ProSpec Home Inspection of Long Island
Property Inspection Report

154 Combs Ave, Woodmere, NY 11598
Inspection prepared for: Name Deleted Date of Inspection: 5/21/2019 Time: 4:30 PM
Age of Home: 73 yrs old Weather: Sunny, 73degF Approx. Year Built: 1946

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

Report Summary

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

STRUCTURE		
Page 11 Item: 3	Moisture Intrusion	• Moisture level tested high at lower part of foundation wall in basement extension under garage.
Page 13 Item: 5	Main Floor Structure	• Damage noted from past termite activity at exposed floor boards above ceiling in southwest room of basement. Refer to NPMA-33 Report. • Damage noted from past termite activity at south sill plate in water meter closet. Refer to NPMA-33 Report.
ATTIC		
Page 22 Item: 4	Insulation Condition	• Insulation installed in the attic had paper or foil backing facing the wrong direction. Thermal insulation should always be installed with the paper or foil backing toward the source of heat. Reversal (backing on the cold side) may result in problems from the formation of excessive condensation. Excessive condensation may cause damage to home materials from decay or result in the development of microbial growth which can cause health problems, sometimes serious problems, in some people. At the time of the inspection, the Inspector did not observe any obvious problems which in the Inspector's experience could be directly related to this condition. • Thermal insulation in the attic was degraded and had noted deficiencies which will result in undesirable performance/heat gain/heat loss. These conditions will increase heating and cooling costs and reduce comfort levels. The Inspector recommends that new insulation be properly installed and distributed to cover all portions of the attic located above the home living space. All work should be performed by a qualified contractor.
Page 23 Item: 6	Electrical/Lighting	• Abandoned electrical wiring noted. Suggest electrician remove any unused/abandoned electrical hardware and associated wiring.
Page 24 Item: 7	Exhaust Fan	• Bathroom exhaust fan duct or discharge terminated within the attic. Have duct routed to exterior to minimize moisture and possible development of mold.
ELECTRICAL		
Page 26 Item: 1	Electrical Service Entrance	• Cover at LB conduit body was note secured/sealed; recommend repair.
Page 27 Item: 3	Main Panel Conditions	• Aluminum wiring present — Aluminum wiring connections are subject to greater deterioration than copper due to thermal expansion and contraction, vibration (caused when electric currents pass through wiring), oxidation (caused by exposure to oxygen in the air), and galvanic corrosion (caused when two different metals are connected together), all of which can cause poor connections. When wires are poorly connected they overheat, which creates a potential fire hazard. Recommend review and maintenance be performed by a licensed electrician prior to close.
GFCI & Receptacles		
Page 29 Item: 1	GFCI Protection	• GENERAL: This inspection report serves to identify missing and defective GFCI protected receptacles at water source locations. Notable exceptions will be listed in the body of the report. GFCI protected receptacles may not have been required at the time of construction, however the Inspector recommends providing GFCI protected receptacles near water sources where noted per the current standard for occupant safety. Current Standard: GFCI protected receptacles are currently required at all bathrooms, kitchen counter tops, garages, outdoors, laundry

		areas, unfinished basements, crawlspaces at or below grade, and other potentially wet areas.
HEATING		
Page 30 Item: 2	Heating Equip. Data/Service Life	• Amana Forced Air Furnace data plate/serial no. indicates a nominal heating capacity of 56,000 Btu/hr, and a manufacture date of 12/1990, (29 yrs old). • Normal design service life expectancy for a Forced Air Furnace is 15-25 yrs depending on maintenance practices. • Heating Equipment has Exceeded its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. • The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a licensed qualified HVAC Contractor to discuss options and costs for replacement of HVAC#1 forced air furnace.
Page 31 Item: 3	Heating Equip. Condition	• Furnace combustion fan made abnormal noise when the unit was started; refer to related notes.
Page 33 Item: 5	Furnace Venting	• Single wall vent pipe from furnace cannot start in or pass through the attic area. Recommend replacing single wall pipe with double wall pipe in attic area.
Page 34 Item: 6	Service Recommendation	• *Recommend review of Heating equipment by a licensed HVAC contractor for maintenance, repair or replacement as indicated for safe and efficient operation, prior to close.
COOLING		
Page 36 Item: 2	A/C Equip. Data/Service Life	• AC#1 Amana Condensing Unit data plate/serial no. indicates a cooling capacity of 3 tons, and a manufacture date of 2/1990, (29 yrs old). • Condensing Unit normal design service life expectancy is 20-25 yrs with some maintenance. • A/C Condensing Unit has Exceeded its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. • The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a licensed qualified HVAC Contractor to discuss options and costs for replacement of AC #1 condensing unit.
Page 37 Item: 3	A/C Equip. Condition	• Outdoor condenser mounting base-pad was too low; unit in contact with vegetation/soil causing housing corrosion. Suggest providing proper mounting pad height/conditions. • AC#1 refrigerant piping and filter/drier was buried by pine needles/soil. Recommend replacing and raising refrigerant pipe above ground to prevent corrosion that can lead to refrigerant leakage. • Ivy can grow aggressively; suggest removing ivy that is in close proximity to condensing units. • Older through-wall A/C unit (supplemental) in 2nd floor office was inoperable at time of inspection. • A/C systems 1 & 2 operated and appeared functional at the time of inspection, however the overall performance of the home air conditioning system may not be sufficient during warmer outdoor conditions due to the noted deficiencies. • AC#1 condenser coil not properly maintained; aluminum fins degraded and clogged with pine needles. This has degraded the performance of this system.
Page 38 Item: 4	Service Recommendation	• *Recommend a qualified HVAC contractor perform maintenance checks to ensure proper A/C system operation for optimal performance.
FIREPLACES		
Page 41 Item: 1	Fireplace	• Damper was inoperable due to disconnected control arm, otherwise damper moved freely; repair linkage.
SMOKE & CO DETECTORS		
Page 43 Item: 1	Smoke/CO Detectors	• LIFE SAFETY: Maintain functioning Smoke and Carbon Monoxide detectors at the locations indicated. Detectors are generally reliable for up to 5 yrs.
PLUMBING		

Page 44 Item: 2	Water Service Entrance	• System Grounding: Ground wire connection noted at inlet-side of meter only; ground missing at outlet-side of meter. Suggest having licensed electrician ensure that plumbing system grounding is adequate.
Page 45 Item: 3	Water Supply Piping	• Uncapped supply line and valve noted. All water pipes not supplying a fixture must be properly terminated/capped to prevent possible water damage and or personal injury from scald burns if valve is accidentally operated. • Deposits observed at water valve/s is a sign of past leakage and possible valve body corrosion. Suggest evaluation and repair by a qualified plumber. • Valve leaking at packing nut in basement above water meter. Recommend repair. • *It is recommended to have all plumbing leaks repaired by a qualified plumber prior to final walk-through, if not sooner in some cases.
Page 47 Item: 5	Drain/Waste/Vent Pipes	• Galvanized pipes are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. Galvanized piping was commonly installed in homes built before 1960. Over time however, these pipes begin to rust or corrode from the inside out, resulting in restricted water flow. Galvanized steel pipes have an average life expectancy of 40 to 50 years. Since these have not been installed since, at the very latest, the 1960's, these would all have passed their expected lifespan. Waste lines made of galvanized steel, have lower pressure on them than supply water pipes, as the waste liquid is just flowing out of the home, and their lifespan may be a bit longer. • Galvanized DWV pipe corroded through. Recommend evaluation and repair of defective length/s of galvanized pipes by a licensed qualified plumber.
WATER HEATER		
Page 50 Item: 3	Venting (WH)	• Vent pipe was not properly fastened to water heater vent hood; Recommend repair.
BATHROOMS		
Page 52 Item: 2	Bathroom#1 Condition	• It was questionable whether there was an exhaust fan in the bathroom since there was no fan sound when the light switch was flipped (fan is sometimes interlocked with the light switch). Bathrooms are typically kept at a negative pressure for odor control. Suggest conferring with seller. Bathrooms should have either an exhaust fan or window.
Page 53 Item: 4	Bathroom#2 Condition	• Floor tiles cracked from common structural settlement; suggest tile repair/s. • Wall tiles in tub area have damaged/missing grout; suggest re-grouting or adding grout where needed to prevent water damage. • Marble door saddle was cracked and loose; recommend replacement.
Page 55 Item: 6	Bathroom#3 Condition	• GFCI type receptacle did not trip when tested. Recommend rewiring/replacing GFCI receptacle. • Cabinet mirror was cracked; recommend repair to prevent injury.
KITCHEN		
Page 58 Item: 6	Hot Water Dispenser	• Hot water dispenser was inoperable (unplugged) at time of inspection. Confer with seller.
WINDOWS		
Page 68 Item: 3	Window Glazing	• A window in the Office had cracked panes. Repair to prevent injury.
Page 69 Item: 4	Window Sill/Jamb Condition	• Window sills at original wood frame windows had peeling paint and are in need of maintenance. The Inspector recommends service by a qualified painting contractor. • A window jamb in the Office had peeling paint and needed maintenance. The Inspector recommends service by a qualified painting contractor.
Page 70 Item: 6	Window Egress	• Window wells did not meet the standard egress dimensions. The minimum horizontal area of the window well should be 9 square feet, with a minimum horizontal projection and width of 36 inches. The area of the window well should allow the emergency escape and rescue opening to be fully opened.
Bedroom #1		

