ProSpec Home Inspection of Long Island
Property Inspection Report

514 Old Country Rd, Hempstead, NY 11590
Inspection prepared for: Name Deleted
Date of Inspection: 11/2/2020 Time: 9:00 AM
Age of Home: 62 yrs old Size: 5,150 sq.ft.
Built in: 1958 (per LoopNet listing)

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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 16 Item: 1	General	• Rodent bait stations observed.
Page 22 Item: 6	Basement Window Conditions	• No basement windows opened when tested due to frozen latches from lack of use and/or paint layers. Recommend windows be serviced for proper operation prior to close.
Page 23 Item: 8	Electrical / Lighting	• Open junction box observed. This condition is a shock/electrocution hazard. Approved cover plates should be installed by a qualified electrical contractor to prevent direct contact with energized electrical components. • Electrical wires exposed to touch in the basement. This is an electric shock hazard should the wires become energized. Wire splices should be contained within an electric box with a listed cover installed. • Some outdated, ungrounded 2-prong receptacles noted in unfinished basement area. Recommend having a licensed electrician update these to GFCI protected receptacles for occupant safety.
Page 24 Item: 9	Plumbing	• General Area (East-side): Two active leaks observed at water supply pipe at time of inspection. Recommend repair by a Qualified Plumber. • *It is recommended to have all plumbing leaks repaired by a qualified plumber prior to final walk-through, if not sooner in some cases.
Page 26 Item: 11	Appliances	• Cafeteria Pantry: Kitchenette was inoperable.
ELECTRICAL		
Page 30 Item: 1	Electrical Service Entrance	• Capacity rating for overall electric service was not available at time of inspection; main disconnect cabinet was locked by utility company. Recommend consulting with PSEGLI for service capacity information as needed.
Page 32 Item: 3	Main Panel Conditions	• Neutral bus grounding could not be confirmed at time of inspection. Recommend having a licensed electrician evaluate to ensure there's proper system grounding per current standard.
Page 34 Item: 7	Fire Protection System	• All commercial buildings should have fire extinguishers. The required number and location depend on the use of the occupancy, and is determined by the Authority Having Jurisdiction. Extinguishers should be located so that no one has to travel farther than 75 feet to reach one. Extinguishers also should be located near exits so the individual attempting to extinguish a fire does not have to enter or go deeper into a burning building in order to get to the extinguisher. • Fire extinguisher requirements should be updated as well as professionally inspected annually and inspected in-house monthly. The Inspector suggests that the client contact the local fire department. Many fire departments provide fire extinguisher training for businesses in their jurisdiction. • Emergency lighting and exit signs were present, although all were not tested at time of inspection. • An active Fire Alarm Control Panel (FACP) was not identified at time of inspection. An annual inspection of the FACP by a NYS licensed fire alarm contractor is required for commercial buildings. Documented records should be maintained on site and should indicate the items inspected (smoke detectors, pull stations, horn/strobes, etc.), the condition they were in at the time of the inspection and any repairs made to the system. A visual inspection of the FACP to confirm systems status should be performed in-house every day. Many of these components were missing at time of inspection. The Inspector recommends that before the expiration of

		your Inspection Objection Deadline you consult with a qualified Architect to discuss current requirements and costs for the update/replacement for a compliant fire/life safety system. • The building did not include an automatic fire sprinkler system. Consult with your A/E firm for current building fire protection standards as this depends on the use of the occupancy of the spaces inside the building.
Page 36 Item: 8	Backup Generator	• Old defunct engine generator with 30 amp disconnect; no fuel source observed. Recommend removal.
HEATING		
Page 39 Item: 1	Heating Equip. Condition	• Forced Air Furnace: The heat exchanger in a Gas-fired furnace is mostly hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that an annual service contract be placed on the unit and a Service Call made prior to settlement to check the condition of the heat exchanger. • Rust/corrosion in burner chamber; this unit appears to be at the end of its useful life. A service review is urged immediately for the safety of occupants. This unit will likely be red tagged at time of service.
Page 40 Item: 2	Service / Recommendation	• Service Tag was Absent; equipment in need of review/maintenance. Inspector recommends service be performed prior to close by a licensed HVAC contractor to ensure safe and efficient operation. See related comments. Inspector recommends establishing an annual service contract whereby routine maintenance is performed. • *Annual Service Contract is highly recommended for all direct fuel-fired Forced Air Heating equipment whereby routine maintenance is performed by a licensed HVAC contractor to ensure safe and efficient operation. • *Inspector recommends review of HVAC equipment by a licensed HVAC contractor for repairs/maintenance or permanent replacement, as required for safe and efficient operation, prior to close.
Page 41 Item: 5	Fuel - Oil Supply	• Vent pipe emerging from the ground at the South side of the property. This appeared to be from an abandoned underground oil tank. Underground oil tanks pose an environmental problem should they leak and can be very costly to clean up. At a minimum, we recommend requesting to have the Seller test the tank or the surrounding soil for signs of tank leakage prior to settlement. Otherwise, have the seller abate or remove the oil tank in accordance with DEC regulations prior to settlement; for more info go to http://www.dec.ny.gov/chemical/32263.html. Consider inquiring about underground oil storage tanks with your lender and insurance company. • Oil supply lines through foundation wall in equipment room; apparent abandoned (or abated) underground oil tank (See related comments).
HEATING & COOLING		
Page 43 Item: 2	HVAC Equip. Data/Service Life	• HVAC indoor unit data-plate/serial no. did not reveal the exact manufacture date of the unit, however based on the available information and general condition, this equipment is estimated to be 22+ yrs old. • Normal design service life expectancy for a Forced Air Furnace is 15-25 yrs depending on maintenance practices. • Based on the age and condition, it is the Inspector's opinion that the HVAC Equipment has Exceeded its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. • The Inspector recommends replacing this HVAC equipment. • Outdoor Condenser data-plate/serial no. was not legible, however based on the available information and general condition, this equipment is estimated to be 22+ yrs old, similar to the indoor forced air unit. We do not estimate equipment cooling capacities. • Condensing Unit normal design service life expectancy is 20-25 yrs with some maintenance. • Older AC systems utilize R-22 refrigerant. As of 2020, R-22 is no longer produced or imported. After 2020, only recovered, recycled, or reclaimed supplies of R-22 will be available. The production of R-22 is phased out. You are not required to stop using R-22 air conditioners nor to replace existing equipment. The phase-out period provided time to switch to ozone-friendly refrigerants when you normally would replace your air conditioner. In the future, R-22 supplies will be more limited and costs to

		service equipment with R-22 will continue to rise. • It is the Inspector's opinion that the A/C Condensing Unit has Exceeded its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this equipment. Recommend replacement.
Page 44 Item: 3	HVAC Equip. Condition	• HVAC system Heating Mode only was operated and appeared functional at the time of inspection. • Exterior refrigerant pipe/appurtenances and conduit was corroded and has reached its service life expectancy. Recommend replacement to ensure safe and reliable service. • Heating system was originally found in the OFF position at the thermostat. The Inspector returned the thermostat to the original OFF position. This lack of heat could jeopardize plumbing systems in the building during winter. • The HVAC system lacked an air-side economizer. Economizers are currently required for HVAC systems 2,00 CFM or greater for energy conservation purposes.
HVAC COMPONENTS		
Page 46 Item: 2	Ductwork & Registers	• Ductwork with supply & return air registers for distribution of Heating & Cooling noted at main level. • Section of ductwork in attic space was missing insulation. Suggest repair to prevent condensate drips.
Page 47 Item: 3	Filters & Return Grilles	• Air filter was very dirty/clogged and collapsed. Replace with new fiberglass disposable filter; sign of poor maintenance.
BATHROOMS		
Page 49 Item: 2	Bathroom#1 Condition	• Moisture damage noted at ceiling along west wall; active moisture intrusion - wet condition noted. Refer to related comments in Grounds-Grading section. Recommend corrective repair by a licensed qualified contractor. • Lavatory drain connection leaked. Recommend repair by a qualified contractor. • A toilet flapper chain was broken/disconnected; pulled chain to flush. Recommend repair. • A toilet had a loose tank mount. Recommend repair by a qualified contractor. • Bathroom window did not open when tested due to frozen latches from lack of use and/or paint layers. Recommend windows be serviced for proper operation prior to close.
Page 53 Item: 4	Bathroom#2 Condition	• Light fixture or bulb apparently inoperable. Change bulb and check. • Visible leaking under the sink. Source of existing leak could not be determined; Recommend qualified plumber evaluate and repair. • Lavatory faucet leaks from handle; Recommend faucet repair or replacement. • Leak noted at urinal flushometer pipe connection. Recommend repair by a licensed qualified plumber. • Bathroom window did not open when tested due to frozen latches from lack of use and/or paint layers. Recommend windows be serviced for proper operation prior to close. • Visible drip leak under the urinal. Source of existing leak could not be determined; Recommend qualified plumber evaluate and repair.
PLUMBING		
Page 55 Item: 2	Water Service Entrance	• Although the water supply pipe appeared to be included as part of the bonding system, no jumper was installed across the water meter. The meter may interrupt the electrical continuity of the pipes. The Inspector recommends a jumper be installed and verification of a continuous ground by a qualified electrical contractor.
WATER HEATER		
Page 59 Item: 1	General	• Electric Powered Water Heater located in Basement was partially operable, i.e., produced minimal minimal warm water for a short period of time. • It is the Inspector's opinion that the Water Heater has reached its designed life expectancy (10-15 yrs). See related comments. Suggest replacement. We make no warranty, guarantee or estimation as to the

		remaining useful life of this unit.
INTERIOR AREAS		
Page 62 Item: 2	Ceiling Conditions	• Moisture stains notes from roof leak and past condensation. General stains tested dry at the time of the inspection. Suggest refreshing or updating the hung ceiling.
Page 63 Item: 4	Wall Conditions	• Cosmetic updates and repairs needed throughout.
Page 63 Item: 5	Floors	• Floor covering alterations and updates recommended throughout.
WINDOWS		
Page 64 Item: 3	Screens	• All screens were missing or not installed at the time of inspection. Confer with Seller.
Interior Area 1		
Page 67 Item: 2	Ceiling	• Signs of a roof leak. Moisture detected with signs of mold observed at two ceiling tiles at noted roof leak.
Page 69 Item: 5	Electrical / Lighting	• Loosely installed active receptacle noted at floor. Recommend repair by a licensed qualified electrician.
Page 71 Item: 6	HVAC	• HVAC supply registers at east exterior wall not connected to an HVAC system; open-ended at basement ceiling.
Interior Area 2		
Page 74 Item: 2	Doors	• Bank Vault Door: Depending on the grade a vault door can weigh several thousand pounds and can be very difficult to remove. Recommend consulting with a specialist prior to planning for removal.
Page 77 Item: 6	Windows	• South Viewing Room: Although no condensation was visible at the time of the inspection, staining of the glass at a window indicated a loss of thermal integrity. In some situations repair is possible, but if irreparable damage has occurred, the window sash will need to be replaced.
Page 77 Item: 7	Electrical / Lighting	• Receptacle was an outdated, ungrounded 2-prong electrical outlet. Consider having an electrician update these to meet generally-accepted current standards (grounded 3-prong outlets). • Defective switch plate; electric shock hazard. Recommend correction by a qualified electrician. • Bank Admin: (1) receptacle was the outdated, ungrounded 2-prong electrical type. Recommend having an electrician update these to meet generally-accepted current standards (grounded 3-prong outlets). • Bank Admin: Random Outlet Test - No Power at a receptacle at time of inspection. Suggest seller locate or restore source of power prior to close.
ROOF		
Page 90 Item: 2	Roof Condition	• Roof over bank pneumatic tube conveyor consisted of architectural shingles, metal cap flashing and asphalt roll roofing. Asphalt roll roofing was deteriorated exposing the underlying cap flashing; conditions that potentially leak noted here. • Vicinity of roof leak noted where moisture was observed inside building. Refer to related comments. Recommend evaluation and corrective repair by a qualified roofing contractor. • Some exposed nail heads noted on roofing material. Recommend sealing all fastener heads. • Miscellaneous minor damage and cracked shingles noted. Suggest review and repairs by a qualified contractor.
Page 93 Item: 4	Flashing	• Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet wall coping as necessary. • Flashing mastic maintenance recommended, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections as necessary.
GUTTERS & DOWNSPOUTS		
Page 97 Item: 1	General	• Crushed downspout extension noted at east side. Recommend extending downspouts 4 ft minimum where possible to divert run-off away from the structure to prevent water seepage through the foundation.
CHIMNEY		

Page 99 Item: 1	General	• The chimney stacks appeared to have Unlined Flues. While this may have been acceptable at the time of construction, flue liners are a fire safety feature. The Inspector generally recommends installing chimney liner for active chimney flue. Refer to Chimney Liner in Glossary.
WINDOWS (Exterior)		
Page 108 Item: 1	Windows (Exterior)	• MAINTENANCE: Recommend updating caulking at window frames as needed to prevent water intrusion. • Few aluminum cladded window sills were improperly sloped toward caulked joint where water intrusion can occur, making it critical that caulking is maintained here. Maintenance: Recommend periodic inspection to update caulking around windows to prevent water entry.
EXTERIOR DOORS		
Page 111 Item: 1	Exterior Doors	• Front door push bar missing. Door did not close completely. Recommend corrective repairs by a qualified contractor. • East vestibule; inside door handle was loose. Suggest repair.
EXTERIOR UTILITIES		
Page 115 Item: 1	Exterior Lighting	• Exterior lighting controlled by remote timer schedule; not tested. Recommend testing prior to close.
GROUNDS		
Page 118 Item: 2	Driveway/Parking	• Moderate cracks in parking area and driveway. Monitor cracks for the development of trip hazards and have cracks repaired by a qualified contractor.
Page 125 Item: 3	Sidewalk & Walkway	• Sidewalk flag/s heaved by tree roots; trip hazards noted. Repair as necessary.
Page 129 Item: 5	Grading	• Downspouts draining onto paved areas (west/SW wall) having negative slope prevents runoff from draining away from the structure that eventually penetrates the foundation wall. Recommend regrading pavement and/or extending downspouts to divert runoff away from these areas. See related comment for Women's Bathroom.
Page 129 Item: 6	Site Drainage	• Apparent drain connection to underground drywell at NE planting bed was left unprotected from organic debris entering and causing clogging. Recommend adding screen or cap to protect.

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

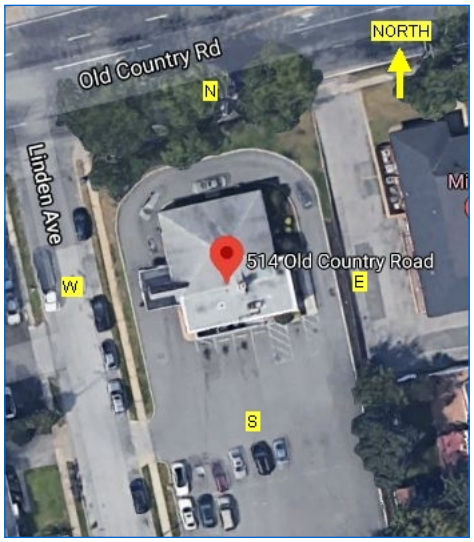
1. Attendees

Client/Client Representative present, No other parties present at inspection.

