

# ProSpec Home Inspection of Long Island Property Inspection Report



143 Island Parkway W, Island Park, NY 11558  
Inspection prepared for: Name Deleted  
Date of Inspection: 6/16/2020 Time: 5:00 PM  
Age of Home: 44 yrs old  
Approx. Year Built: 1976




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# REPORT SUMMARY

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

STRUCTURE		
Page 10 Item: 4	Slab Foundation Perimeter	<ul style="list-style-type: none"> <li>Horizontal cracks observed at north side of slab on grade foundation. It is the Inspector's opinion that these cracks were caused by hydrostatic pressure imposed on the slab foundation from past flooding; hydrostatic pressure pushing up the slab in a dome shape.</li> <li>RECOMMENDATION: Hire a qualified foundation specialist to further evaluate, repair and seal cracks with epoxy filler to prevent water intrusion, and monitor for further movement.</li> </ul>
ATTIC		
Page 15 Item: 5	Electrical/Lighting	<ul style="list-style-type: none"> <li>Exposed electrical wiring observed at open Junction Box; potential shock or electrocution hazard. Recommend electrician perform corrective repair to ensure safety; install proper cover to enclose exposed wires.</li> </ul>
ELECTRICAL		
Page 18 Item: 3	Main Panel Conditions	<ul style="list-style-type: none"> <li>Unused Conduit Knockout should be blanked off to prevent mice from entering the panel box.</li> </ul>
HEATING		
Page 22 Item: 3	CO Detector	<ul style="list-style-type: none"> <li>LIFE SAFETY CONCERN: There was no visible  Detector. CO detectors are required near, but not directly above, combustion appliances such as furnaces (Refer to Smoke/CO Detectors section).</li> </ul>
Page 22 Item: 4	Heating Equip. Condition	<ul style="list-style-type: none"> <li>Forced hot water heating was disabled by the unit's controller "WARM WEATHER SHUTDOWN"; unable to test comfort heat distribution system at time of inspection. Recommend having seller demonstrate proper operation of this mode using the zone s prior to close. System's integral Domestic HW Heating mode was functional at time of inspection.</li> <li>Deposits observed at boiler's flue pipe connection inside the unit. Recommend review by a licensed heating .</li> </ul>
Page 24 Item: 5	Service Recommendations	<ul style="list-style-type: none"> <li>Service tag/record was not present. The Inspector recommends establishing an annual service contract whereby routine maintenance is performed to ensure safe and efficient operation.</li> <li>Gas odor was emitted from the boiler during attempts to activate the forced hot water heating system. The Inspector recommends having a service call placed for the unit to be checked by a licensed high efficiency boiler specialist to ensure safe operation.</li> </ul>
HVAC COMPONENTS		
Page 31 Item: 1	Thermostats	<ul style="list-style-type: none"> <li>Thermostats did not start heating zones at time of inspection. Refer to Heating unit comments.</li> </ul>
FIREPLACES		
Page 33 Item: 1	Gas Fireplace	<ul style="list-style-type: none"> <li>Gas-burning fireplace dampers must be clipped/clamped open to allow gas leakage to escape out the flue, and to prevent CO from entering the home while the fireplace is fired.</li> </ul>
BATHROOMS		
Page 34 Item: 2	Bathroom#1 Condition	<ul style="list-style-type: none"> <li>Toilet tank did not appear securely mounted to the bowl. Suggest corrective repair to ensure adequate seal at bolt connections.</li> <li>Shower pan perimeter grout (movement joint) is cracked/missing. Recommend replacing grout with matching silicone based sealant at movement joints to prevent further water penetration.</li> </ul>

Page 36 Item: 6	Bathroom#3 Condition	<ul style="list-style-type: none"> <li>• Wood at tub molding was moisture damaged; recommend repair.</li> </ul>
<b>PLUMBING</b>		
Page 37 Item: 5	Drain/Waste/Vent Pipes	<ul style="list-style-type: none"> <li>• Open <b>DWV</b> pipe noted. Recommend review and correction by a licensed plumbing/heating contractor to ensure that sewer gases don't enter the home.</li> </ul>
<b>KITCHEN - Main Level</b>		
Page 42 Item: 6	Oven	<ul style="list-style-type: none"> <li>• Inspector had difficulty operating all bake/broil modes. Suggest seller provide operating instructions.</li> </ul>
<b>LAUNDRY - Upper Level</b>		
Page 46 Item: 2	Appliances - Upper Level	<ul style="list-style-type: none"> <li>• Washer area appeared contained, however a floor drain was not observable at time of inspection; no water leak catch pan noted under the clothes washer appliance. Where a washer is installed in a location where a major water leak from the washer appliance could cause damage, a floor drain or water leak catch pan should be installed under the washer. Confer with Seller as to the existence of a floor drain hidden from view under the appliance.</li> </ul>
<b>WINDOWS</b>		
Page 50 Item: 3	Screens	<ul style="list-style-type: none"> <li>• Most screens were not installed or missing at the time of inspection. Some screens were stored in the attic. Confer with seller.</li> <li>• Some window screens were stored in the Attic at time of inspection.</li> </ul>
<b>Bedroom #4</b>		
Page 64 Item: 3	Doors	<ul style="list-style-type: none"> <li>• Exterior sliding door did not close or latch properly. Recommend evaluation and repair or replacement by a qualified contractor.</li> </ul>
<b>EXTERIOR WALLS</b>		
Page 72 Item: 1	Siding	<ul style="list-style-type: none"> <li>• Cosmetic damage noted at Front siding. Repair or seal all openings in siding to prevent water intrusion into the structure.</li> </ul>
<b>EXTERIOR DOORS</b>		
Page 74 Item: 1	Exterior Doors	<ul style="list-style-type: none"> <li>• Sliding door screen was damaged at rear sliding door to den. Suggest repair.</li> <li>• Weatherstripping damaged at front door. Suggest repair.</li> <li>• Sliding door screen was damaged at exterior sliding door. Suggest repair.</li> </ul>
<b>GARAGE</b>		
Page 77 Item: 3	Door to Living Space	<ul style="list-style-type: none"> <li>• The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.</li> </ul>
<b>GROUNDS</b>		
Page 80 Item: 3	Sidewalk & Walkway	<ul style="list-style-type: none"> <li>• Loose unfitted pavingstone noted at front in non-mortared area where the house trap was buried.</li> </ul>
<b>DECK AREA</b>		
Page 86 Item: 3	Planking	<ul style="list-style-type: none"> <li>• Some nails used to fasten deck planking were protruding from the deck surface and may become a trip hazard. These nails should be driven flush with or below the surface. Protruding nails are a sign of aging and will re-emerge over time. The Inspector recommends re-fastening as needed by a qualified contractor.</li> <li>• Several plank fasteners had failed, resulting in loose and raised plank ends; trip hazard concern. Recommend corrective repairs.</li> <li>• IMPROVE: Consider upgrading planking (horizontal surfaces) to new composite lumber decking material.</li> </ul>
<b>BALCONY</b>		
Page 88 Item: 2	Balcony General	<ul style="list-style-type: none"> <li>• MAINTENANCE: Recommend cleaning balcony/deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew.</li> </ul>
Page 90 Item: 5	Guardrails	<ul style="list-style-type: none"> <li>• Top rail of <b>guardrail</b> had separated from the post.</li> <li>• A post supporting the deck guardrail assembly was loose and should be</li> </ul>

		secured by a qualified contractor.
<b>PATIO AREA</b>		
Page 91 Item: 1	Patio	<ul style="list-style-type: none"> <li>• Some uneven settlement of patio pavingstones noted around the area where the automatic pool cover is housed. Recommend corrective repairs to even pavingstone here.</li> </ul>
<b>POOL AREA</b>		
Page 94 Item: 3	Pool Heater	<ul style="list-style-type: none"> <li>• Jandy Pool Heater (gas-fired) was off at time of inspection. Suggest seller demonstrate operation at final inspection.</li> </ul>
<b>WATERFRONT</b>		
Page 97 Item: 1	Bulkhead	<ul style="list-style-type: none"> <li>• Exterior receptacle weatherproof cover was defective.</li> <li>• Several plank fasteners had failed at bulkhead walkway, resulting in loose planks. Recommend corrective repairs.</li> </ul>
Page 99 Item: 2	Dock	<ul style="list-style-type: none"> <li>• Several plank fasteners had failed at dock gangway, resulting in loose planks. Recommend corrective repairs.</li> <li>• Boat lift control panel was no adequately mounted to the dock guardrail.</li> <li>• Surface mounted light fixture had a broken mount.</li> </ul>

# SUMMARY COMMENTS

## 1. Summary

- Corrective repairs recommended during the first year of occupancy are estimated to be \$4,000 - \$5,500. This is a Rough Order of Magnitude Estimate based on the Report Summary above. The scope of repair work is subject to the Buyer's budget. The Inspector suggests that you acquire estimates directly from the appropriate licensed qualified **contractors** and specialists based on this report.

### What We Inspect:

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

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

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

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

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

# INSPECTION DETAILS

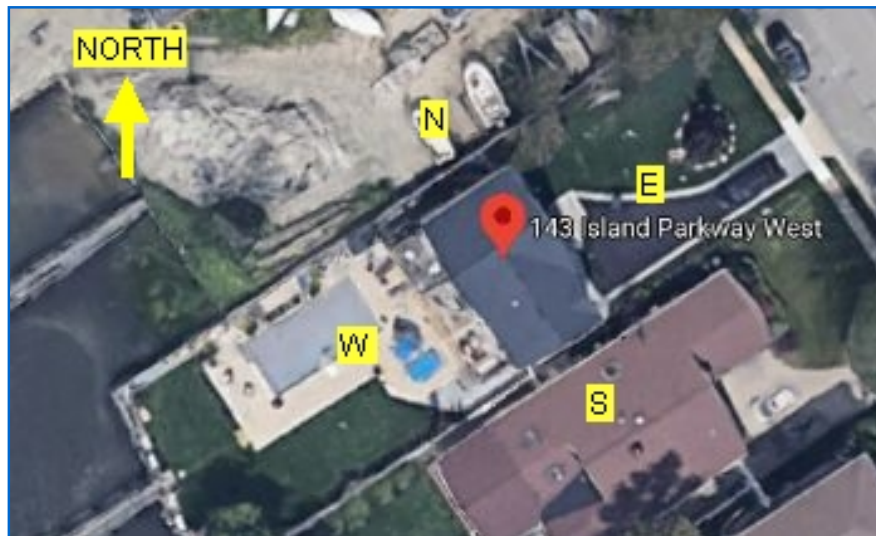
## 1. Attendees

Client present, Buyer Agent present, Selling Agent present

## 2. Occupancy

- Occupied - Furnished
- Utilities were on at the time of inspection.
- Moderate to heavy personal and household items observed.
- Access to some items such as: electrical receptacles, windows, wall/floor surfaces, and cabinet interiors was restricted by furniture and/or personal belongings. Any such items are excluded from this inspection report.