Page 71 Item: 2	Windows	• One window was caulked shut; inoperable; recommend bedroom window repair or replacement by a qualified contractor. • The lower sash of a double-hung window would not stay up when lifted and released; recommend bedroom window repair or replacement by a qualified contractor.
Den		
Page 75 Item: 2	Ceiling	• Den ceiling showed signs of a past roof leak. Recommend seller address possibility of water leakage at flat roof in this vicinity. Refer to Roof section comments.
ROOF		
Page 80 Item: 1	Roof General	• Top asphalt architectural shingle roof covering showed conditions consistent with < 1 yr old shingles. • Confer with seller about transferring the installer and manufacturer warranties.
Page 81 Item: 2	Roof Condition	• Mastic sealant along roof seam appeared to be in need of maintenance. Recommend hiring a qualified licensed roofing contractor to review and provide the necessary maintenance. Inspecting and re-sealing seams in roofing is a part of routine maintenance to prevent water entry.
EXTERIOR WALLS		
Page 88 Item: 2	Foundation/Parging	• Parge Coat at foundation wall was cracked and flaking off at Rear exposure. Recommend hiring a qualified professional to repair/replace damaged parging to prevent further freeze/thaw damage.
Page 89 Item: 3	Siding	• Cosmetic damage/s noted at Front siding by an unknown cause. Repair and seal all openings in siding to prevent water intrusion into the structure. • Irregular seam noted at front siding. Repair siding seam to prevent water intrusion into the structure. • Ivy can grow aggressively; attracts insects and can damage siding and trim; suggest removing ivy that is in close proximity to the home.
EXTERIOR TRIM		
Page 91 Item: 1	Corner Trim	• Corner trim at rear was damaged and needed repair at the time of the inspection. All work should be performed by a qualified contractor.
WINDOWS (Exterior)		
Page 93 Item: 1	Windows (Exterior)	• MAINTENANCE: Recommend updating caulking at windows and door frames as needed to prevent water intrusion.
Page 93 Item: 2	Basement Windows (Exterior)	• Basement window wood frames in contact with soil showed signs of moisture damage at Front exposure. Recommend regrading soil level to 6 inches below frame; repair and protect wood from further moisture damage.
EXTERIOR UTILITIES		
Page 95 Item: 1	Exterior GFCI/Receptacles	• Receptacle not GFCI protected at Outdoor patio Area. Recommend updating to GFCI protected receptacle. Refer to Electrical section.
GARAGE		
Page 98 Item: 5	Door to Living Space	• The door in the wall between the garage and the home living space did not meet generally-accepted current safety standards. Doors in firewalls must be a minimum of 1-3/8 inches thick, metal or a 20 minute fire-rated panel door and have operable self-closing hinges.
GROUNDS		
Page 101 Item: 2	Retaining Walls	• Loose stones creating trip hazards; Recommend review by a qualified professional for repair as necessary.
Page 102 Item: 3	Sprinklers	• Sprinkler system noted; client is advised to seek advice of a specialist in evaluating this system before use.
PATIO AREA		
Page 104 Item: 1	Patio	• Wrought iron handrail was supportive, however showed signs of corrosion; Recommend stripping; apply a rust inhibitor type coating and repaint. • Some cracking of mortar joints; some loosening of slates noted; Repair to avoid potential trip hazard.

Page 105 Item: 2	Patio Roof	• Wrought iron decorative type roof supports showed signs of corrosion where in contact with soil; Recommend removing soil from these areas around supports; repair where necessary; strip and apply a rust inhibitor type coating and repaint.

SUMMARY COMMENTS

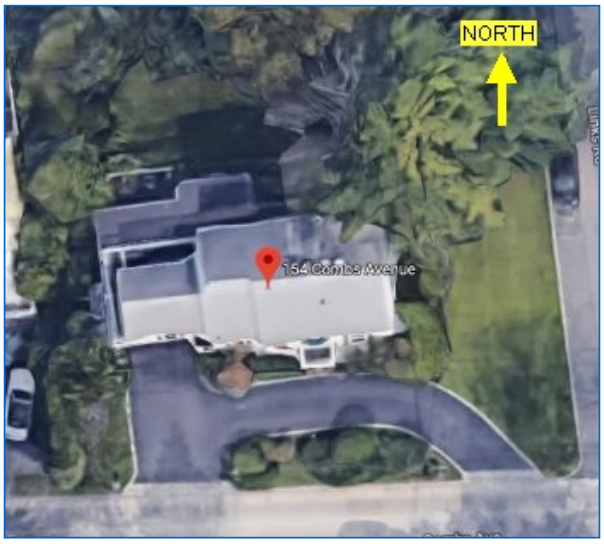
1. Summary

• 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.

• Corrective repairs recommended during the first year of occupancy are estimated to be $19,000 - $21,000. This is a Rough Order of Magnitude Estimate based on the Report Summary. The scope of repair work is subject to the Buyer's budget. The Inspector recommends that you acquire estimates directly from the appropriate qualified licensed contractors and specialists based on this report.

INSPECTION DETAILS

1. Satellite Map



INSPECTION DETAILS Satellite Map

BUILDING PERMITS

1. Building Permits

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

STRUCTURE

This report describes the foundation 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

- (1) BUILDING TYPE:
- House Style: Colonial
- Combination Gable roof and Flat roof types noted.
- Main Roof Structure: 2x6 Rafters 16" O.C. w/collar-ties, 2x8 ridge beam, T&G roof boards.
- Exterior Walls: 2x4 wood framing.
- Main Floor Structure: Main beams supported by foundation walls, 2x10 Joists 16" O.C. (w/cross braces), T&G floor boards.
- Foundation: Poured Concrete w/exterior parge coat
- Foundation: Some Brick also noted at rear
- The foundation consisted of a combination of basement and slab-on-grade.

Main Floor Structure: Main beams supported by foundation walls, 2x10 Joists 16" O.C. (w/cross braces), T&G floor boards.

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STRUCTURE Continued

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

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

2. General Conditions

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

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

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

STRUCTURE Continued

Ceiling conditions in southwest room in basement.

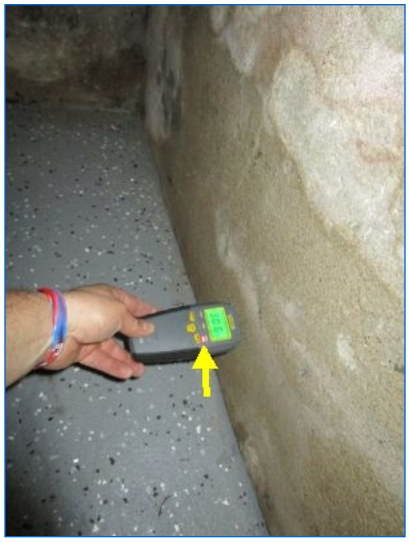
Ceiling conditions in southwest room in basement.

Ceiling conditions in southwest room in basement.

3. Moisture Intrusion

- Moisture level tested high at lower part of foundation wall in basement extension under garage.

STRUCTURE Continued



Moisture level tested high at lower part of foundation wall in basement extension under garage.

Area where moisture level tested high at lower part of foundation wall in basement extension under garage.

4. Foundation Walls

• Inspection of the foundation walls was limited by the fact that Much of the these walls were hidden from visual inspection. The Inspectors comments are limited to only those portions of the foundation walls he could view directly.
• Limitation: Foundation walls were Largely concealed by finishing systems; unable to fully inspect.
• Limitation: Some interior foundation wall surfaces were painted with masonry waterproofing paint.
• Moderate amounts of efflorescence was visible at Some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. The source of moisture should be identified and the condition corrected where possible.

Moderate amounts of efflorescence was visible at Some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. Note: Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. The source of moisture should be identified and the condition corrected where possible.