2. Occupancy

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

3. Satellite Map



INSPECTION DETAILS Satellite Map

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: Commercial Use
• Roof Types: Combination of Hip roof and Flat roof.
• Main Roof Structure: 3x8 Rafters 16" O.C. w/collar-ties, 2x10 ridge beams, T&G roof boards.
• Exterior walls were built using 4" nominal concrete masonry units (CMU). Because inspection must be performed during the original construction process, the Inspector disclaims responsibility for confirming proper installation or condition of the CMU exterior walls.
• Main Floor Structure: Steel girder supported by steel lally columns and foundation walls, 2x10 Joists 16" O.C. (w/cross braces), T&G floor boards.
• Foundation Type: Poured concrete
• Foundation Configuration: Full basement.

Main Roof Structure: 3x8 Rafters 16" O.C. w/collar-ties, 2x10 ridge beams, T&G roof boards.

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STRUCTURE Continued

Exterior walls were built using 4" nominal concrete masonry units (CMU). Walls: 2x4 metal studs (exterior walls insulated).

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STRUCTURE Continued

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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 A portion 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.
• Limitation: All exposed interior foundation wall surfaces were painted with masonry waterproofing paint.
• No evidence of current moisture intrusion was observed at the visible portions of the foundation walls at the time of inspection.
• Cracks visible in the concrete foundation walls appeared to be typical shrinkage cracks that commonly develop as concrete cures. Shrinkage cracks are surface cracks and are not a structural concern.
• The Inspector observed no structural deficiencies at the visible portions of the foundation walls - In normal condition for age.

STRUCTURE Continued

Cracks visible in the concrete foundation walls appeared to be typical shrinkage cracks that commonly develop as concrete cures. Shrinkage cracks are surface cracks and are not a structural concern.

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 for age.

4. Floor Slab/Foundation

Observations:
• Limitation: Most of the exposed floor slab surface was painted with masonry waterproofing paint.
• No evidence of moisture intrusion was observed at the visible portions of the concrete floor slab at the time of inspection.
• Common settlement crack observed. These can be a pathway for water entry. The Inspector suggests sealing cracks with epoxy filler if necessary to prevent water infiltration, and monitor for further movement.
• No significant deficiencies observed in the condition of the visible portions of the concrete floor slab at time of inspection - In normal condition for its age.

STRUCTURE Continued

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

Common settlement crack observed. These can be a pathway for water entry. The Inspector suggests sealing cracks with epoxy filler if necessary to prevent water infiltration, and monitor for further movement.

5. Main Floor Structure

Observations:
• Signs of past Termite damage/activity at a floor joist at the North wall of the Basement. Refer to related Photos and NPMA-33 Report.
• The floor joist strength was reduced by approximately 30%. The Inspector suggests corrective repair of damaged floor joist by a qualified contractor.

Signs of past Termite damage/activity at a floor joist at the North wall of the Basement. Refer to related Photos and NPMA-33 Report.

The floor joist strength was reduced by approximately 30%. The Inspector suggests corrective repair of damaged floor joist by a qualified contractor.

STRUCTURE Continued

The floor joist strength was reduced by approximately 30%. The Inspector suggests corrective repair of damaged floor joist by a qualified contractor.

6. Roof Structure

Observations:
• No Significant structural deficiencies observed at the visible portions of the roof structure - In normal condition for its age.
• No evidence of moisture penetration at the majority of visible portions of the roof structure were observed at time of inspection.

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STRUCTURE Continued

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BASEMENT

1. General

- Glue traps noted; mostly beetles and crickets.
- Rodent bait stations observed.

Cafeteria.

Glue traps noted; mostly beetles and crickets.

Cafeteria: Former telecom closet.

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BASEMENT Continued

Cafeteria Pantry.

BASEMENT General

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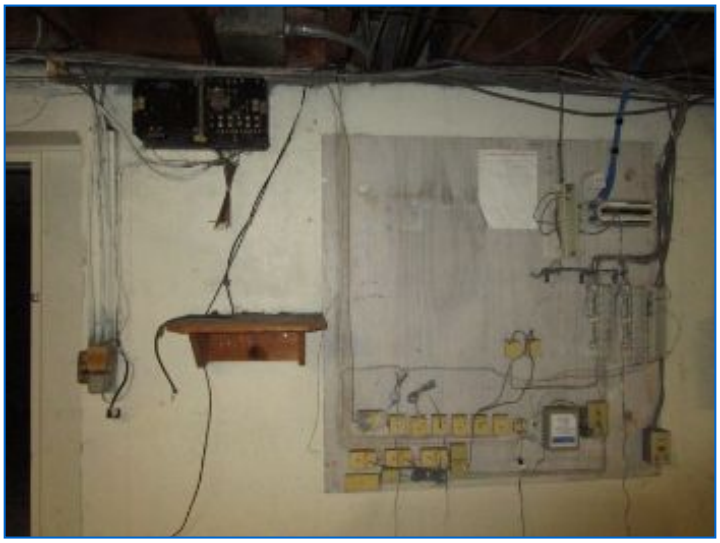


General Area: Old abandoned telecom equipment and circuits noted.

BASEMENT Continued

General Area: Old abandoned telecom equipment noted.

Utility Room

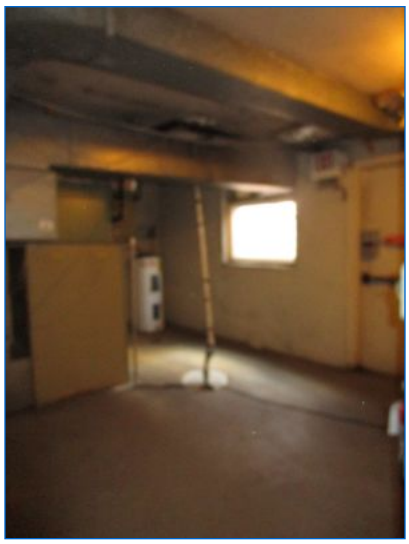
Utility Room

Safe in Utility room.

Rodent bait stations observed.

Equipment Room.

BASEMENT Continued



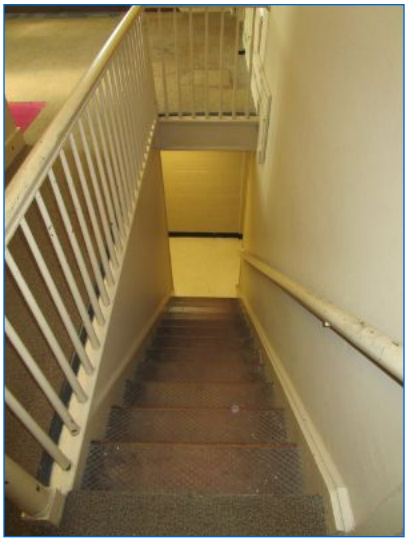
Equipment Room.

Equipment Room.

Glue traps noted; mostly beetles and crickets.

2. Stairs

BASEMENT Continued



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

3. Floor

- Cafeteria & Pantry: Floor covering was Vinyl Composition Tile (VCT)
- Floor drain observed but not tested. Suggest testing for proper operation.
- Open floor drain observed, suggest installing a grate or cover for safety.

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BASEMENT Continued

Open floor drain observed, suggest installing a grate or cover for safety. Floor drain observed but not tested. Suggest testing for proper operation.

4. Walls

• Cafeteria: Plywood walls noted.

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5. Basement Windows

Type:
• Basement windows were Steel frame, hopper style, Single-pane (non-insulated) windows.

BASEMENT Continued

Basement windows were Steel frame, hopper style, Single-pane (non-insulated) windows.

6. Basement Window Conditions

• No basement windows opened when tested due to frozen latches from lack of use and/or paint layers. Recommend windows be serviced for proper operation prior to close.

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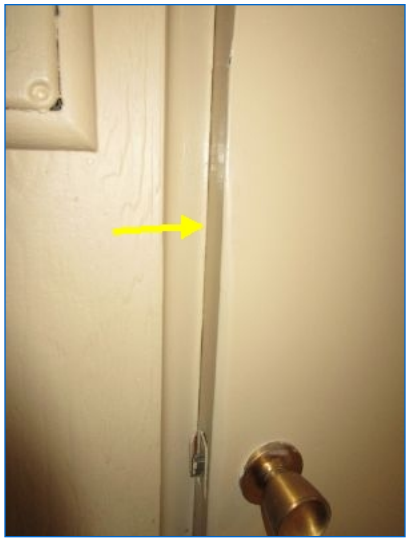
7. Doors

• Cafeteria: Doors hit frame; didn't close properly. Suggest adjustment, repair or replacement if necessary.

BASEMENT Continued



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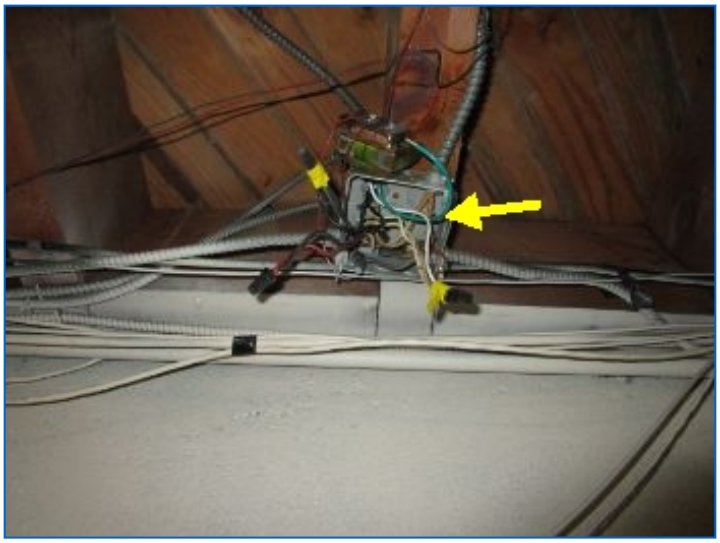
8. Electrical / Lighting

• Open junction box observed. This condition is a shock/electrocution hazard. Approved cover plates should be installed by a qualified electrical contractor to prevent direct contact with energized electrical components.
• Electrical wires exposed to touch in the basement. This is an electric shock hazard should the wires become energized. Wire splices should be contained within an electric box with a listed cover installed.
• Some outdated, ungrounded 2-prong receptacles noted in unfinished basement area. Recommend having a licensed electrician update these to GFCI protected receptacles for occupant safety.

Cafeteria: Random Outlet Test - Ungrounded receptacle noted.



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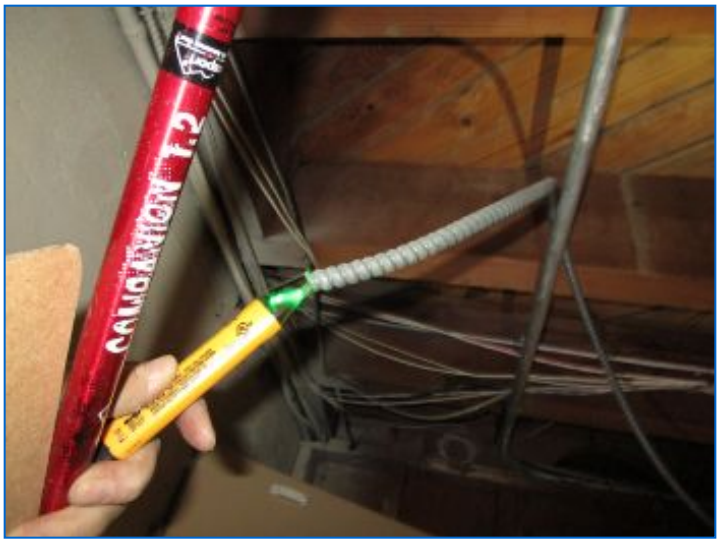
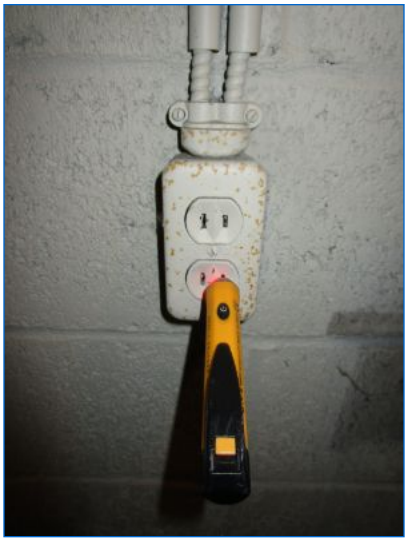
BASEMENT Continued



Electrical wires exposed to touch in the basement. This is an electric shock hazard should the wires become energized. Wire splices should be contained within an electric box with a listed cover installed.



Equipment Room: Some outdated, ungrounded 2-prong receptacles noted in unfinished basement area. Recommend having a licensed electrician update these to GFCI protected receptacles for occupant safety.

9. Plumbing

- General Area (East-side): Two active leaks observed at water supply pipe at time of inspection. Recommend repair by a Qualified Plumber.
- *It is recommended to have all plumbing leaks repaired by a qualified plumber prior to final walk-through, if not sooner in some cases.

Cafeteria Pantry: Kitchenette sink was plumbed in.

General Area: Backflow preventer noted for sprinkler system/garden hose.

BASEMENT Continued

General Area (East-side): Active leaks observed at water supply pipe at time of inspection. Recommend repair by a Qualified Plumber.

General Area (East-side): Active leaks observed at water supply pipe at time of inspection. Recommend repair by a Qualified Plumber.

Equipment Room: Old service sink had functional flow and drainage.

10. HVAC

• Cafeteria: Heat distribution type included Electric Baseboard.

BASEMENT Continued

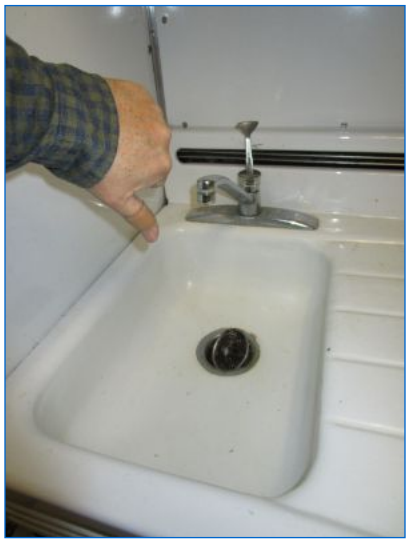
Cafeteria: Heat distribution type included Electric Baseboard.

General Area: Duct appeared to be part of an old exhaust/ventilation system; defunct.

11. Appliances

Observations:
• Cafeteria Pantry: Kitchenette was inoperable.

Cafeteria Pantry: Kitchenette was inoperable.



Cafeteria Pantry: Kitchenette was inoperable.

BASEMENT Continued

Cafeteria Pantry: Kitchenette was inoperable.

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

- For this purpose, Attic is defined as the space above the hung ceiling.
- Inspection from ladder through hung ceiling.
- No attic lighting was observed.
- No significant deficiencies observed at visible portions of the attic.

For this purpose, Attic is defined as the space above the hung ceiling.

No significant deficiencies observed at visible portions of the attic.