## 3. Satellite Map



INSPECTION DETAILS Satellite Map

# NATURAL HAZARDS

## 1. Flood Concern


• FEMA High-risk flood Zone AE: The home was located in an area designated by the Federal Emergency Management Agency (FEMA) as an AE Zone, which is a high flood risk area lying within a 100-year flood zone and described by FEMA as having a 26% chance of flooding over the life of a 30-year mortgage. You should discuss this condition with your agent to better evaluate the risks involved, and you should investigate the potential for any problems with the home qualifying for a mortgage, building permits, or insurance. You may want to discuss the necessity of an elevation certificate for flood insurance with your insurance agent -- flood insurance is federally subsidized and is relatively inexpensive. You should also become familiar with any special preparations, precautions or actions necessary on your part to help ensure your safety if such conditions develop. You can view detailed FEMA flood maps at: <https://msc.fema.gov/portal/home>  
You may wish to investigate the National Flood Insurance Program, online at: <http://www.fema.gov/national-flood-insurance-program>. You can learn how to protect your family with the FEMA publication on emergency preparations, available free online at: [http://www.fema.gov/media-library-data/20130726-1549-20490-2111/basic\\_preparedness.pdf](http://www.fema.gov/media-library-data/20130726-1549-20490-2111/basic_preparedness.pdf)



FEMA High-risk flood Zone AE: The home was located in an area designated by the Federal Emergency Management Agency (FEMA) as an AE Zone, which is a high flood risk area lying within a 100-year flood zone and described by FEMA as having a 26% chance of flooding over the life of a 30-year mortgage.

# BUILDING PERMITS

## 1. Building Permits

- Generally, it's the Inspector's recommendation to have the seller provide s for additions and/or modifications to the structure and grounds.

# STRUCTURE

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

## 1. Structure Description

- Building Type: Single Family
- Building Style: Colonial
- Gable roof type noted.
- Main Roof Structure: 2x8 Rafters 16" O.C., 2x10 ridge beam, Plywood roof boards.
- Exterior Walls: 2x4 wood framing.
- Main Floor Structure/Foundation: Poured Concrete Slab on Grade
- The foundation was all slab-on-grade.



Main Roof Structure: 2x8 Rafters 16" O.C., 2x10 ridge beam, Plywood roof boards.



Main Roof Structure: 2x8 Rafters 16" O.C., 2x10 ridge beam, Plywood roof boards.

## 2. General Conditions

- The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only. The Inspector's comments are limited to only those portions of the structure he could view directly.
- The Inspector observed no major deficiencies in the condition of the home structure at the time of the inspection - In normal condition for its age.
- No signs of water intrusion were observed at the visible areas of the structure at time of inspection.

## 3. Floor Slab/Foundation

- Limitation: Concrete floor slab was hidden by Floor covering, Cabinets / shelving and Appliances at time of inspection; Unable to fully inspect.
- Floor Covering: All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the floor-slab underneath cannot be determined.
- Floor Covering: Many slabs are found to contain cracks when the flooring or carpet and padding are removed, but there is no absolute standard for evaluating them. Those that are less than 1/4" wide and that exhibit no significant vertical or horizontal displacement are not regarded as being structurally threatening. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, particularly if roof drainage downspouts terminated next to the slab.

# STRUCTURE Continued

## 4. Slab Foundation Perimeter

- Horizontal cracks observed at north side of slab on grade foundation. It is the Inspector's opinion that these cracks were caused by hydrostatic pressure imposed on the slab foundation from past flooding; hydrostatic pressure pushing up the slab in a dome shape.
- **RECOMMENDATION:** Hire a qualified foundation specialist to further evaluate, repair and seal cracks with epoxy filler to prevent water intrusion, and monitor for further movement.



Horizontal cracks observed at north side of slab on grade foundation. It is the Inspector's opinion that these cracks were caused by hydrostatic pressure imposed on the slab foundation from past flooding; hydrostatic pressure pushing up the slab in a dome shape.



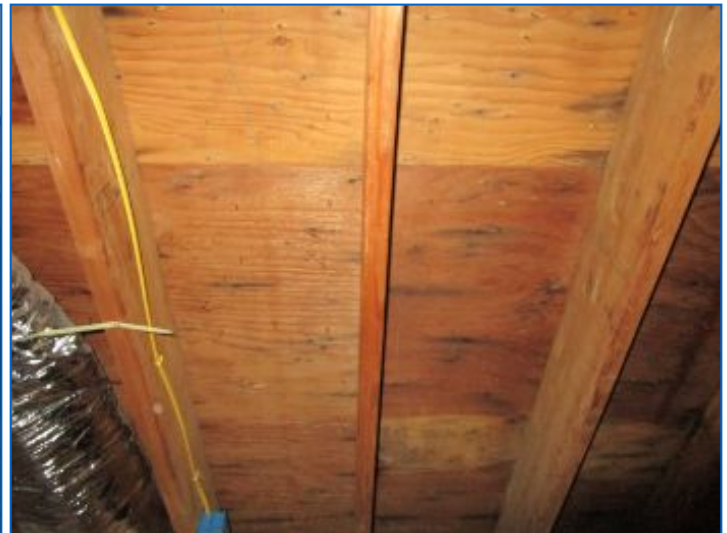
**RECOMMENDATION:** Hire a qualified foundation specialist to further evaluate, repair and seal cracks with epoxy filler to prevent water intrusion, and monitor for further movement.

## 5. Roof Structure

- Visual access to the roof structure was limited due to ductwork and **HVAC** unit in attic. This limited access needed to conduct a thorough inspection of roof structure. Recommend providing additional access for full attic access.
- 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 visible portions of the roof structure were observed at time of inspection.



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 visible portions of the roof structure were observed at time of inspection.

# STRUCTURE Continued

# SMOKE & CO DETECTORS


## 1. Smoke/CO Detectors

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

# ATTIC

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

## 1. Attic General

- Inspection by walking through attic where possible.
- Attic Lighting was inoperable; light bulb defective or missing. Change bulb and check.
- Heavy storage was noted at time of inspection. Attics are not generally designed for heavy storage. Recommend reducing the amount/concentration of storage/weight noted the at time of inspection.
- Not all areas of the attic were accessible due to heavy storage of personal items.



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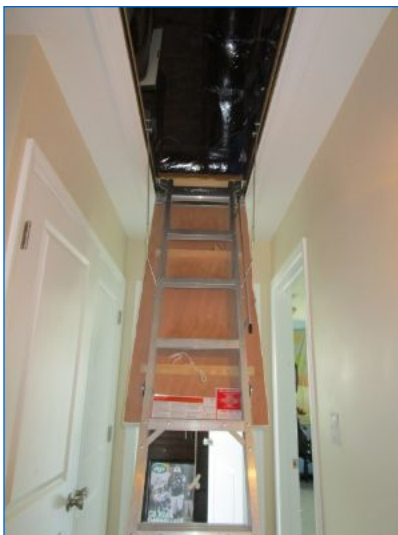


ATTIC Attic General

## 2. Access

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

## ATTIC Continued



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

### 3. Insulation

#### Description:

- Limitation: Attic insulation was hidden by Floor covering and Stored items at time of inspection; Unable to fully inspect.
- Insulation type included Fiberglass Batts w/kraft paper facing.
- Insulation installed in floor joist cavities / vaulted area wall 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.



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.



Insulation installed in floor joist cavities / vaulted area wall cavities.

### 4. Ventilation

- Ridge exhaust venting noted
- Under eave soffit inlet vents noted
- Thermostatically controlled Power Ventilator was operable. Recommended Temperature setting is 85 deg F.
- Attic appeared to be adequately ventilated.
- Some insulation **baffles** noted to facilitate under eave soffit venting.

## ATTIC Continued



Ridge exhaust venting noted



Thermostatically controlled Power Ventilator was operable.  
Recommended Temperature setting is 85 deg F.



Some insulation baffles noted to facilitate under eave soffit venting.

### 5. Electrical/Lighting

- Exposed electrical wiring observed at open Junction Box; potential shock or electrocution hazard. Recommend electrician perform corrective repair to ensure safety; install proper cover to enclose exposed wires.

## ATTIC Continued



Exposed electrical wiring observed at open Junction Box; potential shock or electrocution hazard. Recommend electrician perform corrective repair to ensure safety; install proper cover to enclose exposed wires.

# 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

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



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



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



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

# ELECTRICAL Continued

## 2. Main Panel/s

### Description:

- Main Panel located in Garage.
- Main Panel **Breaker**s: 40 full-size circuit breaker spaces; 0 spare breaker space/s noted; 1 breaker/s in the Off/Tripped position.
- Main Disconnect: 200 amp main breaker serves the property.
- Main Panel 20 amp breaker labeled "Hot Tub" was in the Off/Tripped position.



Main Panel Breakers: 40 full-size circuit breaker spaces; 0 spare breaker space/s noted; 1 breaker/s in the Off/Tripped position.



Main Disconnect: 200 amp main breaker serves the property.



Main Panel 20 amp breaker labeled "Hot Tub" was in the Off/Tripped position.

## 3. Main Panel Conditions

- Unused Conduit Knockout should be blanked off to prevent mice from entering the panel box.

## ELECTRICAL Continued



Main panel interior checked.



Unused Conduit Knockout should be blanked off to prevent mice from entering the panel box.

### 4. Sub Panel/s

#### Description:

- Dock Sub Panel located at NW corner of bulkhead.
- Sub Panel Disconnect: 100 amp main breaker located in the Main Panel.
- Sub Panel Breakers: 8 full-size circuit breaker spaces; 2 spare breaker space/s noted; 0 breaker/s in the Off/Tripped position.



Dock sub panel and lighting timer/switches noted at NW corner of bulkhead.



Dock Sub Panel located at NW corner of bulkhead. Sub Panel Disconnect: 100 amp main breaker located in the Main Panel. Sub Panel Breakers: 8 full-size circuit breaker spaces; 2 spare breaker space/s noted; 0 breaker/s in the Off/Tripped position.

## ELECTRICAL Continued



Sub Panel Disconnect: 100 amp main breaker located in the Main Panel.

### 5. Sub Panel Conditions



Dock lighting timer/switches at NW corner of bulkhead

### 6. Receptacles & GFCI Protection

#### Observations:

- GENERAL: The inspection report serves to identify missing and defective **GFCI** protected receptacles at water source locations. Notable exceptions will be listed in this report. GFCI protected receptacles may not have been required at the time of construction, however the Inspector recommends providing GFCI protected receptacles near water sources where noted 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.
- GENERAL: Random outlet testing is performed to identify wiring conditions at accessible receptacles throughout the home. Notable exceptions will be listed in this report. Receptacles may be reported as having "**open ground**" and/or "**reverse polarity**". We suggest hiring a qualified electrician to correct these deficiencies where noted. Note: Buyer is advised that proper grounding is strongly urged where sensitive electronic equipment is used. Ungrounded receptacles (if/where noted) do not offer protection for computers, etc. Consultation with a qualified electrical contractor is recommended.

