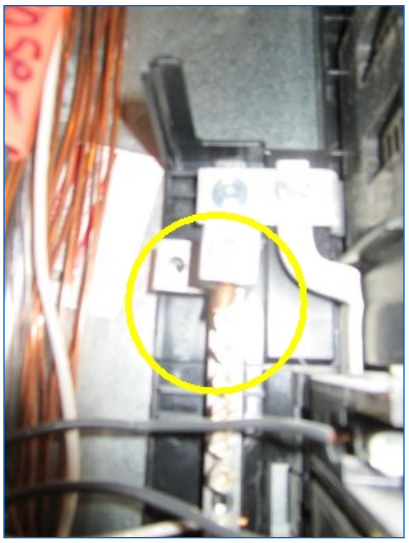
Main Panel #2 Main Disconnect: 150 amp main breaker serves Part of the property.

ELECTRICAL Continued

3. Main Panel Conditions

Observations:
• Distribution wiring observed consisted of copper, non-metallic sheathed cable.
• GFCI type circuit breakers noted.
• Main Panel #1: Proper Neutral Bus Grounding was not observed. Recommend licensed electrician to ensure proper system grounding per current standard.
• Main Panel #2: Proper Neutral Bus Grounding was not observed. Recommend licensed electrician to ensure proper system grounding per current standard.
• Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they can puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws. Repair existing damaged wire insulation!

Main panel interiors checked.



Main panel interiors checked.

Main Panel #2: Proper Neutral Bus Grounding was not observed. Recommend licensed electrician to ensure proper system grounding per current standard.

ELECTRICAL Continued

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

Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they can puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws. Repair existing damaged wire insulation!

4. Electrical Wiring

Observations:
• Incomplete data/telecom jack installation noted throughout. Recommend completion and/or finishes prior to close.

5. Receptacles & GFCI Protection

General:
• GFCI RECEPTACLES: The inspection report serves to identify missing and defective GFCI protected receptacles at water source locations. Notable exceptions will be listed in this report. GFCI protected receptacles may not have been required at the time of construction, however the Inspector recommends providing GFCI protected receptacles near water sources where noted in accordance with 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.

• RECEPTACLE WIRING: Random outlet testing is performed to identify wiring conditions at accessible receptacles throughout the home. Notable exceptions will be listed in this report. Receptacles may be reported as having "open ground" and/or "reverse polarity". We suggest hiring a qualified electrician to correct these deficiencies where noted. Note: Buyer is advised that proper grounding is strongly urged where sensitive electronic equipment is used. Non-grounded receptacles with surge protectors do not offer protection for computers, etc. Consultation with a qualified electrical contractor is recommended for providing a proper ground for crucial receptacles.

6. Security System

• Key pad for the security system was located in Master bedroom.

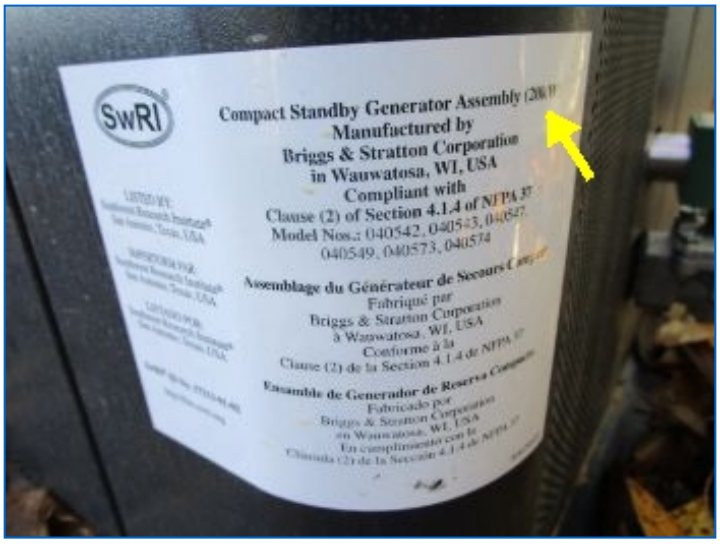
ELECTRICAL Continued

Key pad for the security system was located in Master bedroom.

7. Backup Generator

Observations:
• Backup Generator data plate indicated a capacity of 20 KW.
• The home had a gas-powered backup generator installed to provide the home with electricity when power is not available from public utilities. Inspection of backup generators and their electrical components lies beyond the scope of the General Home Inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have this system tested by a licensed qualified electrical contractor.
• Backup generator main disconnect was not accessible at time of inspection.

The home had a gas-powered backup generator installed to provide the home with electricity when power is not available from public utilities. Inspection of backup generators and their electrical components lies beyond the scope of the General Home Inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have this system tested by a licensed qualified electrical contractor.



Backup Generator data plate indicated a capacity of 20 KW. Backup generator main disconnect was not accessible at time of inspection.

ELECTRICAL Continued

8. Integrated Control System

Observations:
• Home was equipped with the backbone of an Integrated Control System. These control systems are beyond the scope of a Home Inspection. The Inspector recommends conferring with the seller for system and service contact information for customization and completion of installation. Request that the seller demonstrate essential connectivity prior to close. If necessary, seek advice of a specialist in evaluating this system.
• Graphic Touch Pad for integrated control system located at side entrance.
• Graphic Touch Pad for integrated control system located in Entryway.
• Control panel for the integrated control located in Basement. No available outlet near panel.
• Home was equipped with the backbone of an Integrated Control System. These control systems are beyond the scope of a Home Inspection. The Inspector recommends conferring with the seller for system and service contact information for customization and completion of installation. Request that the seller demonstrate essential connectivity prior to close. If necessary, seek advice of a specialist in evaluating this system.

Graphic Touch Pad for integrated control system located at side entrance.

Graphic Touch Pad for integrated control system located in Entryway.

Control panel for the integrated control located in Basement. No available outlet near panel.

Control panel for the integrated control located in Basement. The Inspector recommends conferring with the seller for system and service contact information for customization and completion of installation.

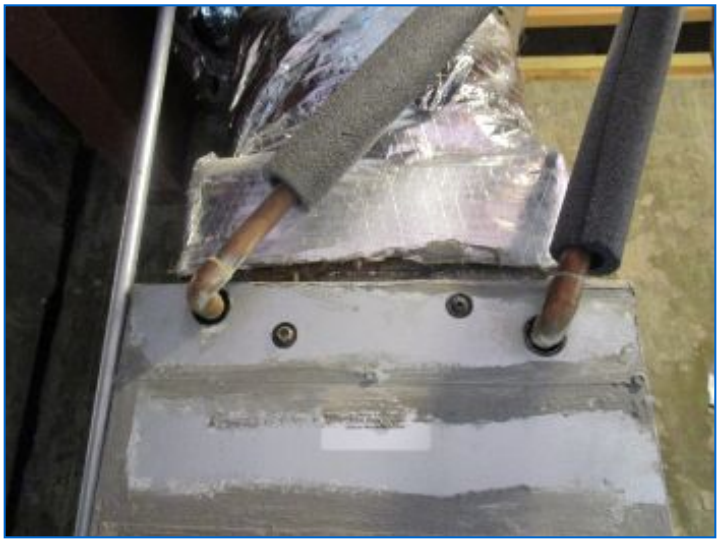
HEATING

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

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

1. General

Description:
• Heating Equipment located in Basement was operable at time of inspection.
• Boiler Type: Gas-fired, Tankless Hot Water Boiler combined with indirect storage tank domestic water heater; Manufactured by IBC.
• Duct mounted heating coil at HVAC#_.
• High efficiency condensing boiler in place.



Duct mounted heating coil at HVAC#5.

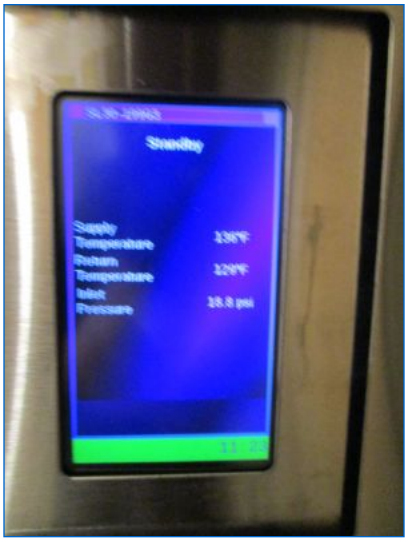
Duct mounted heating coil at HVAC#4.

Duct mounted heating coil at HVAC#1.

Heating Equipment located in Basement was operable at time of inspection.

HEATING Continued

Boiler Type: Gas-fired, Tankless Hot Water Boiler combined with indirect storage tank domestic water heater; Manufactured by IBC.



Heating Equipment located in Basement was operable at time of inspection.

Duct mounted heating coil at HVAC#2.

Duct mounted heating coil at HVAC#3.

2. Heating Equip. Data/Service Life

Data:
• Heating unit data-plate/serial no. was not visible at time of inspection, however based on the available information and general condition, this equipment is estimated to be up to 1 yr old.
• We do not estimate equipment heating capacities.
• Normal design service life expectancy of a Tankless Boiler is 20-25 yrs with proper maintenance.

3. CO Detector

HEATING Continued

LIFE SAFETY: Maintain functioning Carbon Monoxide Detector near, but not directly above, combustion appliances such as furnaces (Refer to Smoke/CO Detectors section).

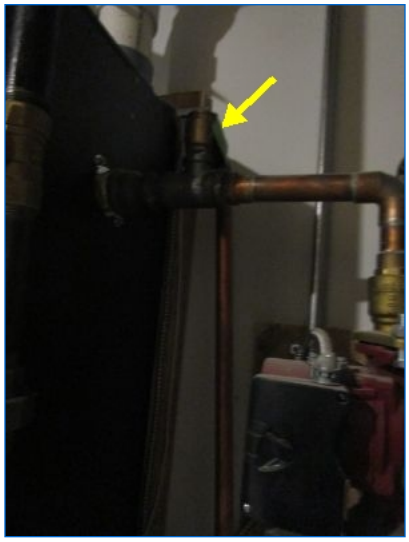
4. Heating Equip. Condition

Observations:
• Concealed heating system due to high efficiency furnace design.
• Burner and zones were operated via thermostats.
• Condensate neutralizer noted. This vessel is installed in the condensate drain from a condensing boiler, water heater or furnace (before it enters the sewer). It's filled with media which raises the pH level of the condensate, making it safe to discharge into the sewage or septic system.

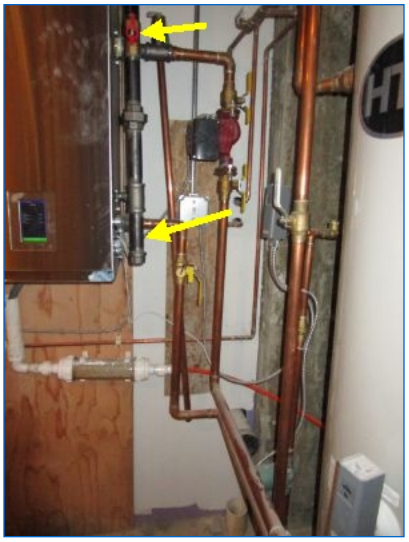
Gas Burner: Remote Emergency Shut-off switch noted.

Condensate neutralizer noted. This vessel is installed in the condensate drain from a condensing boiler, water heater or furnace (before it enters the sewer). It's filled with media which raises the pH level of the condensate, making it safe to discharge into the sewage or septic system.

HEATING Continued



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

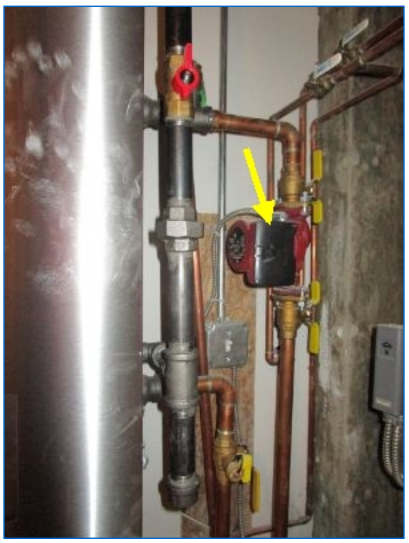


Gas shut-off valve and proper drip leg noted at burner.