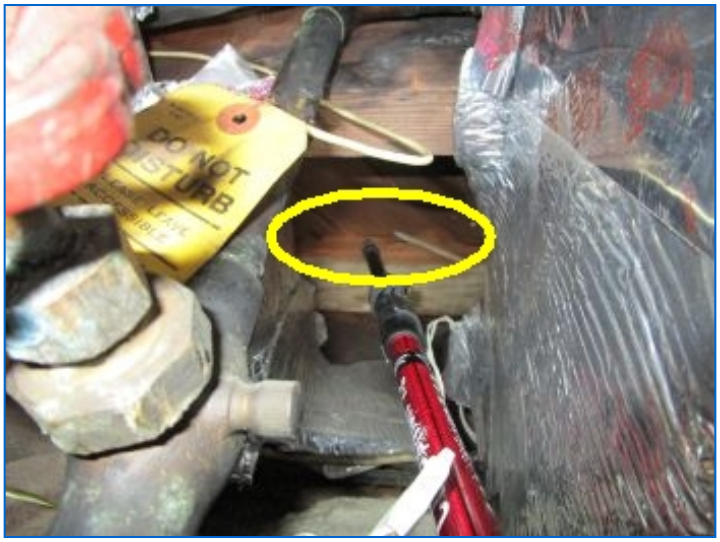
Limitation: Some interior foundation wall surfaces were painted with masonry waterproofing paint.

STRUCTURE Continued

5. Main Floor Structure

• The main floor structure was viewed from the Basement or lower level.• Damage noted from past termite activity at exposed floor boards above ceiling in southwest room of basement. Refer to NPMA-33 Report.
• Damage noted from past termite activity at south sill plate in water meter closet. Refer to NPMA-33 Report.

Damage noted from past termite activity at exposed floor boards above ceiling in southwest room of basement. Refer to NPMA-33 Report.

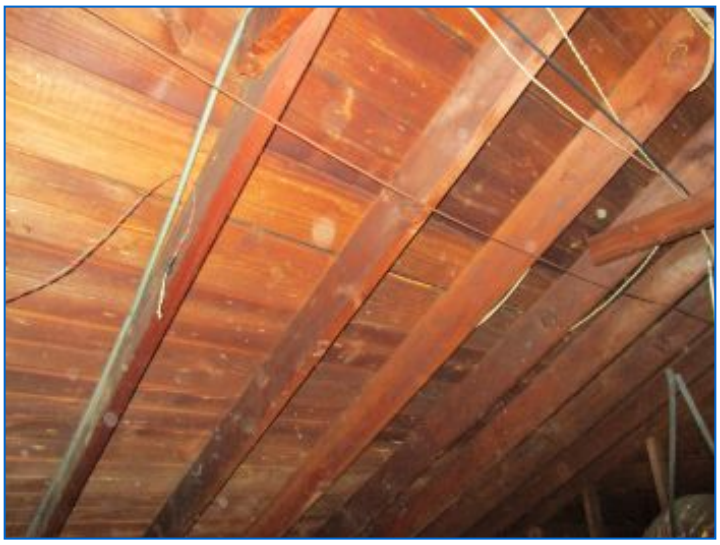


Damage noted from past termite activity at south sill plate in water meter closet. Refer to NPMA-33 Report.

6. Roof Structure

• No Significant structural defects observed at the visible portions of the roof structure - In normal condition for its age.
• Visible areas of the roof structure appeared satisfactory.
• Limited review due to partially inaccessible areas of the attic space.

Visible areas of the roof structure appeared satisfactory.



No Significant structural defects observed at the visible portions of the roof structure - In normal condition for its age.

STRUCTURE Continued

Visible areas of the roof structure appeared satisfactory.

BASEMENT

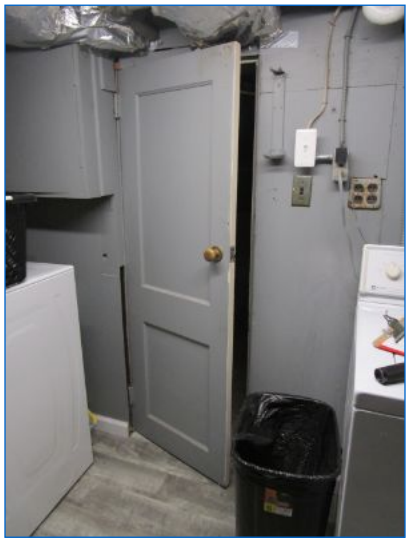
1. Basement General

Northwest corner room.

Northwest corner room.

Basement extension under garage with steel access doors above.

Basement extension under garage with steel access doors above. Doors showed signs of rust but appeared operable.



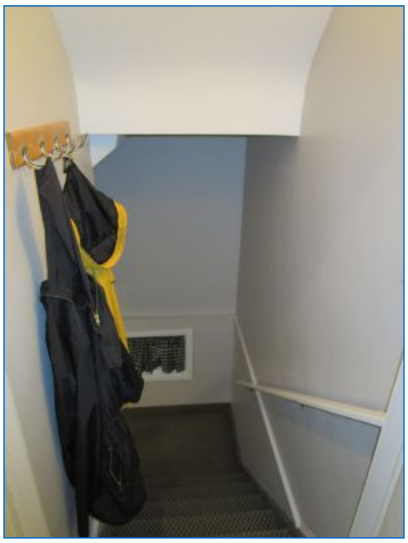
Door to southwest corner room.

Southwest corner room.

BASEMENT Continued

BASEMENT Basement General

2. Stairs



BASEMENT Stairs

3. Floor Covering

• Floor covering consisted of a combination of Laminate, Vinyl Composition Tile (VCT) and Epoxy coating.

BASEMENT Continued

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4. Doors

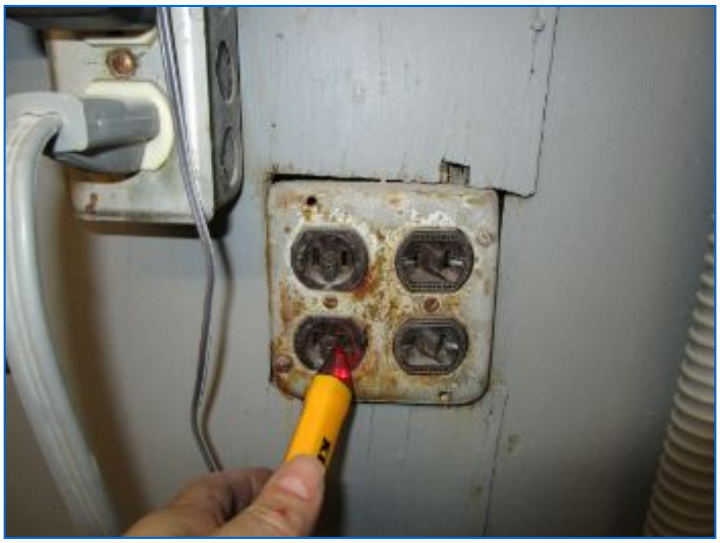
• Door hit jamb and didin't close and knob/hardware was missing. Suggest adjustment and repair or replacement if necessary. Work should be performed by a qualified contractor.

BASEMENT Continued

Northwest corner room door hit jamb and didin't close and knob/hardware was missing. Suggest adjustment and repair or replacement if necessary. Work should be performed by a qualified contractor.

5. Electrical / Lighting

• Few electrical outlets are the older ungrounded 2-prong type. Suggest electrician update these to grounded 3-prong outlets.



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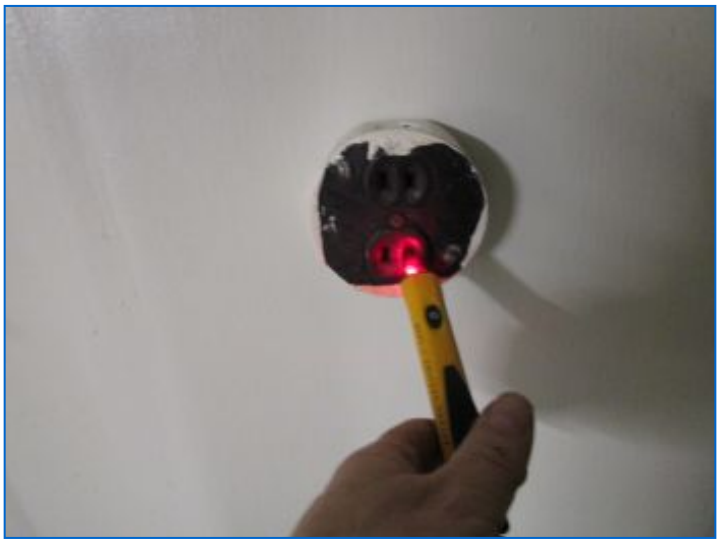


Few electrical outlets are the older ungrounded 2-prong type. Suggest electrician update these to grounded 3-prong outlets.