# HEATING

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

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

## 1. Heating Equipment

### Description:

- Heating Equipment located in Garage was partially operable at time of inspection.
- Boiler Type: Gas-fired, Forced Hot Water Boiler combined with indirect storage tank domestic water heater; Manufactured by Weil-McLain.
- High efficiency condensing heating equipment in place.



Boiler Type: Gas-fired, Forced Hot Water Boiler combined with indirect storage tank domestic water heater; Manufactured by Weil-McLain. Heating Equipment located in Garage was partially operable at time of inspection.

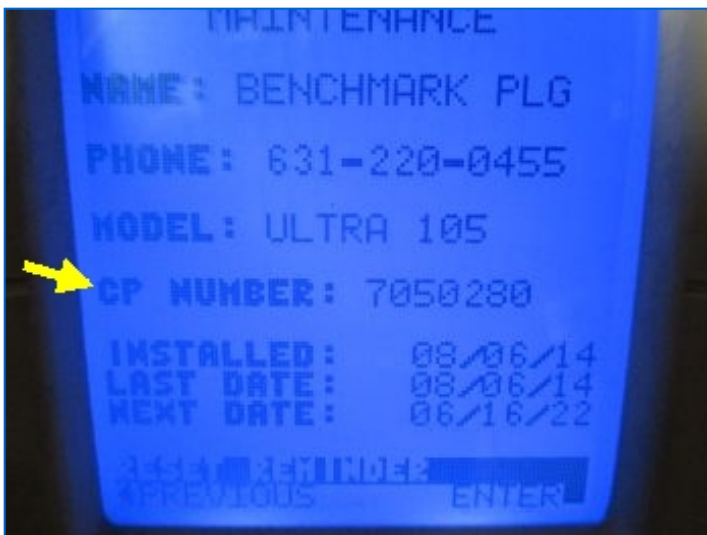
## 2. Heating Equip. Data/Service Life

- Boiler data plate indicated an input heating capacity of 105,000 Btu/hr.
- Boiler CP no. indicated a manufacture date of 4/2014, (6 yrs old).
- Normal design service life expectancy of a High Efficiency Condensing Boiler is 10-20 yrs depending on maintenance.

## HEATING Continued



Boiler data plate indicated an input heating capacity of 105,000 Btu/hr.



Boiler CP no. indicated a manufacture date of 4/2014, (6 yrs old). Normal design service life expectancy of a High Efficiency Boiler is 20-30 yrs with proper maintenance.

### 3. CO Detector

• **LIFE SAFETY CONCERN:** There was no visible CO Detector. CO detectors are required near, but not directly above, combustion appliances such as furnaces (Refer to Smoke/CO Detectors section).

### 4. Heating Equip. Condition

- Gas shut-off valve noted at burner.
- Concealed due to high efficiency furnace design.

• Due to the higher efficiency of this unit, this review is limited. Most areas are sealed and inaccessible. Recommend review by a licensed heating contractor for a more detailed review. • **Forced hot water heating was disabled by the unit's controller "WARM WEATHER SHUTDOWN";** unable to test comfort heat distribution system at time of inspection. Recommend having seller demonstrate proper operation of this mode using the zone **thermostats** prior to close. System's integral Domestic HW Heating mode was functional at time of inspection.

- Deposits observed at boiler's flue pipe connection inside the unit. Recommend review by a licensed heating contractor.

## HEATING Continued



Gas Burner: Remote Emergency Shut-off switch noted.



Forced hot water heating was disabled by the unit's controller "WARM WEATHER SHUTDOWN"; unable to test comfort heat distribution system at time of inspection. Recommend having seller demonstrate proper operation of this mode using the zone thermostats prior to close. System's integral Domestic HW Heating mode was functional at time of inspection.



Due to the higher efficiency of this unit, this review is limited. Most areas are sealed and inaccessible. We suggest review by a licensed heating contractor if a more detailed review is desired.



Deposits observed at boiler's flue pipe connection inside the unit. Recommend review by a licensed heating contractor.

## HEATING Continued



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



Gas shut-off valve noted at burner.



Forced hot water heating was disabled by the unit's controller "WARM WEATHER SHUTDOWN"; unable to test comfort heat distribution system at time of inspection. Recommend having seller demonstrate proper operation of this mode using the zone thermostats prior to close. System's integral Domestic HW Heating mode was functional at time of inspection.

### 5. Service Recommendations

#### Observations:

- Service tag/record was not present. The Inspector recommends establishing an annual service contract whereby routine maintenance is performed to ensure safe and efficient operation.
- Gas odor was emitted from the boiler during attempts to activate the forced hot water heating system. The Inspector recommends having a service call placed for the unit to be checked by a licensed high efficiency boiler specialist to ensure safe operation.

### 6. Furnace Venting

## HEATING Continued



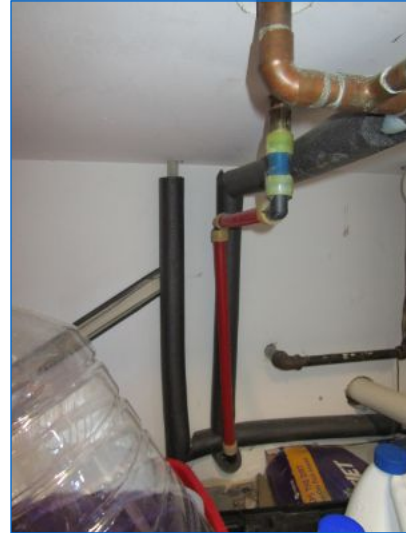
Visible portions of the vent pipes appeared functional.

### 7. Heat Distribution

- Distribution Piping: 3-zone heating system noted.
- Heat Distribution Piping observed included: Black steel, copper and PEX.
- One pump is dedicated to water heater storage tank.
- Heat distribution type/s included Baseboard.
- Maintenance: Forced hot water distribution piping and convectors or radiators generally need to be purged (bled) of entrapped air from time to time to enable their full heating capability.



Heat distribution type/s included Baseboard.



Heat Distribution Piping observed included: Black steel, copper and PEX.

## HEATING Continued



One pump is dedicated to water heater storage tank.

### 8. Fuel - Gas Supply



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

# COOLING

## 1. A/C EQUIPMENT

### Description:

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



Two Central A/C split-systems, each with outdoor condenser and indoor Ducted air handler. AC#2 Condenser; corresponding Ducted Air Handler located in the Attic serves the 2nd floor.



AC#1 Condenser; corresponding Ducted Air Handler located in the Attic serves the 1st floor.

Ducted Air Handler (AC#1) located in Attic.

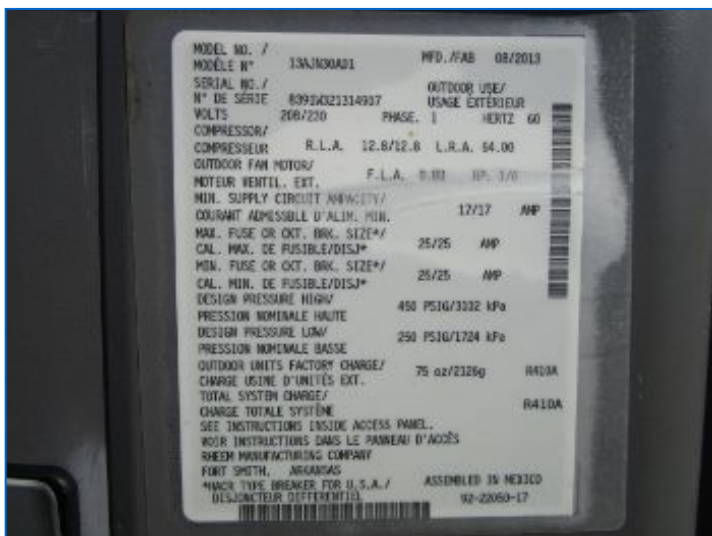
## COOLING Continued



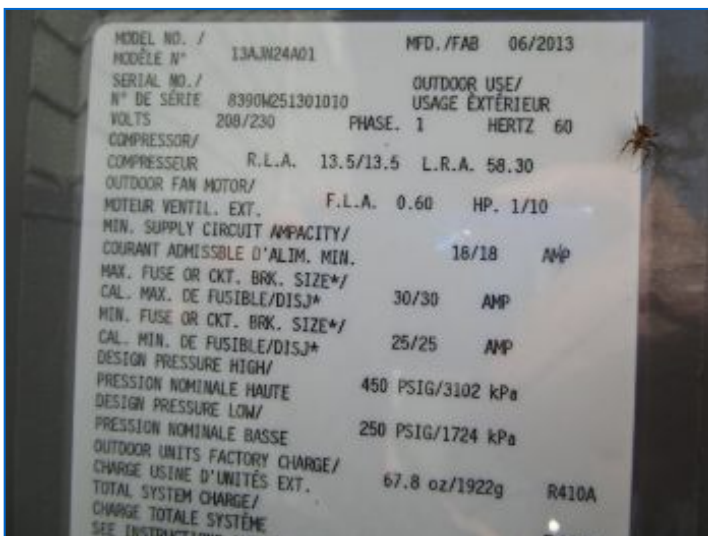
Ducted Air Handler (AC#2) located in Attic.

### 2. A/C Equip. Data/Service Life

- AC#2 Ruud Condensing Unit data plate/serial no. indicates a cooling capacity of 2.5 tons, and a manufacture date of 8/2013, (7 yrs old).
- AC#1 Ruud Condensing Unit data plate/serial no. indicates a cooling capacity of 2 tons, and a manufacture date of 6/2013, (7 yrs old).
- Condensing Unit normal design service life expectancy is 20-25 yrs with some maintenance.
- Air Handler/Evaporator Coil Unit normal design service life expectancy is 25 yrs with some maintenance.



AC#2 Ruud Condensing Unit data plate/serial no. indicates a cooling capacity of 2.5 tons, and a manufacture date of 8/2013, (7 yrs old).



AC#1 Ruud Condensing Unit data plate/serial no. indicates a cooling capacity of 2 tons, and a manufacture date of 6/2013, (7 yrs old).