5. Heat Distribution

Description:
• Distribution Ductwork: (5 zone system).
• Distribution Piping: 5-zone heating system noted.
• One pump dedicated to water heater storage tank.
• Heat Distribution Piping observed included: Copper.
• Maintenance: Forced hot water distribution piping and coils generally need to be purged (bled) of entrapped air from time to time to enable their full heating capability.

Distribution Piping: 5-zone heating system noted.



One pump dedicated to water heater storage tank.

6. Fuel - Gas Supply

• Public Gas Service: Meter w/shutoff valve and vented regulator Outside.

HEATING Continued

Public Gas Service: Meter w/shutoff valve and vented regulator Outside.

COOLING

1. A/C EQUIPMENT

Description:
• Multiple (5) Central HVAC split-systems, each with outdoor Condenser for cooling and indoor ducted Air Handler. Refer to Heating section for additional information.
• Cooling and heating systems are integrated at indoor Air Handlers (HVAC); cooling coil works in conjunction with the outdoor condenser. Refer to Heating section for additional information.
• AC#1 Condenser; corresponding ducted air handler located in the Basement.
• AC#2 Condenser; corresponding ducted air handler located in the Attic.
• AC#3 Condenser; corresponding ducted air handler located in the Attic.
• AC#4 Condenser; corresponding ducted air handler located in the Basement.
• AC#5 Condenser; corresponding ducted air handler located in the Basement.
• HVAC#5 ducted Air Handler located in the Basement closet serves the 1st floor.
• HVAC#4 ducted Air Handler located in the Basement Storage Room serves the 1st floor.
• HVAC#1 ducted Air Handler located in the Basement Boiler Room serves the Basement.
• The basement HVAC#1 system was equipped with an operable ducted dehumidifier. Refer to related comment.
• Humidity Control: If a basement is continually being air-conditioned, it is generally advisable to use a Dehumidifier to maintain lower humidity levels and to prevent bio-growth in the basement. Acceptable levels are 45-55% during the cooling season and 35-45% during the heating season. Modern dehumidifiers are equipped with a humidity gauge to monitor humidity levels.
• HVAC#2 ducted Air Handler located in the Attic serves the 2nd floor.
• HVAC#3 ducted Air Handler located in the Attic serves the Maser bedroom suite.

Multiple (5) Central HVAC split-systems, each with outdoor Condenser for cooling and indoor ducted Air Handler. Refer to Heating section for additional information.

AC#1 Condenser; corresponding ducted air handler located in the Basement.

COOLING Continued

AC#1 Condenser; corresponding ducted air handler located in the Basement.

AC#2 Condenser; corresponding ducted air handler located in the Attic.

AC#2 Condenser; corresponding ducted air handler located in the Attic.

AC#3 Condenser; corresponding ducted air handler located in the Attic.

COOLING Continued

AC#3 Condenser; corresponding ducted air handler located in the Attic.

Multiple (5) Central HVAC split-systems, each with outdoor Condenser for cooling and indoor ducted Air Handler. Refer to Heating section for additional information.

AC#4 Condenser; corresponding ducted air handler located in the Basement.

AC#4 Condenser; corresponding ducted air handler located in the Basement.

COOLING Continued

AC#5 Condenser; corresponding ducted air handler located in the Basement.

AC#5 Condenser; corresponding ducted air handler located in the Basement.

HVAC#5 ducted Air Handler located in the Basement closet appeared to serve the 1st floor.

HVAC#5 ducted Air Handler located in the Basement to serves the 1st floor.

COOLING Continued

Cooling coil section of HVAC#5.

HVAC#4 ducted Air Handler located in the Basement Storage Room serves the 1st floor.

Cooling coil section of HVAC#4.

HVAC#4 ducted Air Handler located in the Basement Storage Room serves the 1st floor.

COOLING Continued

HVAC#1 ducted Air Handler located in the Basement Boiler Room serves the Basement.

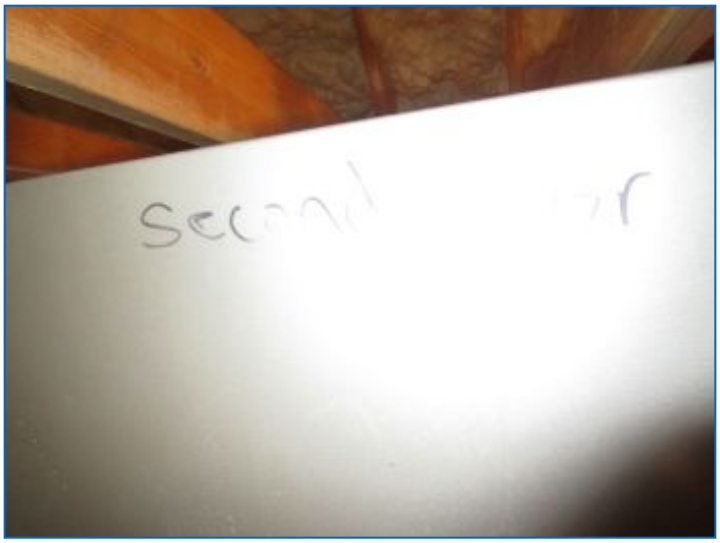
The basement HVAC#1 system was equipped with an operable ducted dehumidifier. Refer to related comment.

Cooling coil section of HVAC#1.

The basement HVAC#1 system was equipped with an operable ducted dehumidifier. Refer to related comment.

COOLING Continued

HVAC#2 ducted Air Handler located in the Attic Boiler Room serves the 2nd floor.



HVAC#2 ducted Air Handler located in the Attic Boiler Room serves the 2nd floor.

HVAC#3 ducted Air Handler located in the Attic serves the Maser bedroom suite.

HVAC#3 ducted Air Handler located in the Attic serves the Maser bedroom suite.

2. A/C Equip. Data/Service Life

• AC#1 Bryant Condenser data-plate/serial no. indicated a cooling capacity of 3 tons, and a manufacture date of 6/2020, (0.5 yr old).
• AC#2 Bryant Condenser data-plate/serial no. indicated a cooling capacity of 3 tons, and a manufacture date of 6/2020, (0.5 yr old).
• AC#3 Bryant Condenser data-plate/serial no. indicated a cooling capacity of 2 tons, and a manufacture date of 6/2020, (0.5 yr old).
• AC#4 Bryant Condenser data-plate/serial no. indicated a cooling capacity of 2.5 tons, and a manufacture date of 2/2020, (0.5 yr old).
• AC#5 Bryant Condenser data-plate/serial no. indicated a cooling capacity of 2 tons, and a manufacture date of 2/2020, (0.5 yr old).
• Condensing Unit normal design service life expectancy is 20-25 yrs with some maintenance.
• Air Handler/Evaporator Coil Unit normal design service life expectancy is 25 yrs with some maintenance.

COOLING Continued

AC#1 Bryant Condenser data-plate/serial no. indicated a cooling capacity of 3 tons, and a manufacture date of 6/2020, (0.5 yr old).

AC#2 Bryant Condenser data-plate/serial no. indicated a cooling capacity of 3 tons, and a manufacture date of 6/2020, (0.5 yr old).

AC#3 Bryant Condenser data-plate/serial no. indicated a cooling capacity of 2 tons, and a manufacture date of 6/2020, (0.5 yr old).

AC#4 Bryant Condenser data-plate/serial no. indicated a cooling capacity of 2.5 tons, and a manufacture date of 2/2020, (0.5 yr old).

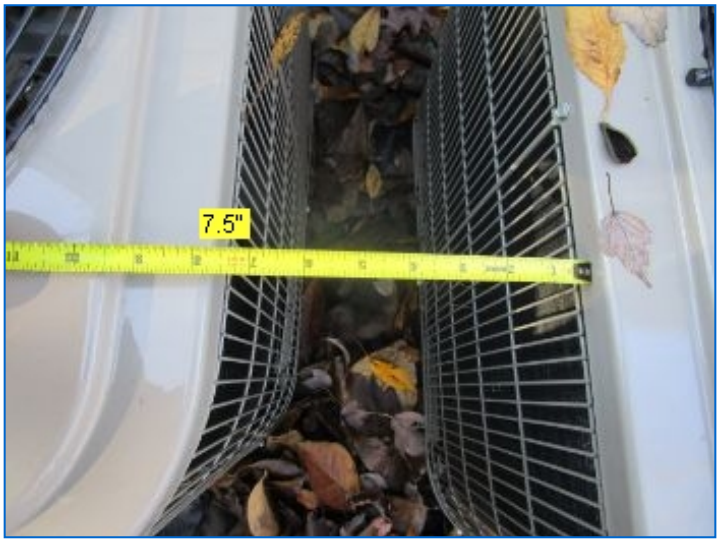
COOLING Continued

AC#5 Bryant Condenser data-plate/serial no. indicated a cooling capacity of 2 tons, and a manufacture date of 2/2020, (0.5 yr old).

3. A/C Equip. Condition

• AC#2 Condenser was not level; this can shorten motor life. Suggest leveling mounting pad or the unit itself.
• 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.
• NOTE: Air Flow testing of HVAC systems is not part of the home inspection. Adjustments to the duct distribution system may be required to achieve the desired results based on the needs of the occupants. Recommend conferring with an HVAC technician if necessary.
• Outdoor condenser air flow appeared restrictive based on the distance between units. This conditions can negatively affect system performances by as much as 10% when both units are operating. Suggest checking manufacturer's clearance requirements.
• AC#5 Condenser was not level; this can shorten motor life. Suggest leveling mounting pad or the unit itself.
• Suggest correcting foil duct tape at unit connection.

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



Outdoor condenser air flow appeared restrictive based on the distance between units. This conditions can negatively affect system performances by as much as 10% when both units are operating. Suggest checking manufacturer's clearance requirements.

COOLING Continued

Outdoor condenser air flow appeared restrictive based on the distance between units. This conditions can negatively affect system performances by as much as 10% when both units are operating. Suggest checking manufacturer's clearance requirements.

AC#5 Condenser was not level; this can shorten motor life. Suggest leveling mounting pad or the unit itself.

Suggest correcting foil duct tape at unit connection.

HVAC COMPONENTS

1. Thermostats

- Digital Programmable type thermostat noted in Family room; for Heating & Cooling.
- Digital Programmable type thermostat noted in Hallway (1st floor); for Heating & Cooling.
- Digital Programmable type thermostat noted in Basement; for Heating & Cooling.
- Digital Programmable type thermostat noted in Hallway (2nd floor); for Heating & Cooling.
- Digital Programmable type thermostat noted in Master bedroom; for Heating & Cooling.

Digital Programmable type thermostat noted in Family room; for Heating & Cooling.

Digital Programmable type thermostat noted in Hallway (1st floor); for Heating & Cooling.

Digital Programmable type thermostat noted in Basement; for Heating & Cooling.

Digital Programmable type thermostat noted in Hallway (2nd floor); for Heating & Cooling.

HVAC COMPONENTS Continued

Digital Programmable type thermostat noted in Master bedroom; for Heating & Cooling.

2. Ductwork & Registers

• Ductwork with floor/ceiling supply registers & return air grilles distribute Heating & Cooling.

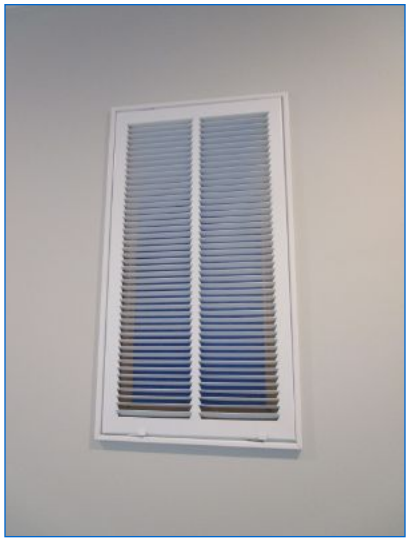
Ductwork with floor/ceiling supply registers & return air grilles distribute Heating & Cooling.

Ductwork with floor/ceiling supply registers & return air grilles distribute Heating & Cooling.