CRAWLSPACE

1. Crawlspace

• Access believed to be for a partial crawlspace at rear of basement. Confer with seller.
• Crawlspace was not accessible; sealed closed; Inspector risked damaging panel and duct by applying excessive force.
• Not inspected

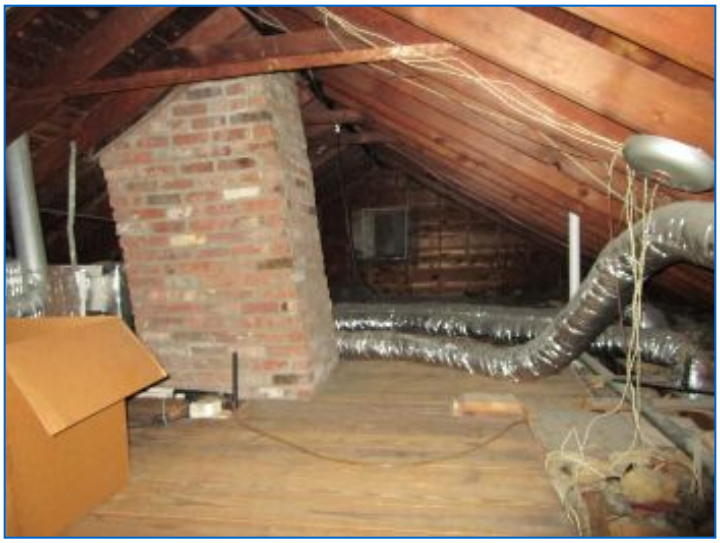
Access believed to be for a partial crawlspace at rear of basement. Confer with seller. Crawlspace was not accessible; sealed closed; Inspector risked damaging panel and duct by applying excessive force.

ATTIC

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

1. Attic General

- Inspection by walking through attic where possible.
- Attic Lighting was operable.



ATTIC Attic General

Attic space over garage.

Attic space over garage.

ATTIC Attic General

2. Access

- Pull-down stairs located in Hallway (2nd floor).
- Attic floor Partially covered with permanent floor boards.
- Pull-down ladder panel was not insulated. Expect some energy loss/drafts from infiltration here. Suggest adding Attic Stair Insulator Tent Cover to reduce energy loss.
- Not all areas of the attic were physically accessible at time of inspection.

ATTIC Continued

Not all areas of the attic were physically accessible at time of inspection.

Attic floor Partially covered with permanent floor boards.

3. Insulation

Description:
• Insulation type included Fiberglass Batts w/kraft paper facing.
• Insulation installed in floor joist cavities.
• Insulation depth varied 4 - 5 inches (R-15.5 overall). Latest energy conservation standards call for 9-10 inches (R-30). Additional insulation should be installed where possible for enhanced energy efficiency of the home.

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ATTIC Continued

4. Insulation Condition

• The inspector observed few deficiencies in the condition of the thermal insulation at the time of the inspection. Notable exceptions will be listed in this report.
• Insulation was sparce/damaged in some sections of the attic floor. Recommend installing new insulation with vapor barrier where needed.
• Insulation was damaged in some sections of the attic floor.
• Maintain a minimum of 3" clearance between recessed light fixtures and insulation material.• Insulation installed in the attic had paper or foil backing facing the wrong direction. Thermal insulation should always be installed with the paper or foil backing toward the source of heat. Reversal (backing on the cold side) may result in problems from the formation of excessive condensation. Excessive condensation may cause damage to home materials from decay or result in the development of microbial growth which can cause health problems, sometimes serious problems, in some people. At the time of the inspection, the Inspector did not observe any obvious problems which in the Inspector's experience could be directly related to this condition.
• Thermal insulation in the attic was degraded and had noted deficiencies which will result in undesirable performance/heat gain/heat loss. These conditions will increase heating and cooling costs and reduce comfort levels. The Inspector recommends that new insulation be properly installed and distributed to cover all portions of the attic located above the home living space. All work should be performed by a qualified contractor.

Insulation was sparce/damaged in some sections of the attic floor. Recommend installing new insulation with vapor barrier where needed.

Insulation was sparce/damaged in some sections of the attic floor. Recommend installing insulation with vapor barrier where needed.

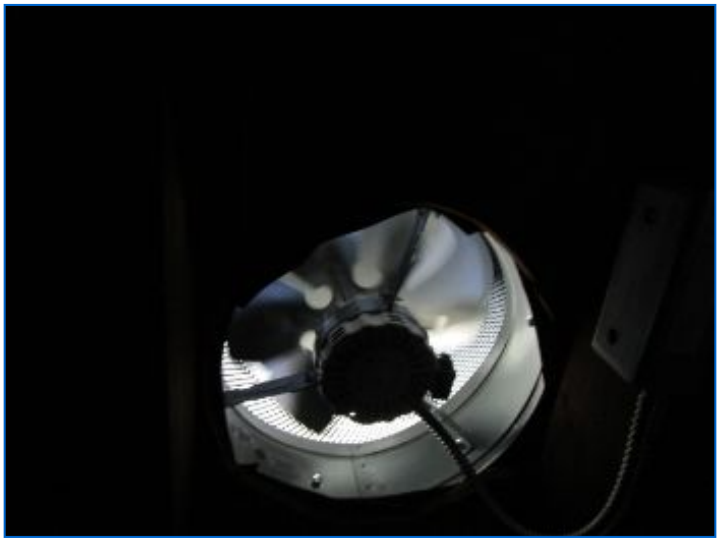
ATTIC Continued

Insulation installed in the attic had paper or foil backing facing the wrong direction. Thermal insulation should always be installed with the paper or foil backing toward the source of heat. Reversal (backing on the cold side) may result in problems from the formation of excessive condensation. Excessive condensation may cause damage to home materials from decay or result in the development of microbial growth which can cause health problems, sometimes serious problems, in some people. At the time of the inspection, the Inspector did not observe any obvious problems which in the Inspector's experience could be directly related to this condition.

5. Ventilation

- Gable-end louver vents noted
- Ridge exhaust venting noted
- Thermostatically controlled Power Ventilator was operable. Recommended Temperature setting is 85 deg F.
- Attic appeared to be adequately ventilated

Ridge exhaust venting noted

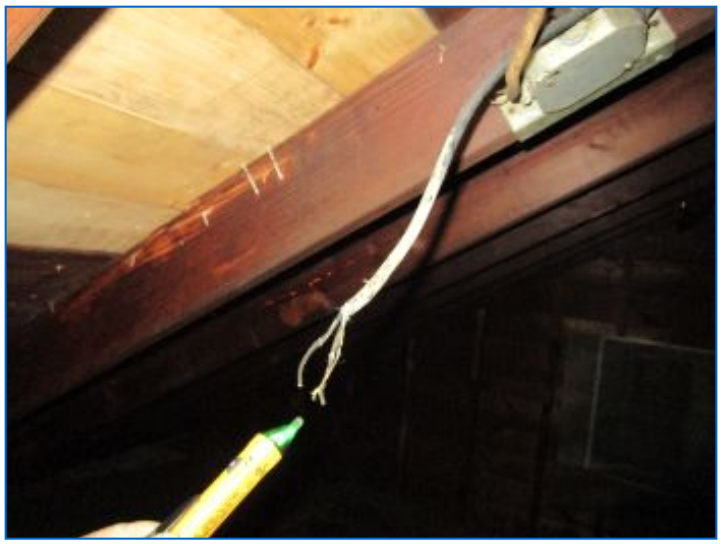


Thermostatically controlled Power Ventilator was operable. Recommended Temperature setting is 85 deg F.

6. Electrical/Lighting

- Attic Lighting was operable.
- Abandoned electrical wiring noted. Suggest electrician remove any unused/abandoned electrical hardware and associated wiring.

ATTIC Continued



Abandoned electrical wiring noted. Suggest electrician remove any unused/abandoned electrical hardware and associated wiring.

7. Exhaust Fan

• Bathroom exhaust fan duct or discharge terminated within the attic. Have duct routed to exterior to minimize moisture and possible development of mold.

Bathroom exhaust fan duct or discharge terminated within the attic. Have duct routed to exterior to minimize moisture and possible development of mold.

8. Chimney

• Chimney was built purposely in a non-vertical fashion and appears as if it is leaning within the attic space; did not show any deficiencies.

ATTIC Continued

Chimney was built purposely in a non-vertical fashion and appears as if it is leaning within the attic space; did not show any deficiencies.

Chimney was built purposely in a non-vertical fashion and appears as if it is leaning within the attic space; did not show any deficiencies.

ELECTRICAL

1. Electrical Service Entrance

• Overhead service drop; 120/240 volts.
• Cover at LB conduit body was note secured/sealed; recommend repair.

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

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Cover at LB conduit body was note secured/sealed; recommend repair.

Grounding Rod and cable connection noted at service entrance.

2. Main Panel/s

Description:
• Main Panel located in Basement.
• Main Disconnect: 200 amp main breaker serves the property.
• Main Panel Breakers: 32 circuit breaker spaces; 8 spare breaker space(s) noted.
• Main Panel: 0 breaker(s) in OFF/Trpped position.

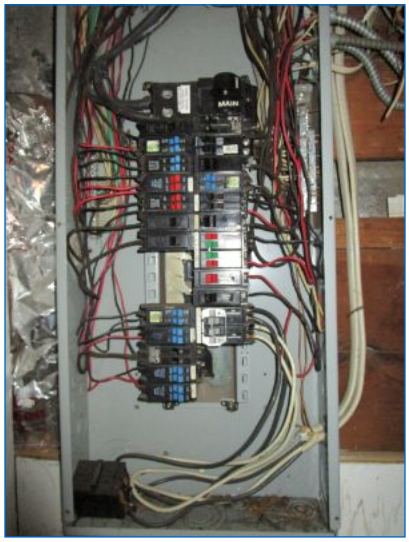
ELECTRICAL Continued

Main Panel Breakers: 32 circuit breaker spaces; 8 spare breaker space(s) noted.

