ProSpec Engineering, PLLC
1911 State Street
Merrick, NY 11566
(516)580-1848

prospec-engineering.com

BUILDING ANALYSIS REPORT

Client: ***Name Deleted***
emaildeleted@gmail.com

Property Location: ***55 Clinton Avenue, Unit 305***
Rockville Centre, NY 11570

Date of Inspection: ***5/4/2017***

TABLE OF CONTENTS

MESSAGE TO THE HOME BUYER

The Building Inspection

This building inspection is being conducted in accordance with nationally recognized standards of practice and is for the purpose of identifying major deficiencies which might affect your decision whether to purchase. Although minor problems may be mentioned, this report does not attempt to list them all.

You are urged to attend the inspection and accompany the inspector during the examination of the building. The information you gain from this will be of great value to you. This report is a summary of that information.

It is important for you to understand exactly what your professional building inspector is able to do for you and what the limitations are in the inspection and analysis. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture, lift carpeting, remove panels or dismantle any items or equipment.

An inspection is intended to assist in evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection.

The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied.

Your Inspection Report

Throughout your report where the age of appliances, roofs, etc., is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence.

When an item in the report is checked "Satisfactory," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

Problems with the Building

This report is not a guaranty or warranty; we cannot eliminate all your risk in purchasing. There are warranty programs which may be obtained to insure you against failure of some of the major systems of the house.

Home buyers, after settlement and occupying the building, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage which could have been prevented if the inspector's advice and recommendations had been followed.

After occupancy, all buildings will have some defects which are not identified in the inspection report. If a serious problem occurs that you feel the report did not give you sufficient warning of, call the inspector. A phone consultation may be helpful to you in deciding what corrective measures to take and the inspector may be able to advise you in assessing proposals offered by contractors for remedying the problem.

Please consult your inspector before you engage a contractor to correct a possible defect. Unless prior consultation occurs, this company cannot assist you further.

The Building Analysis Report (B.A.R.)

This report form was first developed in 1984 at the request of home inspectors who needed to present a concise but complete summary of the results of their inspections free form the sort of technical language which many home buyers would find bewildering. It is used today by hundreds of leading home inspection companies throughout the United States and Canada, including members of such respected professional organizations as the American Society of Home Inspectors (ASH!), the National Association of Home Inspectors (NAHI), and the California Real Estate Inspection Association (CREIA).

Many improvements and revisions in this report form have been made through the years from suggestions by home inspectors and home buyers. We welcome any suggestions and criticisms which will assist us in improving it in the future.

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

ProSpec Engineering, PLLC
1911 State Street
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Name: Nilda Garces

917-517-7089

Address: nildasart@yahoo.com

City:

State, Zip:

Property Location

55 Clinton Avenue, Unit 305

Rockville Centre, NY 11570

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

Date of Inspection: 5/4/2017 Time: 11:00:00 Weather conditions: Sunny Outside temperature: 60 °F

PRE-INSPECTION AGREEMENT

(PLEASE READ CAREFULLY)

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

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

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

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

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

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

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

Acceptance and understanding of this agreement are hereby acknowledged:

Company Representative 5/4/17 Date

X Customer Date

HomeTech Form 403 B.A.R.

PAYMENT RECORD

Total Fee $ $380.00 Paid By: ☐ Check ☑ Cash ☐ Visa ☐ Master Card ☐ Amer. Express ☐ To Be Paid

Account No: Name on Card: Exp. Date

Company Representative: Date: 5/4/2017

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

Merrick, NY 11566
Tel: 516.580.1848
rclassi@verizon.net

Payment received from client for a complete home inspection and report as follows:

Date: 5/4/2017

Client Name: Nilda Garces

Payment Amount: $380.00

Inspector: Russ Classi

Thank You,

ProSpec Home Inspection of Long Island

BUILDING ANALYSIS REPORT

SUMMARY

List of electrical, mechanical and plumbing items not operating, roof leaks and major deficiencies:

Condominium Built: 2006

HEATING & COOLING NOTES:
Heating and cooling for the condo unit is provided by three H/C air conditioning units located in the (1) living room, (2) master bedroom, and (3) small bedroom. These units are each controlled by their dedicated room thermostat. Heating hot water is supplied to each unit from the facility's central boiler plant maintained by the property management. Heating hot water was not available from the central boiler plant at the time of inspection. Vidal from Maintenance mentioned that central plant heating hot water is available when outside temperature is below 50-55 deg F. Cooling is provided by each unit's refrigeration system (see below). Stocking and replacing disposable filters are the owner's responsibility. Cooling is provided by each H/C unit's refrigerant system. Each unit produced cool air when operated in cooling mode.

DEFICIENCIES:
The air conditioning unit in the master bedroom makes a grinding noise when operated in the cooling mode. This noise is likely coming from the unit's compressor. Recommend HVAC contractor check, adjust and/or repair as necessary.

Disposable filter slides behind the unit's face return grille. Cooling coils

Minor repairs during the first year of occupancy are estimated to be between ***$1,400.00*** and ***$1,900.00***
This estimated amount does not include costs listed above for correcting major deficiencies, roof leaks and items currently not operating.

List of some important items not at present defective or in need of repair or replacement, but may be within the next 3 years:

Item	Estimated Price Range
WATER HEATER NOTES: ***Water heater data tag indicates a 40 gal storage capacity. From the serial number the unit appears to be made in 2005 (11-12 yrs old). The normal service life expectancy of an electric storage water heater is 12-15 yrs.***	

Remarks

PLEASE REFER TO "OVERFLOW" REMARKS WHERE INDICATED FOR EACH SECTION.

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

Thank You for choosing ProSpec for your Home Inspection!

The following pages cover in greater detail the items which are a part of this inspection.
Additional recommendations may also be found on the following pages.