2. Insulation

Description:
- Insulation type included Fiberglass Batts w/kraft paper facing.
- Insulation installed in ceiling grid cavities.
- Insulation depth varied 4 - 5 inches (R-15.5 overall). Latest energy conservation standards call for 8-9 inches (R-30). Additional insulation should be installed where possible for enhanced energy efficiency of the home. Refer to attached US Department of Energy R-Value Recommendations.

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ATTIC Continued

3. Insulation Condition

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

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

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

4. Ductwork

Insulated ductwork noted above hung ceiling.

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:
- Underground service lateral; 120/240 volts.
- Underground electrical service showed no signs of system safety or function concerns at time of inspection.
- Capacity rating for overall electric service was not available at time of inspection; main disconnect cabinet was locked by utility company. Recommend consulting with PSEGLI for service capacity information as needed.

Older switch gear in Utility Room appeared serviceable at time of inspection.

Underground electrical service showed no signs of system safety or function concerns at time of inspection.

Capacity rating for overall electric service was not available at time of inspection; main disconnect cabinet was locked by utility company. Recommend consulting with PSEGLI for service capacity information as needed.

Capacity rating for overall electric service was not available at time of inspection; main disconnect cabinet was locked by utility company. Recommend consulting with PSEGLI for service capacity information as needed.

ELECTRICAL Continued

Capacity rating for overall electric service was not available at time of inspection; main disconnect cabinet was locked by utility company. Recommend consulting with PSEGLI for service capacity information as needed.

2. Main Panel/s

Description:
• Main Panel#1 located in Interior Area-3 Stair/Hallway.
• Main Panel#1 Breakers: 42 full-size circuit breaker spaces; 0 spare breaker space/s noted; 0 breaker/s in the Off/Tripped position.
• Main Panel #1 Disconnect located in Basement Utility Room.
• Main Panel #2 located in Basement Utility room.
• Main Panel #2 Disconnect: 100 amp main breaker serves Part of the property.
• Main Panel #2 Breakers: 16 full-size circuit breaker spaces; 0 spare breaker space(s) noted.

Main Panel #1 located in Interior Area-3 Stair/Hallway. Main Panel Breakers: 42 full-size circuit breaker spaces; 0 spare breaker space/s noted; 0 breaker/s in the Off/Tripped position. Main Disconnect located in Basement at Service Entrance.

Main Panel #2 located in Basement Utility room. Main Panel #2 Breakers: 16 full-size circuit breaker spaces; 0 spare breaker space(s) noted.

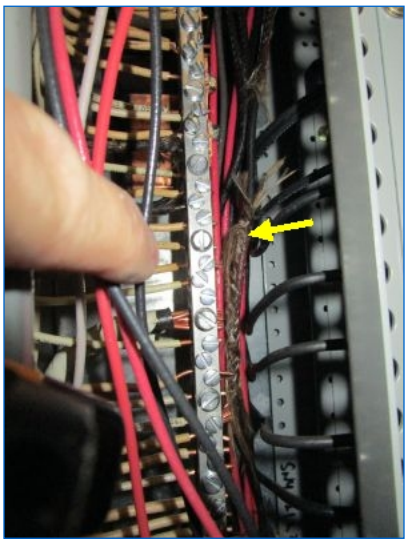
ELECTRICAL Continued

Main Panel #2 Disconnect: 100 amp main breaker serves Part of the property.

3. Main Panel Conditions

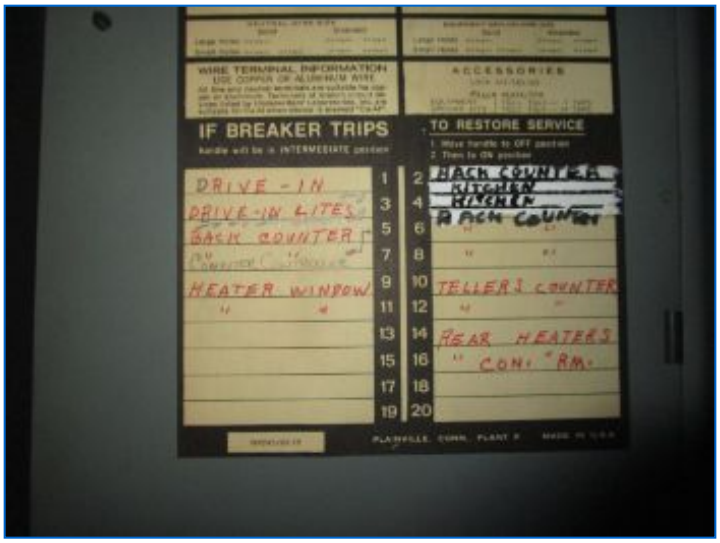
Observations:
• Distribution wiring observed consisted of copper, non-metallic and metallic armored cable.
• Some outdated fabric covered electrical wires were present in the home. This type of wiring is generally found in buildings built before 1963. This older wiring may have cracked, frayed or have damaged insulation which is an unsafe condition; some fabric insulation may contain asbestos. On the other hand, grandfathered undamaged fabric covered wiring found in homes is not a danger. The general inspection is non-invasive and does not cover hidden conditions.
• Neutral bus grounding could not be confirmed at time of inspection. Recommend having a licensed electrician evaluate to ensure there's proper system grounding per current standard.

Main Panel #1: Neutral bus grounding could not be confirmed at time of inspection. Recommend having a licensed electrician evaluate to ensure there's proper system grounding per current standard.



Main Panel #1: Some older fabric covered electrical wires still exist in the home. Recommend having a licensed electrician evaluate and apply corrective measures to avert hazard.

ELECTRICAL Continued



Main Panel #2 Circuit Index noted.

4. Sub Panel/s

Description:
• Sub Panel "ATM" located in Basement General Area.
• Sub Panel Breakers: 8 full-size circuit breaker spaces; 2 spare breaker space/s noted; 1 breaker/s in the Off/Tripped position.
• Sub Panel 20 amp breaker labeled "TCR" was in the Off/Tripped position.

Sub Panel "ATM" located in Basement General Area. Sub Panel Breakers: 8 full-size circuit breaker spaces; 2 spare breaker space/s noted; 1 breaker/s in the Off/Tripped position. Sub Panel 20 amp breaker labeled "TCR" was in the Off/Tripped position.

ELECTRICAL Continued

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

Apparently defunct security system panel noted in Bank Vault.

7. Fire Protection System

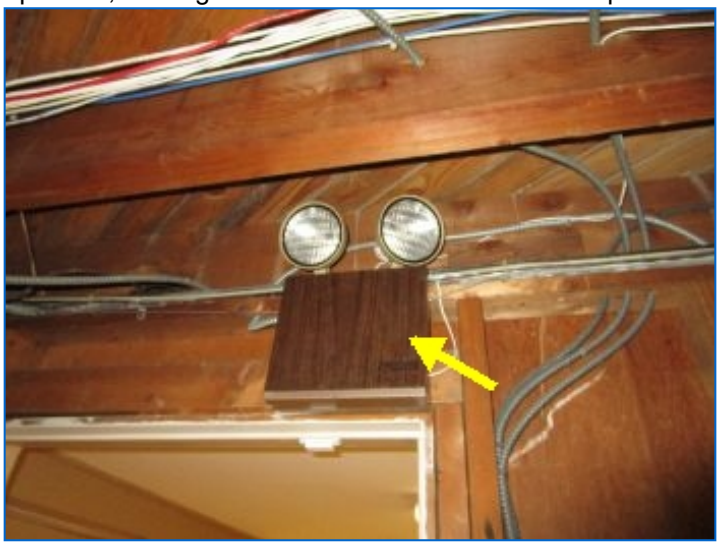
• All commercial buildings should have fire extinguishers. The required number and location depend on the use of the occupancy, and is determined by the Authority Having Jurisdiction. Extinguishers should be located so that no one has to travel farther than 75 feet to reach one. Extinguishers also should be located near exits so the individual attempting to extinguish a fire does not have to enter or go deeper into a burning building in order to get to the extinguisher.
• Fire extinguisher requirements should be updated as well as professionally inspected annually and inspected in-house monthly. The Inspector suggests that the client contact the local fire department. Many fire departments provide fire extinguisher training for businesses in their jurisdiction.
• Emergency lighting and exit signs were present, although all were not tested at time of inspection.
• An active Fire Alarm Control Panel (FACP) was not identified at time of inspection. An annual inspection of the FACP by a NYS licensed fire alarm contractor is required for commercial buildings. Documented records should be maintained on site and should indicate the items inspected (smoke detectors, pull stations, horn/strobes, etc.), the condition they were in at the time of the inspection and any repairs made to the system. A visual inspection of the FACP to confirm systems status should be performed in-house every day. Many of these components were missing at time of inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified Architect to discuss current requirements and costs for the update/replacement for a compliant fire/life safety system.
• The building did not include an automatic fire sprinkler system. Consult with your A/E firm for current building fire protection standards as this depends on the use of the occupancy of the spaces inside the building.

ELECTRICAL Continued

Emergency lighting and exit signs were present, although all were not tested at time of inspection.

Vault Area Hallway: Emergency lighting and exit signs were present, although all were not tested at time of inspection.

Emergency lighting and exit signs were present, although all were not tested at time of inspection.



Emergency lighting and exit signs were present, although all were not tested at time of inspection.

ELECTRICAL Continued

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8. Backup Generator

Observations:

• Old defunct engine generator with 30 amp disconnect; no fuel source observed. Recommend removal.

ELECTRICAL Continued

Old defunct engine generator with 30 amp disconnect; no fuel source observed. Recommend removal.

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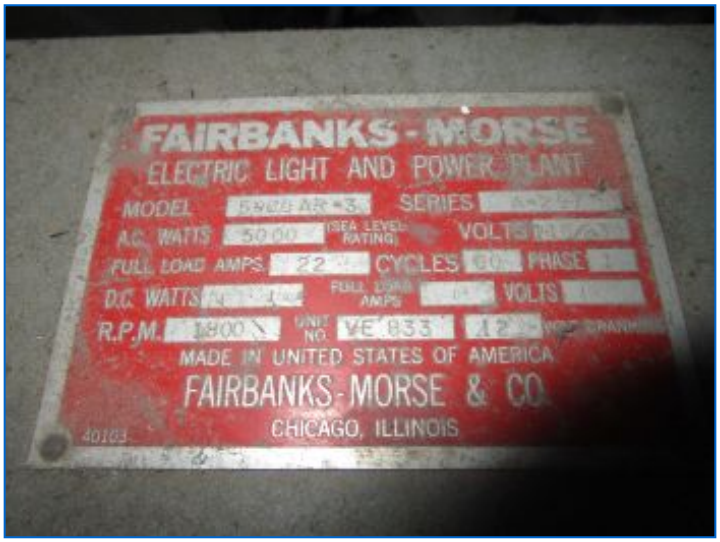


Old defunct engine generator with 30 amp disconnect; no fuel source observed. Recommend removal.

Old defunct engine generator with 30 amp disconnect; no fuel source observed. Recommend removal.

ELECTRICAL Continued

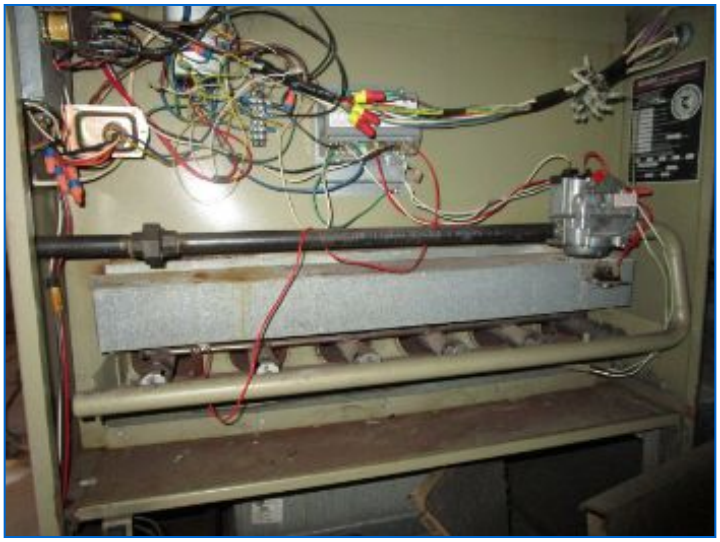
HEATING

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

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

1. Heating Equip. Condition

Observations:
• Forced Air Furnace: The heat exchanger in a Gas-fired furnace is mostly hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that an annual service contract be placed on the unit and a Service Call made prior to settlement to check the condition of the heat exchanger.
• Rust/corrosion in burner chamber; this unit appears to be at the end of its useful life. A service review is urged immediately for the safety of occupants. This unit will likely be red tagged at time of service.



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Rust/corrosion in burner chamber; this unit appears to be at the end of its useful life. A service review is urged immediately for the safety of occupants. This unit will likely be red tagged at time of service.

HEATING Continued

Forced Air Furnace: The heat exchanger in a Gas-fired furnace is mostly hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that an annual service contract be placed on the unit and a Service Call made prior to settlement to check the condition of the heat exchanger.

Burner was fired via thermostat.

2. Service / Recommendation

• Service Tag was Absent; equipment in need of review/maintenance. Inspector recommends service be performed prior to close by a licensed HVAC contractor to ensure safe and efficient operation. See related comments. Inspector recommends establishing an annual service contract whereby routine maintenance is performed.
• *Annual Service Contract is highly recommended for all direct fuel-fired Forced Air Heating equipment whereby routine maintenance is performed by a licensed HVAC contractor to ensure safe and efficient operation.
• *Inspector recommends review of HVAC equipment by a licensed HVAC contractor for repairs/maintenance or permanent replacement, as required for safe and efficient operation, prior to close.

3. Furnace Venting

Observations:
• Furnace minimal exterior venting noted.

Visible portions of the vent pipes appeared functional.

Furnace minimal exterior venting noted.

HEATING Continued

4. Fuel - Gas Supply

Public Gas Service: Outside meter w/shutoff valve and vented regulator noted at east side (set back from driveway).

5. Fuel - Oil Supply

• Vent pipe emerging from the ground at the South side of the property. This appeared to be from an abandoned underground oil tank. Underground oil tanks pose an environmental problem should they leak and can be very costly to clean up. At a minimum, we recommend requesting to have the Seller test the tank or the surrounding soil for signs of tank leakage prior to settlement. Otherwise, have the seller abate or remove the oil tank in accordance with DEC regulations prior to settlement; for more info go to http://www.dec.ny.gov/chemical/32263.html. Consider inquiring about underground oil storage tanks with your lender and insurance company.
• Oil supply lines through foundation wall in equipment room; apparent abandoned (or abated) underground oil tank (See related comments).

Vent pipe emerging from the ground at the South side of the property. This appeared to be from an abandoned underground oil tank. See related comments.

Oil supply lines through foundation wall in equipment room; apparent abandoned (or abated) underground oil tank (See related comments).

HEATING & COOLING

1. General

Description:
• Central HVAC: split-system with outdoor Condenser for cooling and indoor ducted Forced Air Unit. Refer to Heating section for additional information.
• A/C Condenser; corresponding ducted forced air unit located in the Basement.
• Heating Equipment located in Basement was operable at time of inspection.
• Forced Air Furnace: Gas-fired, Forced Air Furnace with integral A/C Cooling Coil (HVAC); Manufactured by Adams.
• Cooling Coil integrated into ducted forced air furnace located in Basement.