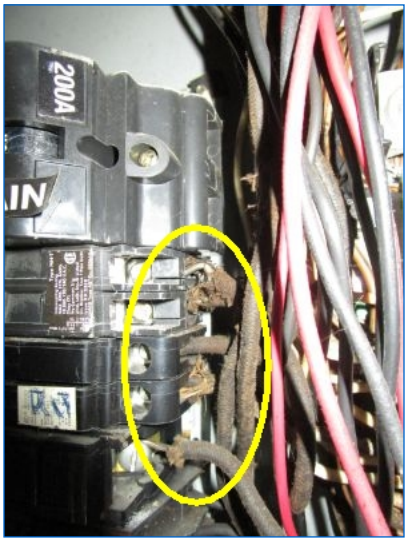
Main Disconnect: 200 amp main breaker serves the property.

3. Main Panel Conditions

• Distribution wiring observed consisted of copper and some aluminum, non-metallic and metallic armored cable.
• Some older cloth covered power cables are present in the home. Avoid damage to older cloth covered wiring; update when practicable. Suggest having a qualified electrician evaluate and apply corrective measures to avert hazard.
• Aluminum wiring present — Aluminum wiring connections are subject to greater deterioration than copper due to thermal expansion and contraction, vibration (caused when electric currents pass through wiring), oxidation (caused by exposure to oxygen in the air), and galvanic corrosion (caused when two different metals are connected together), all of which can cause poor connections. When wires are poorly connected they overheat, which creates a potential fire hazard. Recommend review and maintenance be performed by a licensed electrician prior to close.



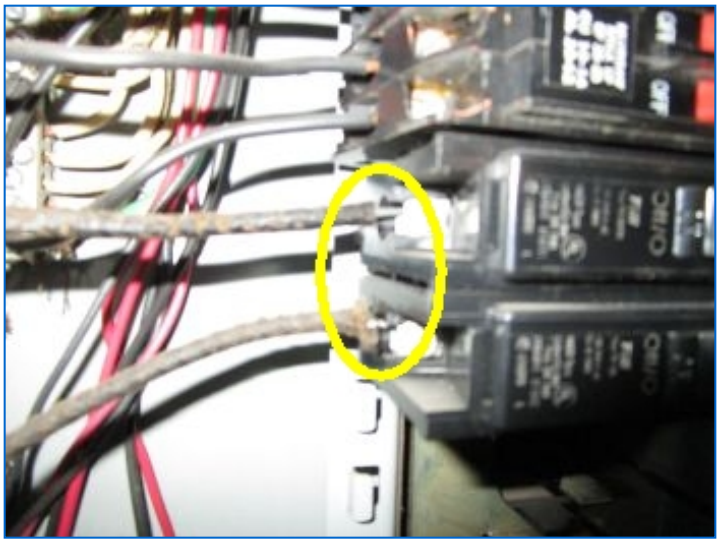
Main panel interior checked.



Some older cloth covered power cables are present in the home. Avoid damage to older cloth covered wiring; update when practicable. Suggest having a qualified electrician evaluate and apply corrective measures to avert hazard.

ELECTRICAL Continued

Aluminum wiring present — Recommend review and maintenance be performed by a licensed electrician prior to close.



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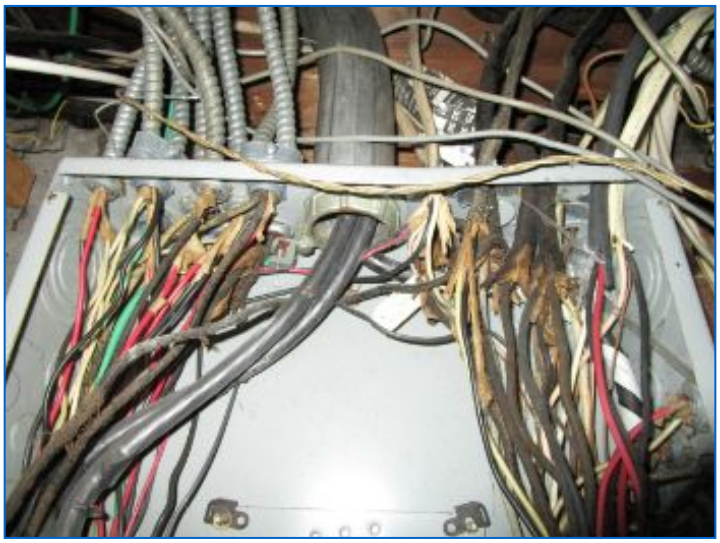
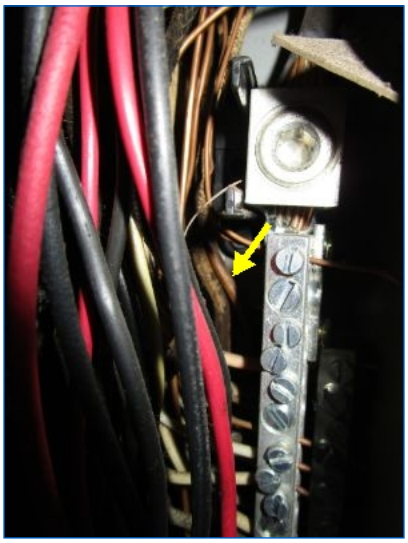


Distribution wiring observed consisted of copper and some aluminum, non-metallic and metallic armored cable.



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

GFCI & Receptacles

1. GFCI Protection

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

2. Receptacles

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

HEATING

1. Heating Equipment

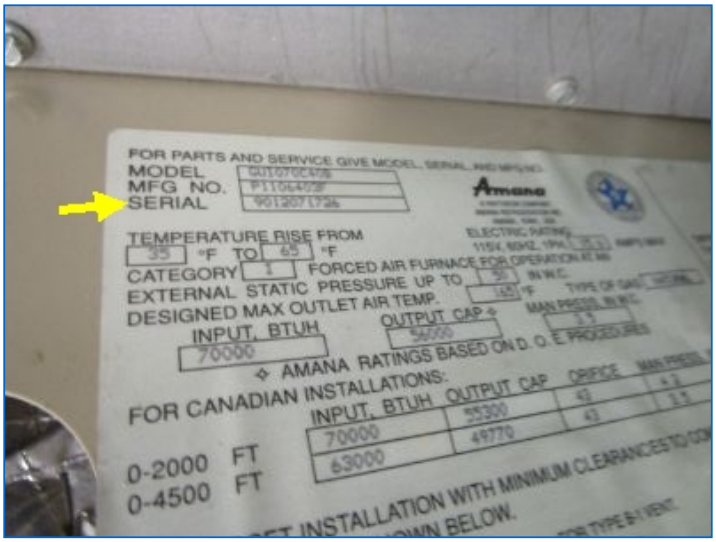
Description:
• Multiple Heating & Cooling Integrated Systems: Air Handlers provide both heating and cooling. Heating via direct-fired furnace, and cooling via built-in cooling coil working in conjuction with corresponding outdoor condensing unit.
• HVAC#1 Forced Air Furnace located in the Basement serves the 1st floor & basement was operable at time of inspection.
• HVAC#2 Forced Air Furnace located in the Attic serves the 2nd floor was operable at time of inspection.

HVAC#1 Forced Air Furnace located in the Basement serves the 1st floor & basement was operable at time of inspection.

HVAC#2 Forced Air Furnace located in the Attic serves the 2nd floor was operable at time of inspection.

2. Heating Equip. Data/Service Life

• HVAC#2 unit data plate/serial no. was not accessible at time of inspection. We do not estimate equipment heating capacities. Based on the unit's overall condition, we estimate it to be approximately 2 yrs old (installed in conjunction with AC#2 outdoor condenser).• Amana Forced Air Furnace data plate/serial no. indicates a nominal heating capacity of 56,000 Btu/hr, and a manufacture date of 12/1990, (29 yrs old).
• Normal design service life expectancy for a Forced Air Furnace is 15-25 yrs depending on maintenance practices.
• Heating Equipment has Exceeded its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.
• The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a licensed qualified HVAC Contractor to discuss options and costs for replacement of HVAC#1 forced air furnace.