SUMMARY: MAJOR DEFICIENCIES (cont'd)
appear to be dirty. Suggest soft brush vacuum to clean coils.

Half Bathroom: Ceiling exhaust fan runs noisy!

Full Bathroom: Shoddy (but functional) silicone caulking job at tub perimeter.

A few kitchen cabinet door hinges are in need of adjustment.

Kitchen faucet appears worn; faucet handle is loose.

Living room window blinds appear defective.

Cosmetic damage around wall outlet in living room.1

Hallway and master bedroom carpet is loose; trip hazard.

Doorbell ringer doesn't work consistently; may be defective.

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

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

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

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

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

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

STRUCTURAL AND BASEMENT

TYPE OF BUILDING	☐ Single ☐ Duplex ☐ Rowhouse / Townhouse ☑ Multi-Unit ☑ ***Condominium*** ☑ Gable Roof ☐ Shed ☐ Hip ☐ Gambrel ☐ Mansard ☑ Flat
STRUCTURE	Foundation Wall: ☑ Poured Concrete ☐ Block ☐ Brick ☐ Brick and Block Posts/Columns: ☑ Steel ☐ Masonry ☐ Wood ☐ Concrete ☐ Not visible Floor structure: ***Condominium structure maintained by the property management per maintenance contract.*** Wall structure: ***Condominium structure maintained by the property management per maintenance contract.*** Roof structure: ***Condominium structure maintained by the property management per maintenance contract.*** Water damage: ☐ Some signs ☐ Extensive ☑ None observed Signs of abnormal condensation: ☐ Some signs ☐ Extensive ☑ None observed ☑ No major structural defects noted -- in normal condition for its age
Remarks	***Condominium structures maintained by the property management per maintenance contract.***
BASEMENT	☐ Full ☐ Partial ☐ None ☐ Slab on grade Walls: ☐ Open ☐ Closed Ceiling: ☐ Open ☐ Closed ☐ Limited visibility due to extensive basement storage
FLOOR	☐ Concrete ☐ Dirt ☐ Satisfactory ☐ Resilient tile ☐ Sheet goods ☐ Carpeting ☑ N/A
FLOOR DRAIN	☐ Tested ☐ Not tested ☐ Water observed in trap ☐ Satisfactory ☐ French drain ☑ N/A
SUMP PUMP	☐ Tested ☐ Not tested ☐ Water observed in crock ☐ Satisfactory Pipes: ☐ Copper ☐ Galvanized ☐ Plastic ☑ N/A
BASEMENT DAMPNESS	☐ Some signs ☐ Extensive ☐ Past ☐ Present ☐ Not known ☐ None observed
CRAWL SPACE	☐ Readily accessible ☐ Not readily accessible ☐ Not inspected ☐ Satisfactory ☐ Conditions inspected ☐ Method: ☑ N/A Floor: ☐ Concrete ☐ Dirt ☐ Wood to earth contact Dampness: ☐ Some signs ☐ Extensive ☐ None observed ☐ Vapor barrier ☐ Insulation ☐ Ventilation
Remarks	***Condominium structures maintained by the property management per maintenance contract.***

HEATING AND COOLING

HEATING SYSTEM	Fuel: ☐ Gas ☐ Oil ☐ Electric ☑ ***Bldg. syst. unknown*** ☐ Forced Air Furnace *(see page 11)* ☐ Gravity hot water ☑ Forced Hot Water Boiler ☐ Steam Boiler ☑ ***Central boiler plant*** ☐ Radiant Heat ☐ Electric Baseboard ☐ Heat Pump *(see page 11)* No. 1Capacity: ***Bldg syst unkn*** Age: ***11***Yrs. No. 2Capacity: Age: Yrs. No. 3Capacity: Age: Yrs. When turned on by thermostat: ☐ Fired ☐ Did not fire	☑ Satisfactory ☐ N/A
FUEL SUPPLY	☐ Oil tank in basement ☐ Buried ☑ ***unknown*** ☐ Public gas supply ☐ Tank ☐ Electricity ☐ Fuel supply shutoff location: ***Fuel shutoff***	
HEAT EXCHANGER	☐ Partially observed ☐ Not visible; enclosed combustion ☐ Have condition checked before settlement *(see page 11)*	☑ N/A
HEAT DISTRIBUTION	☐ Radiators ☑ Convectors ☐ Baseboard Convectors ☐ Radiant Pipes: ☐ Galvanized pipes ☑ Copper ☐ Black iron ☐ Pipes not visible ☐ Ductwork Heat source in each room: ☐ Yes ☑ No	☑ Satisfactory ☐ N/A
HUMIDIFIER	☐ Atomizer ☐ Evaporator ☐ Steam ☐ Not Functioning ☐ Not Tested	☑ N/A
FILTER	☐ Washable ☑ Disposable ☐ Electronic ☐ Electrostatic	☐ N/A
SUPPLE-MENTARY HEAT	Location Type	☐ Satisfactory ☐ Satisfactory ☐ Satisfactory
Remarks	***Heating and cooling for the condo unit is provided by three H/C air conditioning units located in the (1) living room, (2) master bedroom, and (3) small bedroom. These units are each controlled by their dedicated room thermostat. Heating hot water is supplied to each unit from the facility's central boiler plant maintained by the property management. Heating hot water was not available from the central boiler***	
COOLING	☐ Cooling system integral with heating system ☐ Central Air ☑ Room Units ☐ Heat Pump ☑ Through Wall ☑ Electric Compressor ☐ Gas Chiller ☑ Air Filter ☐ Air Handler ☑ Thermostat No. 1Condensing Unit Capacity: ***Est. 1-1/2 tons*** Age: ***11***Yrs. No. 2Condensing Unit Capacity: ***Est. 1 ton*** Age: ***11***Yrs. No. 3Condensing Unit Capacity: ***Est. 1/2 ton*** Age: ***11***Yrs. ☑ Tested ☐ Not Tested *(see page 11)* ☐ Ductwork ☐ Window units not tested	☑ Satisfactory ☐ N/A
Remarks	***Cooling is provided by each H/C unit's refrigerant system. Each unit produced cool air when operated in cooling mode.*** ***The air conditioning unit in the master bedroom makes a grinding noise when operated in the cooling mode. This noise is likely coming from the unit's compressor. Recommend HVAC contractor check, adjust and/or***	

HEATING & COOLING: SUPPLEMENTARY HEAT REMARKS (cont'd)
plant at the time of inspection. Vidal from Maintenance mentioned that central plant heating hot water is available when outside temperature is below 50-55 deg F. Cooling is provided by each unit's refrigeration system (see below). Stocking and replacing disposable filters are the owner's responsibility.