# COOLING Continued

## 3. A/C Equip. Condition

- Salt air is corrosive, and can rapidly degrade condenser coils exposed to it. The best way to protect your HVAC system from the effects of salt air is to minimize its exposure to salt as follows:  
Spray the condenser down with a hose now and then. Whether, or not, you can physically see or feel it some of the salt from the air will “stick” to the condenser coil and cause even more corrosion over time. You can prevent this by hosing down your condenser; turn the thermostat to the “off” position first.  
Locate your condenser on the side of your home away from the water. That is, move your condenser unit to a location where the wind off of the ocean cannot reach it. This alone will add years to the life of your unit. Do not locate your condenser under a porch or an enclosure since rainwater can help rinse some of the salt away from time to time.  
Aside from caring for the HVAC unit you already have, part of minimizing the effects of salt air on your HVAC system involves choosing the right condenser unit when it's time to buy new. Many manufacturers have researched salt air and its corrosive nature. As a result, they now offer condenser units with special coatings that are resistant to salty air. Even the coils themselves have an anti-corrosion coating that can double or even triple the life of HVAC systems in coastal locations, which can save homeowners plenty of money over time.  
The effects of salt air on your HVAC system are real, and it can shorten a normal 20-year lifespan down to a mere five years. However, if you take the proper precautions and ensure that your system is in the right location, spray it down now and then, and make the best possible purchases up front, you can save yourself plenty of time and money in the end.
- Coastal Areas: The most effective flood-resistant design for outdoor HVAC equipment is to strap or bolt the equipment onto a platform above the Design Flood Elevation (DFE).
- Limited access to air handler; not all areas visible for inspection due to (lack of clearance, storage, etc.).
- A/C systems operated and appeared functional at the time of inspection.
- A/C systems operated by means of their thermostat.
- NOTE: Air Flow testing of HVAC systems is not part of the home inspection. Adjustments to the duct distribution system may be required to achieve the desired results based on the needs of the occupants. Recommend conferring with an HVAC technician if necessary.
- AC#2 section of outdoor refrigerant **pipe insulation** to outdoor condenser was Deteriorated/Missing. Recommend repairing defective insulation for the larger suction line.
- AC#1 section of outdoor refrigerant pipe insulation to outdoor condenser was Deteriorated/Missing. Recommend repairing defective insulation for the larger suction line.



Coastal Areas: The most effective flood-resistant design for outdoor HVAC equipment is to strap or bolt the equipment onto a platform above the Design Flood Elevation (DFE).



A/C systems operated and appeared functional at the time of inspection.

## COOLING Continued



AC#2 section of outdoor refrigerant pipe insulation to outdoor condenser was Deteriorated/Missing. Recommend repairing defective insulation for the larger suction line.



A/C systems operated by means of their thermostat.



AC#1 section of outdoor refrigerant pipe insulation to outdoor condenser was Deteriorated/Missing. Recommend repairing defective insulation for the larger suction line.

# HVAC COMPONENTS

## 1. Thermostats

- Digital Programmable type thermostat noted in Living room; for Heating & Cooling.
- Digital Programmable type thermostat noted in Hallway (2nd floor); for Heating & Cooling.
- Digital Programmable type thermostat noted in Master bedroom; for Heating only.
- Thermostats did not start heating zones at time of inspection. Refer to Heating unit comments.



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



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

## 2. Filters & Return Grilles

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

## HVAC COMPONENTS Continued



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

# FIREPLACES

## 1. Gas Fireplace

- Gas-burning fireplace in the Living room was operable.
- Although the Inspector did not observe any apparent deficiencies in the operation of the gas fireplace, we recommend having the fireplace further reviewed by a gas fireplace specialist to ensure safe operation prior to usage.
- Gas-burning fireplace dampers must be clipped/clamped open to allow gas leakage to escape out the flue, and to prevent CO from entering the home while the fireplace is fired.



Gas-burning fireplace in the Living room was operable.

# BATHROOMS

## 1. Bathroom#1 Description

1st Floor Bathroom, Stall Shower, Toilet, Lavatory, Exhaust Fan (operable), Shower/Tub Walls: Ceramic tile, Floor: Porcelain/Ceramic tile, HVAC (Baseboard), HVAC (A/C Register)



1st Floor Bathroom

## 2. Bathroom#1 Condition

- Leaks: None observed at time of inspection.
- GFCI protected receptacle/s in place and operational.
- Toilet tank did not appear securely mounted to the bowl. Suggest corrective repair to ensure adequate seal at bolt connections.
- Shower pan perimeter grout (movement joint) is cracked/missing. Recommend replacing grout with matching silicone based sealant at movement joints to prevent further water penetration.



Toilet tank did not appear securely mounted to the bowl. Suggest corrective repair to ensure adequate seal at bolt connections.



Shower pan perimeter grout (movement joint) is cracked/missing. Recommend replacing grout with matching silicone based sealant at movement joints to prevent further water penetration.

## 3. Bathroom#2 Description

Master Bathroom, Stall Shower, Toilet, Vanity, Exhaust Fan (operable), Window, Shower/Tub Walls: Ceramic tile, Floor: Porcelain/Ceramic tile, HVAC (Baseboard), HVAC (A/C Register)

## BATHROOMS Continued



Master Bathroom

### 4. Bathroom#2 Condition

- Leaks: None observed at time of inspection.
- GFCI protected receptacle/s in place and operational.
- Baseboard enclosure had rusted finish.



Baseboard enclosure had rusted finish.

### 5. Bathroom#3 Description

2nd Floor Hall Bathroom, Tub (Built-in), Toilet, Lavatory, Exhaust Fan (operable), Shower/Tub Walls: Ceramic tile, Floor: Porcelain/Ceramic tile, HVAC (Baseboard), HVAC (A/C Register)

## BATHROOMS Continued



2nd Floor Hall Bathroom

### 6. Bathroom#3 Condition

- Leaks: None observed at time of inspection.
- GFCI protected receptacle/s in place and operational.
- Wood at tub molding was moisture damaged; recommend repair.



Wood at tub molding was moisture damaged; recommend repair.

# PLUMBING

## 1. PLUMBING General

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

## 2. Water Service Entrance

- Public water service entrance was not located at time of inspection. Recommend seller provide location of water service entrance at walk-thru. This should consist of a 3/4" copper pipe with shut-off valve(s), and water meter. Water meter may otherwise be located external to the structure. A copper ground wire bonded to the pipe is also a code standard. The service entrance fittings must not leak.

## 3. Water Supply Piping

- Water supply pipes not fully visible for inspection due to finished ceilings and walls.
- **Cross-connections**: Unknown.
- Water supply pipe observed included: Copper, PEX and brass.

## 4. Water Pressure

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



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

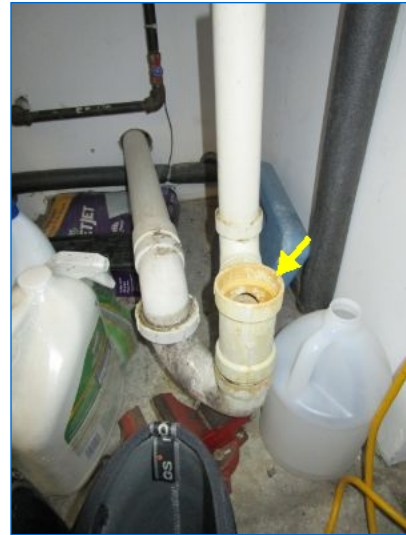
## 5. Drain/Waste/Vent Pipes

- Waste pipes not fully visible for inspection due to finished ceilings and walls.
- **Condensate neutralizer** noted. This vessel is installed in the condensate drain from a condensing boiler, water heater or furnace (before it enters the sewer). It's filled with media which raises the pH level of the condensate, making it safe to discharge into the sewage or septic system.
- Waste disposal is public.
- Plumbing Vent for waste line exit located at Front exterior. Whole-house trap is at this location, covered by soil and non-mortared pavingstones.
- Waste Pipe Materials observed included: **PVC** / Brass.
- Open **DWV** pipe noted. Recommend review and correction by a licensed plumbing/heating contractor to ensure that sewer gases don't enter the home.

## PLUMBING Continued



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



Open DWV pipe noted. Recommend review and correction by a licensed plumbing/heating contractor to ensure that sewer gases don't enter the home.



Plumbing Vent for waste line exit located at Front exterior. Whole-house trap is at this location, covered by soil and non-mortared pavingstones.

# WATER HEATER

## 1. WATER HEATER

### Description:

- Water heater located in the Garage.
- HW Storage Tank, integral with heating system (indirect-fired) was operable.
- Weil McLain 39 gallon capacity unit. Water Heater Storage Tank data plate/serial no. indicates a manufacture date of 4/2014, (6 yrs old).
- S.S. Water Heater service life expectancy is generally 20-25 yrs. This varies depending on the design of the unit, water quality, location and quality of installation, and maintenance schedule. With proper maintenance it is possible to increase the lifespan of your water heater.



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



Weil McLain 39 gallon capacity unit. Water Heater Storage Tank data plate/serial no. indicates a manufacture date of 4/2014, (6 yrs old).

## 2. Water Heater Condition



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

# KITCHEN - Main Level

## 1. General

- Refer to Kitchen photo captions for additional observations.



KITCHEN - Main Level General

## 2. Cooktop/Downdraft

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



Gas-fired cooktop was operable at time of inspection.

## 3. Dishwasher

## KITCHEN - Main Level Continued



Dishwasher was operable at time of inspection.

### 4. Flooring

- Solid Hardwood flooring noted.



Solid Hardwood flooring noted.

### 5. Microwave

## KITCHEN - Main Level Continued



Drawer type microwave was operable at time of inspection.

### 6. Oven

- Electric powered built-in oven; appeared operable at time of inspection.
- The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.
- **Inspector had difficulty operating all bake/broil modes. Suggest seller provide operating instructions.**



Electric powered built-in oven; appeared operable at time of inspection.



Electric powered built-in oven; appeared operable at time of inspection.

## KITCHEN - Main Level Continued



Electric powered built-in oven; appeared operable at time of inspection.

### 7. Refrigerator



KITCHEN - Main Level Refrigerator



## KITCHEN - Main Level Continued



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

### 8. Sink

- Signs of past drain pipe leaks at coupling; suggest checking for tightness and monitor.
- Stains/cosmetic damage noted at sink cabinet floor; signs of past leaks or spilled products.



Signs of past drain pipe leaks at coupling; suggest checking for tightness and monitor. Stains/cosmetic damage noted at sink cabinet floor; signs of past leaks or spilled products.

### 9. Vent Hood/Fan

## KITCHEN - Main Level Continued



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

### 10. Windows

- Screens missing or not installed at the time of inspection (check attic).



Screens missing or not installed at the time of inspection (check attic).

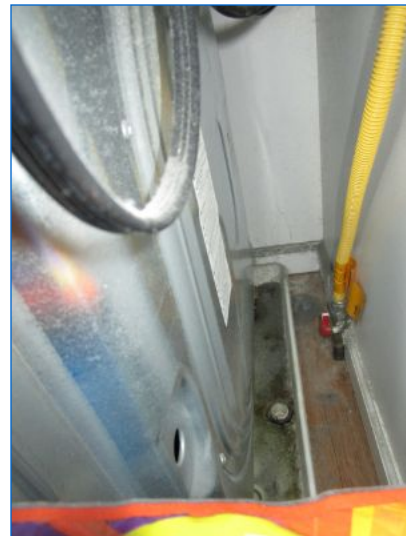
# LAUNDRY - Upper Level

## 1. Laundry - Upper Level

- Refer to Laundry photo captions for additional observations.
- Plywood floor noted.



LAUNDRY - Upper Level Laundry - Upper Level



Leaks: No signs observed at time of inspection.

## 2. Appliances - Upper Level

- Washer area appeared contained, however a floor drain was not observable at time of inspection; no water leak catch pan noted under the clothes washer appliance. Where a washer is installed in a location where a major water leak from the washer appliance could cause damage, a floor drain or water leak catch pan should be installed under the washer. Confer with Seller as to the existence of a floor drain hidden from view under the appliance.