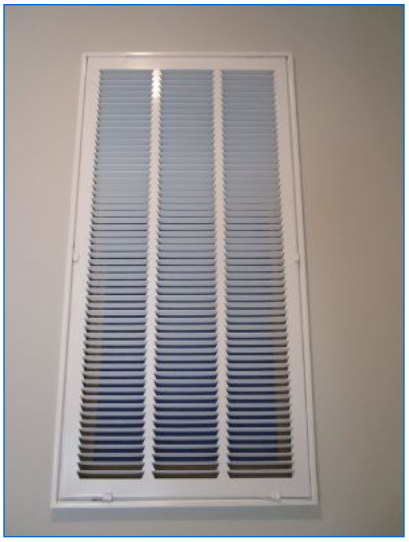
3. Filters & Return Grilles

• Disposable filters located in filter-grilles at walls in Hallway (1st floor). Two zones noted
• Disposable filter located in filter-grille at wall in Basement.
• Disposable filter located in filter-grille at ceiling in Hallway (2nd floor).
• Disposable filter located in filter-grille at ceiling in Master bedroom hallway.

HVAC COMPONENTS Continued



Disposable filters located in filter-grilles at walls in Hallway (1st floor). Two zones noted



Disposable filters located in filter-grilles at walls in Hallway (1st floor). Two zones noted

Disposable filter located in filter-grille at wall in Basement.

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

Disposable filter located in filter-grille at ceiling in Master bedroom hallway.

HVAC COMPONENTS Continued

FIREPLACES

1. Gas Fireplace

• Gas-burning fireplace in the Family room was operable. Some initial setup may be required.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas-fueled fireplace in the Family room. Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).
Find a CSIA-certified inspector near you at http://www.csia.org/search

Gas-burning fireplace in the Family room was operable. Some initial setup may be required. See related comment.

Gas-burning fireplace in the Family room was operable. Some initial setup may be required.

BATHROOMS

1. Bathroom#1 Description

1st Floor Hall Bathroom; Half bathroom., Toilet, Vanity, Exhaust Fan (operable), Bathroom Floor: Ceramic tile, HVAC (HVAC Register)

1st Floor Hall Bathroom; Half bathroom. No defects noted.

2. Bathroom#1 Condition

- No defects noted.
- Leaks: None observed at time of inspection.
- GFCI protected receptacle in place and operational.

3. Bathroom#2 Description

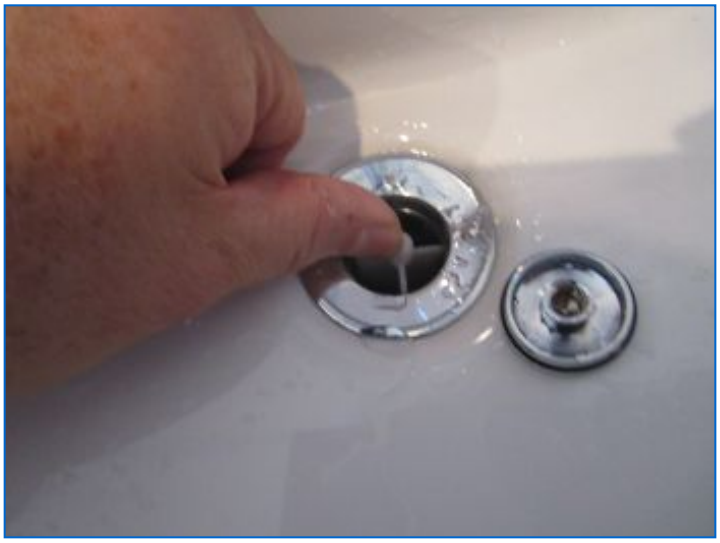
Guest Bathroom; 1st floor., Tub (Buit-in), Toilet, Vanity, Exhaust Fan (operable), Window, Shower/Tub Walls: Ceramic tile, Bathroom Floor: Ceramic tile, HVAC (HVAC Register)

Guest Bathroom; 1st floor.

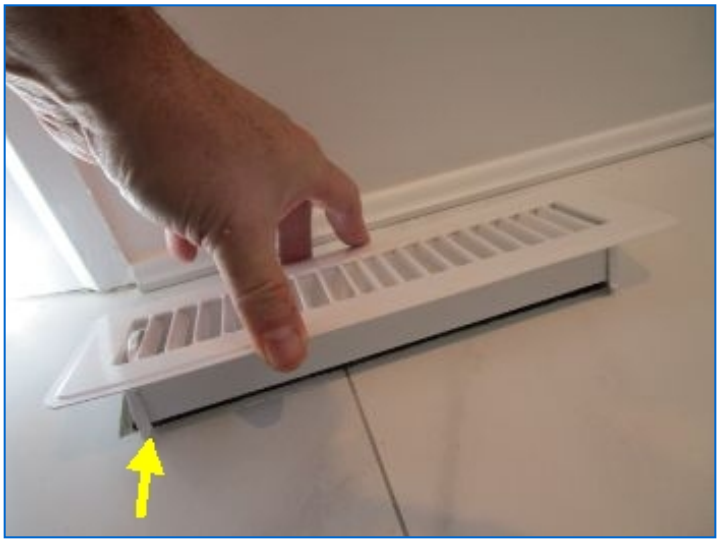
BATHROOMS Continued

4. Bathroom#2 Condition

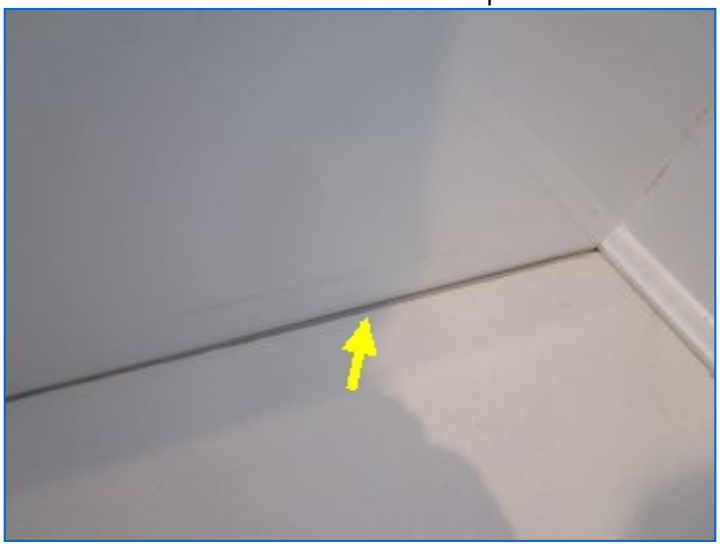
• Leaks: None observed at time of inspection.
• GFCI protected receptacle in place and operational.• Sink stopper was stuck in closed position; inoperable. Recommend corrective repair.
• HVAC register not installed; didn't fit floor opening. Recommend completion.
• Exterior base grout was cracked/gapped at Tub floor joint. Recommend grout repair to prevent water entry that can cause damage to floor boards/ceiling below.
• Casement window crank mechanism cover was missing. Recommend correction.
• Vanity backsplash not adequately sealed.
• Grout at toilet was discolored. Suggest correction.
• Wall corner grout (movement joint) was cracked in Tub area. This is common; Recommend replacing grout with matching silicone based sealant at corner movement joints.



Sink stopper was stuck in closed position; inoperable. Recommend corrective repair.



HVAC register not installed; didn't fit floor opening. Recommend completion.

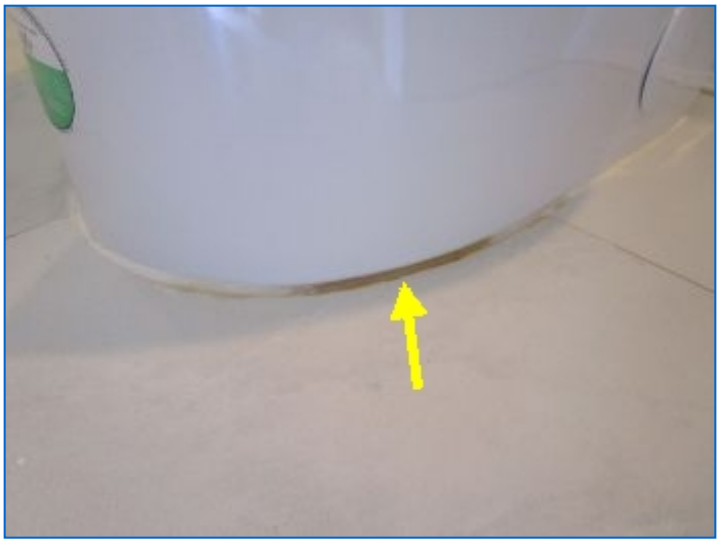


Exterior base grout was cracked/gapped at Tub floor joint. Recommend grout repair to prevent water entry that can cause damage to floor boards/ceiling below.

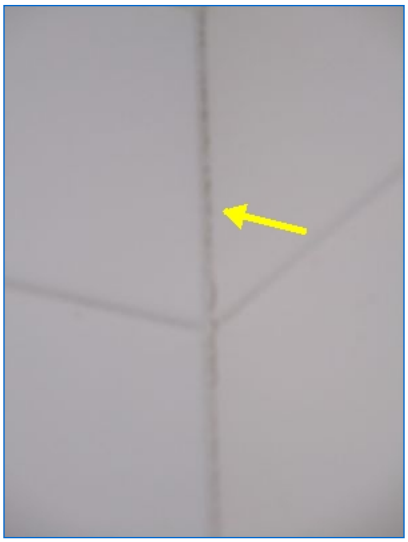
Casement window crank mechanism cover was missing. Recommend correction.

BATHROOMS Continued

Vanity backsplash not adequately sealed.



Grout at toilet was discolored. Suggest correction.



Wall corner grout (movement joint) was cracked in Tub area. This is common; Recommend replacing grout with matching silicone based sealant at corner movement joints.

5. Bathroom#3 Description

Basement Bathroom; Half bathroom., Toilet, Vanity, Window, Bathroom Floor: Ceramic tile, HVAC (HVAC Register)

BATHROOMS Continued

Basement Bathroom; Half bathroom.

6. Bathroom#3 Condition

- Leaks: None observed at time of inspection.
- GFCI protected receptacle in place and operational.
- Vanity door knob was loose.

Vanity door knob was loose.

7. Bathroom#4 Description

Ensuite Bathroom (2nd floor bedrooms), Stall Shower, Toilet, Vanity, Exhaust Fan (operable), Window, Shower/Tub Walls: Ceramic tile, Bathroom Floor: Ceramic tile, HVAC (HVAC Register)

BATHROOMS Continued

Ensuite Bathroom (2nd floor bedrooms)

8. Bathroom#4 Condition

- Leaks: None observed at time of inspection.
- GFCI protected receptacle in place and operational.
- Bedroom #3 Door hit saddle and did not close. Recommend adjustments by a qualified contractor.

Bedroom #3 Door hit saddle and did not close. Recommend adjustments by a qualified contractor.

9. Bathroom#5 Description

Master Bathroom, Tub (Freestanding), Stall Shower, Toilet, Lavatory, Exhaust Fan (operable), Window, Shower/Tub Walls: Marble tile, Bathroom Floor: Marble tile, HVAC (HVAC Register)

BATHROOMS Continued

Master Bathroom.

Tub (Freestanding).

Stall Shower.

10. Bathroom#5 Condition

• Leaks: None observed at time of inspection.
• GFCI protected receptacle in place and operational.• Vanity backsplash not adequately sealed.
• Free-standing floor mounted tub filler was not securely installed at the floor mount. Recommend evaluation and correction by a qualified contractor.

BATHROOMS Continued

Vanity backsplash not adequately sealed.

Free-standing floor mounted tub filler was not securely installed at the floor mount. Recommend evaluation and correction by a qualified contractor.

11. Bathroom#6 Description

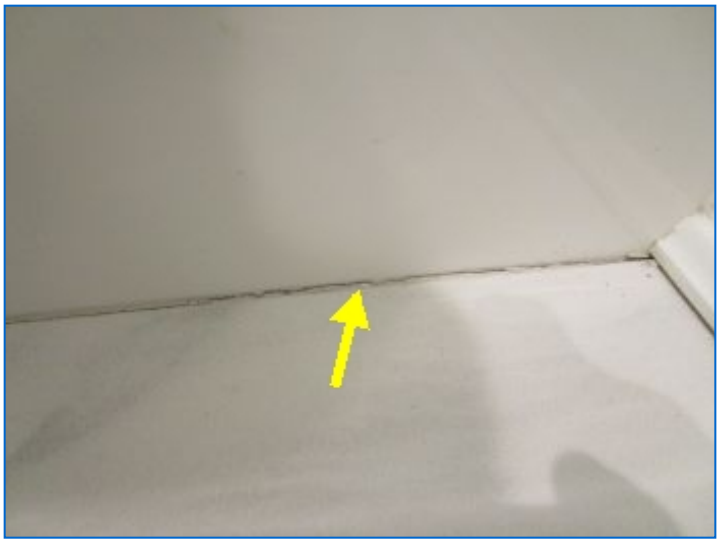
2nd Floor Hall Bathroom; Ensuite., Tub (Buit-in), Toilet, Vanity, Exhaust Fan (operable), Shower/Tub Walls: Ceramic tile, Bathroom Floor: Ceramic tile, HVAC (HVAC Register)

2nd Floor Hall Bathroom; Ensuite (Bedroom #6).