HEATING & COOLING: COOLING REMARKS (cont'd)
repair as necessary.

Disposable filter slides behind the unit's face return grille. Cooling coils appear to be dirty. Suggest soft brush vacuum to clean coils.

HEATING AND COOLING PHOTOS

IMG_0266.JPG

The largest of the three H/C units is located in the living room. All three units are controlled via their respective wall thermostat.

IMG_0268.JPG

All three units are controlled via their respective wall thermostat.

IMG_0270.JPG

Disposable filter slide behind the unit's face return grille. Cooiling coils appear to be dirty. Suggest soft brush vacuum to clean coils.

IMG_0283.JPG

Stocking and replacing disposable H/C unit filters are the owner's responsibility.

PLUMBING AND BATHROOM

WATER SERVICE ENTRANCE PIPE	**Water Supply:** ☑ Public ☐ Private (see page 12) ☐Not known ☑ Satisfactory Pipe: ☑ Copper ☐ Galvanized ☐ Brass ☐ Plastic ☐ Lead ☐ Unknown ☐ N/A Main shutoff location: ***Condo utility room***
PIPES	☑ Copper ☐ Galvanized ☐ Brass ☐ Plastic ☐ Unknown ☑ Satisfactory Water Flow: ☑ Tested ☐ Not tested ☐ N/A Leaks: ☐ Some signs ☑ None observed Cross connections: ***N/A*** ☐ None observed Hose bibbs: ☐ Operating ☐ Frost free ☐ Not tested (see page 12)
DRAIN/WASTE/ VENT	Drain/Waste/Vent Pipes: ☐ Copper ☐ Galvanized ☑ Brass ☑ Plastic ☐ Lead ☐ Cast Iron ☐ Unknown ☐ Slow drain ☐ Leaks ☑ None observed Waste disposal: ☑ Public ☐ Private (see page 12) ☐ Not known
WATER HEATER	☐ Gas ☑ Electric ☐ Oil ☐ Tankless ☐ Integral with heating system ☑ Satisfactory ☑ In line system: Fuel cutoff location: ***N/A*** ☐ N/A Capacity: ***40***Gal. Ample for: ***3 - 4*** people Age: ***11***Yrs. ☑ Pressure relief valve ☑ Extension
Remarks:	***Water heater data tag indicates a 40 gal storage capacity. From the serial number the unit appears to be made in 2005 (11-12 yrs old). The normal service life expectancy of an electric storage water heater is 12-15 yrs.***

BATHROOM NO. 1 Location: ***Full Bath***	BATHROOM NO. 2 Location: ***Half Bath***
☑ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☑ Toilet ☐ Bidet ☐ Lavatory ☑ Vanity ☑ Fan ☐ Window Shower wall: ☑ Ceramic tile ☐ Fiberglass Room floor: ☑ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☑ None observed ☑ Satisfactory	☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☑ Toilet ☐ Bidet ☐ Lavatory ☑ Vanity ☑ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass Room floor: ☑ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☑ None observed ☑ Satisfactory
BATHROOM NO. 3 Location:	BATHROOM NO. 4 Location:
☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory	☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory
BATHROOM NO. 5 Location:	BATHROOM NO. 6 Location:
☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory	☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory

Remarks:	***Half Bathroom: Ceiling exhaust fan runs noisy!*** ***Full Bathroom: Shoddy (but functional) silicone caulking job at tub perimeter.***

IMG_0279.JPG
Half Bathroom: Ceiling exhaust fan runs noisy!

IMG_0280.JPG
Half Bathroom is fully functional.

IMG_0281.JPG
Full Bathroom is fully functional.

IMG_0282.JPG
Full Bathroom: Tub with new faucet.

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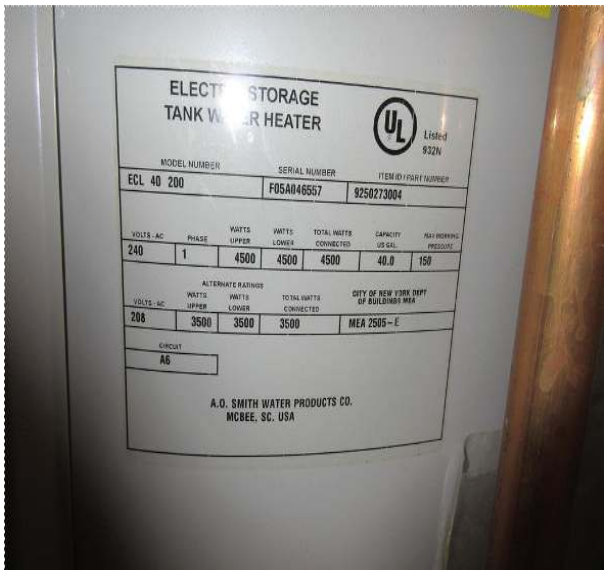
55 Clinton Avenue, Unit 305 , Rockville Centre, NY 11570

IMG_0282a.JPG

Full Bathroom: Shoddy (but functional) silicone caulking job at tub perimeter.

IMG_0288.JPG

Electric A.O Smith electric water heater.