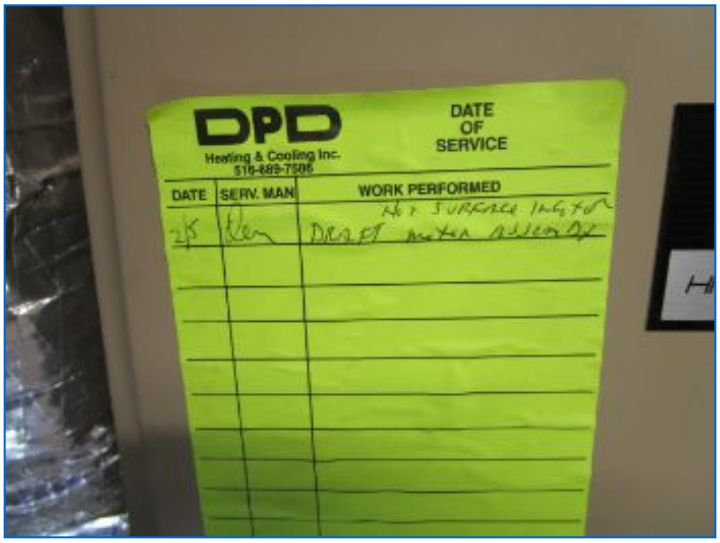
Amana Forced Air Furnace data plate/serial no. indicates a nominal heating capacity of 56,000 Btu/hr, and a manufacture date of 12/1990, (29 yrs old).

HEATING Continued

3. Heating Equip. Condition

• Forced Air Furnace: The heat exchanger in a Gas-fired furnace is mostly hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that an annual service contract be placed on the unit and a Service Call made prior to settlement to check the condition of the heat exchanger.
• Burner fired by 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.
• Last service date was over one year ago.
• Service Tag indicates the boiler was last serviced on 2/2005. Recommend annual inspection/maintenance be performed by a licensed HVAC contractor to ensure safe and efficient operation.
• Gas pipe drip leg missing at furnace. This trap should be a tee fitting with a capped nipple having a minimum vertical length of 3 inches. This drip leg serves as a collection area for sediment to reduce the chance of clogging gas valves or burners.
• HVAC#2 Forced air furnace access panel was stuck closed; Inspector could not open without causing potential damage to the unit cabinet.
• Furnace combustion fan made abnormal noise when the unit was started; refer to related notes.

Remote Emergency Shut-off switch noted at basement stairs.



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HEATING Continued

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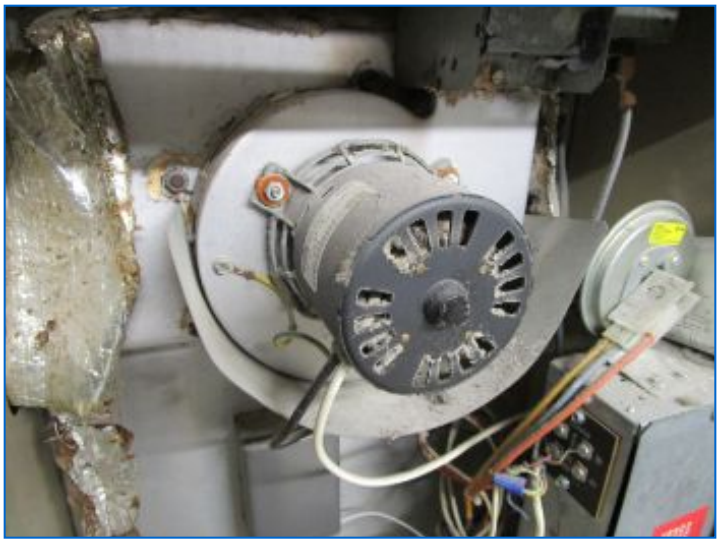
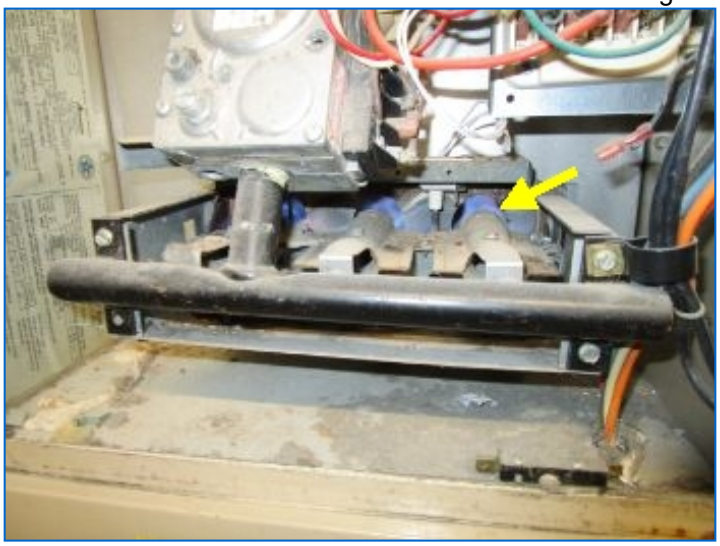


Furnace combustion fan made abnormal noise when the unit was started; refer to related notes.



Burner fired by thermostat.

Gas pipe drip leg missing at furnace. This trap should be a tee fitting with a capped nipple having a minimum vertical length of 3 inches. This drip leg serves as a collection area for sediment to reduce the chance of clogging gas valves or burners.

HEATING Continued

HVAC#2 Forced air furnace access panel was stuck closed; Inspector could not open without causing potential damage to the unit cabinet.

4. Fuel - Gas Supply

- Whole house gas supply shutoff valve at gas meter location.
- Public Gas Service: Meter w/shutoff valve and vented regulator in Basement.

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

Whole house gas supply shutoff valve at gas meter location.

5. Furnace Venting

- Metal flue pipe for HVAC#2 forced air furnace was not vertical/plumb.
- Metal single and double wall vent pipe was noted.
- Single wall vent pipe from furnace cannot start in or pass through the attic area. Recommend replacing single wall pipe with double wall pipe in attic area.

HEATING Continued

Metal flue pipe for HVAC#2 forced air furnace was not vertical/plumb. Refer to HVAC - Furnace Venting section for HVAC#2 comment.

Single wall vent pipe from furnace cannot start in or pass through the attic area. Recommend replacing single wall pipe with double wall pipe in attic area.

6. Service Recommendation

• *Recommend review of Heating equipment by a licensed HVAC contractor for maintenance, repair or replacement as indicated for safe and efficient operation, prior to close.

COOLING

1. A/C EQUIPMENT

Description:
• Multiple Central HVAC split-systems, each with outdoor condenser (cooling) and Ducted indoor air handler/forced air unit (heating).
• AC#1 Condenser; corresponding Air Handler located in the Basement serves the 1st floor & basement.
• AC#2 Condenser; corresponding Air Handler located in the Attic serves the 2nd floor.
• AC#1 Cooling coil integrated into ducted forced air furnace located in Basement.
• AC#2 Cooling coil (Lennox) integrated into ducted forced air furnace located in Attic (installed in conjunction with AC#2 condenser).

Multiple Central HVAC split-systems, each with outdoor condenser (cooling) and Ducted indoor air handler/forced air unit (heating).

AC#1 Condenser; corresponding Air Handler located in the Basement serves the 1st floor & basement.

AC#2 Condenser; corresponding Air Handler located in the Attic serves the 2nd floor.

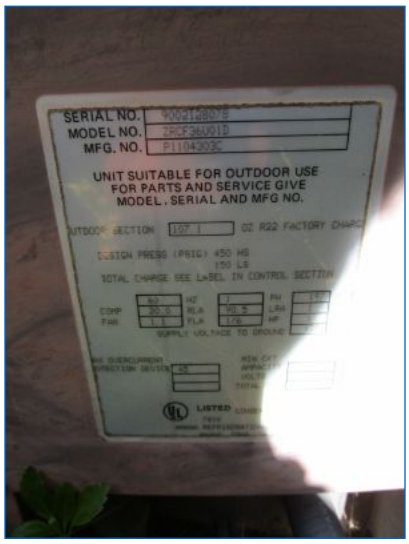
AC#1 Cooling coil integrated into ducted forced air furnace located in Basement.

COOLING Continued

AC#2 Cooling coil (Lennox) integrated into ducted forced air furnace located in Attic (installed in conjunction with AC#2 condenser).

2. A/C Equip. Data/Service Life

• AC#2 Lennox Condensing Unit data plate/serial no. indicates a cooling capacity of 3 tons, and a manufacture date of 8/2017, (2 yrs old).
• A/C Rule of Thumb: 500 sq.ft./ton. Therefore, an A/C system having a nominal cooling capacity is 3 tons is adequate for 1,500 sq.ft. of living space. This home has two 3 ton A/C systems as noted.• AC#1 Amana Condensing Unit data plate/serial no. indicates a cooling capacity of 3 tons, and a manufacture date of 2/1990, (29 yrs old).
• Condensing Unit normal design service life expectancy is 20-25 yrs with some maintenance.
• A/C Condensing Unit has Exceeded its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.
• The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a licensed qualified HVAC Contractor to discuss options and costs for replacement of AC #1 condensing unit.



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AC#2 Lennox Condensing Unit data plate/serial no. indicates a cooling capacity of 3 tons, and a manufacture date of 8/2017, (2 yrs old).