12. Bathroom#6 Condition

- Leaks: None observed at time of inspection.
- GFCI protected receptacle in place and operational.
- Exterior base grout was cracked/missing at Tub floor joint. Recommend grout repair to prevent water entry that may cause damage to floor boards/ceiling below.

BATHROOMS Continued



Exterior base grout was cracked/missing at Tub floor joint. Recommend grout repair to prevent water entry that may cause damage to floor boards/ceiling below.

PLUMBING

1. General

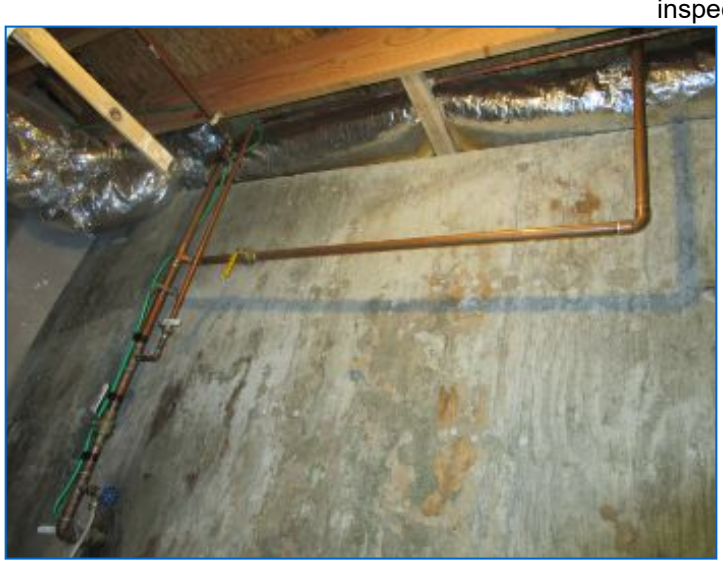
• Plumbing supply and waste drain pipes were not fully visible for inspection due to finished walls, ceilings and floors.

2. Water Service Entrance

• Public water service entrance located at basement North wall.
• Water Service Entrance: 1" Copper line with shutoff valve/s. Meter external to the structure.
• The home water supply pipes appeared to be properly bonded to the home electrical system at the time of the inspection.
• No visible backflow prevention device was observed at the water service entrance. The danger arises when there is a connection to the water source where water can be drawn back into the pipes. Backflow prevention devices must be used to stop such contaminants from potentially entering the public water system. Also, if you are installing a new underground irrigation system, you must contact the local water district first regarding requirements and must receive approval before starting the new irrigation system. Licensed plumbers or sprinkler/irrigation contractors are also knowledgeable about these mandatory requirements.

Water Service Entrance: 1" Copper line with shutoff valve/s. Meter external to the structure.

The home water supply pipes appeared to be properly bonded to the home electrical system at the time of the inspection.



No visible backflow prevention device was observed at the water service entrance. See related comments.

3. Water Supply Piping

• Cross-connections: Unknown.

PLUMBING Continued

4. Water Pressure

• Water pressure measured 92 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.
• Water pressure exceeded 90 pounds per square inch (psi) at the time of the inspection. This is considered excessively high. Acceptable water pressure is between 40 and 90 psi. Excessively high water pressure can cause leaks and pipe damage. The Inspector suggests installation of a pressure regulator by a qualified plumbing contractor.

Water pressure measured 92 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

5. Drain/Waste/Vent Pipes

• Waste disposal is listed as public. Verify with agent.
• DWV Pipe Materials observed included: Cast Iron / PVC / Brass. • Remove wood forms around waste main pit to avoid attracting termites. Install steel plate cover over pit.
• Exterior plumbing vent for the waste line exit was not visible at the front exterior at time of inspection; This vent be at another location or perhaps blocked by cedar siding. Confer with Seller for this required plumbing vent provision.
• Whole house trap w/vent pipe was not visible at time of inspection, only the waste pipe exit with clean-out was visible at time of inspection. Request seller to identify location.

PLUMBING Continued

Remove wood forms around waste main pit to avoid attracting termites. Install steel plate cover over pit.

Whole house trap w/vent pipe was not visible at time of inspection, only the waste pipe exit with clean-out was visible at time of inspection. Request seller to identify location. Exterior plumbing vent for the waste line exit was not visible at the front exterior at time of inspection; This vent be at another location or perhaps blocked by cedar siding. Confer with Seller for this required plumbing vent provision.

WATER HEATER

1. General

Description:
• HW Storage Tank, integral with heating system (indirect-fired), was operable.
• HTP 80 gallon capacity unit. Water Heater data-plate/serial no. indicated a manufacture date of 5/2020 (0.5 yr old).
• S.S. Water Heater service life expectancy is generally 20-25 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.

HW Storage Tank, integral with heating system (indirect-fired), was operable.

House HW recirculating pump noted.

HTP 80 gallon capacity unit. Water Heater data-plate/serial no. indicated a manufacture date of 5/2020 (0.5 yr old).

2. Water Heater Condition

WATER HEATER Continued

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

KITCHEN-1

1. General

• Refer to Kitchen photo captions for additional observations. • New kitchen appliances recently installed. Recommend acquiring user manuals and warranties. Warranties should include contractor workmanship warranty as well as product manufacturer warranties.
• New kitchen appliances should be cycled through all their respective functions in order to ensure they perform their full operational sequences.

KITCHEN-1 General

Nook Area.

2. Cooktop/Downdraft

• Gas-fired cooktop was operable at time of inspection.
• The Inspector observed no deficiencies in the condition and operation of the cooktop at the time of the inspection. No warranties or guarantees of this or any other appliance can be offered.

Gas-fired cooktop was operable at time of inspection.

3. Countertop

• Countertop Material: Faux Marble.
• No defects noted at the visible surfaces of the countertop at time of inspection.
• Grout/caulking at counter-top back splash (movement joint) was cracked. Suggest replacing defective grout/caulking with matching silicone based sealant along movement joint.

KITCHEN-1 Continued

Grout/caulking at counter-top back splash (movement joint) was cracked. Suggest replacing defective grout/caulking with matching silicone based sealant along movement joint.

Countertop Material: Faux Marble. No defects noted at the visible surfaces of the countertop at time of inspection.

4. Dishwasher

Dishwasher was operable at time of inspection.

5. GFCI / Receptacles

- GFCI protected receptacles in place and operational.

KITCHEN-1 Continued

GFCI protected receptacles in place and operational.

6. Floor

• Kitchen Floor: Laminate.

Kitchen Floor: Laminate.

7. Microwave

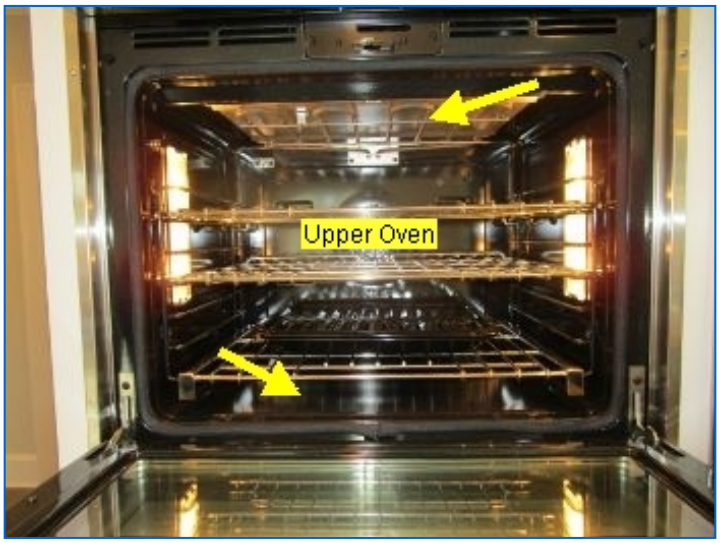
KITCHEN-1 Continued

Microwave was operable at time of inspection.

8. Oven

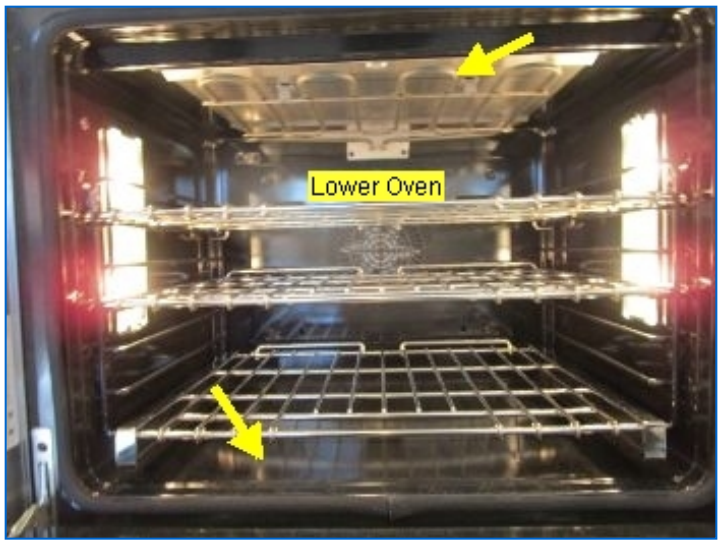
• Electric powered built-in double oven; operable.
• New built-in oven may require initial setup prior to operating elements. Suggest having Seller demonstrate bake/broil modes prior to close.

Electric powered built-in double oven; operable. New built-in oven may require initial setup prior to operating elements. Suggest having Seller demonstrate bake/broil modes prior to close.



New built-in oven may require initial setup prior to operating elements. Suggest having Seller demonstrate bake/broil modes prior to close.

KITCHEN-1 Continued



New built-in oven may require initial setup prior to operating elements. Suggest having Seller demonstrate bake/broil modes prior to close.

9. Refrigerator

KITCHEN-1 Refrigerator

Refrigerator/freezer operating and frost free at time of inspection.

10. Sink

- Stainless steel - undermount sink.
- The Inspector observed no deficiencies in the condition and operation of the kitchen sink at the time of the inspection.

KITCHEN-1 Continued

Stainless steel - undermount sink. The Inspector observed no deficiencies in the condition and operation of the kitchen sink at the time of the inspection.

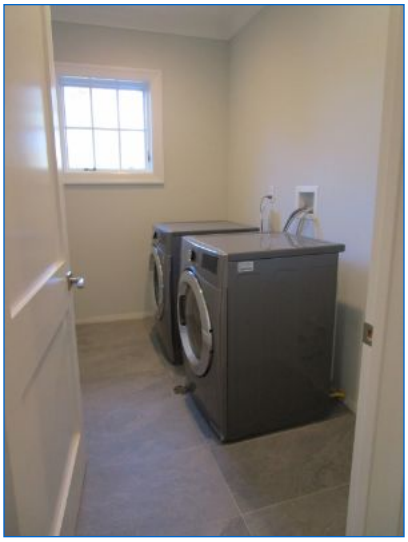
11. Vent Hood/Fan

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

LAUNDRY-1

1. General

- Refer to Laundry photo captions for additional observations.
- Laundry-1 Location: 2nd floor.
- Floor drain noted; not tested. Suggest testing for proper operation.



Laundry-1 Location: 2nd floor.

2. Appliances

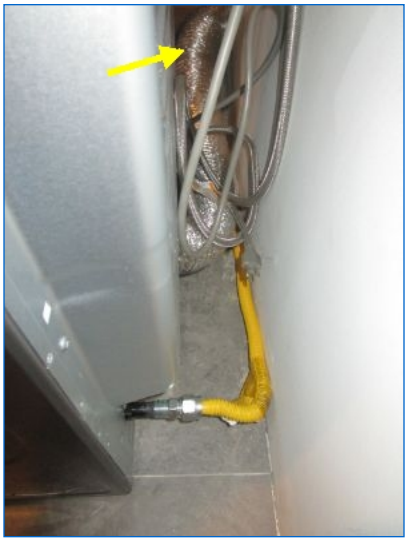
- New appliances recently installed. Recommend acquiring user manuals and warranties. Warranties should include contractor workmanship warranty as well as product manufacturer warranties.
- New appliances should be cycled through all their respective functions in order to ensure they perform their full operational sequences.