IMG_0290.JPG

Water heater data tag indicates a 40 gal storage capacity. From the serial number the unit appears to be made in 2005 (11-12 yrs old).

IMG_0291.JPG

Water heater has the required relief valve with extension pipe.

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55 Clinton Avenue, Unit 305 , Rockville Centre, NY 11570

PLUMBING AND BATHROOM PHOTOS

IMG_0292.JPG
Water heater supply shutoff valve and expansion tank noted.

IMG_0293.JPG
Hose bibb at wall behind clothes dryer.

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ELECTRICAL AND KITCHEN

SERVICE ENTRANCE CABLE	Capacity: ***100*** Amps, ***120/240*** Volts Service line entrance: ☐ Overhead ☐ Underground ☐ Raceway Conductor material: ☑ Copper ☐ Aluminum	☑ Satisfactory
MAIN PANEL BOX	Location: ***Laundry/Utility Room*** ☐ Grounded ☐ Bonded ***100*** Amps ☐ Fuses ☑ Circuit Breakers ☐ Subpanel Location: Capacity of Main Current Disconnect: ***na*** Amps	☑ Satisfactory ☐ N/A
CIRCUITS AND CONDUCTORS	Quantity: ☑ Ample Branch Wiring: ☐ Copper ☐ Aluminum Wiring method: ☑ Romex ☐ BX ☐ Knob and Tube ☐ Raceway ☐ Conduit ☐ Overfused circuit ☐ Double tap breaker GFCI: ☐ Exterior ☐ Garage ☑ Kitchen ***2*** Bathroom(s)	☑ Satisfactory
OUTLETS, FIXTURES AND SWITCHES	☑ Random testing ☐ Reversed polarity ☐ Open ground ☐ Smoke detectors absent	☑ Satisfactory
Remarks	***Maintain functioning smoke and carbon monoxide detectors. Detectors are generally reliable for up to five years.*** ***100 amp service panel with 5 spaces for additional circuit breakers. Main circuit breaker/cut-off feeding this panel is located elsewhere (bldg utility closet).***	
CABINETS AND COUNTER TOP		☑ Satisfactory
SINK	Plumbing Leaks: ☐ Some signs: ☑ None observed Disposal: ☐ Operating ☐ Not Operating Age: ***11*** Yrs.	☑ Satisfactory
DISHWASHER	☑ Operating ☐ Not Operating Age: ***11*** Yrs. ☐ Air gap or high loop	☑ Satisfactory ☐ N/A
RANGE/ OVEN	☑ Range ☑ Operating ☐ Gas ☑ Electric Age: ***11*** Yrs. ☐ Wall oven ☐ Operating ☐ Gas ☐ Electric Age: Yrs. ☐ Cooktop ☐ Operating ☐ Gas ☐ Electric Age: Yrs.	☑ Satisfactory ☐ N/A
REFRIGERATOR	#1 ☑ Operating ☑ Frost free ☐ Ice maker Age: ***11*** Yrs. #2 ☐ Operating ☐ Frost free ☐ Ice maker Age: Yrs.	☑ Satisfactory ☐ N/A
OTHER APPLIANCES	***Microwave*** ☑ Operating Age: ***11*** Yrs. ☐ Operating Age: Yrs.	☑ Satisfactory ☐ N/A
FLOOR COVERING	☐ Resilient tile ☑ Sheet goods ☐ Ceramic ☐ Wood ☐ Laminate	☑ Satisfactory
VENTILATION	☑ Exhaust fan ☑ Ductless ☐ Vented to outside ☑ Filter ☑ Light	☑ Satisfactory ☐ N/A
CLOTHES WASHER	☑ Operating Age: ***11*** Yrs. ☐ Not tested	☑ Satisfactory ☐ N/A
CLOTHES DRYER	☑ Operating ☐ Gas ☑ Electric Age: ***11*** Yrs. ☐ Not tested ☐ Vented To: ***Outside***	☑ Satisfactory ☐ N/A
Remarks	***A few kitchen cabinet door hinges are in need of adjustment.*** ***Kitchen faucet appears worn; faucet handle is loose.***	

ELECTRICAL: OUTLETS, FIXTURES, AND SWITCHES REMARKS (cont'd)

Electrical service entrance, meter and main switch/breaker feeding the laundry/utility room panel box is located remotely and maintained by property management. Suggest having property management identify your unit's dedicated electric meter.

IMG_0258.JPG

Kitchen: A few cabinet door hinges are in need of adjustment.

IMG_0259.JPG

Electric range and microwave are functional.

IMG_0260.JPG

Refrigerator is functional.

IMG_0261.JPG

Kitchen faucet appears worn; faucet handle is loose.

Nilda Garces

55 Clinton Avenue, Unit 305 , Rockville Centre, NY 11570

IMG_0264.JPG

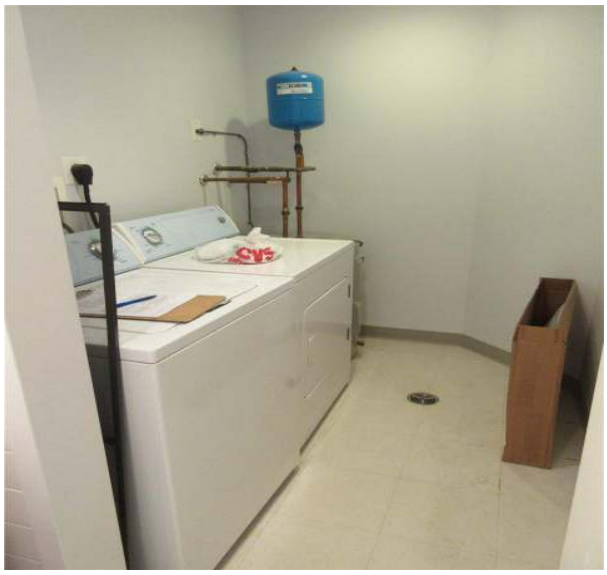
Kitchen floor in good condition.