COOLING Continued

3. A/C Equip. Condition

• 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.
• A/C Equipment Service Tags: None present.• Outdoor condenser mounting base-pad was too low; unit in contact with vegetation/soil causing housing corrosion. Suggest providing proper mounting pad height/conditions.
• AC#1 refrigerant piping and filter/drier was buried by pine needles/soil. Recommend replacing and raising refrigerant pipe above ground to prevent corrosion that can lead to refrigerant leakage.
• Ivy can grow aggressively; suggest removing ivy that is in close proximity to condensing units.
• Older through-wall A/C unit (supplemental) in 2nd floor office was inoperable at time of inspection.
• A/C systems 1 & 2 operated and appeared functional at the time of inspection, however the overall performance of the home air conditioning system may not be sufficient during warmer outdoor conditions due to the noted deficiencies.
• AC#1 condenser coil not properly maintained; aluminum fins degraded and clogged with pine needles. This has degraded the performance of this system.

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COOLING Continued

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Older through-wall A/C unit (supplemental) in 2nd floor office was inoperable at time of inspection.

4. Service Recommendation

• *Recommend a qualified HVAC contractor perform maintenance checks to ensure proper A/C system operation for optimal performance.

HVAC COMPONENTS

1. Thermostats

• Digital Programmable type thermostat noted in Dining room for AC#1.
• Digital Programmable type thermostat noted in Hallway (2nd floor) for AC#2.

Digital Programmable type thermostat noted in Dining room for AC#1.

2. Ductwork

HVAC ductwork was well insulated.

3. Filters

• The HVAC system air filter was not located for HVAC#1 at time of inspection. Air filters are essential to the proper operation and maintenance of this equipment and distribution ductwork. At a minimum a disposable filter should be located inside air handler cabinet.
• MAINTENANCE: The air filter(s) should be inspected monthly during the operational months and replaced or cleaned as required. Remember that dirty filters are the most common cause of inadequate cooling/heating performance.
• AC#2: Disposable filter located in filter-grille at Hallway (2nd floor) ceiling.

HVAC COMPONENTS Continued

No filter located at HVAC#1 cabinet intake.

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

FIREPLACES

1. Fireplace

• Wood burning fireplace in Living room on 1st floor.
• Masonry fireplace noted.
• Fireplace enclosure was functional.
• Appeared in serviceable condition.
• Signs of high usage noted based on the amount of ash and soot. Recommend fireplace professional clean and further inspect the fireplace.
• Damper was inoperable due to disconnected control arm, otherwise damper moved freely; repair linkage.

Signs of high usage noted based on the amount of ash. Recommend fireplace professional clean and further inspect the fireplace.

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

Damper was inoperable due to disconnected control arm, otherwise damper moved freely; repair linkage.

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FIREPLACES Continued

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

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.

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

• LIFE SAFETY: Maintain functioning Smoke and Carbon Monoxide detectors at the locations indicated. Detectors are generally reliable for up to 5 yrs.

Smoke/Carbon Monoxide Detector noted in vicinity of furnace room. Maintain functioning Smoke/Carbon Monoxide detectors as recommended. Detectors are generally reliable for up to 5 yrs.

Smoke/Carbon Monoxide Detector noted in Hallway (2nd floor). Maintain functioning Smoke/Carbon Monoxide detectors as prescribed. Detectors are generally reliable for up to 5 yrs.

PLUMBING

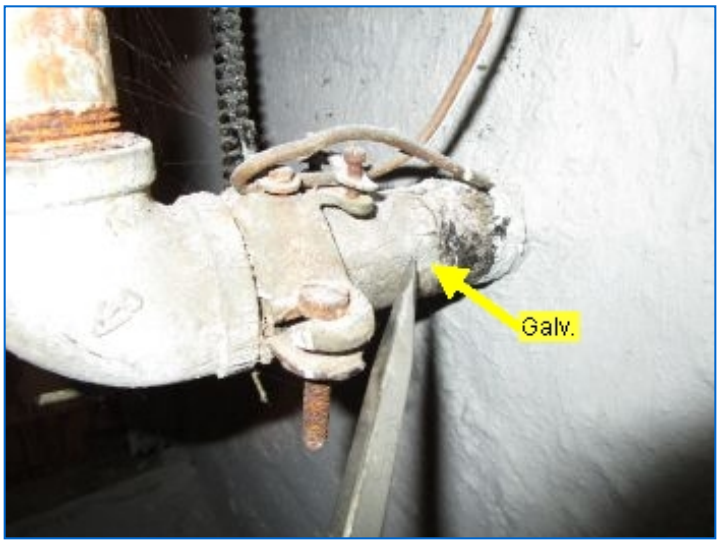
1. PLUMBING General

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

2. Water Service Entrance

• Public water service entrance located at basement Front wall.
• Water Service Entrance: 1" Galvanized line entering with meter and shutoff valve/s.
• System Grounding: Ground wire connection noted at inlet-side of meter only; ground missing at outlet-side of meter. Suggest having licensed electrician ensure that plumbing system grounding is adequate.

Water Service Entrance: 1" Galvanized line entering with meter and shutoff valve/s.



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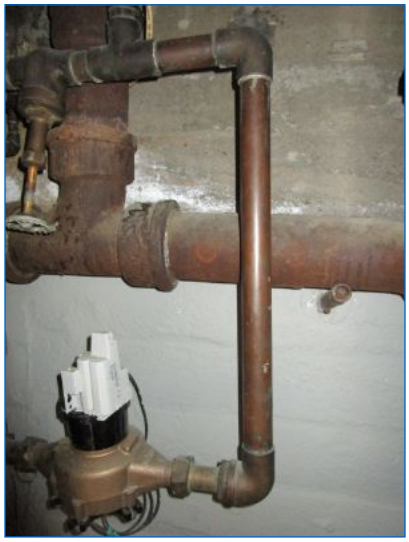

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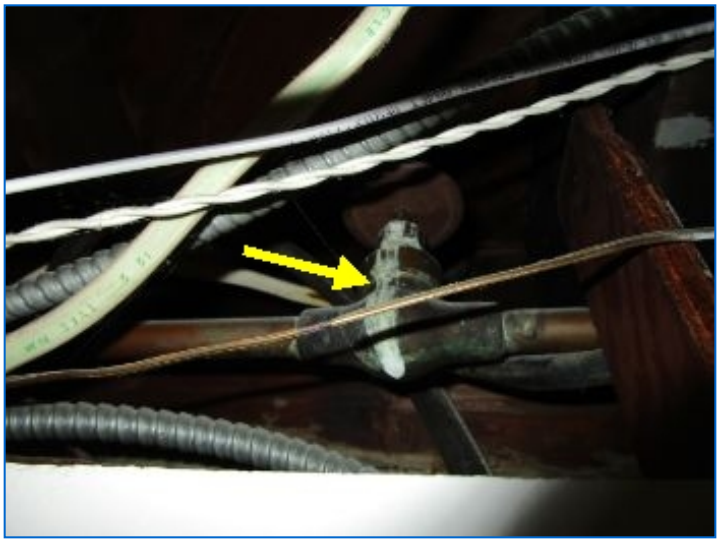
PLUMBING Continued

3. Water Supply Piping

• Water supply pipes not fully visible for inspection due to finished ceilings and walls.• Uncapped supply line and valve noted. All water pipes not supplying a fixture must be properly terminated/capped to prevent possible water damage and or personal injury from scald burns if valve is accidentally operated.
• Deposits observed at water valve/s is a sign of past leakage and possible valve body corrosion. Suggest evaluation and repair by a qualified plumber.
• Valve leaking at packing nut in basement above water meter. Recommend repair.
• *It is recommended to have all plumbing leaks repaired by a qualified plumber prior to final walk-through, if not sooner in some cases.

Uncapped supply valve noted in basement. All water pipes not supplying a fixture must be properly terminated/capped to prevent possible water damage and or personal injury from scald burns if valve is accidentally operated.



Deposits observed at water valve/s is a sign of past leakage and possible valve body corrosion. Suggest evaluation and repair by a qualified plumber.