Gas Dryer was operable at time of inspection.



Washer was operable at time of inspection.

## LAUNDRY - Upper Level Continued



Washer area appeared contained, however a floor drain was not observable at time of inspection; no water leak catch pan noted under the clothes washer appliance. Where a washer is installed in a location where a major water leak from the washer appliance could cause damage, a floor drain or water leak catch pan should be installed under the washer. Confer with Seller as to the existence of a floor drain hidden from view under the appliance.



Dryer appeared to be vented to the exterior.

# INTERIOR AREAS

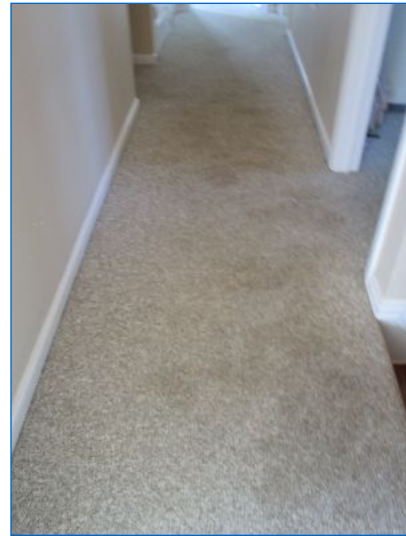
The Interior Areas section covers areas of the house that are not specifically part of the Kitchen, Bathrooms, Laundry, or areas covered elsewhere in the report. Interior Areas consist of general areas and items in the home. Within these areas the inspector performs a visual inspection and will report 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. Floors

- Main Level flooring included Solid Hardwood throughout.
- Upstairs flooring included Wall-to-wall Carpeted over plywood floor throughout.
- Transition strips missing at upstairs bedroom carpet seams.



Main Level flooring included Solid Hardwood throughout.



Upstairs flooring included Wall-to-wall Carpeted over plywood floor throughout.



Transition strips missing at upstairs bedroom carpet seams. Transition strips missing at upstairs bedroom carpet seams.

## 2. Stairs & Handrail

## INTERIOR AREAS Continued



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

# WINDOWS

## 1. Windows General

- The home had a mixture of Vinyl Cladded and Wood frame, Double-pane (insulated) windows.
- Windows in the home were a mixture of casement, sliding and fixed.



The home had a mixture of Vinyl Cladded and Wood frame, Double-pane (insulated) windows.

## 2. Window Operation

- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides an emergency exit.
- A representative number of windows were tested. All were operable when tested.

## 3. Screens

Observations:

- Most screens were not installed or missing at the time of inspection. Some screens were stored in the attic. Confer with seller.
- Some window screens were stored in the Attic at time of inspection.

# Entryway

## 1. Windows

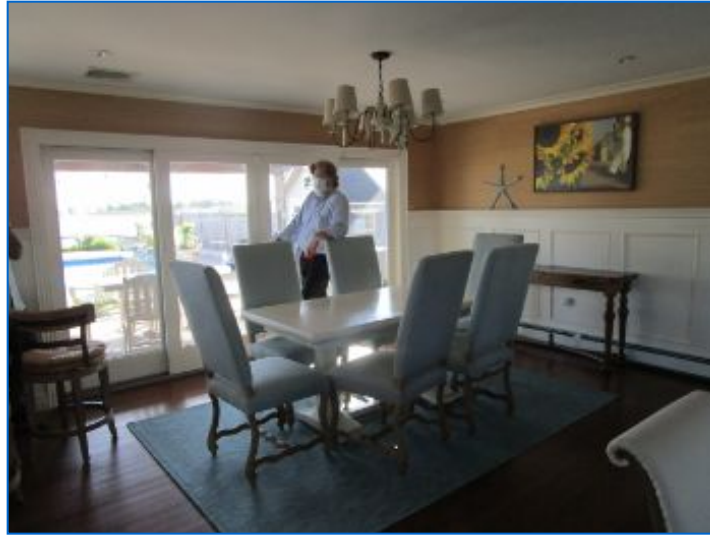
- Screens missing or not installed at the time of inspection (check attic).



Screens missing or not installed at the time of inspection (check attic).

# Dining Room

## 1. General



Dining Room General

# Living Room

## 1. General



Living Room General

## 2. Smoke/CO Detector



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

## 3. Windows

- Screens missing or not installed at the time of inspection.

## Living Room Continued



Screens missing or not installed at the time of inspection (check attic).

### 4. Electrical / Lighting

- Some cosmetic deficiencies noted at a few recessed light fixtures.



Some cosmetic deficiencies noted at a few recessed light fixtures.



Some cosmetic deficiencies noted at a few recessed light fixtures.

## Living Room Continued



Some cosmetic deficiencies noted at a few recessed light fixtures.

# Den

## 1. General



Den General

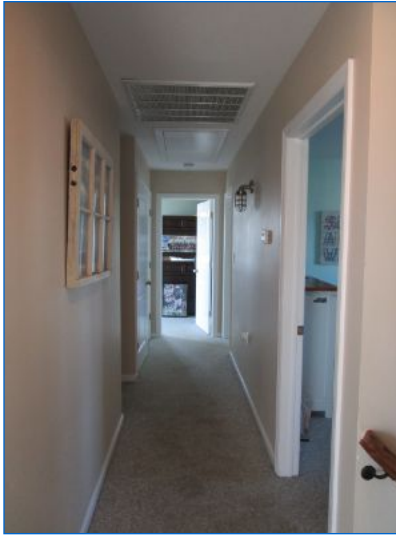
## 2. Smoke/CO Detector



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

# Hallway (2nd floor)

## 1. General



Hallway (2nd floor) General

## 2. Smoke/CO Detectors



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

# Bedroom #1

## 1. General



Master bedroom

## 2. Smoke Detector



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

## 3. Windows

- Screens missing or not installed at the time of inspection.

## Bedroom #1 Continued



Screens missing or not installed at the time of inspection.



Screens missing or not installed at the time of inspection.

### 4. Ceiling Fan



Ceiling fan operated normally when tested at time of inspection.

# Bedroom #2

## 1. General



Bedroom #2 General

## 2. Smoke Detector

- Smoke detector was not properly secured.



Smoke detector was not properly secured.

## 3. Floor

- Carpeted floor noted.

## Bedroom #2 Continued



Carpeted floor noted.

### 4. Windows

- Screen missing or not installed at the time of inspection.



Screen missing or not installed at the time of inspection.

# Bedroom #3

## 1. General



Bedroom #3 General

## 2. Smoke Detector



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

## 3. Windows

- Screens missing or not installed at the time of inspection.

## Bedroom #3 Continued



Screens missing or not installed at the time of inspection.



Screens missing or not installed at the time of inspection.

# Bedroom #4

## 1. General



Bedroom #4 General

## 2. Smoke Detector



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

## 3. Doors

- Exterior sliding door did not close or latch properly. Recommend evaluation and repair or replacement by a qualified contractor.

## Bedroom #4 Continued



Exterior sliding door did not close or latch properly. Recommend evaluation and repair or replacement by a qualified contractor.

### 4. Windows

- Screen missing or not installed at the time of inspection.



Screen missing or not installed at the time of inspection.

### 5. Ceiling Fan

- Ceiling fan did Not operate from the wall switch.
- Remote control was not located for testing the ceiling fan.

## Bedroom #4 Continued



Ceiling fan did Not operate from the wall switch. Remote control was not located for testing the ceiling fan.

# ROOF

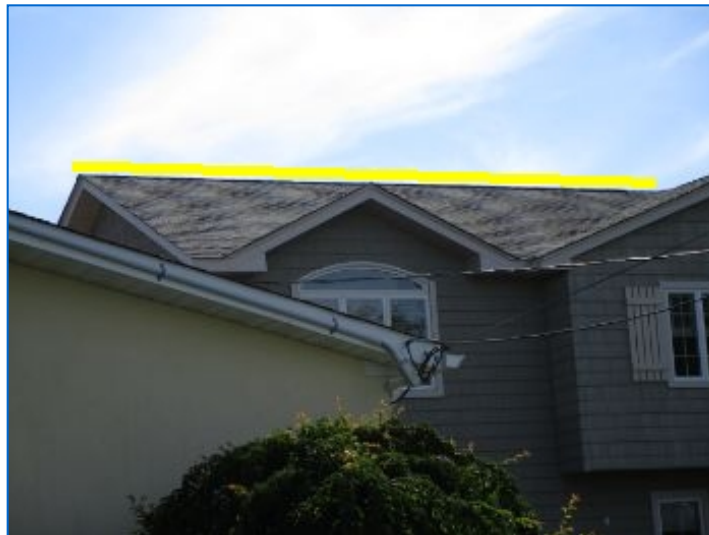
As with all areas of the house, we recommend that you examine the roof prior to closing to ensure that any potential leaks are addressed. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy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

## 1. Roof General

- Inspected from ground level with zoom lens.
- Due to property and/or roof configurations, some areas of the roof were visually restricted from inspection.
- If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.
- Roof covering consisted of Architectural asphalt shingles.
- The roof appeared to have one layer of asphalt shingles installed at the time of the inspection.
- Normal design service life expectancy for Architectural asphalt shingles is 25 yrs. depending on local conditions.

## 2. Roof Condition

- Asphalt composition shingles covering the roof appeared to be adequately protecting the underlying home structure at the time of the inspection. Notable conditions and recommendations will be listed in this report.



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

# ROOF SYSTEM VENTS

## 1. Roof System Vents



Ridge exhaust venting noted for attic ventilation.



Under eave soffit inlet vents noted for attic ventilation.

# GUTTERS & DOWNSPOUTS

## 1. Gutters & Downspouts

- Aluminum gutters & downspouts noted.
- Downspouts connect to underground drainage system/s; drywell/s.
- MAINTENANCE: Keep gutters cleared of organic debris to prevent downspouts from being clogged, causing overflow and ice damming at gutters; ensure that all downspouts have extensions to carry water away from the foundation.



Downspouts connect to underground drainage system/s;  
drywell/s.



Downspout connected to underground drainage system;  
drywell/s.

# EXTERIOR

## 1. EXTERIOR General

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

## 2. North Exterior



EXTERIOR North Exterior

## 3. South Exterior



EXTERIOR South Exterior

## 4. West Exterior

## EXTERIOR Continued



EXTERIOR West Exterior

# EXTERIOR WALLS

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

## 1. Siding

- Vinyl siding noted.
- Normal design service life expectancy for vinyl siding is 30-50 yrs.
- No major system safety or function concerns noted at time of inspection.
- **Cosmetic damage noted at Front siding. Repair or seal all openings in siding to prevent water intrusion into the structure.**



Vinyl siding noted. Normal design service life expectancy for vinyl siding is 30-50 yrs.

Cosmetic damage noted at Front siding. Repair or seal all openings in siding to prevent water intrusion into the structure.