IMG_0276.JPG

Maintain functioning smoke and carbon monoxide detectors. Detectors are generally reliable for up to five years.

IMG_0284.JPG

Verizon cable connection noted in the laundry/utility room.



IMG_0285.JPG

Laundry/utility room with floor drain..

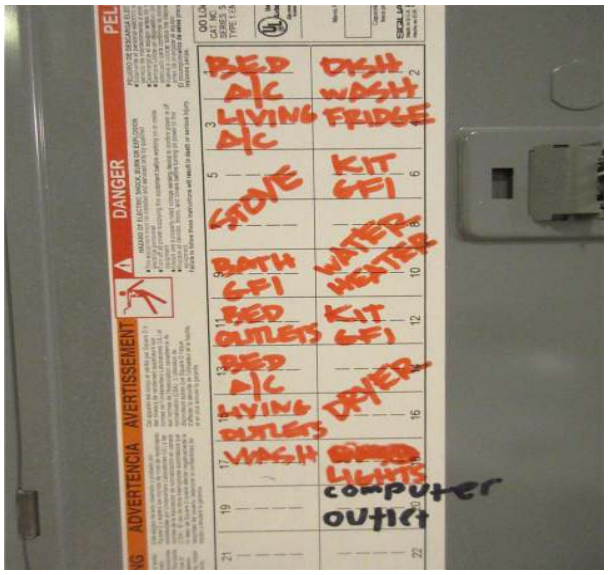
ELECTRICAL AND KITCHEN PHOTOS

IMG_0286.JPG

Laundry appliances in good working order.

IMG_0294.JPG

100 amp service panel with 5 spaces for additional circuit breakers. Main circuit breaker/cut-off feeding this panel is located elsewhere (bldg utility closet).



IMG_0296.JPG

Circuit breakers are indexed inside panel cover.

IMG_0297.JPG

Panel box interior checked.

Nilda Garces
55 Clinton Avenue, Unit 305 , Rockville Centre, NY 11570

INTERIOR AND ATTIC

FLOOR	☐ Hardwood ☐ Softwood ☐ Plywood ☑ Wall-to-Wall Carpet ☐ Resilient ☐ Laminate ☑ ***Vinyl sheet*** ☐ Not visible	☑ Satisfactory
WALLS	☐ Plaster ☑ Drywall ☐ Wood ☐ Masonry	☑ Satisfactory
CEILING	☐ Plaster ☑ Drywall ☐ Wood	☑ Satisfactory
STAIRS / RAILINGS	☐ Balcony ☑ Stairs ☑ Railings	☑ Satisfactory ☐ N/A
FIREPLACE	☐ Flue liner ☐ Partially observed ☐ Damper ☐ Operating ☐ Not operating ☐ Metal pre-fab ☐ Free-standing ☐ Wood stove ☐ Pellet stove ☐ Gas ☐ Operating ☐ Not operating ☐ Clean chimney before use	☐ Satisfactory ☑ N/A
DOORS (INSIDE)		☑ Satisfactory
WINDOWS AND SKYLIGHT	☑ Double hung ☐ Single hung ☐ Casement ☐ Awning ☑ Sliding ☐ Fixed ☐ Wood ☐ Vinyl or aluminum clad wood ☐ Vinyl ☑ Aluminum ☐ Steel ☑ Insulated Glass ☐ Single pane glass ☐ Roof windows and skylights ☐ Moisture stains ☐ Extensive	☑ Satisfactory ☐ N/A
Remarks	***Living room window blinds appear defective.*** ***Cosmetic damage around wall outlet in living room.1*** ***Hallway and master bedroom carpet is loose; trip hazard.***	
ACCESS	How Inspected: ☑ Not inspected ☐ Stairs ☐ Pulldown ☐ Scuttlehole ☑ No access	☑ Satisfactory ☐ N/A
MOISTURE STAINS	☐ Some signs ☐ Extensive ☑ None observed ☐ Condensation	
STORAGE	☐ Heavy ☐ Light ☐ Floored ☐ Not floored ☑ No storage	
INSULATION	Type: ***unknown*** Avg. Inches: Installed in: ☐ Rafters ☐ Floor Approx. R Rating: ☐ Vapor retarders	☑ Satisfactory ☐ N/A
VENTILATION	☐ Window(s) ☐ Attic Fan ☐ Whole House Fan ☐ Turbine ☐ Ridge Vent ☐ Soffit Vent ☐ Roof Vent(s) ☐ Gable end louvers	☐ Satisfactory ☑ N/A
Remarks	***There is no attic space.***	

INTERIOR: WINDOWS REMARKS (cont'd)
Doorbell ringer doesn't work consistently; may be defective.

IMG_0271.JPG
Interior view.

IMG_0271a.JPG
Living room window blinds appear defective.

IMG_0301.JPG
Cosmetic damage around wall outlet in living room.l

IMG_0302.JPG
Hallway carpet is loose; trip hazard.

INTERIOR AND ATTIC PHOTOS

IMG_0303.JPG
Master bedroom carpet is loose; trip hazard.

IMG_0262.JPG
Doorbell ringer doesn't work consistently; may be defective.