Central HVAC: split-system with outdoor Condenser for cooling and indoor ducted Forced Air Unit. Refer to Heating section for additional information.

A/C Condenser; corresponding ducted forced air unit located in the Basement.

Cooling Coil integrated into ducted forced air furnace located in Basement.

Forced Air Furnace: Gas-fired, Forced Air Furnace with integral A/C Cooling Coil (HVAC); Manufactured by Adams.

HEATING & COOLING Continued

2. HVAC Equip. Data/Service Life

• Adams Forced Air Furnace data-plate/serial no. indicated an input heating capacity of 230,000 Btu/hr.
• General A/C Sizing Rule of Thumb for conditioned spaces: 450 sq.ft./ton• HVAC indoor unit data-plate/serial no. did not reveal the exact manufacture date of the unit, however based on the available information and general condition, this equipment is estimated to be 22+ yrs old.
• Normal design service life expectancy for a Forced Air Furnace is 15-25 yrs depending on maintenance practices.
• Based on the age and condition, it is the Inspector's opinion that the HVAC Equipment has Exceeded its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.
• The Inspector recommends replacing this HVAC equipment.
• Outdoor Condenser data-plate/serial no. was not legible, however based on the available information and general condition, this equipment is estimated to be 22+ yrs old, similar to the indoor forced air unit. We do not estimate equipment cooling capacities.
• Condensing Unit normal design service life expectancy is 20-25 yrs with some maintenance.
• Older AC systems utilize R-22 refrigerant. As of 2020, R-22 is no longer produced or imported. After 2020, only recovered, recycled, or reclaimed supplies of R-22 will be available. The production of R-22 is phased out. You are not required to stop using R-22 air conditioners nor to replace existing equipment. The phase-out period provided time to switch to ozone-friendly refrigerants when you normally would replace your air conditioner. In the future, R-22 supplies will be more limited and costs to service equipment with R-22 will continue to rise.
• It is the Inspector's opinion that the A/C Condensing Unit has Exceeded its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this equipment. Recommend replacement.

Outdoor Condenser data-plate/serial no. was not legible, however based on the available information and general condition, this equipment is estimated to be 22+ yrs old, similar to the indoor forced air unit. Condensing Unit normal design service life expectancy is 20-25 yrs with some maintenance. It is the Inspector's opinion that the A/C Condensing Unit has Exceeded its designed life expectancy. Recommend replacement.

HVAC indoor unit data-plate/serial no. did not reveal the exact manufacture date of the unit, however based on the available information and general condition, this equipment is estimated to be 22+ yrs old.

HEATING & COOLING Continued

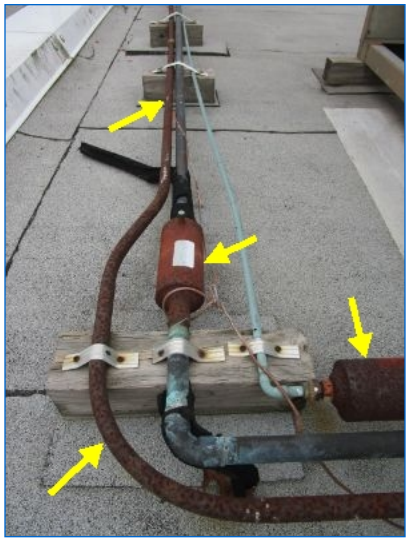
3. HVAC Equip. Condition

• LIMITATION: Testing of Air Conditioning Cooling Modes: If the outside temperature has not been at least 60 degrees F. for the past 24 hours, an air conditioning cooling 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 an 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.
• Outdoor refrigerant pipe insulation was Deteriorated/Missing at outdoor condenser. Insulation is needed for refrigerant piping for energy conservation.
• Unidentified and questionable component mounted to HVAC system return duct.• HVAC system Heating Mode only was operated and appeared functional at the time of inspection.
• Exterior refrigerant pipe/appurtenances and conduit was corroded and has reached its service life expectancy. Recommend replacement to ensure safe and reliable service.
• Heating system was originally found in the OFF position at the thermostat. The Inspector returned the thermostat to the original OFF position. This lack of heat could jeopardize plumbing systems in the building during winter.
• The HVAC system lacked an air-side economizer. Economizers are currently required for HVAC systems 2,00 CFM or greater for energy conservation purposes.

Equipment access panel was missing/not installed at time of inspection. Testing of Air Conditioning Cooling Modes: If the outside temperature has not been at least 60 degrees F. for the past 24 hours, an air conditioning cooling 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 an one-time start-up and cool-down basis when warmer weather allows.

Outdoor refrigerant pipe insulation was Deteriorated/Missing at outdoor condenser. Insulation is needed for refrigerant piping for energy conservation.

HEATING & COOLING Continued



Exterior refrigerant pipe/appurtenances and conduit was corroded and has reached its service life expectancy. Recommend replacement to ensure safe and reliable service.

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

Heating system was originally found in the OFF position at the thermostat. The Inspector returned the thermostat to the original OFF position. This lack of heat could jeopardize plumbing systems in the building during winter.

Unidentified and questionable component mounted to HVAC system return duct.

HVAC COMPONENTS

1. Thermostats

• Digital Programmable type thermostat noted in Interior Area 1; for Heating & Cooling.

Digital Programmable type thermostat noted in Interior Area 1; for Heating & Cooling.

2. Ductwork & Registers

• Ductwork with supply & return air registers for distribution of Heating & Cooling noted at main level.
• Ductwork appeared in serviceable condition. Recommend replacing supply and return registers/grilles as standard for cosmetic purposes. • Ductwork with supply & return air registers for distribution of Heating & Cooling noted at main level.
• Section of ductwork in attic space was missing insulation. Suggest repair to prevent condensate drips.

Ductwork with supply & return air registers for distribution of Heating & Cooling noted at main level.

Section of ductwork was missing insulation. Suggest repair to prevent condensate drips.

HVAC COMPONENTS Continued

Some insulation tape had detached the duct insulation. Recommend corrective repairs by a qualified contractor.

Ductwork appeared in serviceable condition. Recommend replacing supply and return registers/grilles as standard for cosmetic purposes.

3. Filters & Return Grilles

• Disposable filter located inside return duct at air handler intake.
• MAINTENANCE: The air filter(s) should be inspected monthly during the operational months and replaced or cleaned as required. Remember that dirty filters are the most common cause of inadequate cooling/heating performance.
• Air filter was very dirty/clogged and collapsed. Replace with new fiberglass disposable filter; sign of poor maintenance.

Disposable filter located inside return duct at air handler intake. Air filter was very dirty/clogged and collapsed. Replace with new fiberglass disposable filter; sign of poor maintenance.

BATHROOMS

1. Bathroom#1 Description

Womens Bathroom, (2) Toilets, Lavatory, Window, Bathroom Floor: Floor: Ceramic tile, Ceiling register appeared as a supply outlet. No exhaust grille noted; window for ventilation.

Womens Bathroom

Lavatory

Bathroom Floor: Floor: Ceramic tile

Ceiling register appeared as a supply outlet. No exhaust grille noted; window for ventilation.

BATHROOMS Continued

(2) Toilets

Bathroom accessories noted.

2. Bathroom#1 Condition

• Moisture damage noted at ceiling along west wall; active moisture intrusion - wet condition noted. Refer to related comments in Grounds- Grading section. Recommend corrective repair by a licensed qualified contractor.
• Lavatory drain connection leaked. Recommend repair by a qualified contractor.
• A toilet flapper chain was broken/disconnected; pulled chain to flush. Recommend repair.
• A toilet had a loose tank mount. Recommend repair by a qualified contractor.
• Bathroom window did not open when tested due to frozen latches from lack of use and/or paint layers. Recommend windows be serviced for proper operation prior to close.

Moisture damage noted at ceiling along west wall; active moisture intrusion - wet condition noted. Refer to related comments in Grounds- Grading section. Recommend corrective repair by a licensed qualified contractor.

Moisture damage noted at ceiling along west wall; active moisture intrusion - wet condition noted. Refer to related comments in Grounds- Grading section. Recommend corrective repair by a licensed qualified contractor.

BATHROOMS Continued

Moisture damage noted at ceiling along west wall; active moisture intrusion - wet condition noted. Refer to related comments in Grounds- Grading section. Recommend corrective repair by a licensed qualified contractor.

Moisture damage noted at ceiling along west wall; active moisture intrusion - wet condition noted. Refer to related comments in Grounds- Grading section. Recommend corrective repair by a licensed qualified contractor.

Lavatory drain connection leaked. Recommend repair by a qualified contractor.

A toilet flapper chain was broken/disconnected; pulled chain to flush. Recommend repair.

BATHROOMS Continued

A toilet flush assembly chain was broken/disconnected; pulled chain to flush. Recommend repair.

A toilet had a loose tank mount. Recommend repair by a qualified contractor.

Bathroom window did not open when tested due to frozen latches from lack of use and/or paint layers. Recommend windows be serviced for proper operation prior to close.

3. Bathroom#2 Description

Mens Bathroom, Urinal, Toilet, Lavatory, Window, Bathroom Floor: Floor: Ceramic tile, Ceiling register appeared as a supply outlet. No exhaust grille noted.

BATHROOMS Continued

Mens Bathroom

Lavatory.

Urinal.

Ceiling register appeared as a supply outlet. No exhaust grille noted.

Toilet.

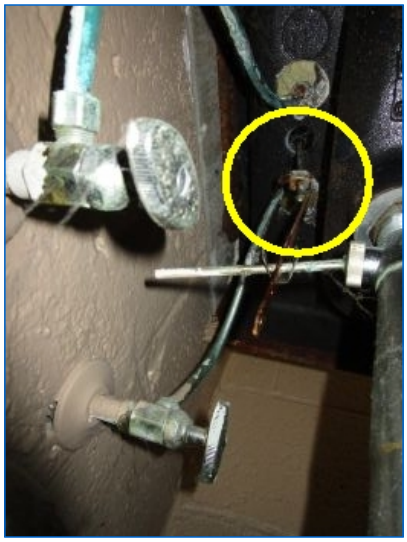
Bathroom accessories noted.

BATHROOMS Continued

4. Bathroom#2 Condition

• Urinal drain strainer was missing.• Light fixture or bulb apparently inoperable. Change bulb and check.
• Visible leaking under the sink. Source of existing leak could not be determined; Recommend qualified plumber evaluate and repair.
• Lavatory faucet leaks from handle; Recommend faucet repair or replacement.
• Leak noted at urinal flushometer pipe connection. Recommend repair by a licensed qualified plumber.
• Bathroom window did not open when tested due to frozen latches from lack of use and/or paint layers. Recommend windows be serviced for proper operation prior to close.
• Visible drip leak under the urinal. Source of existing leak could not be determined; Recommend qualified plumber evaluate and repair.

Light fixture or bulb apparently inoperable. Change bulb and check.



Visible leaking under the sink. Source of existing leak could not be determined; Recommend qualified plumber evaluate and repair.

Lavatory faucet leaks from handle; Recommend faucet repair or replacement.

Leak noted at urinal flushometer pipe connection. Recommend repair by a licensed qualified plumber.

BATHROOMS Continued

Urinal drain strainer was missing.

Visible drip leak under the urinal. Source of existing leak could not be determined; Recommend qualified plumber evaluate and repair.

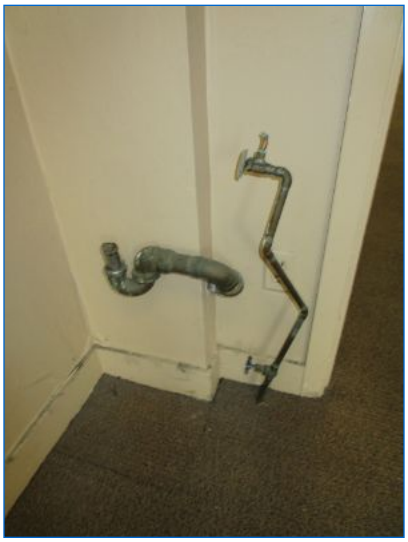
Bathroom window did not open when tested due to frozen latches from lack of use and/or paint layers. Recommend windows be serviced for proper operation prior to close.

Bathroom window did not open when tested due to frozen latches from lack of use and/or paint layers. Recommend windows be serviced for proper operation prior to close.

PLUMBING

1. General

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



Interior Area-3, Teller Admin: CW supply and drain for water fountain noted at west side.

2. Water Service Entrance

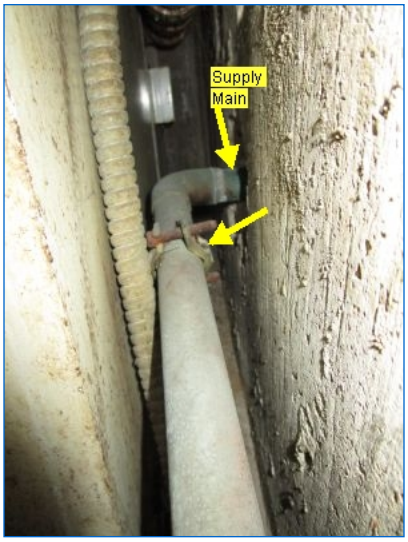
• Public water service entrance located in Basement Cafeteria Pantry.
• Water Service Entrance: 3/4" Copper line with Meter and shutoff valve/s.
• Backflow preventer (whole house) in place per current plumbing standard.
• Although the water supply pipe appeared to be included as part of the bonding system, no jumper was installed across the water meter. The meter may interrupt the electrical continuity of the pipes. The Inspector recommends a jumper be installed and verification of a continuous ground by a qualified electrical contractor.

Public water service entrance located in Basement Cafeteria Pantry. Water Service Entrance: 3/4" Copper line with Meter and shutoff valve/s.

Backflow preventer (whole house) in place per current plumbing standard.

PLUMBING Continued

Public water service entrance located in Basement Cafeteria Pantry. Water Service Entrance: 3/4" Copper line with Meter and shutoff valve/s.



Although the water supply pipe appeared to be included as part of the bonding system, no jumper was installed across the water meter. The meter may interrupt the electrical continuity of the pipes. The Inspector recommends a jumper be installed and verification of a continuous ground by a qualified electrical contractor.

3. Water Supply Piping

- Cross-connections: Unknown.
- Water supply pipe observed included: Copper.

Water supply pipe observed included: Copper.

4. Water Pressure

- Water pressure measured 58 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

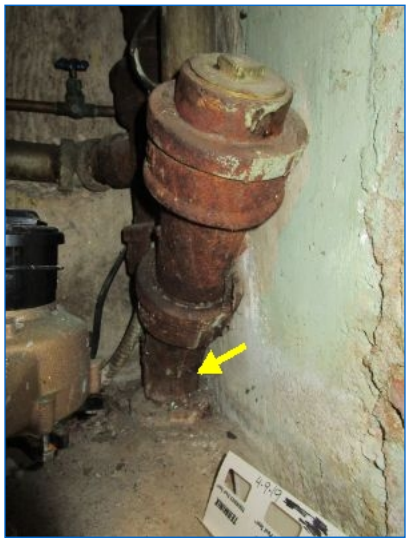
PLUMBING Continued

Water pressure measured 58 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 public.
• Waste Pipe Exit located in the window well at the Southwest corner of the building typically includes whole-house trap w/vent and clean-out fitting.
• Whole-house trap located below floor of window well and covered.
• Waste Pipe Materials observed included: Cast Iron / Copper / Galvanized / Brass.
• All below grade and embedded waste pipes are typically cast iron.
• Galvanized pipes are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. Galvanized piping was commonly installed in homes built before 1960. Over time however, these pipes begin to rust or corrode from the inside out, resulting in restricted water flow. Galvanized steel pipes have an average life expectancy of 40 to 50 years. Since these have not been installed since, at the very latest, the 1960's, these would all have passed their expected lifespan. Waste lines made of galvanized steel, have lower pressure on them than supply water pipes, as the waste liquid is just flowing out of the home, and their lifespan may be a bit longer. The extent of the galvanized waste pipes in the home is unknown due to concealment by finishing systems. All below grade and embedded waste pipes were cast iron.
• Waste pipe materials observed included some original galvanized pipes. The extent of the galvanized waste pipes in the home is unknown due to concealment by finishing systems. See related comments.