## 2. Masonry Veneer

- Stone veneer noted.
- Stone veneer appeared to be in satisfactory condition - In normal condition for its age.



Stone veneer appeared to be in satisfactory condition - In normal condition for its age.

## 3. Exterior Vents

- Combination inlet and exhaust boiler vent noted at South wall.
- Gas fireplace direct vent noted at North exterior wall.

## EXTERIOR WALLS Continued



Combination inlet and exhaust boiler vent noted at South wall.



Gas fireplace direct vent noted at North exterior wall.

# EXTERIOR DOORS

## 1. Exterior Doors

- Sliding door screen was damaged at rear sliding door to den. Suggest repair.
- Weatherstripping damaged at front door. Suggest repair.
- Sliding door screen was damaged at exterior sliding door. Suggest repair.



Front doorbell operated normally when tested.



Rear doors to den.



Sliding door screen was damaged at rear sliding door to den. Suggest repair.



Weatherstripping damaged at front door. Suggest repair.

## EXTERIOR DOORS Continued



Sliding door screen was damaged at exterior sliding door. Suggest repair.

# EXTERIOR UTILITIES

## 1. Exterior Lighting

- Light fixture or bulb/s apparently inoperable. Change bulb/s and check.

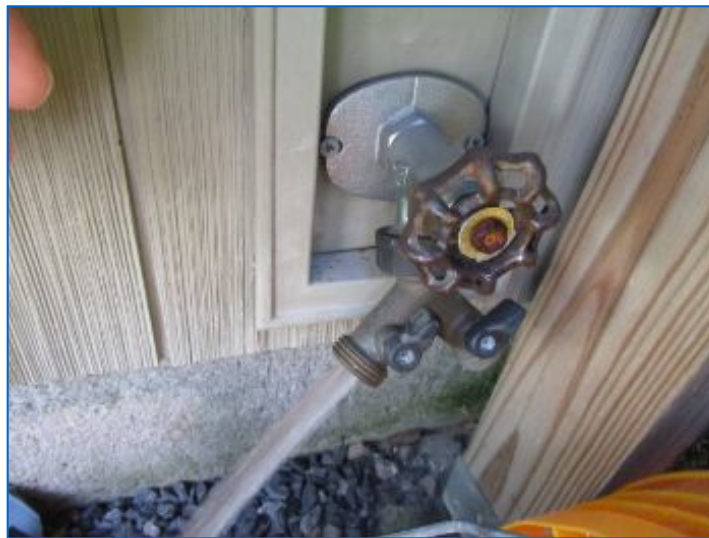


Some exterior lighting controlled by dusk/dawn sensors.



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

## 2. Exterior Plumbing



Hose bibs were operable.

# GARAGE

## 1. General Conditions



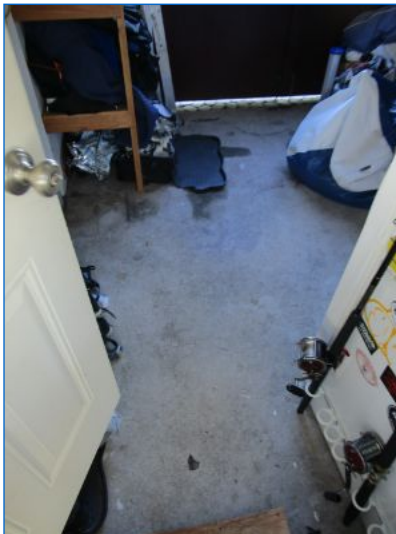
GARAGE General Conditions



GARAGE General Conditions

## 2. Floor Slab

- Bare concrete floor noted.
- Limitation: Concrete floor slab was Partially covered by Stored items / shelving and refrigerator; unable to fully inspect floor slab.
- At the time of the inspection, the Inspector observed no significant deficiencies at the visible portions of the garage floor.



At the time of the inspection, the Inspector observed no significant deficiencies at the visible portions of the garage floor.

## 3. Door to Living Space

- The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

## GARAGE Continued



The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

### 4. Vehicle Door

- Wooden barn style doors noted. Suggest adding door handles.



Wooden barn style doors noted. Suggest adding door handles.

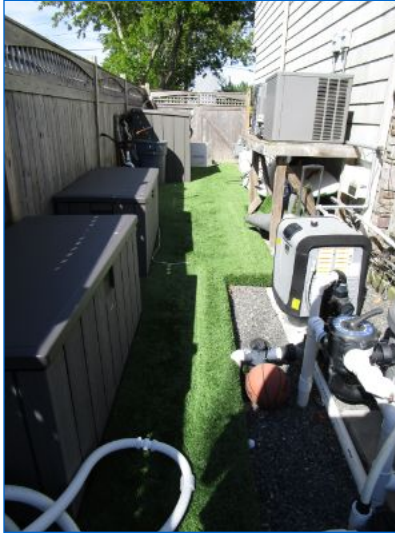


Wooden barn style doors were operable. Suggest adding door handles.

# 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. Grounds General



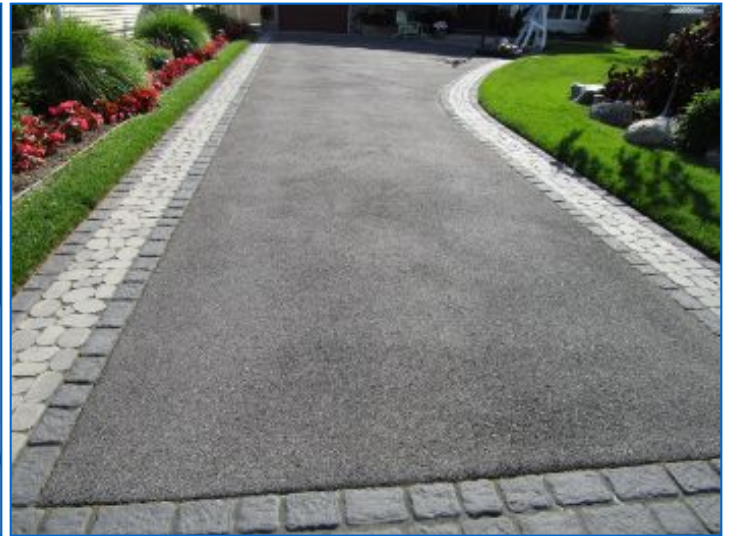
North side.

## 2. Driveway

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



Driveway: Asphalt and Pavingstone noted; Concrete apron noted.



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

# GROUNDS Continued

## 3. Sidewalk & Walkway

- Sidewalk/s: Concrete noted.
- Walkway/s: Pavingstone and Wood was 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.
- Moderate settlement cracking observed at up to 2 concrete flags at sidewalk. Further deterioration can occur from frost weathering. Recommend sealing the cracks to prolong the life of the concrete and/or replace damaged flags as needed.
- Potential Trip Hazards noted at sidewalk; repair as necessary.
- Loose unfitted pavingstone noted at front in non-mortared area where the house trap was buried.



Moderate settlement cracking observed at up to 2 concrete flags at sidewalk. Further deterioration can occur from frost weathering. Recommend sealing the cracks to prolong the life of the concrete and/or replace damaged flags as needed.



Potential Trip Hazards noted at sidewalk; repair as necessary.



Walkway/s: Pavingstone was noted.



GROUNDS Sidewalk & Walkway

## GROUNDS Continued



Loose unfitted pavingstone noted at front in non-mortared area where the house trap was buried.

### 4. Sprinkler System

- Property is equipped with an underground sprinkler system. The inspector recommends conferring with seller for operating instructions and winterizing information. Sprinkler systems are beyond the scope of a Property 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 at the north exterior.



Property is equipped with an underground sprinkler system.

The inspector recommends conferring with seller for operating instructions and winterizing information. Sprinkler systems are beyond the scope of a Property 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 at the north exterior.

### 5. Exterior Plumbing

Materials:

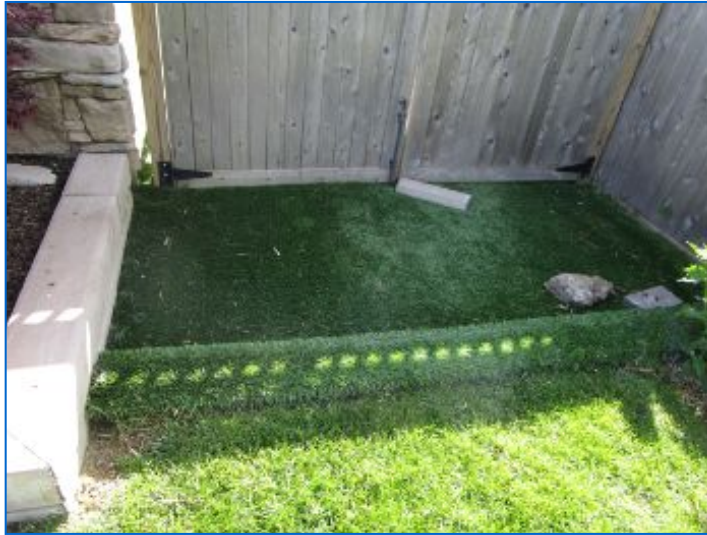
- Unused PEX tubing coming from under the deck.

## GROUNDS Continued



Unused PEX tubing coming from under the deck.

### 6. Grading



Artificial grass noted at north side.

### 7. Fencing/Gates

- Wood fencing and gates noted.
- PVC fencing and gates noted.
- Fence was leaning in one post area.

## GROUNDS Continued



Wood fencing and gates noted.



Fence was leaning in one post area.



PVC fencing and gates noted.

# STEPS & HANDRAILS

## 1. Steps & Handrails

- Concrete barnwood plank paver Steps and Landing noted at Front entrance.



Concrete barnwood plank paver Steps and Landing noted at Front entrance.

# DECK AREA

## 1. Deck General



DECK AREA Deck General



DECK AREA Deck General

## 2. Structure

- The basic deck structure was built of wood.
- Limited review of deck structure due to limited or no access below.
- At the time of the inspection, the Inspector observed no significant deficiencies in the condition of the structure of this deck. Notable exceptions will be listed in this report.
- At the time of the inspection, the Inspector observed no deficiencies in the method of deck attachment to the home.
- The ledger attaching the deck structure was flashed. Flashing is designed to protect the wall assembly from moisture intrusion where the deck attaches to the home.



Limited review of deck foundation due to limited or no access below.



The basic deck structure was built of wood.

## DECK AREA Continued



The ledger attaching the deck structure was flashed. Flashing is designed to protect the wall assembly from moisture intrusion where the deck attaches to the home.

### 3. Planking

- Deck planking (the walking surface) was composed of wood.
- Deck planking (the walking surface) had moderate deterioration visible at the time of the inspection. Routine maintenance will improve its lifespan.
- Some nails used to fasten deck planking were protruding from the deck surface and may become a trip hazard. These nails should be driven flush with or below the surface. Protruding nails are a sign of aging and will re-emerge over time. The Inspector recommends re-fastening as needed by a qualified contractor.
- Several plank fasteners had failed, resulting in loose and raised plank ends; trip hazard concern. Recommend corrective repairs.
- **IMPROVE:** Consider upgrading planking (horizontal surfaces) to new composite lumber decking material.