ROOFING SYSTEM AND EXTERIOR

ROOF COVERING	Location	Materials	Age	
	Main Flat Roof	***Asphalt / membrane***	***11*** Yrs.	☑ Satisfactory
	Architectural	***composite***	***11*** Yrs.	☑ Satisfactory
			Yrs.	☐ Satisfactory
			Yrs.	☐ Satisfactory
	How inspected: ***Flat roof is inaccessible.***			
	Roof leaks: ☐ Some signs ☐ Extensive ☑ None observed			
FLASHING	☑ Aluminum ☐ Galvanized ☐ Copper ☐ Rubberized membrane			☑ Satisfactory
	☑ ***Flat roof is inaccessible.***			☐ N/A
GUTTERS AND DOWNSPOUTS	☑ Aluminum ☐ Galvanized ☐ Copper ☐ Vinyl ☐ Wood			☑ Satisfactory
	Extensions: ☑ Yes ☐ No			☐ N/A
Remarks	***Condominium roof and exterior are maintained by the property management per maintenance contract.***			
EXTERIOR DOORS				☑ Satisfactory
WINDOWS AND SKYLIGHTS				☑ Satisfactory
EXTERIOR WALL COVERING	Location	Materials		
	All	***Brick***		☑ Satisfactory
	All	***Dryvit***		☑ Satisfactory
				☐ Satisfactory
				☐ Satisfactory
EXTERIOR TRIM	☐ Eaves ☑ Fascia ☑ Soffits ☐ Rake			☑ Satisfactory
	☐ Signs of deterioration ☐ Extensive ☑ None observed			
CHIMNEY	☐ Brick ☐ Metal ☐ Block		☐ In chase	☐ Satisfactory
	☐ Flue liner partially observed ☐ Clean before use			☑ N/A
GARAGE/ CARPORT	☐ Garage ☐ Carport ☐ Attached ☐ Detached			☐ Satisfactory
	☐ Door Operator ☐ Operating ☐ Safety Reverse			☑ N/A
PORCH	Floor: ☐ Wood ☐ Concrete			☐ Satisfactory
	☐ Railing / Guardrail			☑ N/A
Remarks:				

ROOFING SYSTEM AND EXTERIOR PHOTOS

IMG_0305.JPG

Exterior architectural features appear functional and in good condition.

IMG_0306.JPG

Condominium roof and exterior are maintained by the property management per maintenance contract.

GROUNDS

GRADING	General grading, slope and drainage (see pages 10 and 16) Grading and slope at house wall(within 5 feet from building)	☑ Satisfactory ☐ N/A ☑ Satisfactory ☐ N/A
SIDEWALK AND WALKWAY	☑ Concrete ☐ Brick ☐ Flagstone	☑ Satisfactory ☐ N/A
DRIVEWAY	☐ Concrete ☑ Asphalt ☐ Gravel ☐ Brick	☑ Satisfactory ☐ N/A
WINDOW WELLS	☐ Metal ☐ Brick ☐ Concrete	☐ Satisfactory ☑ N/A
RETAINING WALL	☐ Brick ☐ Block ☐ Stone ☐ Timber	☐ Satisfactory ☑ N/A
TREES AND SHRUBBERY		☑ Satisfactory ☐ N/A
FENCING	☑ Metal ☐ Wood ☐ Plastic	☑ Satisfactory ☐ N/A
Remarks	***Condominium grounds are maintained by the property management per maintenance contract.***	
DECK/ BALCONY	☐ Signs of deterioration ☐ Extensive ☐ None observed ☐ On grade ☐ Raised ☐ Wood ☐ Metal ☐ Handrail	☐ Satisfactory ☑ N/A
PATIO, TERRACE	☐ Concrete ☐ Brick ☐ Flagstone	☐ Satisfactory ☑ N/A
STEPS TO BUILDING	Landing: ☑ Concrete/Masonry ☐ Wood Steps: ☐ Concrete/Masonry ☐ Wood ☐ Metal ☑ ***na*** Handrails: ☐ Wood ☐ Metal ☑ ***na***	☑ Satisfactory ☐ N/A
OUTBUILDING	☐ Not inspected	
Remarks		

FACTS ABOUT THIS HOME INSPECTION

Throughout this report where the age of applicances, roof, etc., is stated, the age shown is approximate. it is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence.

When any item in the report is stated to be "Satisfactory," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

STRUCTURAL AND BASEMENT

Basement or Crawl Space Dampness

Basement dampness is frequently noted in houses and the conditions that cause it are usually capable of determination by an experienced home inspector. Often, how-ever, in houses that are being offered for sale, the visible signs on the interior of a basement which would indicate a past or present water problem are concealed. For example an area may be painted over, or basement storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, the inspector may not be able to detect the signs of basement dampness or water penetration.

Elimination of basement dampness, whether slight or extensive, can usually be accom-plished by one or both of the following actions: realigning gutters and extending downspouts to discharge some distance from the house; and regrading in the vicinity of the house so that the slope goes away from the house rather than toward it.

In most soils, a minimum recommended slope away from the house is a 5 inch drop over a 5 foot distance (one inch per foot).

Expensive solutions to basement dampness problems are frequently offered, and it is possible to spend many thousands of dollars for such unsatisfactory solutions as a system for pumping out water that has already entered the basement or the area around or under it. Another solution sometimes offered is the pumping of chemical preparations into the ground around the house. This has been found not to be of value.

Independent experts recommend solutions that prevent water from entering the basement around or under the building, and their solutions can be as simple as purchasing a splash block for $10 and placing it under a downspout outlet, or the purchasing of a load of fill dirt for building up the grade around the house.

Crawl spaces require the same care and water control as basements. Cross venti-ation is necessary and installation of a plastic vapor barrier over a dirt floor is strongly recommended.

If you have a basement dampness problem that persists in spite of efforts you have made in solving it, call the inspector for further consultation and advice.

Insect Boring Activity and Rot

If there is an inaccessible basement or crawl space, there is a possibility that past or present termite activity and/or rot exists in this area. Since no visual inspection can be made, it is not possible to make a determination of this damage if it exists.

Insect Boring Inspection

No inspection is made by this company to detect past or present insect boring activity or rot. We recommend you contact a qualified exterminator should you desire more information or a possible examination of the building and/or a warranty.

HEATING AND COOLING

Testing the Air Conditioning System

If the outside temperature has not been at least 65 degrees F. for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on an one-time start-up and cool-down basis when warmer weather allows.