Waste Pipe Exit located in the window well at the Southwest corner of the building typically includes whole-house trap w/vent and clean-out fitting. Whole-house trap and clean-out located below floor of window well and covered.



All below grade and embedded waste pipes are typically cast iron.

PLUMBING Continued

Waste pipe materials observed included some original galvanized pipes. The extent of the galvanized waste pipes in the home is unknown due to concealment by finishing systems. See related comments.

Waste pipe materials observed included some original galvanized pipes. The extent of the galvanized waste pipes in the home is unknown due to concealment by finishing systems. See related comments.

WATER HEATER

1. General

Description:
• Rheem 30 gallon capacity unit. Water Heater data-plate/serial no. indicated a manufacture date of 12/2002 (18 yrs old).
• Water Heater service life expectancy is generally 10-15 yrs. This varies depending on the design of the unit, water quality, location and quality of installation, and maintenance schedule. With proper maintenance it is possible to increase the lifespan of your water heater.
• Electric Powered Water Heater located in Basement was partially operable, i.e., produced minimal minimal warm water for a short period of time.
• It is the Inspector's opinion that the Water Heater has reached its designed life expectancy (10-15 yrs). See related comments. Suggest replacement. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Electric Powered Water Heater located in Basement was partially operable, i.e., produced minimal minimal warm water for a short period of time.

Rheem 30 gallon capacity unit. Water Heater data-plate/serial no. indicated a manufacture date of 12/2002 (18 yrs old).

KITCHEN-1

1. General

• Refer to Kitchen photo captions for additional observations.

LAUNDRY-1

1. General

• Refer to Laundry photo captions for additional observations.

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

- Acoustical tile w/grid ceilings noted.
- Some Drywall ceilings noted.

Acoustical tile w/grid ceilings noted.

2. Ceiling Conditions

- Moisture stains notes from roof leak and past condensation. General stains tested dry at the time of the inspection. Suggest refreshing or updating the hung ceiling.

Moisture stains noted from roof leak and past condensation. General stains tested dry at the time of the inspection. Suggest refreshing or updating the hung ceiling.

3. Walls

- Walls: 2x4 metal studs (exterior walls insulated).
- Plaster and Drywall walls noted.
- Wainscoted walls noted.

INTERIOR AREAS Continued

4. Wall Conditions

• Cosmetic updates and repairs needed throughout.

5. Floors

• Floor covering alterations and updates recommended throughout.

6. Doors

• The building had mostly Solid wood panel interior doors.

The building had mostly Solid wood panel interior doors.

WINDOWS

1. General

• Main floor windows were Vinyl frame, Double-pane (insulated), Double hung windows.

Main floor windows were Vinyl frame, Double-pane (insulated), Double hung windows.

2. Window Operation

• A representative number of window on the main levels were tested. All were operable when tested.

A representative number of window on the main levels were tested. All were operable when tested.

3. Screens

Observations:

• All screens were missing or not installed at the time of inspection. Confer with Seller.

WINDOWS Continued

All screens were missing or not installed at the time of inspection. Confer with Seller.

All screens were missing or not installed at the time of inspection. Confer with Seller.

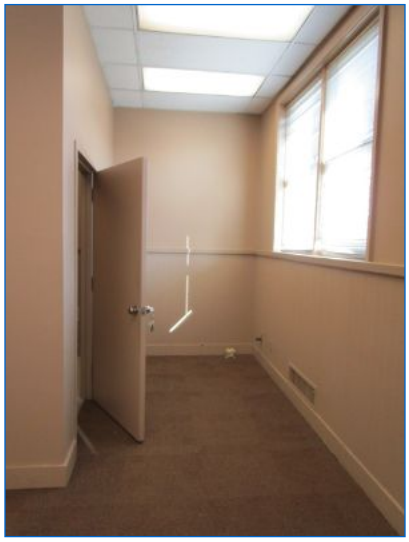
All screens were missing or not installed at the time of inspection. Confer with Seller.

Interior Area 1

1. General

Interior Area 1 General

Interior Area 1 General



Interior Area 1 General

ATM room.

Interior Area 1 General

Hallway area.

Interior Area 1 Continued

2. Ceiling

• Ceiling: 2'x4' Acoustical tile w/grid and recessed light fixtures noted.
• Signs of a roof leak. Moisture detected with signs of mold observed at two ceiling tiles at noted roof leak.

Ceiling: 2'x4' Acoustical tile w/grid and recessed light fixtures noted.

Ceiling: 2'x4' Acoustical tile w/grid and recessed light fixtures noted.

Signs of a roof leak.

Signs of a roof leak. Moisture detected with signs of mold observed at two ceiling tiles at noted roof leak.

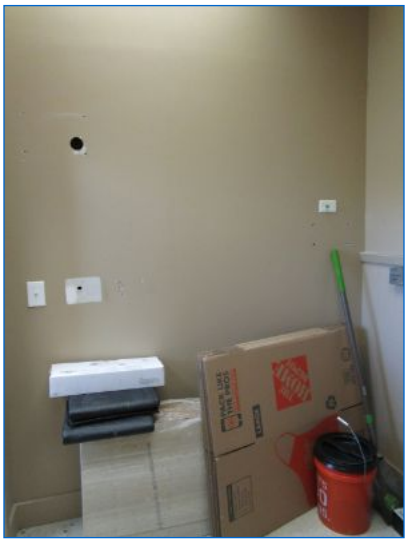
Interior Area 1 Continued

Signs of a roof leak. Moisture detected with signs of mold observed at two ceiling tiles at noted roof leak.

Signs of a roof leak noted above area of wet ceiling tile.

3. Walls

ATM room.

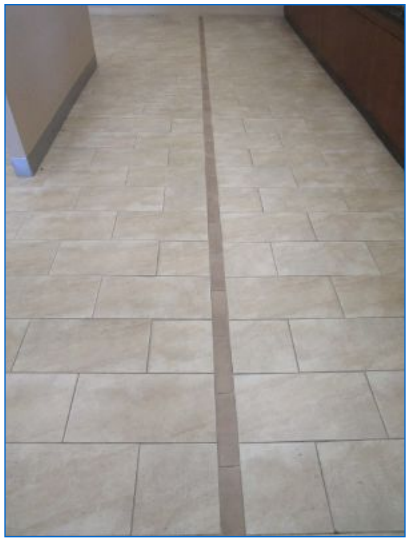


ATM room.

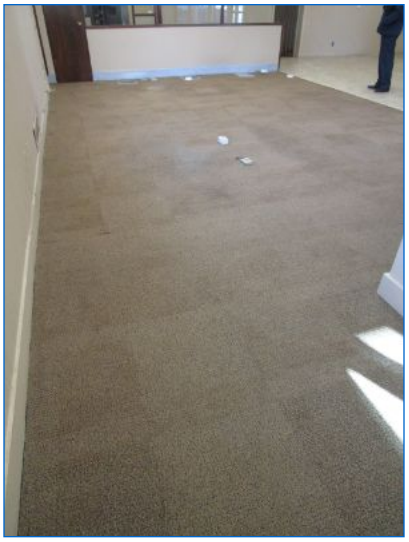
4. Floor

- Porcelain tile floor noted.
- Carpeted floor noted.
- Floor area had a framed/raised floor system with floor recessed and surface mounted electrical/telecom receptacles installed.

Interior Area 1 Continued



Porcelain tile floor noted.



Carpeted floor noted. Floor area had a framed/raised floor system with floor recessed and surface mounted electrical/telecom receptacles installed.

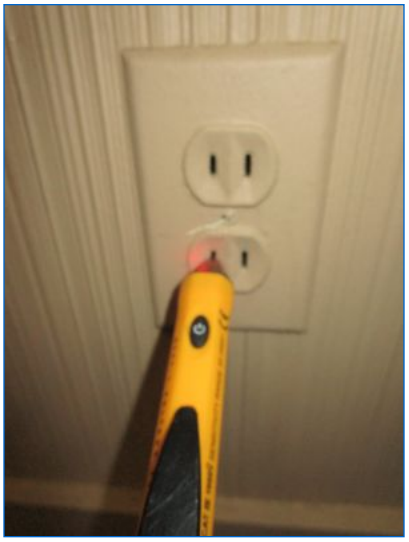
Floor area had a framed/raised floor system with floor recessed and surface mounted electrical/telecom receptacles installed.

5. Electrical / Lighting

• Receptacles were painted over; Active. Recommend replacements by a licensed electrician.
• Several receptacles are the outdated, ungrounded 2-prong electrical outlets. Recommend having an electrician update these to meet generally-accepted current standards (grounded 3-prong outlets).
• Orange receptacles generally indicate the circuit is backed up by emergency power. Open Ground receptacle noted.
• Loosely installed active receptacle noted at floor. Recommend repair by a licensed qualified electrician.

Interior Area 1 Continued

Receptacles were painted over; Active. Recommend replacements by a licensed electrician.



Several receptacles are the outdated, ungrounded 2-prong electrical outlets. Recommend having an electrician update these to meet generally-accepted current standards (grounded 3-prong outlets).

Orange receptacles generally indicate the circuit is backed up by emergency power. Open Ground receptacle noted.

ATM room: Receptacle outdated, ungrounded 2-prong electrical outlets. Recommend having an electrician update these to meet generally-accepted current standards (grounded 3-prong outlets).

Interior Area 1 Continued

ATM room: Unknown switches noted.

Loosely installed active receptacle noted at floor. Recommend repair by a licensed qualified electrician.

Reverse Polarity receptacle noted.

6. HVAC

- HVAC supply registers at east exterior wall not connected to an HVAC system; open-ended at basement ceiling.

Interior Area 1 Continued

HVAC supply registers at east exterior wall not connected to an HVAC system; open-ended at basement ceiling.

HVAC supply registers at east exterior wall not connected to an HVAC system; open-ended at basement ceiling.

Floor return grilles noted.

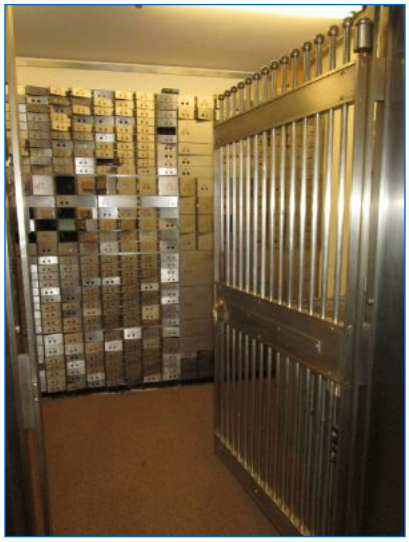
HVAC supply registers at east exterior wall not connected to an HVAC system; open-ended at basement ceiling (typical of 4).

Interior Area 2

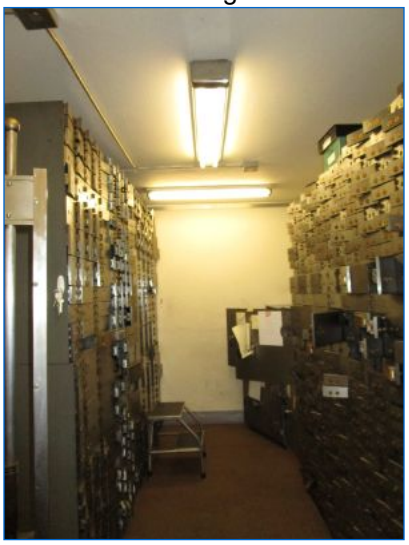
1. General

Vault Area.

East Viewing Room.



Bank Vault.



Bank Vault.

Bank Vault.

Bank Vault.

Interior Area 2 Continued

Hallway area.

Hallway area.

South Viewing Room.

Bank Admin:

2. Doors

• Bank Vault Door: Depending on the grade a vault door can weigh several thousand pounds and can be very difficult to remove. Recommend consulting with a specialist prior to planning for removal.

Interior Area 2 Continued

Bank Vault Door: Depending on the grade a vault door can weigh several thousand pounds and can be very difficult to remove. Recommend consulting with a specialist prior to planning for removal.

3. Walls

Hallway area: Cosmetic updates and repairs needed throughout.

4. Floor

• Carpeted floor noted.

Interior Area 2 Continued

Bank Admin: Carpeted floor noted.

5. Closets

• Bank Admin: Stains were present on the closet walls likely from past condensation. Although they tested dry at time of inspection, they should be noted.

Bank Admin: Closet.

Bank Admin: Stains were present on the closet walls likely from past condensation. Although they tested dry at time of inspection, they should be noted.

Interior Area 2 Continued

Bank Admin: Closet ceiling was open to attic.

6. Windows

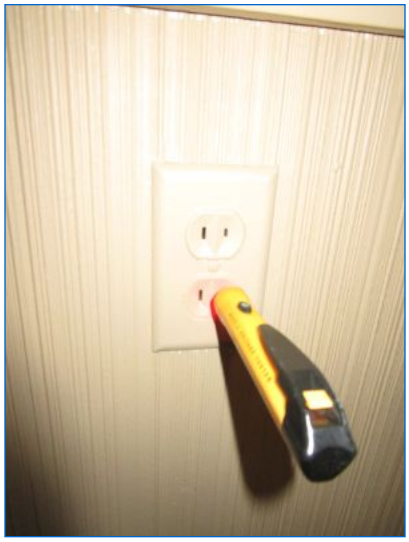
• South Viewing Room: Although no condensation was visible at the time of the inspection, staining of the glass at a window indicated a loss of thermal integrity. In some situations repair is possible, but if irreparable damage has occurred, the window sash will need to be replaced.

South Viewing Room: Although no condensation was visible at the time of the inspection, staining of the glass at a window indicated a loss of thermal integrity. In some situations repair is possible, but if irreparable damage has occurred, the window sash will need to be replaced.

7. Electrical / Lighting

• Receptacle was an outdated, ungrounded 2-prong electrical outlet. Consider having an electrician update these to meet generally-accepted current standards (grounded 3-prong outlets).
• Defective switch plate; electric shock hazard. Recommend correction by a qualified electrician.
• Bank Admin: (1) receptacle was the outdated, ungrounded 2-prong electrical type. Recommend having an electrician update these to meet generally-accepted current standards (grounded 3-prong outlets).
• Bank Admin: Random Outlet Test - No Power at a receptacle at time of inspection. Suggest seller locate or restore source of power prior to close.