Several plank fasteners had failed, resulting in loose and raised plank ends; trip hazard concern. Recommend corrective repairs.



Several plank fasteners had failed, resulting in loose and raised plank ends; trip hazard concern. Recommend corrective repairs.

## DECK AREA Continued



Several plank fasteners had failed, resulting in loose and raised plank ends; trip hazard concern. Recommend corrective repairs.



Deck planking (the walking surface) had moderate deterioration visible at the time of the inspection. Routine maintenance will improve its lifespan.

# BALCONY

## 1. Balcony



BALCONY Balcony



BALCONY Balcony



BALCONY Balcony

## 2. Balcony General

- This balcony/deck exhibited general deterioration commensurate with its age.
- **MAINTENANCE: Recommend cleaning balcony/deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew.**

## 3. Structure

- The balcony deck structure was built of wood.
- At the time of the inspection, the Inspector observed no major deficiencies in the condition of the structure of this deck. Notable exceptions will be listed in this report.
- The balcony deck was attached to the home with a ledger bolted to the exterior of the structure.
- The ledger attaching the deck structure was flashed. Flashing is designed to protect the wall assembly from moisture intrusion where the deck attaches to the home.

## BALCONY Continued



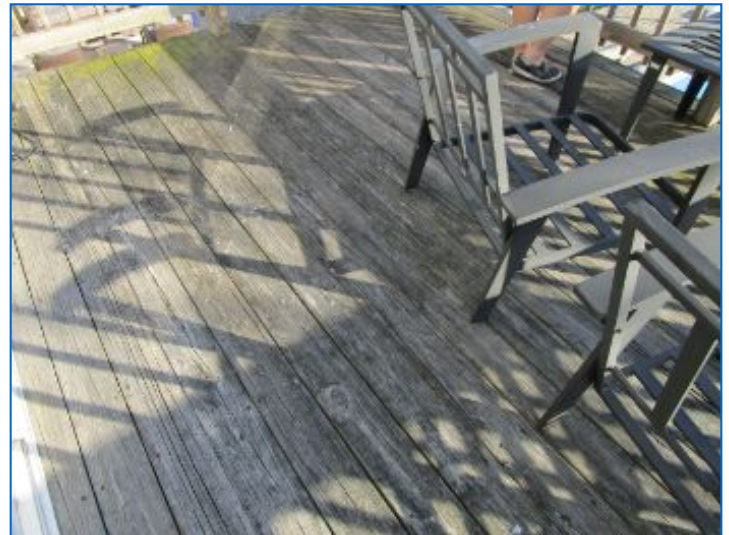
The balcony deck was attached to the home with a ledger bolted to the exterior of the structure. The ledger attaching the deck structure was flashed. Flashing is designed to protect the wall assembly from moisture intrusion where the deck attaches to the home.

### 4. Planking

- Deck planking (the walking surface) was composed of wood.
- **IMPROVE:** Consider upgrading planking (horizontal surfaces) to new composite lumber decking material.
- Some deck planking (the walking surface) had areas of localized decay visible at the time of the inspection.
- Deck planking (the walking surface) had areas of severe wear or deterioration which may require some maintenance, repair or replacement. The Inspector recommends that before the expiration of your **Inspection Objection Deadline** you consult with a qualified contractor to discuss options and costs.



Some deck planking (the walking surface) had areas of localized decay visible at the time of the inspection.



Deck planking (the walking surface) had areas of severe wear or deterioration which may require some maintenance, repair or replacement. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs.

# BALCONY Continued

## 5. Guardrails

- Inspection of **guardrails** typically includes examination of the following:
  - attachment to the deck;
  - attachment to the home structure;
  - general condition; and
  - safety deficiencies.
- The top rail of the guardrail exhibited moderate deterioration and localized decay. Suggest replacing damaged wood.
- Spaces between deck guardrail balusters were too wide. Safe building practices dictate that a 4 inch sphere may not pass through the **handrail** at any point. This condition is hazardous to small children. Recommend that this condition be updated to meet generally-accepted modern safety standards by a qualified contractor.
- **Top rail of guardrail had separated from the post.**
- **A post supporting the deck guardrail assembly was loose and should be secured by a qualified contractor.**



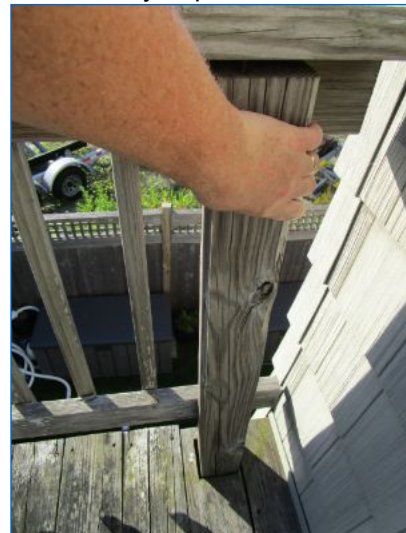
The top rail of the guardrail exhibited moderate deterioration and localized decay. Suggest replacing damaged wood.



Spaces between deck guardrail balusters were too wide. Safe building practices dictate that a 4 inch sphere may not pass through the handrail at any point. This condition is hazardous to small children. Recommend that this condition be updated to meet generally-accepted modern safety standards by a qualified contractor.



Top rail of guardrail had separated from the post.



A post supporting the deck guardrail assembly was loose and should be secured by a qualified contractor.

# PATIO AREA

## 1. Patio

- Concrete barnwood plank pavers noted at patio.
- Patio appeared in satisfactory and functional condition.
- Some uneven settlement of patio pavingstones noted around the area where the automatic pool cover is housed. Recommend corrective repairs to even pavingstone here.



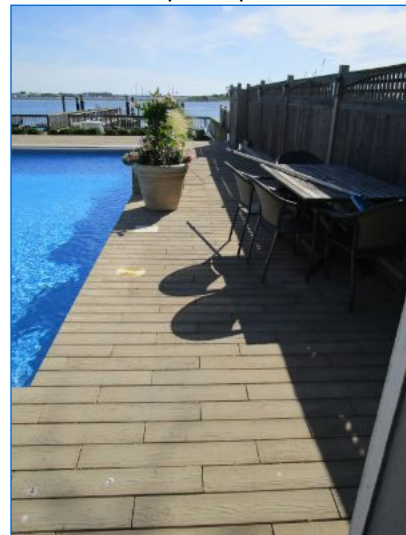
Concrete barnwood plank pavers noted at patio.



Concrete barnwood plank pavers noted at patio.



Patio appeared in satisfactory and functional condition.



Concrete barnwood plank pavers noted at patio.

## PATIO AREA Continued



Some uneven settlement of patio pavingstones noted around the area where the automatic pool cover is housed. Recommend corrective repairs to even pavingstone here.



Some uneven settlement of patio pavingstones noted around the area where the automatic pool cover is housed. Recommend corrective repairs to even pavingstone here.

# POOL AREA

## 1. Pool Area

- Pool not inspected. Recommend seller allowing for a qualified pool contractor inspect the pool liner for possible defects caused by ground settlement.



AquaPure Salt Chlorine Generator noted.



POOL AREA Pool Area



Automatic pool cover control pad noted.



POOL AREA Pool Area

## 2. Filter

- Pool filter was operational at the time of the inspection.

## POOL AREA Continued



Pool filter was operational at the time of the inspection.

### 3. Pool Heater

#### Observations:

- Jandy Pool Heater (gas-fired) was off at time of inspection. Suggest seller demonstrate operation at final inspection.



Jandy Pool Heater (gas-fired) was off at time of inspection. Suggest seller demonstrate operation at final inspection.



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

## POOL AREA Continued



Jandy Pool Heater (gas-fired) was off at time of inspection. Suggest seller demonstrate operation at final inspection.

### 4. Water Feature

#### Observations:

- Pool water fall was functional at time of inspection.



Pool water fall was functional at time of inspection.

# OUTBUILDINGS

## 1. Shed

- No major defects noted for visible structure of the shed - in normal condition for its age.



No major defects noted for visible structure of the shed - in normal condition for its age.



Loose/detached plank noted at shed door.

# WATERFRONT

## 1. Bulkhead

- Vinyl sheet and wood pile bulkhead noted.
- Bulkhead appeared to be well constructed, however not all structural components of the bulkhead system are visible. Suggest acquiring drawings and specs as available for further review by a bulkhead specialist.
- Bulkhead light fixtures appeared operable. Not all bulbs worked. Change bulb/s and check.
- No power at GFCI type receptacle located at the NW corner of bulkhead at time of inspection. Recommend having seller identify or restore power source prior to close.
- Hose bibs were operable at time of inspection. • Exterior receptacle weatherproof cover was defective.
- Several plank fasteners had failed at bulkhead walkway, resulting in loose planks. Recommend corrective repairs.



Vinyl sheet and wood pile bulkhead noted.



Bulkhead appeared to be well constructed, however not all structural components of the bulkhead system are visible. Suggest acquiring drawings and specs as available for further review by a bulkhead specialist.



Bulkhead light fixtures appeared operable. Not all bulbs worked. Change bulb/s and check.



Exterior receptacle weatherproof cover was defective at non-WR GFCI receptacle.

## WATERFRONT Continued



No power at GFCI type receptacle located at the NW corner of bulkhead at time of inspection. Recommend having seller identify or restore power source prior to close.



Hose bibs were operable at time of inspection.



Bulkhead appeared to be well constructed, however not all structural components of the bulkhead system are visible. Suggest acquiring drawings and specs as available for further review by a bulkhead specialist.



Bulkhead appeared to be well constructed, however not all structural components of the bulkhead system are visible. Suggest acquiring drawings and specs as available for further review by a bulkhead specialist.

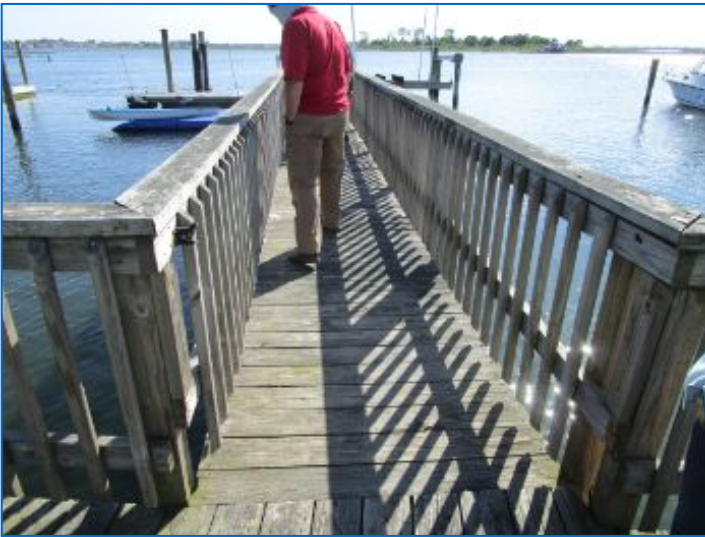
## WATERFRONT Continued



Several plank fasteners had failed at bulkhead walkway, resulting in loose planks. Recommend corrective repairs.