New appliances recently installed. Recommend acquiring user manuals and warranties. Warranties should include contractor workmanship warranty as well as product manufacturer warranties.

Washer was operable at time of inspection. New appliances should be cycled through all their respective functions in order to ensure they perform their full operational sequences.

LAUNDRY-1 Continued

Gas Dryer was operable at time of inspection. New appliances should be cycled through all their respective functions in order to ensure they perform their full operational sequences.

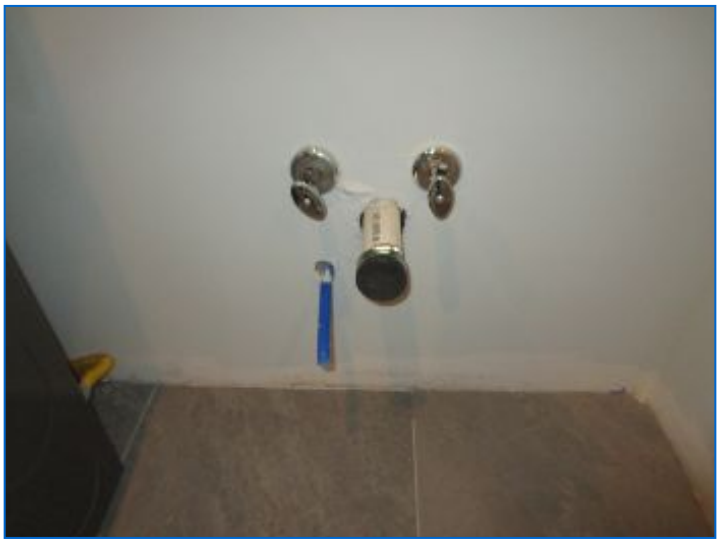


Dryer apparently vented to the exterior.

3. Plumbing

• Plumbing supply and drain connections noted for future service sink. Water supply lines were charged. Blue PEX tubing was open-ended; unknown source. Recommend conferring with Seller on status of service sink provision/completion.

Washer supply and drain hook-up noted.



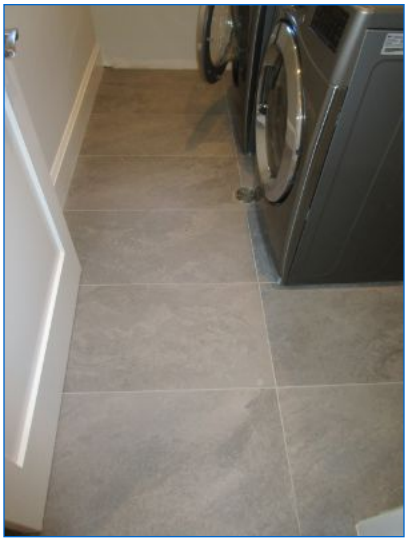
Plumbing supply and drain connections noted for future service sink. Water supply lines were charged. Blue PEX tubing was open-ended; unknown source. Recommend conferring with Seller on status of service sink provision/completion.

4. Flooring

Observations:
• Ceramic tile flooring noted.
• Floor drain noted; not tested. Suggest testing for proper operation.

LAUNDRY-1 Continued

Floor drain noted; not tested. Suggest testing for proper operation.



Ceramic tile flooring noted.

5. Walls

Observations:
• Some base molding was missing. Suggest completion.

Some base molding was missing. Suggest completion.

Some base molding was missing. Suggest completion.

6. Windows

• Casement window crank mechanism cover was missing. Recommend correction.

LAUNDRY-1 Continued

Casement window crank mechanism cover was missing. Recommend correction.

INTERIOR AREAS

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

1. Ceilings

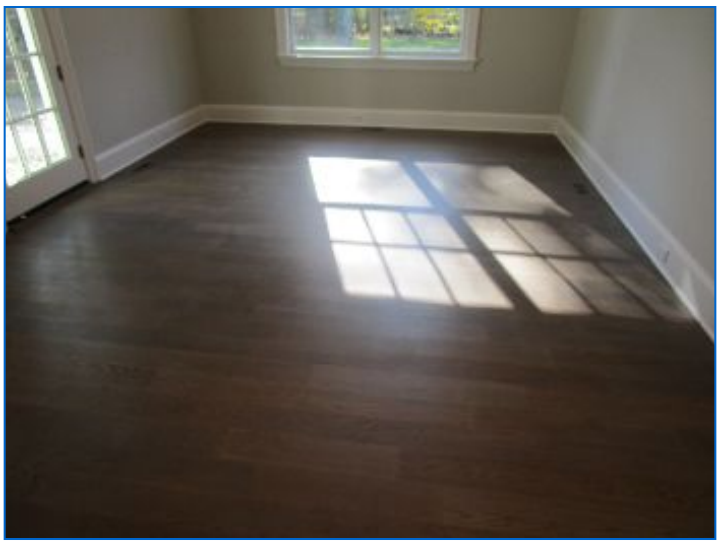
• Drywall and Acoustical tile w/grid ceilings noted.

2. Walls

• Drywall walls noted.

3. Floors

• Laminate flooring noted throughout 1st & 2nd floors.



Laminate flooring noted throughout 1st & 2nd floors.

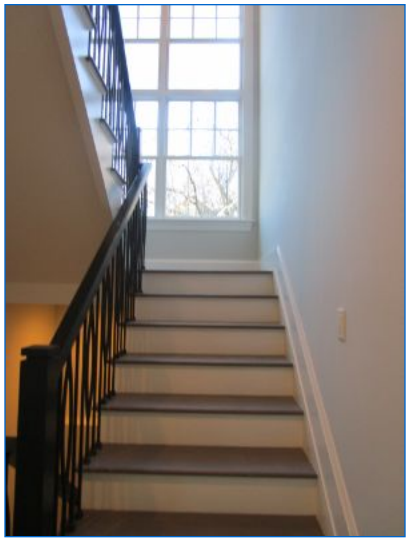
Laminate flooring noted throughout 1st & 2nd floors.

4. Doors

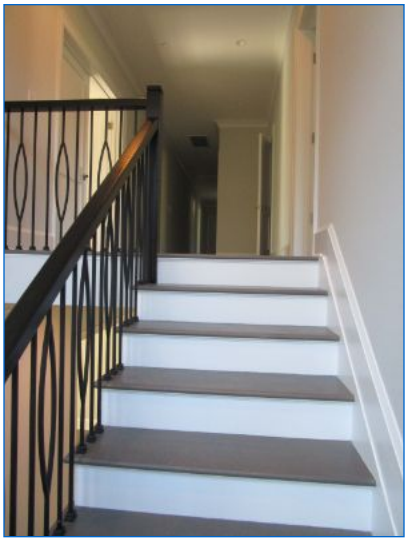
• The home had mostly solid panel interior doors.

5. Stairs & Handrail

INTERIOR AREAS Continued



Stairs to 2nd floor. Stairway showed no system safety or function concerns at time of inspection.



Stairs to 2nd floor. Stairway showed no system safety or function concerns at time of inspection.

WINDOWS

1. General

• All windows in the home were wood frame, Double-pane (insulated) windows.
• Windows in the home were a mixture of double-hung and casement types.

All windows in the home were wood frame, Double-pane (insulated) windows. Windows in the home were a mixture of double-hung and casement types.

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 tested. All were operable when tested. (Exceptions noted in report)

3. Screens

Observations:
• All screens were not installed or missing at the time of inspection. Confer with seller for screen provisions.

All screens were not installed or missing at the time of inspection. Confer with seller for screen provisions.

All screens were not installed or missing at the time of inspection. Confer with seller for screen provisions.

Entryway

1. General

Entryway General

Dining Room

1. General

Dining Room General

2. Smoke/CO Detector

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

3. Electrical / Lighting

- Light fixture bulb missing. Add bulb to check circuit.

Dining Room Continued

Light fixture bulb missing. Add bulb to check circuit.

Living Room

1. General

Living Room General

2. Smoke/CO Detector

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

Family Room

1. General

Family Room General

2. Smoke/CO Detector

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

3. Electrical / Lighting

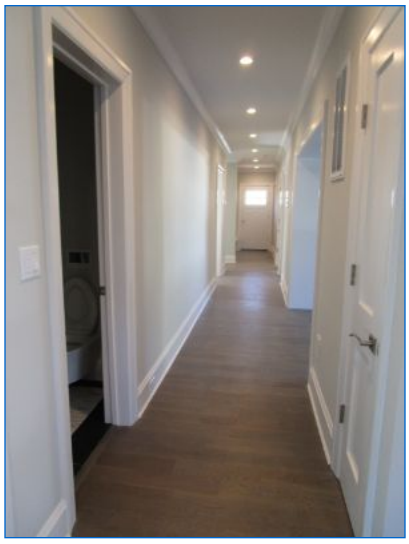
Family Room Continued

Incomplete data/telecom jack installation noted.
Recommend completion and/or finishes prior to close.

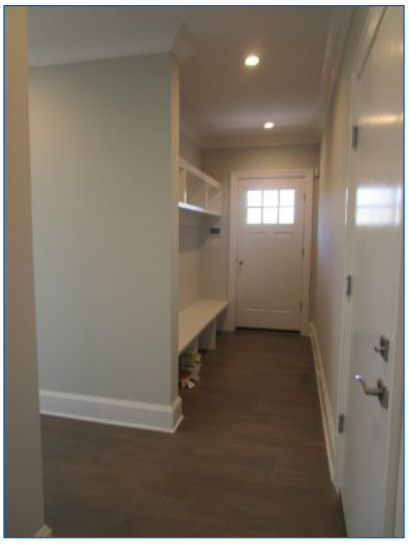
Incomplete data/telecom jack installation noted.
Recommend completion and/or finishes prior to close.

Hallway (1st floor)

1. General



Hallway (1st floor) General



To side entrance.

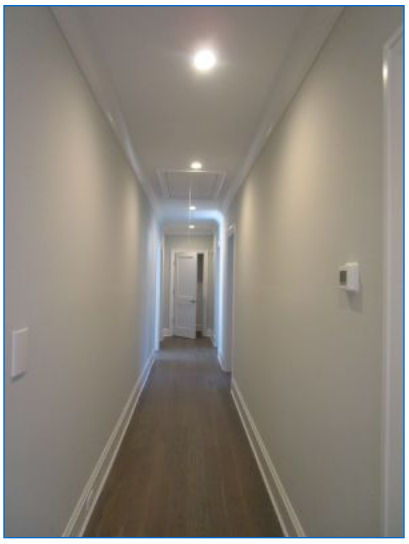
2. Smoke/CO Detectors

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

Hallway (2nd floor)

1. General

Hallway (2nd floor) General



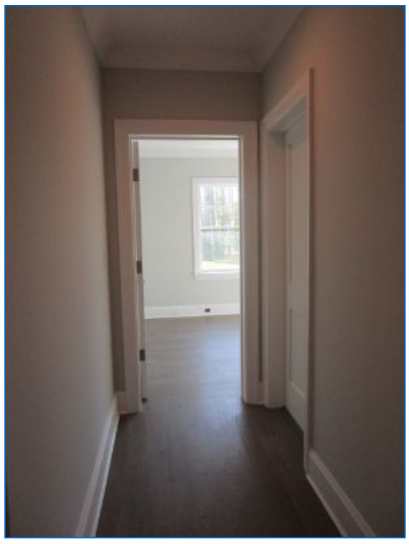
Hallway (2nd floor) General

2. Smoke/CO Detectors

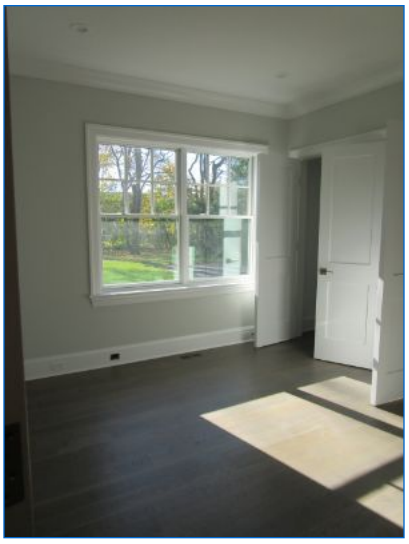
LIFE SAFETY: Maintain functioning Smoke and Carbon Monoxide detectors at required locations (Refer to Smoke/CO Detectors section).