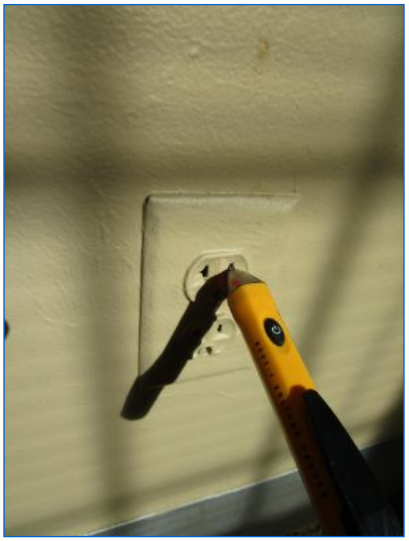
Interior Area 2 Continued



East Viewing Room: Receptacle was an outdated, ungrounded 2-prong electrical outlet. Consider having an electrician update these to meet generally-accepted current standards (grounded 3-prong outlets).

Defective switch plate; electric shock hazard. Recommend correction by a qualified electrician.

Bank Admin: (1) receptacle was the outdated, ungrounded 2-prong electrical type. Recommend having an electrician update these to meet generally-accepted current standards (grounded 3-prong outlets).

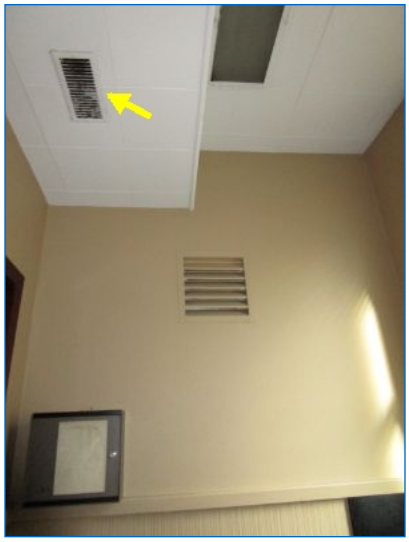


Bank Admin: Random Outlet Test - No Power at a receptacle at time of inspection. Suggest seller locate or restore source of power prior to close.

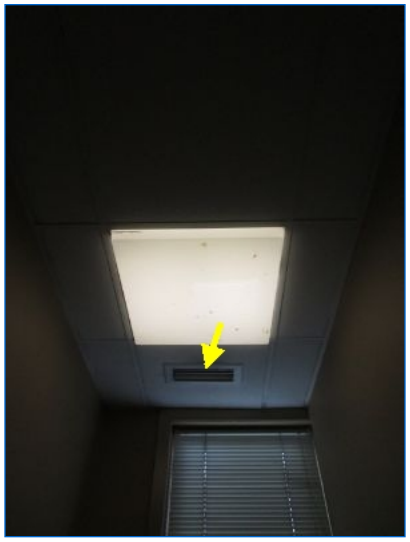
8. HVAC

• South Viewing Room: Heat distribution types included Electric Baseboard (operable).

Interior Area 2 Continued



East Viewing Room HVAC supply noted.



South Viewing Room: HVAC supply noted.

South Viewing Room: Heat distribution types included Electric Baseboard (operable).

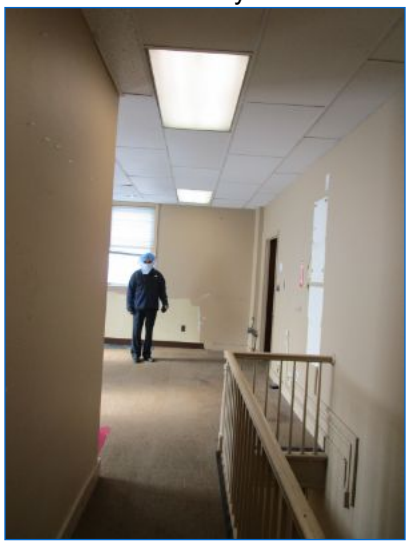
Bank Admin: Heat distribution types included Electric Baseboard.

Interior Area 3

1. General

Hall/Stairway Area.

Hall/Stairway Area.



Teller Admin.

Teller Admin.

Teller Admin.

Tellers.

Interior Area 3 Continued

Tellers.

Tellers.

Tellers.

2. Ceiling

• Tellers: Moisture stain noted at ceiling likely caused by a past roof leak. This area appeared dry at the time of the inspection. Suggest monitoring.

Interior Area 3 Continued

Tellers: Moisture stain noted at ceiling likely caused by a past roof leak. This area appeared dry at the time of the inspection. Suggest monitoring.

3. Walls

Teller Admin: Surface mounted telecom wires and jacks noted.

4. Floor

- Hall/Stairway Area: Cracked tile noted at threshold.
- Carpeted floor noted.

Interior Area 3 Continued

Hall/Stairway Area: Cracked tile noted at threshold.

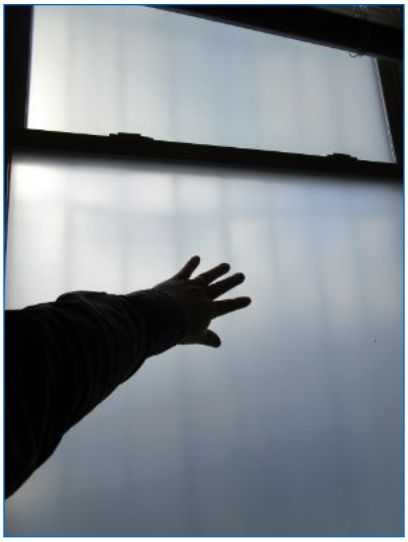
Carpeted floor noted.

Tellers: Carpeted floor noted.

Tellers: Floor area had a framed/raised floor system with floor recessed and surface mounted electrical/telecom receptacles installed.

5. Windows

Interior Area 3 Continued



Teller Admin: Frosted windows with burglar bars noted.

6. Electrical / Lighting

• Teller Admin: (2) receptacles were the outdated, ungrounded 2-prong electrical type. Recommend having an electrician update these to meet generally-accepted current standards (grounded 3-prong outlets).
• Tellers: Orange receptacles generally indicate the circuit is backed up by emergency power.
• Tellers: Random Outlet Test - No Power at receptacle at time of inspection. Suggest seller locate or restore source of power prior to close.

Teller Admin: (2) receptacles were the outdated, ungrounded 2-prong electrical type. Recommend having an electrician update these to meet generally-accepted current standards (grounded 3-prong outlets).

Teller Admin: (2) receptacles were the outdated, ungrounded 2-prong electrical type. Recommend having an electrician update these to meet generally-accepted current standards (grounded 3-prong outlets).

Interior Area 3 Continued

Tellers: Orange receptacles generally indicate the circuit is backed up by emergency power.

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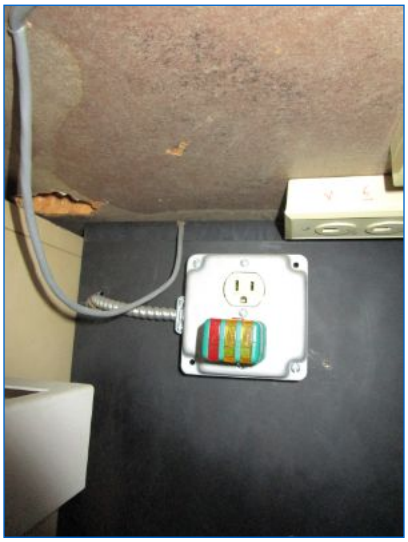


Tellers: Random Outlet Test - No Power at receptacle at time of inspection. Suggest seller locate or restore source of power prior to close.

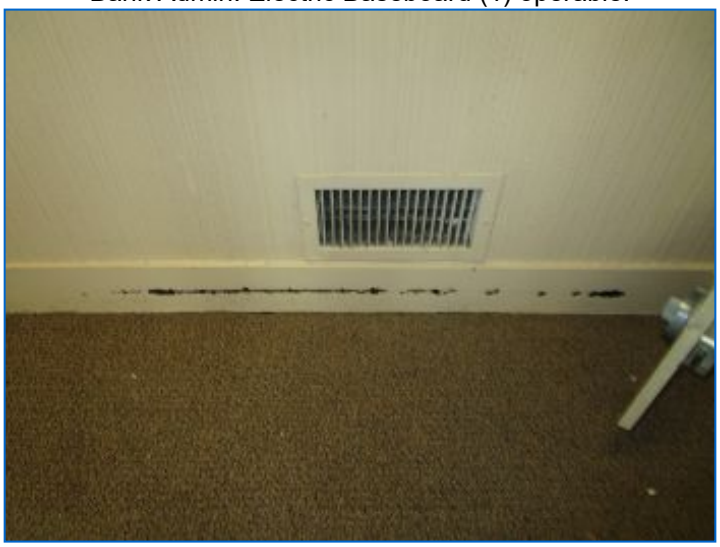
7. HVAC

Interior Area 3 Continued

Bank Admin: Electric Baseboard (1) inoperable.

Bank Admin: Electric Baseboard (1) operable.

Teller Admin: HVAC supply registers noted.



Tellers: HVAC supply registers at east exterior wall not connected to an HVAC system; open-ended at basement ceiling.

Tellers: HVAC supply registers noted.

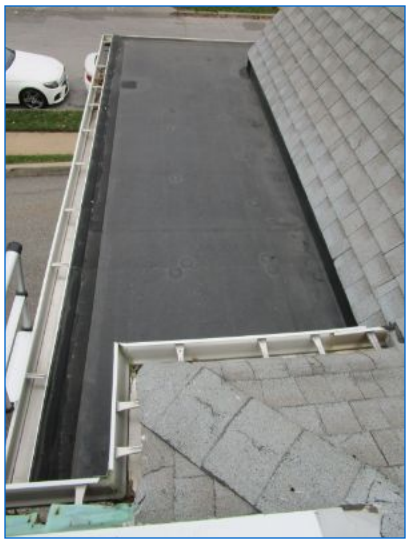
Interior Area 3 Continued

ROOF

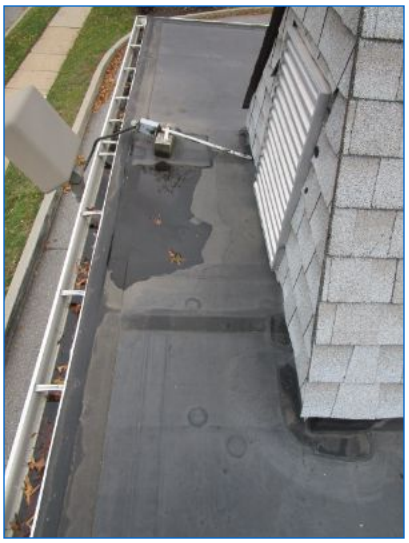
As with all areas of the house, we recommend that you examine the roof prior to closing to ensure that any potential leaks are addressed. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy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

1. General

- Inspected: Walked on the roof.
- Roof covering consisted of a combination of Architectural asphalt shingles, Asphalt rolled roofing and Rubber membrane (flat roof).
- The roof had One layer of asphalt shingles installed at the time of the inspection.
- Top asphalt roof covering showed conditions consistent with 15 yr old shingles.
- Normal design service life expectancy for Architectural asphalt shingles is 25 yrs. depending on local conditions.
- Canopy rubber membrane roof covering showed conditions consistent with 1 - 2 yr old materials.
- Normal design service life expectancy for Rubber (EPDM) roofing is 15-25 yrs. depending on local conditions.
- Asphalt roll roof covering showed conditions consistent with 15 yr old material.
- Normal design service life expectancy for Asphalt roll roofing is 10-15 yrs. depending on local conditions.
- The asphalt roll roof covering appeared to be approaching its designed life expectancy. Consider replacement in the near term. We make no warranty, guarantee or estimation as to the remaining useful life of this roof covering.
- Confer with seller about transferring the installer and/or manufacturer warranties.



Roof covering consisted of a combination of Architectural asphalt shingles and Rubber membrane (flat roof).



Canopy rubber membrane roof covering showed conditions consistent with 1 - 2 yr old materials.

ROOF Continued

Canopy rubber membrane roof covering showed conditions consistent with 1 - 2 yr old materials.

ROOF General

ROOF General

ROOF General

ROOF General

Asphalt roll roof covering showed conditions consistent with 15 yr old material.

ROOF Continued

Roof drain appeared clear at flat roof.

Rear flat roof.

ROOF General

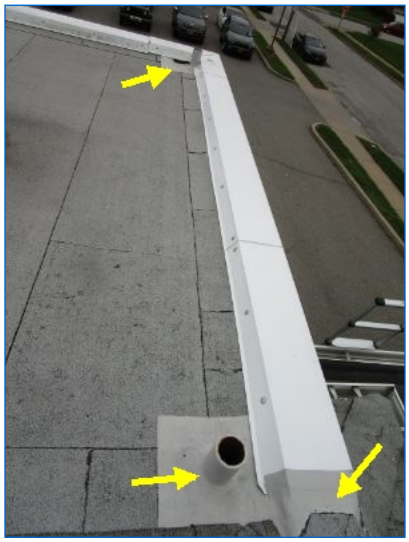
2. Roof Condition

• Signs of past ponding at front flat roof area. Maintain seal at seams to prevent roof leaks.
• The roof in general appeared to be in serviceable condition.
• Conditions that can result in roof leaks noted.• Roof over bank pneumatic tube conveyor consisted of architectural shingles, metal cap flashing and asphalt roll roofing. Asphalt roll roofing was deteriorated exposing the underlying cap flashing; conditions that potentially leak noted here.
• Vicinity of roof leak noted where moisture was observed inside building. Refer to related comments. Recommend evaluation and corrective repair by a qualified roofing contractor.
• Some exposed nail heads noted on roofing material. Recommend sealing all fastener heads.
• Miscellaneous minor damage and cracked shingles noted. Suggest review and repairs by a qualified contractor.

ROOF Continued

Roof over bank pneumatic tube conveyor consisted of architectural shingles, metal cap flashing and asphalt roll roofing. Asphalt roll roofing was deteriorated exposing the underlying cap flashing; conditions that potentially leak noted here.

Roof over bank pneumatic tube conveyor consisted of architectural shingles, metal cap flashing and asphalt roll roofing. Asphalt roll roofing was deteriorated exposing the underlying cap flashing; conditions that potentially leak noted here.



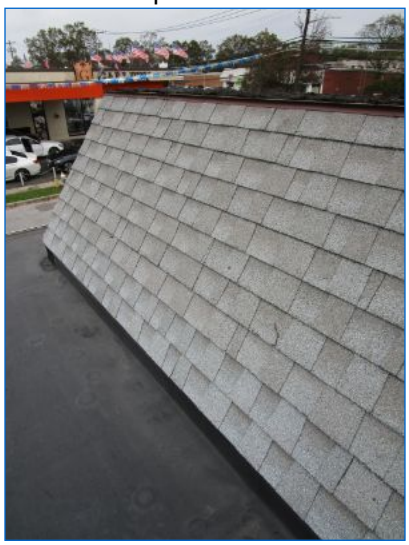
Recent roof repairs noted around roof penetration/flashings.

Some exposed nail heads noted on roofing material. Recommend sealing all fastener heads. Miscellaneous minor damage and cracked shingles noted. Suggest review and repairs by a qualified contractor.