### 2. Dock

- Several plank fasteners had failed at dock gangway, resulting in loose planks. Recommend corrective repairs.
- Boat lift control panel was not adequately mounted to the dock guardrail.
- Surface mounted light fixture had a broken mount.



WATERFRONT Dock



Dock gangway.

# WATERFRONT Continued



Several plank fasteners had failed at dock gangway, resulting in loose planks. Recommend corrective repairs.



Boat lift control panel and marine sub panel at dock gangway.



Boat lift control panel appeared functional at time of inspection.



Boat lift control panel was not adequately mounted to the dock guardrail.

# WATERFRONT Continued



Marine sub panel at dock gangway. GFCI receptacle did not appear to have power when tested; possibly due to oxidation.



Marine sub panel at dock gangway. GFCI receptacle did not appear to have power when tested; possibly due to oxidation.

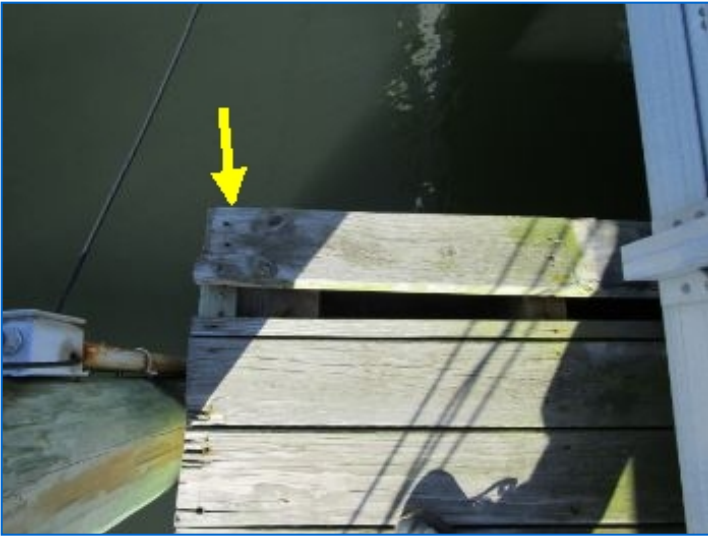


Surface mounted light fixture had a broken mount.



Boat lift was operable at time of inspection.

## WATERFRONT Continued



Several plank fasteners had failed at dock gangway, resulting in loose planks. Recommend corrective repairs.



Hose bibs were operable at time of inspection.



Marine sub panel at dock gangway was powered at time of inspection.

# 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

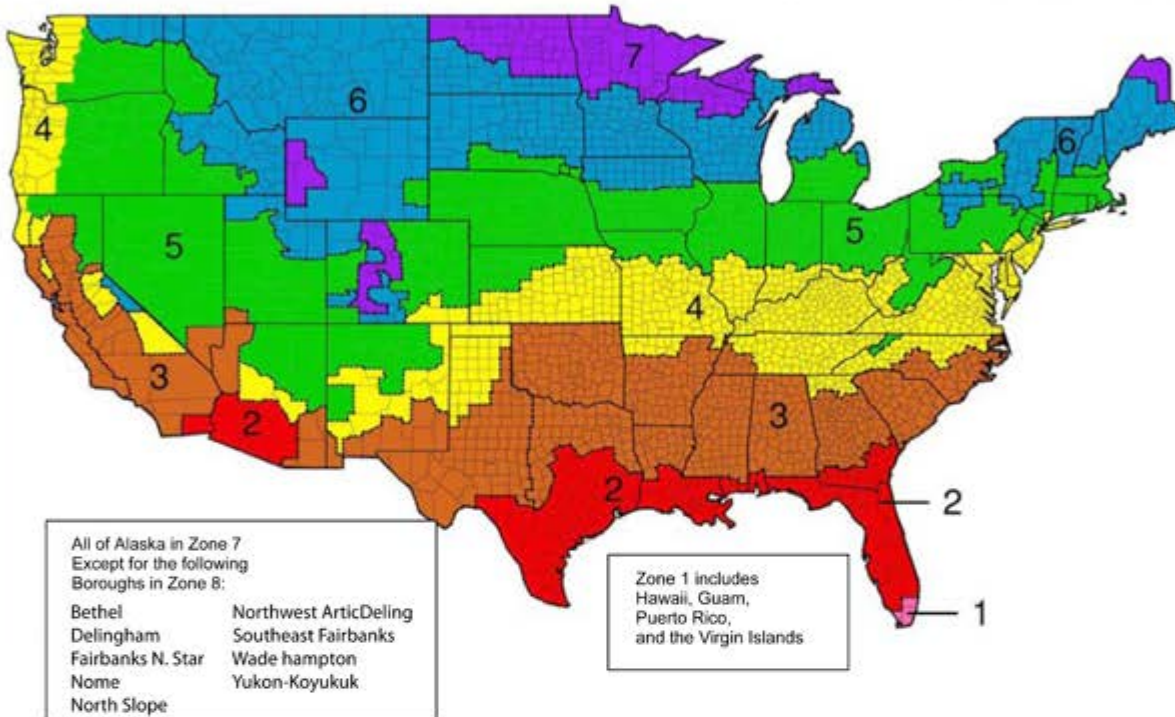
Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Baffles	Baffles provide a channel for air to flow through certain parts of the attic. Baffles are also called wind baffles, venting chutes, rafter vents or insulation baffles. Typically made from polyvinyl chloride, rigid foam board or cardboard, they can be installed with a few staples.
Breaker	A circuit breaker is an automatically operated electrical switch designed to protect an electrical circuit from damage caused by excess current from an overload or short circuit. Its basic function is to interrupt current flow after a fault is detected.
C/O	Certificate of Occupancy: a document issued by a local government agency or building department certifying a building's compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupancy.
CO	Carbon monoxide (CO) is a colorless, odorless, poisonous gas that forms from incomplete combustion of fuels, such as natural or liquefied petroleum gas, oil, wood or coal. Any fuel-burning appliances which are malfunctioning or improperly installed can be a source of CO.
Closing	Closing is the final transaction between a buyer and seller of real property. At the closing, all agreements between buyer and seller are finalized, documents are signed and exchanged, money passes to the seller, and title to the property passes to the buyer.
Condensate Neutralizer	A condensate neutralizer is a tank or a vessel, which is installed in line with a condensate drain from a condensing boiler, water heater or furnace (before it enters the sewer). It's filled with media which raises the pH level of the condensate, making it safe to discharge into the sewage or septic system.
Contractor	The term "Contractor" used throughout the report refers to a qualified person or entity meeting the following: <ul style="list-style-type: none"> <li>• Is licensed (trade-specific) in the State of New York</li> <li>• Is insured</li> <li>• Has an account in good standing</li> <li>• Has a contractor's bond</li> <li>• Has a minimum of 5 years experience</li> <li>• Does quality work</li> <li>• Can provide references</li> <li>• Can provide the best possible product choices available to property owners</li> </ul>
Cross-connection	A plumbing cross-connection is any physical connection or arrangement between potable water and any source of contamination.

DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
GFCI	A Ground-Fault Circuit Interrupter (GFCI) is the only protection device designed to protect people against electric shock from an electrical system. It is capable of de-energizing the circuit when even a small amount of current is flowing through the grounding system.
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.
PEX	PEX stands for cross-linked polyethylene. It is a type of plastic tubing made from high-density polyethylene. It is used for heating water distribution and water supply in plumbing systems.
PSI	Water pressure is measured in pounds per square inch (psi).
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Pipe Insulation	<p>Pipe Insulation is used for the following benefits:</p> <ul style="list-style-type: none"> <li>-Prevent freezing: pipe insulation reduces the risk of pipe bursts in domestic water and hydronic heating applications.</li> <li>-Minimize heat loss: pipe insulation helps hot water pipe retain more heat, potentially saving energy and reducing hot water wait times.</li> <li>-Minimize heat gain: pipe insulation blocks heat absorption, keeping drinking water as cold as possible and increasing efficiency in refrigeration and air conditioning systems.</li> <li>-Prevent condensation: insulation can stop pipes from “sweating” during hot/humid times of the year.</li> </ul>
Reverse Polarity	<p>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.</p>
Riser	<p>A stair riser is the back, vertical part of a step. Staircase riser height translates to the distance you move your foot either up or down from one step to an adjacent step. This should be no more than 7 3/4 inches.</p>
Smoke Alarm	<p>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.</p>
Thermostat	<p>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.</p>

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. <sup>1</sup>



### 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

06/16/2020

Address of Property Inspected

143 Island Parkway W, Island Park, NY 11558

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

Russell Classi, T1837109 *Russ Classi*

Structure(s) Inspected

House & Garage

## Section II. Inspection Findings

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

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

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

1. Live insects (description and location): \_\_\_\_\_

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

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

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

Yes  No  It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment: \_\_\_\_\_

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

## Section III. Recommendations

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

(See Section-V for additional comments)

Recommend treatment for the control of: \_\_\_\_\_

## Section IV. Obstructions and Inaccessible Areas

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

Basement \_\_\_\_\_

Crawlspace \_\_\_\_\_

Main Level 1, 3, 4, 6, 8, 9, 12

Attic 5, 11

Garage 1, 3, 6, 7

Exterior 17

Porch \_\_\_\_\_

Addition \_\_\_\_\_

Other \_\_\_\_\_

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

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

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

Inspector did not observe direct

evidence of WDIs 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.**

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

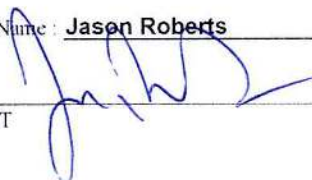
143 Island Parkway W, Island Park, NY 11558. The terms below govern this Agreement.

- 1. The fee for our inspection is \$ 670 .00, payable in full at the time of the appointment. Payment in:  Check  Cash
- 2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
- 3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at [www.nachi.org/sop](http://www.nachi.org/sop). If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.
- 4. Unless otherwise indicated in writing, we will NOT test for the presence of radon gas. Unless otherwise indicated in writing, we will not laboratory test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
- 5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.
- 6. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.
- 7. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.
- 8. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.
- 9. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.
- 10. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.
- 11. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.
- 12. You may not assign this Agreement.
- 13. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.
- 14. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.
- 15. **If you would like a large print version of this Agreement before signing it, you may request one by emailing us.**
- 16. If your inspector participates in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms you may view at [www.nachi.org/buy](http://www.nachi.org/buy).

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

Client Name: Jason Roberts

Date of Insp: 6/16/2020 Time: 5:00 PM Weather: \_\_\_\_\_ °F

**X**  \_\_\_\_\_  
CLIENT (Date) 6/16/2020

CLIENT \_\_\_\_\_ (Date)