Compressor/Condensing Unit

The major components of an air conditioning condensing unit are the compressor and the condensing coil. A compressor has a normal life of 8 to 15 years; a condensing coil may last longer. The estimated age of a condensing unit is taken from the specification plate. Sometimes the compressor, which is not visible, may have been replaced since the original installation.

Electric Furnace

Electric furnaces have a normal life of 15 to 20 years, although at times the heating elements have to be replaced

Oil and Gas Fired Furnaces

Oil and gas fired forced air furnaces have a normal life of 15 to 20 years.

Heat Exchanger

The heat exchanger in a gas or oil furnace is partially hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that a service contract be placed on the unit and a service call made prior to settlement to check the condition of the heat exchanger

Air Filter

Air filters should be changed or cleaned every 30 to 60 days to provide proper air circulation throughout the house and help protect the heating and cooling system.

Humidifier

Since it is not possible during a visual inspection to determine whether the humidfier is operating properly, it is recommended that it be serviced at the same time as the furnace, and be cleaned regularly.

Cast Iron Boiler

Cast iron hot water boilers have a normal life of 30 to 50 years.

Steel Boiler

Steel hot water boilers have a normal life of 15 to 30 years.

Circulating Pump

Circulating pumps have a normal life of 10 to 15 years.

Heat Pump

Outside units have a normal life of 6 to 10 years. Heat pumps operate best when serviced at least once a year. Adequate air flow is more critical than with other forced air systems; it is important that the filter be kept clean. It is not advisable to shut off supply grilles to rooms except as required to balance heat and cooling.

Herat pumps cannot be checked on the heat cycle if the outside temperature has been over 65 degrees F. within the past 24 hours. The total heating capacity of a heat pump system varies with outside temperature conditions.

Electric Baseboard Heater

Electric baseboard heaters have a normal life of 10 to 15 years.

PLUMBING AND BATHROOM

Wells

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought

Septic Systems

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days

Water Pipes

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed.

Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

Hose Bibbs

During the winter months it is necessary to make sure the outside faucets are turned off. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibbs cannot be tested when turned off.

Water Heater

The life expectancy of a water heater is 8 to 12 years. Water heaters generally are not replaced unless they leak.

The heating element in an electric water heater may require replacing prior to the end of life expectancy of the heater itself.

Leg Tubs

If the bathroom has a leg tub, it is probable that the waste lines are made of lead. In many jurisdictions, the lead waste pipes must be changed to copper or PVC pipes when remodeling work is performed in the bathroom.

Ceramic Tile

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations and seams in corners and along the floor.

Stall Shower

The metal shower pan in a stall shower has a probable life of 8 to 10 years. Although a visual inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use with a person standing in it.

ELECTRICAL AND KITCHEN

Aluminum Wiring

Houses built after 1960 may have aluminum lower branch wiring. Initially, this wiring was pure aluminum which proved unstable and subject to surface corrosion when placed in direct contact with dissimilar metals at fixture and outlet connections.

Later, aluminum alloy was used and although its performance was much better, special care and special connections must be used to prevent corrosion, overheating, arcing and fire. The practice of using aluminum alloy wiring was generally stopped around 1973; however, its use has continued on a limited basis.

Ground Fault Circuit Interrupters

Ground Fault Circuit Interrupters (GFICs) are recommended on all outdoor outlets and on interior outlets in wet areas such as bath-rooms and kitchen counter areas. GFICs should be tested monthly to insure they are functioning.

Smoke Detectors

If no smoke detectors are presently installed in the building, it is recommended that smoke detectors be installed at least in the ceiling of the basement near the mechanical equipment as well as in the hallway ceiling outside sleeping rooms

Carbon monoxide detectors are now required by some jurisdictions when the house contains any gas-burning appliances or has an attached garage. These devices should be placed and maintained in accordance with the manufacturer's directions.

Smoke detectors installed in the house should be checked every 2 to 3 weeks to ensure that they are functioning.

Power Usage of Appliances and Mechanical Equipment

Electric Range	30 - 50 Amps
Electric Dryer	25 - 40 Amps
Electric Hot Water Heater	25 - 30 Amps
Electric Central A/C	30 Amps
Room A/C	7 - 20 Amps
Electric Heat	50 - 75 Amps
Electric Heat Pump	50 - 75 Amps

Dishwashers and Disposals

Dishwashers and disposals have a normal life of 5 to 12 years

Ranges, Ovens and Refrigerators

Ranges, ovens, cook tops and refrigerators have a normal life of 15 to 20 years.

Clothes Washers and Dryers

Clothes washers and dryers cannot be inspected properly without a load of laundry, so these appliances are not tested other than to determine whether they are operating.

A washer or dryer has an average life of 6 to 12 years.

When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house.

Washers and dryers often are not included in "as is" condition.

INTERIOR AND ATTIC

Fireplace

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During a visual inspection it is common to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper, or lack of access from the roof.

Asbestos and Other Environmental Hazards

Asbestos fiber in some form is present in many homes, but it is often not visible or cannot be identified without testing.

If there is reason to suspect that asbestos fiber may be present and it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of or danger from lead in water, radon gas, mold, mildew, lead paint, urea formaldehyde, EMF (electro-magnetic fields), toxic or flammable chemicals and all other similar or other potentially harmful substances and environmental hazards.

Plaster on Gypsum Lath (Rock Lath)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound, or drywall can be laminated over the existing plaster.

Nail Pops

Drywall nail pops are due in part to normal expansion and contraction of the wood member to which the gypsum lath is nailed, and are usually only of cosmetic significance.

Wood Flooring

Always attenpt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove the deep stains.

Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

Animal odors and stains are common in older homes. These problems cannot be positively identified in a general or visual inspection.