ROOF Continued

Signs of past ponding at front flat roof area. Maintain seal at seams to prevent roof leaks.

Conditions that can result in roof leaks noted.



Roof over bank pneumatic tube conveyor consisted of architectural shingles, metal cap flashing and asphalt roll roofing.

Vicinity of roof leak noted where moisture was observed inside building. Refer to related comments. Recommend evaluation and corrective repair by a qualified roofing contractor.

3. Damage

• The asphalt composition cap shingles had moderate visible wear/damage which appeared to be made by workmen access/activity.

ROOF Continued

The asphalt composition cap shingles had moderate visible wear/damage which appeared to be made by workmen access/activity.

4. Flashing

• Flashing at base of chimney was mastic sealed/covered; Recommend periodic inspection and re-sealing this flashing as part of routine maintenance to ensure a continued waterproof seal.• Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet wall coping as necessary.
• Flashing mastic maintenance recommended, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections as necessary.

Flashing at base of chimney was mastic sealed/covered; Recommend periodic inspection and re-sealing this flashing as part of routine maintenance to ensure a continued waterproof seal.

Original copper flashing noted at rear flat roof.

ROOF Continued

Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet wall coping as necessary.

Conditions that can result in roof leaks noted. Flashing mastic maintenance recommended, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections as necessary.

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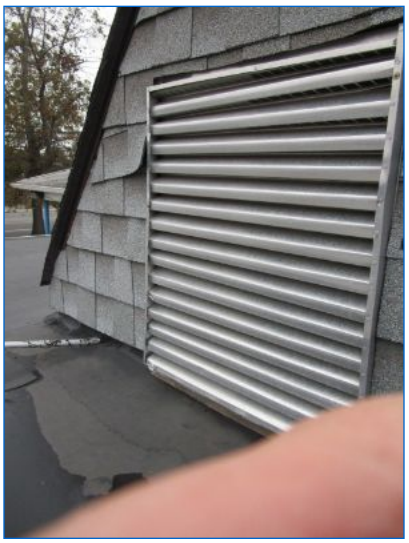
ROOF SYSTEM VENTS

1. Roof System Vents

Observations:
• Cupola with copper cap noted; fixed roof exhaust vent for roof system ventilation.
• Cupola upper trim piece was missing; potential for wildlife nesting (none noted at time of inspection). Wood softening noted at some louvers of cupola; early signs of deterioration.

Cupola with copper cap noted; fixed roof exhaust vent for roof system ventilation.



Gable-end louver vents noted for roof system ventilation.

Cupola upper trim piece was missing; potential for wildlife nesting (none noted at time of inspection). Wood softening noted at some louvers of cupola; early signs of deterioration.

Cupola upper trim piece was missing; potential for wildlife nesting (none noted at time of inspection). Wood softening noted at some louvers of cupola; early signs of deterioration.

ROOF SYSTEM VENTS Continued

Apparent screen behind louvers.

GUTTERS & DOWNSPOUTS

1. General

• Recently installed aluminum gutters & downspouts noted.
• Downspout at East side drains to underground drainage system/drywell; Recommend lowering soil level to prevent dirt/debris from entering and clogging drainage system.
• Downspouts at west side drain onto walkway/driveway. Recommend exploring ways to divert water away from this area, or at the very least, recognize this as a potential ice hazard; use ice melt products and exercise caution.
• Crushed downspout extension noted at east side. Recommend extending downspouts 4 ft minimum where possible to divert run-off away from the structure to prevent water seepage through the foundation.

Crushed downspout extension noted at east side. Recommend extending downspouts 4 ft minimum where possible to divert run-off away from the structure to prevent water seepage through the foundation.

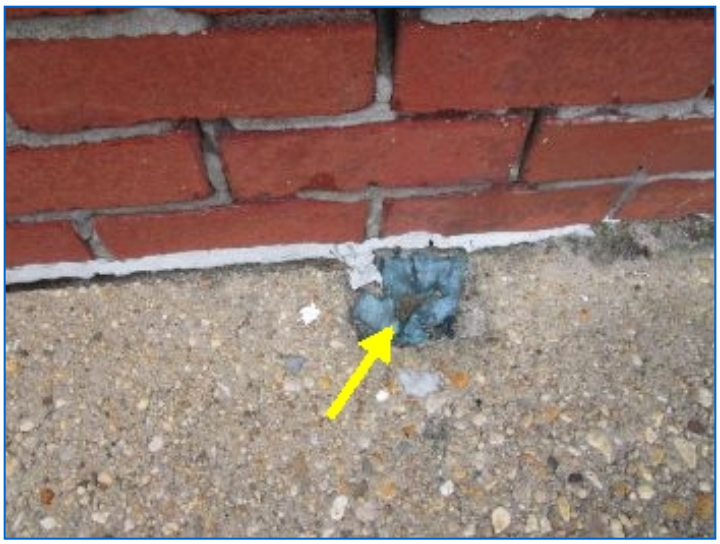
Former downspout connection apparently to underground drywall was not in use; perhaps clogged.

Downspout at East side drains to underground drainage system/drywell; Recommend lowering soil level to prevent dirt/debris from entering and clogging drainage system.

Original copper downspout connection to drywell at NW corner was terminated.

GUTTERS & DOWNSPOUTS Continued

Downspouts at west side drain onto walkway/driveway. Recommend exploring ways to divert water away from this area, or at the very least, recognize this as a potential ice hazard; use ice melt products and exercise caution.



Original copper downspout connection to drywell at SW corner was terminated.

CHIMNEY

1. General

• Chimney: Brick.
• Double stack chimney noted.
• Our chimney inspection is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.
• The chimney foundation was Poured concrete.
• The Inspector observed no deficiencies in the condition of the visible portions of the chimney structure.
• The chimney stacks appeared to have Unlined Flues. While this may have been acceptable at the time of construction, flue liners are a fire safety feature. The Inspector generally recommends installing chimney liner for active chimney flue. Refer to Chimney Liner in Glossary.

Double stack chimney noted.

The chimney stacks appeared to have Unlined Flues. While this may have been acceptable at the time of construction, flue liners are a fire safety feature. The Inspector generally recommends installing chimney liner for active chimney flue. Refer to Chimney Liner in Glossary.

The Inspector observed no deficiencies in the condition of the visible portions of the chimney structure.

2. Rain Cap / Spark Arrestor

• Chimney Cap missing. Suggest installing a chimney rain cap to prevent the entrance of precipitation and local wildlife; to preserve the life of the chimney and minimize chimney maintenance.

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. North Exterior

Front-North Exterior.

3. South Exterior

EXTERIOR South Exterior

EXTERIOR South Exterior

EXTERIOR Continued

EXTERIOR South Exterior

4. East Exterior

EXTERIOR East Exterior

EXTERIOR East Exterior

EXTERIOR Continued

EXTERIOR East Exterior

5. West Exterior

EXTERIOR West Exterior

EXTERIOR West Exterior

EXTERIOR Continued

EXTERIOR West Exterior

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

Opening in wall covered with plywood.

2. Masonry Veneer

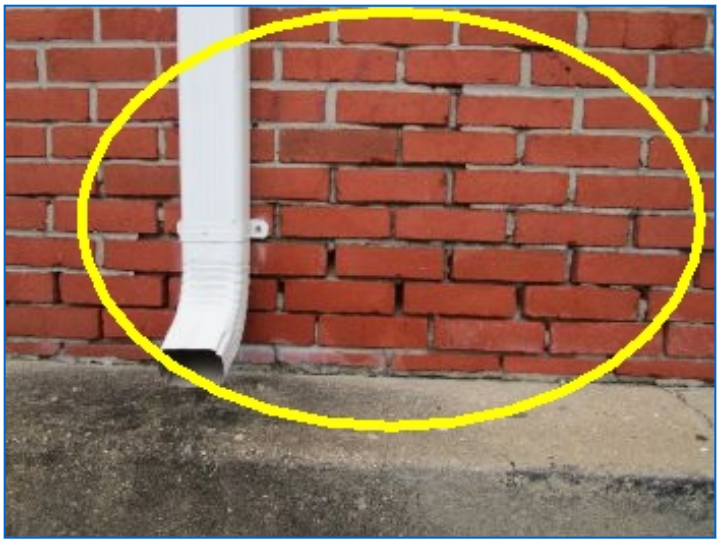
- Brick exterior noted.
- Normal design service life expectancy for brick/stone veneer is 100+ yrs.
- Exterior bank related equipment and components noted at front.
- Cosmetic damage noted at front from past signage mounting.
- Some brick face damage from frost weathering was noted at lower north facing wall; cosmetic damage.
- Maintenance: Mortar joint deterioration noted at west side. Repointing of deteriorated mortar is recommended to prevent further deterioration from frost weathering.
- Cosmetic damage noted at west side from past light fixture mounting.

Cosmetic damage noted at front from past signage mounting.

Exterior bank related equipment and components noted at front.

EXTERIOR WALLS Continued

Some brick face damage from frost weathering was noted at lower north facing wall; cosmetic damage.



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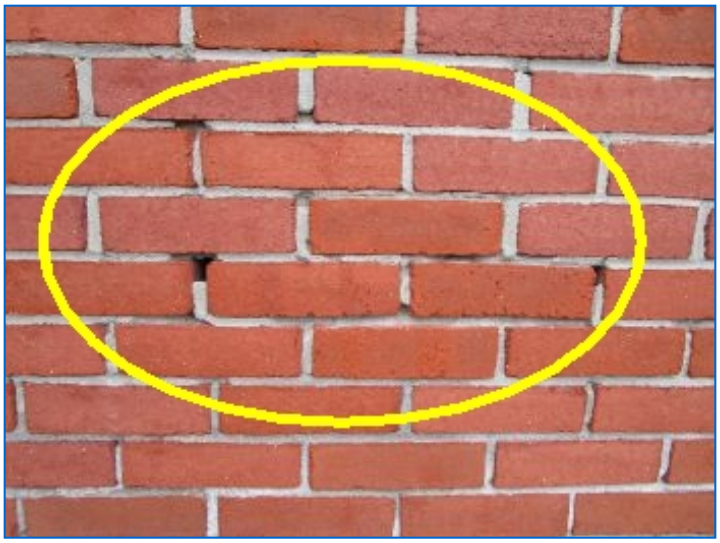
EXTERIOR WALLS Continued



Maintenance: Mortar joint deterioration noted at west side. Repointing of deteriorated mortar is recommended to prevent further deterioration from frost weathering.

Cosmetic damage noted at west side from past light fixture mounting.

3. Exterior Vents

HVAC System ventilation intake and furnace combustion air intake louvers.

EXTERIOR TRIM

1. General

• Peeling paint observed, suggest scraping and painting as necessary.

Peeling paint observed, suggest scraping and painting as necessary.

2. Soffits

Soffit mounted component removed at front.

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.

WINDOWS (Exterior)

1. Windows (Exterior)

• MAINTENANCE: Recommend updating caulking at window frames as needed to prevent water intrusion.
• Few aluminum cladded window sills were improperly sloped toward caulked joint where water intrusion can occur, making it critical that caulking is maintained here. Maintenance: Recommend periodic inspection to update caulking around windows to prevent water entry.

Steel burglar bars mounted to brick wall at 4 rear windows.

Few aluminum cladded window sills were improperly sloped toward caulked joint where water intrusion can occur, making it critical that caulking is maintained here. Maintenance: Recommend periodic inspection to update caulking around windows to prevent water entry.

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MAINTENANCE: Recommend updating caulking at window frames as needed to prevent water intrusion.

WINDOWS (Exterior) Continued

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MAINTENANCE: Recommend updating caulking at window frames as needed to prevent water intrusion.

2. Basement Windows (Exterior)

WINDOWS (Exterior) Basement Windows (Exterior)

WINDOWS (Exterior) Basement Windows (Exterior)

3. Window Wells

Observations:
• Concrete window wells with steel grating noted at east and south sides. No system safety or function concerns noted at time of inspection.

WINDOWS (Exterior) Continued

Concrete window wells with steel grating noted at east and south sides. No system safety or function concerns noted at time of inspection.

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EXTERIOR DOORS

1. Exterior Doors

• Front doors and vestibule included aluminum frame doors and wood constructed vestibule enclosure.
• Front vestibule frame/trim had peeling paint; signs of wood deterioration noted. Suggest scrape or strip and repaint to prolong life.
• East vestibule; Signs of a past roof leak noted at exterior wall tested dry at time of inspection.• Front door push bar missing. Door did not close completely. Recommend corrective repairs by a qualified contractor.
• East vestibule; inside door handle was loose. Suggest repair.

Front doors and vestibule included aluminum frame doors and wood constructed vestibule enclosure.

Front vestibule frame/trim had peeling paint; signs of wood deterioration noted. Suggest scrape or strip and repaint to prolong life.

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EXTERIOR DOORS Continued

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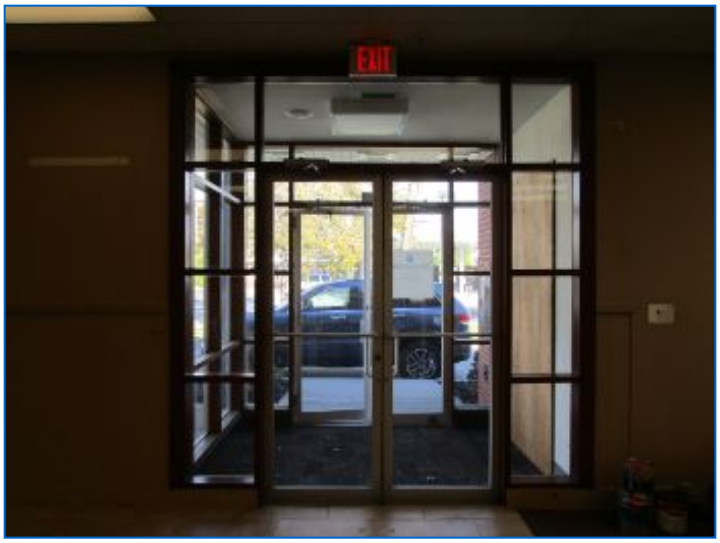


Front doors and vestibule included aluminum frame doors and wood constructed vestibule enclosure.

Front door push bar missing. Door did not close completely. Recommend corrective repairs by a qualified contractor.

East vestibule; to handicap ramp.

EXTERIOR DOORS Continued

East vestibule HVAC distribution noted.

East vestibule walls. Cosmetic updates and repairs needed throughout.

East vestibule; Signs of a past roof leak noted at exterior wall tested dry at time of inspection.

East vestibule; inside door handle was loose. Suggest repair.

EXTERIOR DOORS Continued

East vestibule; Signs of a past roof leak noted at exterior wall tested dry at time of inspection.

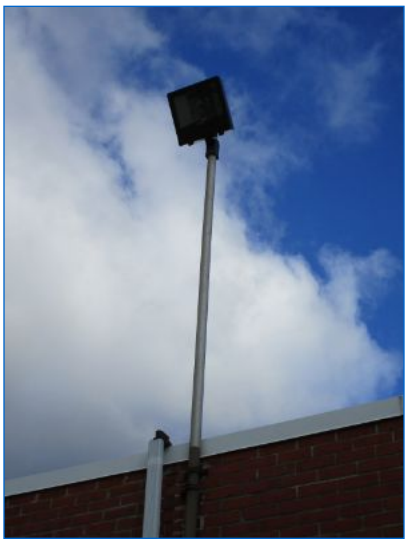
Egress door in basement was locked at time of inspection.