Bedroom- 1

1. General



Guest bedroom; 1st floor.



Guest bedroom; 1st floor.

Guest bedroom; 1st floor.

2. Smoke Detector

Bedroom- 1 Continued

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

3. Closets

• Door ball catch didn't latch properly . Recommend adjustments by a qualified contractor.

Door ball catch didn't latch properly . Recommend adjustments by a qualified contractor.

4. Electrical / Lighting

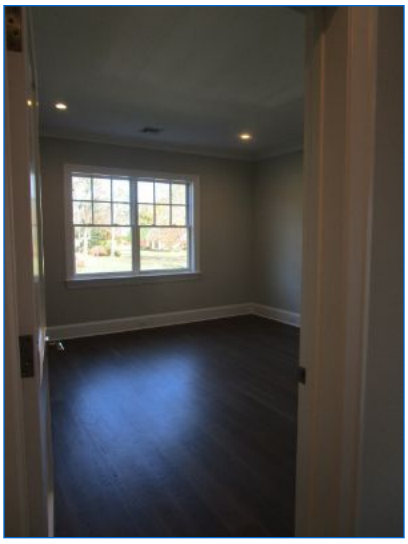
• Incomplete data/telecom jack installation noted. Recommend completion and/or finishes prior to close.

Bedroom- 1 Continued

Incomplete data/telecom jack installation noted. Recommend completion and/or finishes prior to close.

Bedroom- 2

1. General



2nd floor front east-corner bedroom

2. Smoke Detector

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

3. Closets

• Door ball catch didn't latch properly . Recommend by a qualified contractor.

Bedroom- 2 Continued

Bedroom- 2 Closets

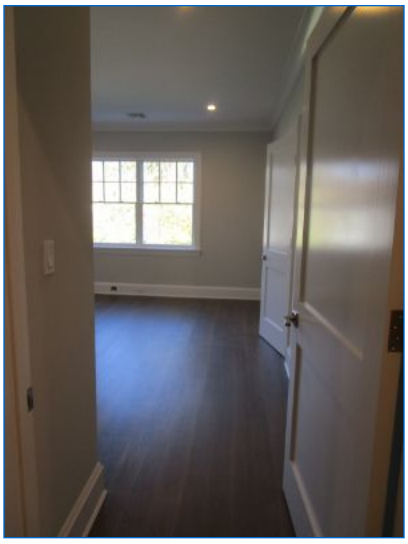
Door ball catch didn't latch properly . Recommend by a qualified contractor.

4. Electrical / Lighting

Incomplete data/telecom jack installation noted. Recommend completion and/or finishes prior to close.

Bedroom- 3

1. General



2nd floor front bedroom

2. Smoke Detector

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

3. Closets

• Door ball catch didn't latch properly . Recommend adjustments by a qualified contractor.

Bedroom- 3 Continued

Door ball catch didn't latch properly . Recommend adjustments by a qualified contractor.

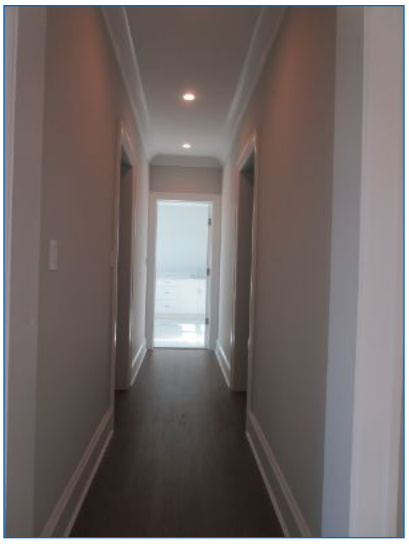
4. Electrical / Lighting

Incomplete data/telecom jack installation noted. Recommend completion and/or finishes prior to close.

Bedroom- 4

1. General

2nd floor rear SE-corner bedroom; Master bedroom



Master bedroom suite hallway.

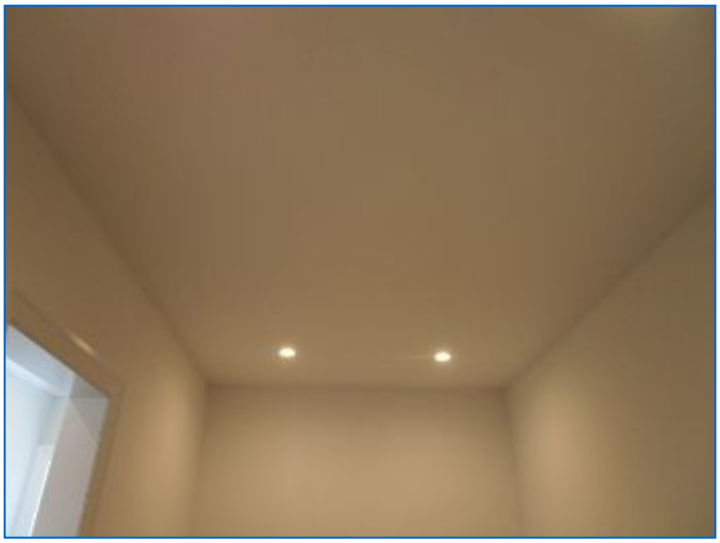
2. Smoke Detector

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

3. Closets

Bedroom- 4 Continued

Two walk-in closets.



One of the walk-in closets (north-side) had no HVAC supply register.

South-side walk-in closet had an HVAC supply register.

4. Electrical / Lighting

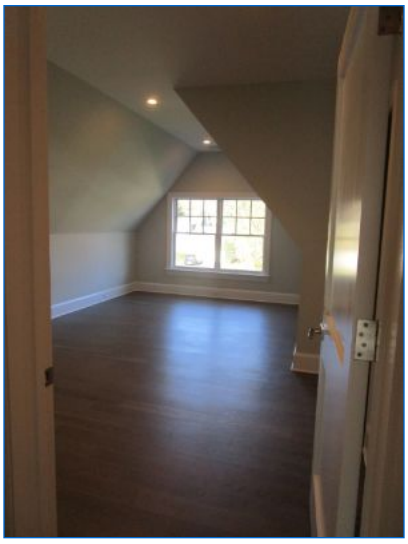
Bedroom- 4 Continued

Incomplete data/telecom jack installation noted.
Recommend completion and/or finishes prior to close.

Incomplete data/telecom jack installation noted.
Recommend completion and/or finishes prior to close.

Bedroom- 5

1. General



2nd floor front bedroom

2. Smoke Detector

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

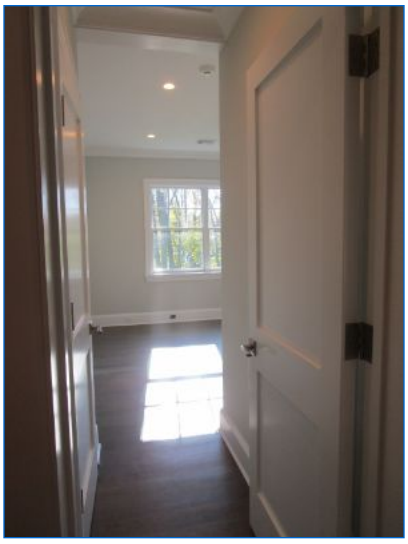
3. Electrical / Lighting

Bedroom- 5 Continued

Incomplete data/telecom jack installation noted. Recommend completion and/or finishes prior to close.

Bedroom- 6

1. General



2nd floor rear bedroom

2. Smoke Detector

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

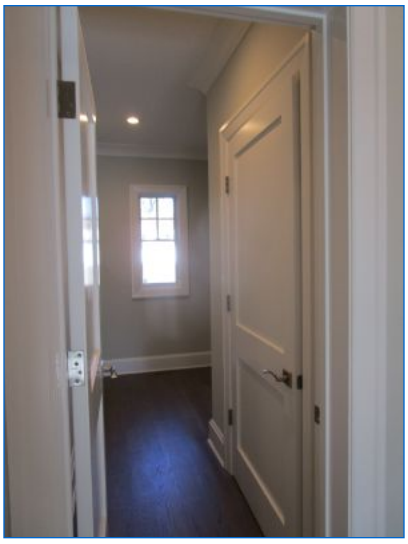
3. Electrical / Lighting

Bedroom- 6 Continued

Incomplete data/telecom jack installation noted. Recommend completion and/or finishes prior to close.

Interior Area 1

1. General



1st floor Hallway Storage Room.

2. Ceiling

1st floor Hallway Storage Room: Nick noted in crown molding.

ROOF

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

ROOF Continued

1. General

• Inspected from visually accessible points on the interior and/or exterior.
• Due to property and/or roof configurations, some areas of the roof were visually restricted from inspection.
• 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.
• Roof covering consisted of Architectural asphalt shingles.
• The roof had One layer of asphalt shingles installed at the time of the inspection.
• Normal design service life expectancy for Architectural asphalt shingles is 25 yrs. depending on local conditions.
• Confer with seller about transferring the installer and/or manufacturer warranties.
• Shingles may have one warranty, two warranties, three warranties, or no warranty at all. A warranty may transfer once with the sale of the home, or it may transfer as a limited warranty, or it may transfer fully. Here's how it works:

MANUFACTURER'S WARRANTY
The manufacturer's warranty is limited to shingle defects that are caused by the manufacturing process. It covers defects that cause shingles to fail before the term of the warranty has expired. This is called premature failure. Manufacturers' warranties are not negotiable, so a homeowner can't negotiate with a contractor or salesperson for a better manufacturer's warranty.
Shingles may be warranted for 20, 30, 40 or 50 years, although the 50-year warranty may also be called a lifetime warranty.
When a home is sold, the manufacturer's warranty may not transfer to the new owner at all, or it may transfer one time, or it may transfer with limited coverage, or it may transfer fully. It all depends on how the warranty was written.

Warranty Prorating
Warranties, especially longer ones, often prorate to zero at the end of the warranty period. This would mean that, if, in the 30th year of its life, a roof with shingles warranted for 40 years failed, the warranty may cover only 25% of the roof's total replacement cost, since the shingles were already 75% of the way through their warranty period. Even less than that time period might be covered, if that's how the warranty was written. A lifetime warranty does not mean that the roof will be covered for replacement cost as long as the homeowner lives in or owns the home.

Installation Requirements
Some manufacturers' warranties cover installation errors, but they require installation by manufacturer-certified installers using the manufacturers' products exclusively, from the underlayment on up.

Labor and Disposal Costs
Manufacturers' warranties may cover only the cost of new shingles, or a portion of their costs, but not the cost of labor for installation, especially further along in the warranty period. Labor costs for installation are affected by the roof pitch. There's typically an extra charge for steeper pitches, which may not be included in the original warranty.
Roof replacement may require removal and disposal of the existing shingles, and that may not be covered, either.

WIND WARRANTY: Separate and Shorter
The wind warranty is almost always a separate section within the overall manufacturer's warranty, and the time period covered is generally shorter than that of the overall warranty.
The average wind warranty for 20- to 40-year shingles is five years. For 50-year shingles, it's 10 years. This is because shingles become less wind-resistant as they age.

Adhesive Strips: Failed Bond
Some wind warranties may not cover shingle blow-off before the adhesive strips fully bond to the shingles. This means that shingles installed during colder weather may be at risk, since the adhesive strips rely on heat to develop an adequate bond. In some climates, shingles installed during the cold season may take months to bond completely.

Installation Deficiencies
Many wind warranties become void the day they're installed because of installation deficiencies. These kinds of deficiencies might include lack of underlayment, improper fastening methods, or installation over a non-compliant substrate, such as an existing layer of shingles or a roof deck with cracks between panels or boards wider than 1/4-inch.

Manufacturers' Warranties Vary
Put simply, the terms of manufacturers' warranties can vary widely. If the seller claims that a warranty is a selling point, you should review the warranty terms carefully.