Carpeting

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Access to Attic

If there are no attic stairs or pulldown, the attic may be inaccessible and therefore uninspected. Lacking access, the inspector will not be able to inspect the attic insulation, framing, ventilation or search for evidence of current or past roof leaks

ROOFING

Inspection of Roof

Many roofs are hazardous to walk on and inmost cases can be satisfactorily inspected from the ground with or without binoculars or from a window with a good view of the roof. Some roofs, such as asbestos cement, slate, clay or concrete tile, shingles or shakes, may be seriously damaged by persons walking on them. Accordingly, the building analyst will base the inspection report on visible evidence which can be seen without walking on the roof.

The condition of a built-up or flat metal roof often cannot be determined unless it is possible for the building analyst to closely inspect its surface. Access to the roof from within the building is sometimes possible, but in many cases an additional inspection may be scheduled with special ladders to reach the roof from the outside.

"Satisfactory" Roof Covering

When the report indicates that a roof is "satisfactory," that means it is satisfactory for its age and general usefulness. A roof which is stated to be satisfactory may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Asphalt and Fiberglass Shingles

In cold and temperate climates, asphalt and fiberglass shingle roofs have a normal life of 15 to 20 years. In the South and Southwest, they have a normal life of 12 to 15 years. If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. If two layers of roofing have already been installed, most building codes require both layers to be removed before installing a new roof covering.

Built-up Roof

Four-ply built-up roofs have a normal life of 15 to 20 years if they drain properly. If there is standing water on the roof, the rate of deterioration is doubled. One-ply flexible sheet membrane roofs have a normal life of 15 to 20 years.

Roll Roofing

Selvage or asphalt roll roofing is an inexpensive type of roof with a life of 5 to 10

Wood Shingles and Shakes

Wood shingles and shakes have more insulating value than other roofs. Wood shingles have a normal life of 12 to 15 years, and shakes have a normal life of 15 to 20

Slate Roof

Slate roofs have a normal life of 30 to 75 years depending upon the grade of slate. Slate roofs do need annual maintenance, and it is necessary to replace defective slates and tar ridges as required from time to time.

If improperly installed, the nails fastening slates may rust through; individual slates can be lifted and re-laid with copper slating nails. When one set of nails rusts through, it is likely it will happen soon to other slates, so lifting and relaying of all the slates may be required in the near future.

Clay Tile Roof

A clay tile roof has a normal life of 30 to 50 years, but individual pieces can become cracked or broken or the nails rust out. Tiles may have to be replaced periodically.

Asbestos Cement Shingles

Asbestos cement shingles have a normal life of 30 to 50 years, but they are brittle and individual shingles should be replaced as needed. In many states, removal of asbestos cement shingles must be according to EPA

Metal Roof

Metal roofs have a very long life if the exposed metal is kept coated with paint. When a metal roof has been tarred, it is impossible to determine the condition of the metal under the tar. While there may be no evidence detected of any ongoing leaks, it is possible the roof has rusted through and will need replacement in the near future.

EXTERIOR AND GROUNDS

Wood Siding

Western red cedar and redwood are excellent siding materials and should be kept painted or stained to preserve them from deterioration.

Cedar shingles or shakes may be painted, stained or left to weather.

Aluminum and Vinyl Siding

Aluminum siding has a factory finish and vinyl siding has solid color throughout each piece.

Upkeep on aluminum and vinyl sidings is minimal and they only need to be cleaned periodically with a sponge and water solution.

Stucco

It is important to prevent cracks from forming in exterior stucco since water can seep into cracks, freeze, expand and cause deterioration of the framing as well as further cracking of the stucco.

Masonry

Solid brick, block or stone exterior walls require little maintenance, but it is necessary to inspect the walls regularly to detect signs of mortar deterioration.

At some point, masonry walls will always require tuckpointing of the mortar joints to prevent water penetration and wall damage.

Vines growing into the mortar joints of a masonry wall can also cause water penetration.

The brick walls of a brick veneer house are attached to the wall structure of the house and are not themselves structural. They should be cared for the same as a solid masonry wall, but cracks in the brick veneer wall do not necessarily indicate structural damage to the wall.

Exterior Wood Surfaces

All surfaces of untreated wood need regular applications of oil based paint or special chemicals to resist rot. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will rot within a year or two.

All posts and wood members with ground contact should be of treated wood or constructed of wood which has natural resistance to rot, such as redwood.

Decks should always be nailed with galvanized or aluminum nails.

Sidewalks and Driveway

Spalling concrete cannot be patched with concrete because the new wall will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended.

Window Wells

The amount of water that enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. See page 16 for proper corrective action.

Plastic window well covers are useful in keeping out leaves and debris, but they do block ventilation and light.

Retaining Walls

Retaining walls deteriorate because of excessive pressure build-up behind them, generally due to water accumulation. Often conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometimes suffer from tree root pressure or from general movement of top soil down the slope. Normally these conditions require rebuilding the retaining wall.

Roof and Surface Water Control

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade so that roof and surface water are diverted away from the building.

A positive grade of approximately 1 inch per foot slope for at least 5 feet from the foundation walls is recommended. Where trees, air conditioning units and other obstructions do not permit the recommended slope, surface drains can be used instead. Failure to control surface water will usually result in a wet basement.

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
516-580-1848

Company's Business Lic. No.
080096-1

Date of Inspection
05/04/2017

Address of Property Inspected
55 Clinton Avenue, Unit 305
Rockville Center, NY 11570

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

Structure(s) Inspected
Condominium Unit

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) _____

☐ 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, 9,
☑ Attic 10
☐ Garage _____
☑ Exterior 10
☐ 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) _____

Refer to condominium maintenance agreement terms and conditions related to inspection and control of wood destroying organisms.

Attachments _____

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

X

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

X

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

Important Consumer Information Regarding the Scope and Limitations of the Inspection

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

1. **About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** **This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**

2. **Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.

3. **Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.

4. **Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.

5. **Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