EXTERIOR UTILITIES

1. Exterior Lighting

• Exterior lighting controlled by remote timer schedule; not tested. Recommend testing prior to close.

LED lighting noted at front and west soffits; exterior lighting controlled by remote timer schedule.



Exterior lighting controlled by remote timer schedule; not tested. Recommend testing prior to close.

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STEPS & HANDRAILS

1. Steps & Handrails

- Exterior steps to basement. No system safety or function concerns noted at time of inspection.
- First post for guardrail at basement steps showed signs of loosening.
- Concrete was chipped at handicap ramp handrail post; mainly a cosmetic concern.

Exterior steps to basement. No system safety or function concerns noted at time of inspection.

First post for guardrail at basement steps showed signs of loosening.

Concrete handicap ramp at east side entrance.

Concrete was chipped at handicap ramp handrail post; mainly a cosmetic concern.

STEPS & HANDRAILS Continued

Handrails had pulled away slightly from structure; attachment was secure 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. General

GROUNDS General

2. Driveway/Parking

• Driveway/Parking: Asphalt noted; Concrete aprons noted.
• Moderate cracks in parking area and driveway. Seal and/or repair cracks to prevent water entry leading to freeze-thaw damage.
• Small area of settlement of soil beneath the driveway at west side appeared to be due to inadequate compaction at the time of original construction. Most settling takes place in the first few years after original construction, after which settling stops and soil in the affected area becomes stable.
• Moderate alligator cracking noted which is a load associated structural failure. The failure can be due to weakness in the surface, base or sub grade; a surface or base that is too thin; poor drainage or the combination of all three. It often starts in the wheel path as longitudinal cracking and ends up as alligator cracking after severe distress. The Fix: Because a structural failure is taking place the only possible solution to alligatoring is to perform a full-depth patch.
• Moderate crack in concrete driveway. Repair or replace damaged areas as necessary to prevent trip hazards. Seal or repair cracks to prevent water entry that will cause further freeze-thaw damage.
• Moderate cracks in parking area and driveway. Monitor cracks for the development of trip hazards and have cracks repaired by a qualified contractor.

East driveway.

GROUNDS Continued

Front driveway.

Moderate cracks in driveway. Monitor cracks for the development of trip hazards and have cracks repaired by a qualified contractor.

Moderate cracks in driveway. Seal and/or repair cracks to prevent water entry leading to freeze-thaw damage.

Moderate cracks in driveway. Monitor cracks for the development of trip hazards and have cracks repaired by a qualified contractor.

GROUNDS Continued

Moderate cracks in parking area and driveway. Seal and/or repair cracks to prevent water entry leading to freeze-thaw damage.

Moderate cracks in driveway. Seal and/or repair cracks to prevent water entry leading to freeze-thaw damage.

Moderate cracks in parking area and driveway. Seal and/or repair cracks to prevent water entry leading to freeze-thaw damage.

West driveway.

GROUNDS Continued

Small area of settlement of soil beneath the driveway at west side appeared to be due to inadequate compaction at the time of original construction. Most settling takes place in the first few years after original construction, after which settling stops and soil in the affected area becomes stable.

Moderate cracks in driveway. Seal and/or repair cracks to prevent water entry leading to freeze-thaw damage.

Moderate cracks in parking area. Monitor cracks for the development of trip hazards and have cracks repaired by a qualified contractor.

Driveway/Parking: Asphalt noted; Concrete aprons noted.

GROUNDS Continued

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GROUNDS Continued

GROUNDS Driveway/Parking

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GROUNDS Driveway/Parking

Parking lot storage area noted.

Parking lot storage area noted.

Parking lot storage area: Gate drop tube latch was not aligned with hole.

GROUNDS Continued

Parking lot storage area: Gate end was bent.

Moderate cracks in driveway. Seal and/or repair cracks to prevent water entry leading to freeze-thaw damage.

Moderate cracks in parking area. Seal and/or repair cracks to prevent water entry leading to freeze-thaw damage.

Moderate cracks in parking area. Seal and/or repair cracks to prevent water entry leading to freeze-thaw damage.

GROUNDS Continued

Moderate cracks in parking area. Seal and/or repair cracks to prevent water entry leading to freeze-thaw damage.

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Moderate cracks in parking area and driveway. Monitor cracks for the development of trip hazards and have cracks repaired by a qualified contractor.

3. Sidewalk & Walkway

• Sidewalk: Concrete noted.
• NOTE: The Americans with Disabilities Act (ADA) of 1990 defines a "trip hazard" as any vertical change of over 1/4 inch or more at any joint or crack. Since the ADA demands strict compliance, trip hazards represent a legal liability to our clients.
• Walkway/s: Concrete and Bluestone was noted.
• Walkways: No major system safety or function concerns noted at time of inspection.
• Cracked mortar noted around a bluestone flag.
• Sidewalk flag/s heaved by tree roots; trip hazards noted. Repair as necessary.

GROUNDS Continued

Sidewalk flag/s heaved/cracked by tree roots; monitor for trip hazards. Repair as necessary.

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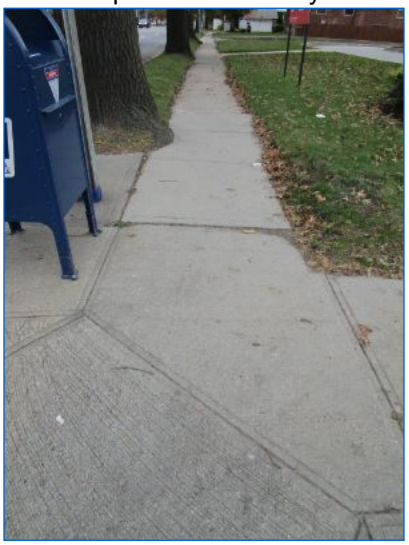


Front sidewalk.

GROUNDS Continued

West sidewalk.

Walkway/s: Concrete and Bluestone was noted. Walkways: No major system safety or function concerns noted at time of inspection.

Walkway/s: Concrete and Bluestone was noted.

Cracked mortar noted around a bluestone flag.

GROUNDS Continued

Potential Trip Hazard/s developing at sidewalk; monitor and repair as necessary.

Cracked/missing mortar noted around at bluestone flags.

4. Sprinkler System

• Property is equipped with an underground sprinkler system. The inspector recommends conferring with seller for servicing 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.
• Control panel for sprinkler system located in Basement.
• Sprinkler underground pipe at Southeast corner was pushed above ground and is subject to damage.

Sprinkler underground pipe at Southeast corner was pushed above ground and is subject to damage.

Property is equipped with an underground sprinkler system.

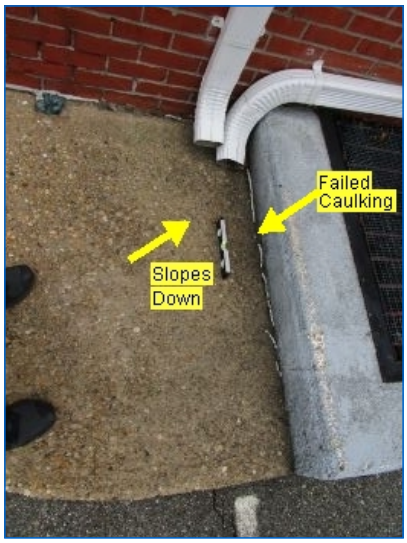
GROUNDS Continued

Control panel for sprinkler system located in Basement.

5. Grading

• Downspouts draining onto paved areas (west/SW wall) having negative slope prevents runoff from draining away from the structure that eventually penetrates the foundation wall. Recommend regrading pavement and/or extending downspouts to divert runoff away from these areas. See related comment for Women's Bathroom.

Downspouts draining onto paved areas (west/SW wall) having negative slope prevents runoff from draining away from the structure that eventually penetrates the foundation wall. Recommend regrading pavement and/or extending downspouts to divert runoff away from these areas. See related comment for Women's Bathroom.



Downspouts draining onto paved areas (west/SW wall) having negative slope prevents runoff from draining away from the structure that eventually penetrates the foundation wall. Recommend regrading pavement and/or extending downspouts to divert runoff away from these areas. See related comment for Women's Bathroom.

6. Site Drainage

• Driveway/parking lot was equipped with two visible drainage wells.
• Apparent drain connection to underground drywell at NE planting bed was left unprotected from organic debris entering and causing clogging. Recommend adding screen or cap to protect.

GROUNDS Continued

Driveway/parking lot was equipped with two visible drainage wells; east side drainage well.

Apparent drain connection to underground drywell at NE planting bed was left unprotected from organic debris entering and causing clogging. Recommend adding screen or cap to protect.

Driveway/parking lot was equipped with two visible drainage wells; SW drainage well.

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

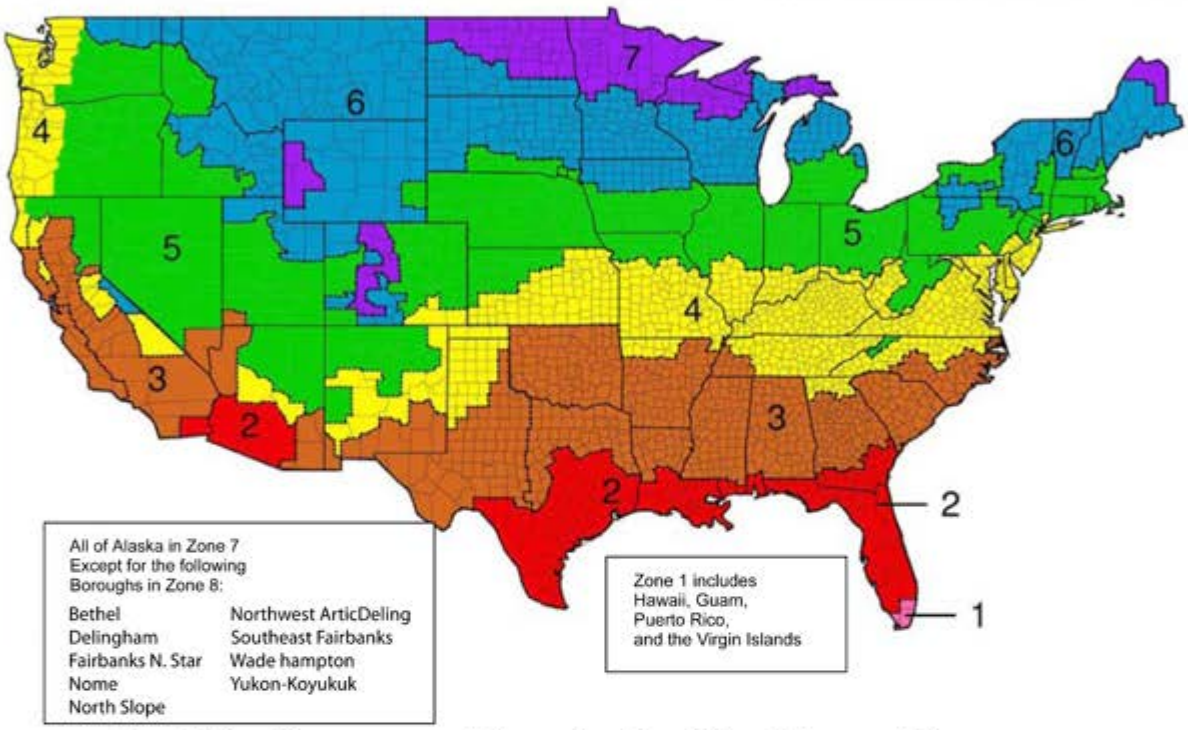
Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Backflow Preventer	A backflow preventer is a device that's installed on your home's potable water pipes that allows water to flow in one direction but never in the opposite direction. Its sole purpose is to prevent drinking water from being contaminated due to backflow.
Breaker	A circuit breaker is an automatically operated electrical switch designed to protect an electrical circuit from damage caused by excess current from an overload or short circuit. Its basic function is to interrupt current flow after a fault is detected.
CMU	A concrete masonry unit (CMU) is a standard size rectangular block used in building construction.
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.
Chimney Liner	Chimney liners are a protective barrier usually made of metal such as stainless steel. Liners insulate heat moving through the chimney, protecting flammable areas of your home's structure. They also protect flue masonry chimneys from cracks or crumbling mortar due to repeated heating and cooling. Chimney liners create a clear and direct path for smoke to exit your home safely and efficiently. Without one, your chimney walls will eventually deteriorate and smoke will be able to seep through any cracks. When your chimney can't effectively release smoke outside, it greatly increases the risk of a chimney fire.
Closing	Closing is the final transaction between a buyer and seller of real property. At the closing, all agreements between buyer and seller are finalized, documents are signed and exchanged, money passes to the seller, and title to the property passes to the buyer.
Contractor	The term "Contractor" used throughout the report refers to a qualified person or entity meeting the following: • Is licensed (trade-specific) in the State of New York • Is insured • Has an account in good standing • Has a contractor's bond • Has a minimum of 5 years experience • Does quality work • Can provide references • Can provide the best possible product choices available to property owners
Cross-connection	A plumbing cross-connection is any physical connection or arrangement between potable water and any source of contamination.

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.
Guardrail	A building component or a system of building components located near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.
HVAC	Heating, Ventilating and Air Conditioning
Handrail	A horizontal or sloping rail intended for grasping by the hand for guidance or support.
Inspection Objection Deadline	An Inspection Objection Deadline is the date by which any inspection objections must be reported to the seller if they are to be used as grounds to terminate the transaction without penalty. Alternatively, buyers can negotiate with sellers for repairs or credits. Confer with your realtor or lawyer on specific dates for this deadline.
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.
PSI	Water pressure is measured in pounds per square inch (psi).
Pipe Insulation	Pipe Insulation is used for the following benefits: -Prevent freezing: pipe insulation reduces the risk of pipe bursts in domestic water and hydronic heating applications. -Minimize heat loss: pipe insulation helps hot water pipe retain more heat, potentially saving energy and reducing hot water wait times. -Minimize heat gain: pipe insulation blocks heat absorption, keeping drinking water as cold as possible and increasing efficiency in refrigeration and air conditioning systems. -Prevent condensation: insulation can stop pipes from “sweating” during hot/humid times of the year.

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.
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: 11/02/2020

Address of Property Inspected: 514 Old Country Rd, Hempstead, NY 11590

Inspector's Name, Signature & Certification, Registration, or Lic. #: Russell Classi, T1837109 *Russ Classi*

Structure(s) Inspected: Commercial Building

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): Signs of past Termite activity (Frass & Exit holes) at a floor joist at the North wall of the Basement.

■ 3. **Visible** damage from wood destroying insects was noted as follows (description and location): Signs of past Termite damage at a floor joist at the North wall of the Basement.

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, 2, 3, 6, 9, 24
■ Crawlspace
■ Main Level 1, 2, 3, 4, 6, 8
■ Attic 5, 11
■ Garage
■ Exterior
■ 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 did not observe direct evidence of current WDI activity at the visible portions of the structure, however based on the limitations in Section IV it is suggested that Termite treatment be considered as a precautionary measure to protect your investment. Reassess the need for continued treatment after two years. 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

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.**