CONTRACTOR'S WARRANTY
The second type of warranty is the contractor’s warranty. It covers proper installation methods and workmanship. The terms of a contractor’s warranty may be negotiable, so they also vary. Jurisdictional requirements may influence the

ROOF Continued

terms. Jurisdictional requirements include those instituted by a city, county, state or provincial government. Although manufacturers' and contractors' warranties are technically separate, improper installation or damage caused by workers may shorten the service life of a roof, in which case the manufacturer would deny the claim and refer the homeowner to the contractor.
There often is no single cause of shingle failure. The forces that have the greatest effect on shingles are different in different climate zones, and will be further influenced by many other conditions. If a leak occurs within the first few years of roofing installation, the leak is probably installation-related. If a new roof lasts for a few years but fails prematurely, the cause is usually manufacturing-related, although an older roof may also fail prematurely because of poor design or maintenance.
The real cause of failure is not always obvious and may involve a combination of factors.

You should ask about any roof warranties that may transfer with the sale of the home and read the terms carefully. If the roof is not covered by a warranty, you may want to purchase an insurance policy that will pay for roof damage.

The roof had One layer of asphalt shingles installed at the time of the inspection. Normal design service life expectancy for Architectural asphalt shingles is 25 yrs. depending on local conditions.

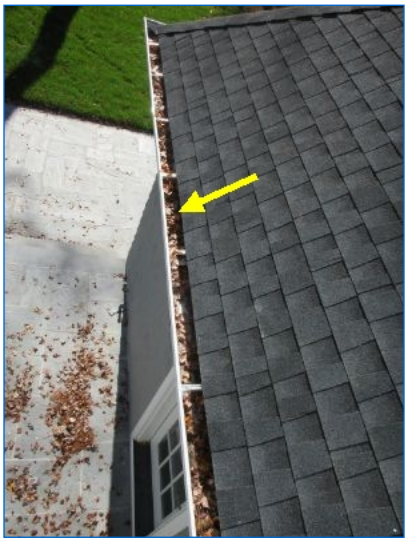
GUTTERS & DOWNSPOUTS

1. General

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

Downspouts apparently connected to underground drainage system; drywell.

Downspouts apparently connected to underground drainage system; drywell.



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

CHIMNEY

1. General

• Chimney: Framed, covered with siding; apparent mock chimney.

Chimney: Framed, covered with siding; apparent mock chimney.

EXTERIOR

1. 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. South Exterior

EXTERIOR South Exterior

3. East Exterior

EXTERIOR East 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. General

• Expandable foam insulation was used to plug an unused hole in the exterior wall at the electrical service entrance location. Recommend proper infill and repair of the cedar siding.
• Ensure that all penetrations through exterior walls are adequately sealed to prevent moisture and pests from entering the structure.

Expandable foam insulation was used to plug an unused hole in the exterior wall at the electrical service entrance location. Recommend proper infill and repair of the cedar siding.

Ensure that all penetrations through exterior walls are adequately sealed to prevent moisture and pests from entering the structure.

2. Foundation/Parging

• Foundation: Poured concrete (bare)

Foundation: Poured concrete (bare)

EXTERIOR WALLS Continued

3. Wood Siding

• Cedar shakes noted (painted).
• Normal design service life expectancy for cedar siding is 25-40 yrs depending on maintenance.
• Rear siding will be subjected to damage by lawn maintenance equipment. Recommend correcting this condition.• Soil in contact with, and/or in close proximity to siding. This can provide entrance of moisture or insects to siding. The Inspector recommends lowering soil level to 6" below siding.
• Cedar siding fell short of the steps at the side entrance. Recommend correction by contractor.

Soil in contact with, and/or in close proximity to siding. This can provide entrance of moisture or insects to siding. The Inspector recommends lowering soil level to 6" below siding.

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Cedar siding fell short of the steps at the side entrance. Recommend correction by contractor.

EXTERIOR WALLS Continued

Soil in contact with, and/or in close proximity to siding. This can provide entrance of moisture or insects to siding. The Inspector recommends lowering soil level to 6" below siding. Also, this siding will be subjected to damage by lawn maintenance equipment. Recommend correcting this condition.

4. Exterior Vents

- Gas fireplace direct vent noted at East exterior / mock chimney.
- Boiler furnace vents noted at East exterior / mock chimney.

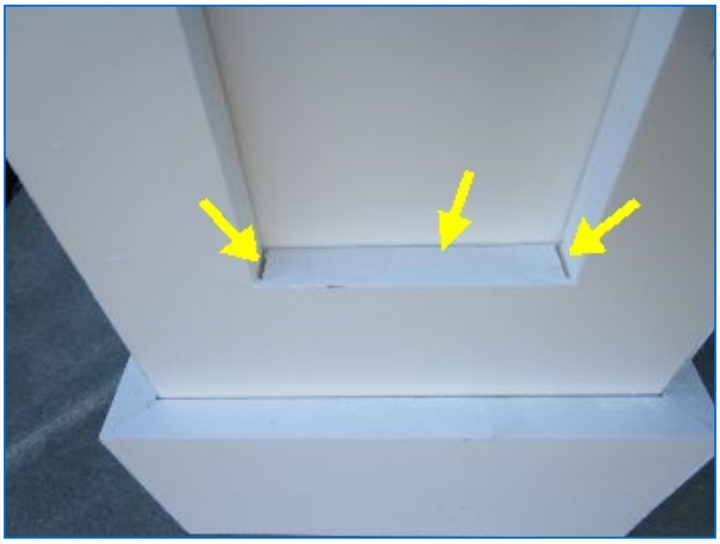
Gas fireplace direct vent noted at East exterior / mock chimney.

Boiler furnace vents noted at East exterior / mock chimney.

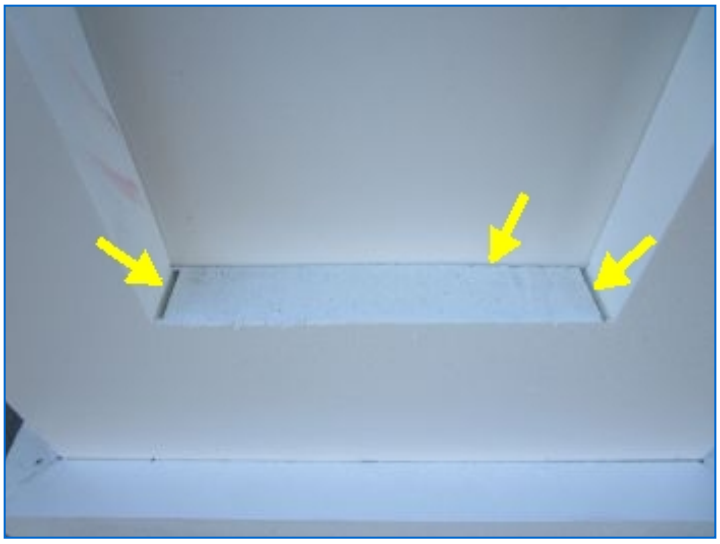
EXTERIOR TRIM

1. General

• Portico Columns: Horizontal surfaces of trim where water does not readily drain from are subject to eventual moisture damage/decay. It is important to caulk all seams at these locations to prevent water penetration. Recommend caulking by a qualified contractor.



Portico Columns: Horizontal surfaces of trim where water does not readily drain from are subject to eventual moisture damage/decay. It is important to caulk all seams at these locations to prevent water penetration. Recommend caulking by a qualified contractor.



Portico Columns: Horizontal surfaces of trim where water does not readily drain from are subject to eventual moisture damage/decay. It is important to caulk all seams at these locations to prevent water penetration. Recommend caulking by a qualified contractor.

2. Gable/Eaves Trim

• Gable Trim: Horizontal surfaces of trim where water does not readily drain from are subject to eventual moisture damage/decay. It is important to caulk all seams at these locations to prevent water penetration. Recommend caulking by a qualified contractor.

Gable Trim: Horizontal surfaces of trim where water does not readily drain from are subject to eventual moisture damage/decay. It is important to caulk all seams at these locations to prevent water penetration. Recommend caulking by a qualified contractor.

EXTERIOR TRIM Continued

3. Door/Window Trim

• Maintain exterior caulking and sealants at all window and door trim. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.
• Window Crown Molding: Horizontal surfaces of trim where water does not readily drain from are subject to eventual moisture damage/decay. It is important to caulk all seams at these locations to prevent water penetration. Recommend caulking by a qualified contractor.

Window Crown Molding: Horizontal surfaces of trim where water does not readily drain from are subject to eventual moisture damage/decay. It is important to caulk all seams at these locations to prevent water penetration. Recommend caulking by a qualified contractor.

WINDOWS (Exterior)

1. Window Wells

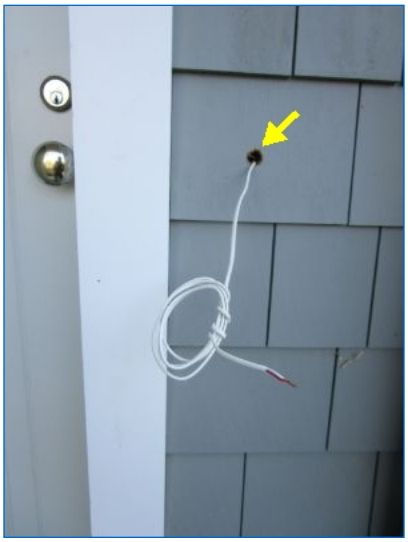
Observations:
• Steel window wells noted.

Steel window wells noted.

EXTERIOR DOORS

1. Doorbell

• Side doorbell was not installed at time of inspection.



Side doorbell was not installed at time of inspection.

EXTERIOR UTILITIES

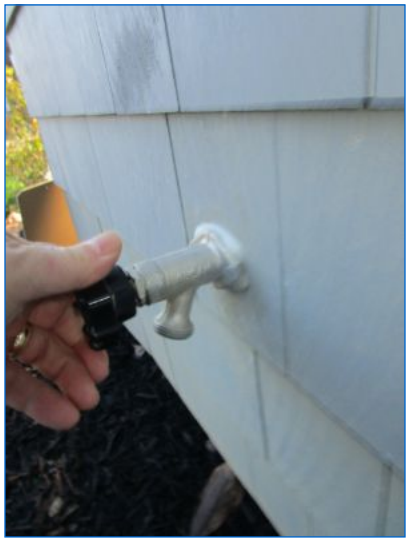
1. Exterior Lighting

• Adjust exterior lighting for dawn-to-dusk operation.

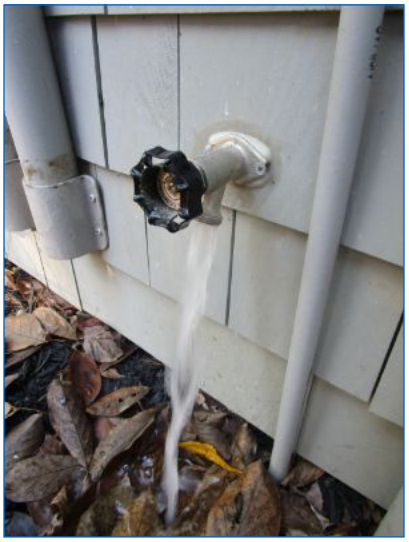
Adjust exterior lighting for dawn-to-dusk operation.

2. Exterior Plumbing

Observations:
• Hose bib at East side was active at time of inspection.
• Hose bib at Rear was active at time of inspection.
• Hose bib at Front was Not active at time of inspection; possibly turned off from inside (winterized) or possible repair needed. Suggest having seller activate and test prior to close.



Hose bib at Front was Not active at time of inspection; possibly turned off from inside (winterized) or possible repair needed. Suggest having seller activate and test prior to close.



Hose bib at East side was active at time of inspection.

EXTERIOR UTILITIES Continued

Hose bib at Rear was active at time of inspection.

GARAGE

1. General

• Garage structure is Integral to the house structure.

Garage structure is Integral to the house structure.

2. Floor Slab

• Painted concrete floor noted.
• The Inspector observed no deficiencies in the condition of the garage floor.

Painted concrete floor noted. The Inspector observed no deficiencies in the condition of the garage floor.

3. Fire Separation

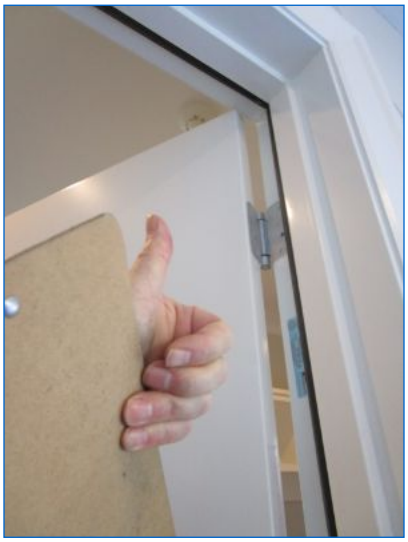
• The walls and ceiling separating the garage from the home living space appeared to meet generally-accepted current standards for fire barriers. Fire barriers are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

GARAGE Continued

The walls and ceiling separating the garage from the home living space appeared to meet generally-accepted current standards for fire barriers.

The walls and ceiling separating the garage from the home living space appeared to meet generally-accepted current standards for fire barriers.

4. Door to Living Space



Metal fire door with automatic closer was operable.

5. Vehicle Door

- Aluminum sectional roll-up door noted.
- Vehicle door was operable and in good condition.

GARAGE Continued

Aluminum sectional roll-up door noted. Vehicle door was operable and in good condition.

STEPS & HANDRAILS

1. Steps & Handrails

• Masonry Steps and Landings noted at Front and side entrances.

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

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

PATIO

1. Patio

- Patio: Bluestone in mortar noted.
- No system safety or function concerns at the visible portions of the patio at time of inspection.

Patio: Bluestone in mortar noted.

No system safety or function concerns at the visible portions of the patio at time of inspection.

GROUNDS

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

1. Driveway

- Driveway: Asphalt noted.
- Asphalt driveway appeared new. We recommend sealing within one year to extend life and maintain appearance.
- Maintenance: Asphalt driveways require sealing every 3-5 yrs to prevent water penetration and freeze-thaw damage.
- Uneven grate noted at trench drain.

Asphalt driveway appeared new. We recommend sealing within one year to extend life and maintain appearance.

Uneven grate noted at trench drain.

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

2. Sidewalk & Walkway

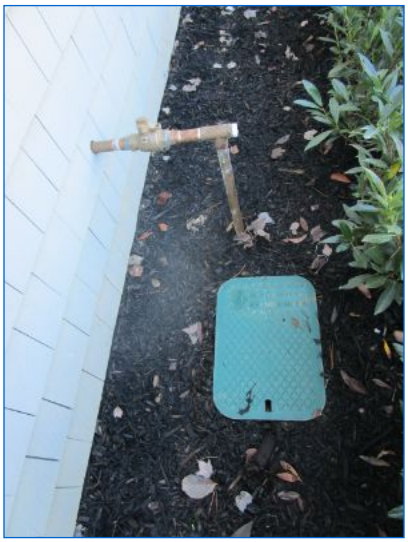
- Walkway/s: Bluestone in mortar noted.
- Walkways: No system safety or function concerns noted at time of inspection.

GROUNDS Continued

Walkway/s: Bluestone in mortar noted. No system safety or function concerns noted at time of inspection.

3. Sprinkler System

• Property is equipped with an underground sprinkler system. The inspector recommends conferring with seller for operating instructions and winterizing information. Sprinkler systems are beyond the scope of a general home inspection, due to most of its parts/piping not visible for inspection. Client is advised to seek advice of a specialist in evaluating this system before use.



Property is equipped with an underground sprinkler system. The inspector recommends conferring with seller for operating instructions and winterizing information.

GENERAL REMARKS

1. General

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

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

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

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

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

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

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

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

Thank You for choosing ProSpec for your Home Inspection!

Glossary

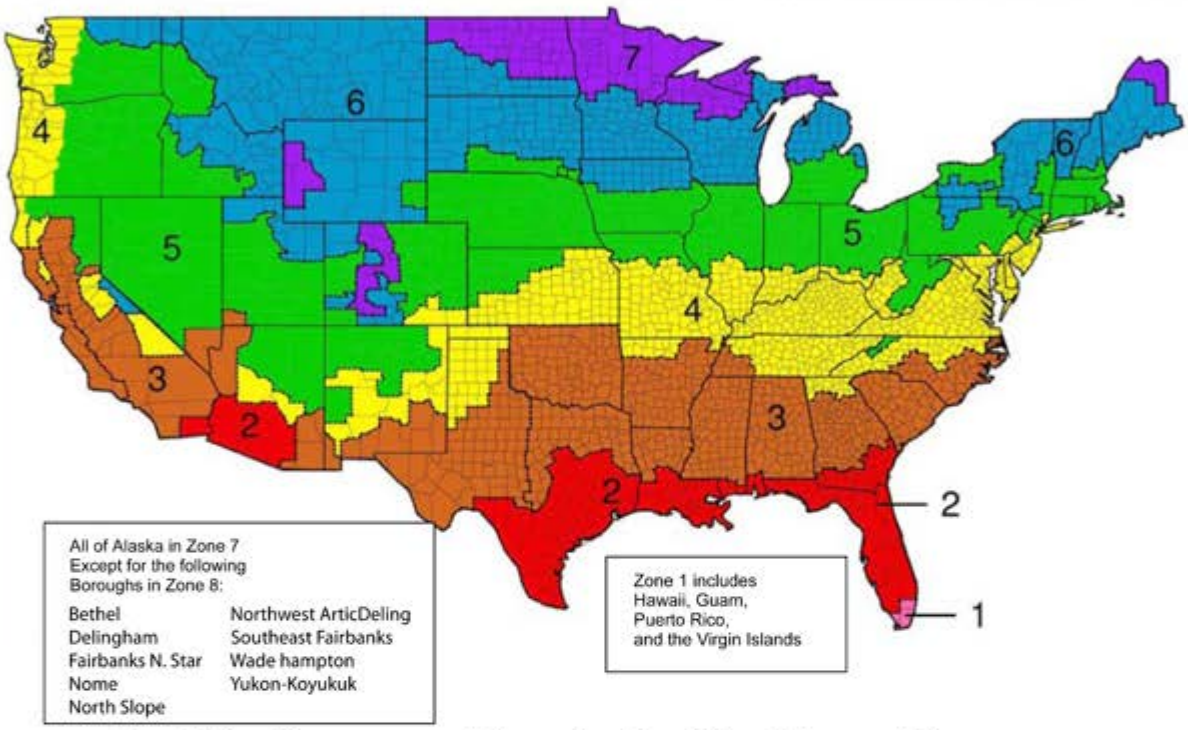
Term	Definition
Breaker	A circuit breaker is an automatically operated electrical switch designed to protect an electrical circuit from damage caused by excess current from an overload or short circuit. Its basic function is to interrupt current flow after a fault is detected.
C/O	Certificate of Occupancy: 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.
CO	Carbon monoxide (CO) is a colorless, odorless, poisonous gas that forms from incomplete combustion of fuels, such as natural or liquefied petroleum gas, oil, wood or coal. Any fuel-burning appliances which are malfunctioning or improperly installed can be a source of CO.
CU	Copper (wiring)
Closing	Closing is the final transaction between a buyer and seller of real property. At the closing, all agreements between buyer and seller are finalized, documents are signed and exchanged, money passes to the seller, and title to the property passes to the buyer.
Condensate Neutralizer	A condensate neutralizer is a tank or a vessel, which is installed in line with a condensate drain from a condensing boiler, water heater or furnace (before it enters the sewer). It's filled with media which raises the pH level of the condensate, making it safe to discharge into the sewage or septic system.
Contractor	The term "Contractor" used throughout the report refers to a qualified person or entity meeting the following: • Is licensed (trade-specific) in the State of New York • Is insured • Has an account in good standing • Has a contractor's bond • Has a minimum of 5 years experience • Does quality work • Can provide references • Can provide the best possible product choices available to property owners
Cross-connection	A plumbing cross-connection is any physical connection or arrangement between potable water and any source of contamination.

DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
GFCI	A Ground-Fault Circuit Interrupter (GFCI) is the only protection device designed to protect people against electric shock from an electrical system. It is capable of de-energizing the circuit when even a small amount of current is flowing through the grounding system.
HVAC	Heating, Ventilating and Air Conditioning
Inspection Objection Deadline	An Inspection Objection Deadline is the date by which any inspection objections must be reported to the seller if they are to be used as grounds to terminate the transaction without penalty. Alternatively, buyers can negotiate with sellers for repairs or credits. Confer with your realtor or lawyer on specific dates for this deadline.
Open Ground	An Open Ground is when you have a three-prong receptacle that is not connected to an equipment grounding conductor. This is unsafe because an appliance that is designed to use an equipment ground to discharge an unsafe fault condition will not have a conductor to discharge that fault. Open grounds are common in houses built prior to the adoption of the 1962 electrical code. When old two-prong receptacles are replaced with modern three-prong receptacles and a grounding conductor is not added, you create an open ground. You can also find open grounds in post-1962 houses where the equipment grounding conductor has been disabled for one reason or another.
PEX	PEX stands for cross-linked polyethylene. It is a type of plastic tubing made from high-density polyethylene. It is used for heating water distribution and water supply in plumbing systems.
PSI	Water pressure is measured in pounds per square inch (psi).
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

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

The following 2008 Department of Energy zone recommendations are based on comparing estimated future energy savings to the current cost of installing insulation. The DOE gives a range for many locations for the following reasons:

- Energy costs vary greatly over each zone
- Installed insulation costs vary greatly over each zone
- Heating and cooling equipment efficiency varies from house to house
- Best estimate of future energy costs may not be exact. [1]



Insulation Recommendations for New Wood-Framed Houses

Zone	Heating System	Attic	Cathedral Ceiling	Wall		Floor
				Cavity	Insulation Sheathing	
1	All	R30 to R49	R22 to R38	R13 to R15	None	R13
2	Gas, oil, heat pump	R30 to R60	R22 to R38	R13 to R15	None	R13
	Electric Furnace					R19-R25
3	Gas, oil, heat pump	R30 to R60	R22 to R38	R13 to R15	None	R25
	Electric Furnace				R2.5 to R5	
4	Gas, oil, heat pump	R38 to R60	R30 to R38	R13 to R15	R2.5 to R5	R25-R30
	Electric Furnace				R5 to R6	
5	Gas, oil, heat pump	R38 to R60	R30 to R38	R13 to R15	R2.5 to R5	R25-R30
	Electric Furnace		R30 to R60	R13 to R21	R5 to R6	
6	All	R49 to R60	R30 to R60	R13 to R21	R5 to R6	R25-R30
7	All	R49 to R60	R30 to R60	R13 to R21	R5 to R6	R25-R30
8	All	R49 to R60	R30 to R60	R13 to R21	R5 to R6	R25-R30

Insulation Recommendations for Existing Wood-Framed Houses

Zone	Add Insulation to Attic		Floor
	Uninsulated Attic	Existing 3-4 Inches of Insulation	
1	R30 to R49	R25 to R30	R13
2	R30 to R60	R25 to R38	R13 to R19
3	R30 to R60	R25 to R38	R19 to R25
4	R38 to R60	R38	R25 to R30
5 to 8	R49 to R60	R38 to R49	R25 to R30

Wall Insulation: ***Whenever exterior siding is removed*** on an
Uninsulated wood-frame wall:

- Drill holes in the sheathing and blow insulation into the empty wall cavity before installing the new siding, and
- Zones 3-4: Add R5 insulative wall sheathing beneath the new siding
- Zones 5-8: Add R5 to R6 insulative wall sheathing beneath the new siding.

Insulated wood-frame wall:

- For Zones 4 to 8: Add R5 insulative sheathing before installing the new siding.

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: 11/14/2020

Address of Property Inspected: 9 Brookside Dr, Port Washington, NY 11050

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):

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:

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) (See Section-V for additional comments)

■ Recommend treatment for the control of:

Section IV. Obstructions and Inaccessible Areas

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

■ Basement 1, 3, 5, 24
■ Crawlspace
■ Main Level 1, 3, 4, 6, 8, 9
■ Attic 5, 11
■ Garage 1, 3
■ Exterior 17
■ Porch
■ Addition
■ 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)

Inspector recommends maintaining soil levels 6 inches below the exterior siding so as not to facilitate access for termites.

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.**

ProSpec Home Inspection of Long Island - Home Inspection Agreement

Revised February 2019

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

9 Brookside Dr, Port Washington, NY 11050. The terms below govern this Agreement.

1. The fee for our inspection is **$ 610 .00**, payable in full at the time of the appointment. Payment in: ☐ Check ☑ Cash

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

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

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

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

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

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

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

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

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

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

12. You may not assign this Agreement.

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

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

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

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

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

Client Name : **Kalpana Bhandarkar** Date of Insp: **11/14/2020** Time: **10:00 AM** Weather: Sunny 47°F

X _____ 11.14.20

CLIENT (Date)

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CLIENT (Date)