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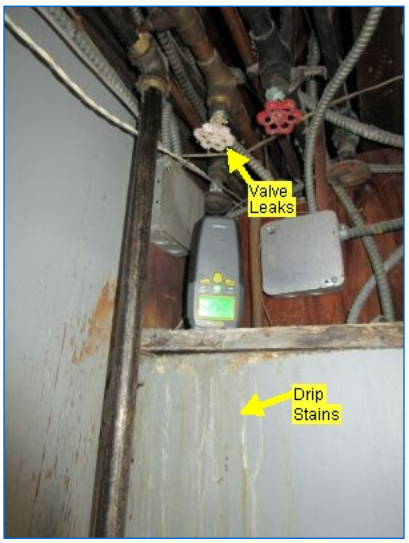
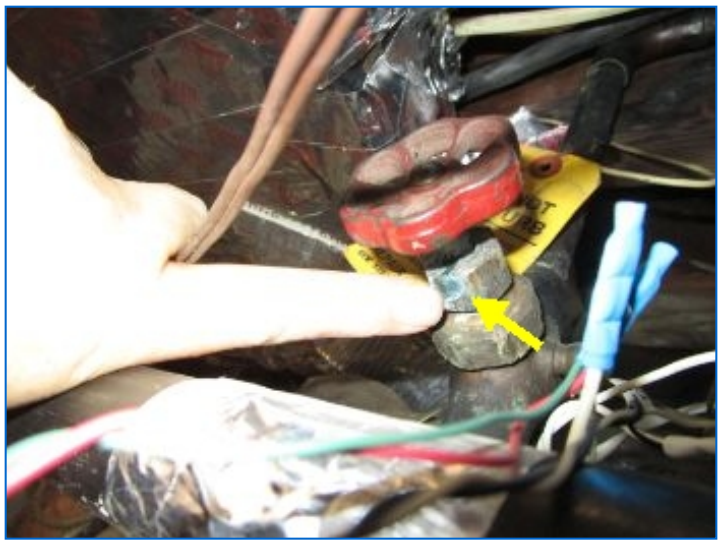


Deposits observed at water valve/s is a sign of leakage and possible valve body corrosion. Suggest evaluation and repair by a qualified plumber.

PLUMBING Continued



Valve leaking at packing nut in basement above water meter. Recommend repair.

4. Water Pressure

• Water pressure measured 50 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

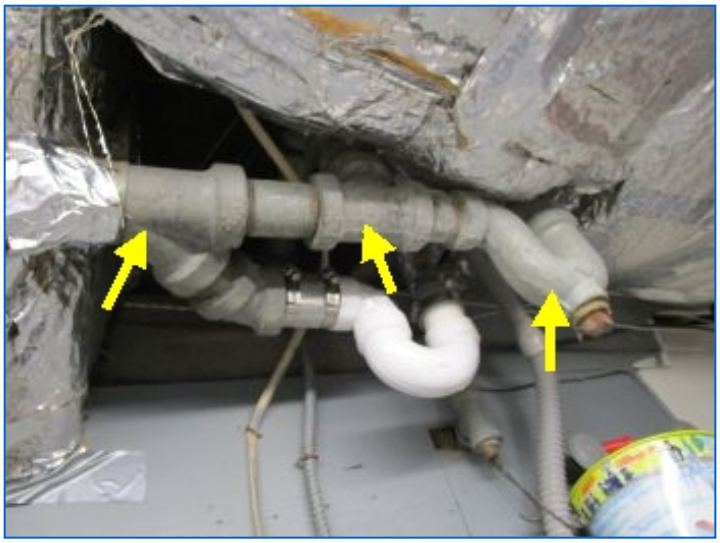
Water pressure measured 50 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

5. Drain/Waste/Vent Pipes

• Waste pipes not fully visible for inspection due to finished ceilings and walls.
• Waste disposal is public.
• Waste Pipe Materials observed include: Cast Iron / Copper / Brass / PVC / Galvanized / Lead.
• Waste Pipe Exit #1 located at the Southwest side of the house/basement includes whole-house trap w/vent and clean-out fitting..
• Waste Pipe Exit #2 located at the Southeast side of the house/basement includes whole-house trap w/vent and clean-out fitting..• Galvanized pipes are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. Galvanized piping was commonly installed in homes built before 1960. Over time however, these pipes begin to rust or corrode from the inside out, resulting in restricted water flow. Galvanized steel pipes have an average life expectancy of 40 to 50 years. Since these have not been installed since, at the very latest, the 1960's, these would all have passed their expected lifespan. Waste lines made of galvanized steel, have lower pressure on them than supply water pipes, as the waste liquid is just flowing out of the home, and their lifespan may be a bit longer.
• Galvanized DWV pipe corroded through. Recommend evaluation and repair of defective length/s of galvanized pipes by a licensed qualified plumber.

PLUMBING Continued

Galvanized DWV pipe noted.



Galvanized DWV pipe noted.

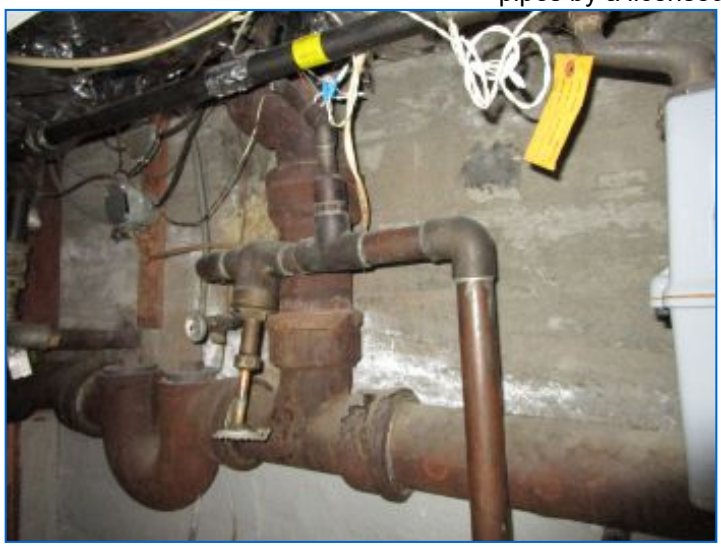
Some DWV pipes were recently painted.

Waste Pipe Exit #1 located at the Southwest side of the house/basement includes whole-house trap w/vent and clean-out fitting..

PLUMBING Continued

Galvanized DWV pipe noted.

Galvanized DWV pipe corroded through. Recommend evaluation and repair of defective length/s of galvanized pipes by a licensed qualified plumber.



Waste Pipe Exit #2 located at the Southeast side of the house/basement includes whole-house trap w/vent and clean-out fitting..

6. Sump Pump

• The basement contained a sump pump. A sump pump is a water pump installed in a pit in the lower level of the home. Sump pumps are installed to prevent rising groundwater from entering the home as well as protect the home from water intrusion by discharging rising groundwater or seepage from surface runoff to the exterior of the home or to a waste pipe or storm drain. Sump pumps should be tested on an annual basis to ensure that they are in working order. The pumps can be tested by lifting the float, but to avoid potential shock/electrocution hazard testing should be performed using a tool which will not conduct electricity. Pumps have an inlet screen that should be cleaned during routine maintenance.
• The sump pump responded to the controls at the time of the inspection.

PLUMBING Continued

Basement sump pump discharge pipe noted at back yard.

The basement contained a sump pump. A sump pump is a water pump installed in a pit in the lower level of the home. Sump pumps are installed to prevent rising groundwater from entering the home as well as protect the home from water intrusion by discharging rising groundwater or seepage from surface runoff to the exterior of the home or to a waste pipe or storm drain. Sump pumps should be tested on an annual basis to ensure that they are in working order. The pumps can be tested by lifting the float, but to avoid potential shock/electrocution hazard testing should be performed using a tool which will not conduct electricity. Pumps have an inlet screen that should be cleaned during routine maintenance.

The sump pump responded to the controls at the time of the inspection.

Discharge pipe to backyard.

WATER HEATER

1. WATER HEATER

Description:
• Water heater located in the basement.
• Gas, direct-fired water heater was operable.
• A.O. Smith 50 gallon capacity unit. Water Heater data plate/serial no. indicates a manufacture date of 11/2010 (8 yrs old).
• Water Heater service life expectancy is typically 10-15 yrs. This varies depending on the design of the unit, water quality, location and quality of installation, and maintenance schedule. With proper maintenance it is possible to increase the lifespan of your water heater.

Gas, direct-fired water heater was operable.

A.O. Smith 50 gallon capacity unit. Water Heater data plate/serial no. indicates a manufacture date of 11/2010 (8 yrs old).

2. Water Heater Condition

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

3. Venting (WH)

• The vent pipe from the natural draft gas water heater fails to rise 1/4" per foot and may need re-locating or a power vent be installed. Recommend a licensed HVAC contractor inspect further and repair as needed.
• Vent pipe was not properly fastened to water heater vent hood; Recommend repair.

WATER HEATER Continued

The vent pipe from the natural draft gas water heater fails to rise 1/4" per foot and may need re-locating or a power vent be installed. Recommend a licensed HVAC contractor inspect further and repair as needed.

The vent pipe from the natural draft gas water heater fails to rise 1/4" per foot and may need re-locating or a power vent be installed. Recommend a licensed HVAC contractor inspect further and repair as needed.

Vent pipe was not properly fastened to water heater vent hood; Recommend repair.

BATHROOMS

1. Bathroom#1 Description

1st Floor 1/2 Bathroom, Toilet, Lavatory, Floor: Ceramic tile

1st Floor 1/2 Bathroom

2. Bathroom#1 Condition

• Leaks: None observed at time of inspection.
• It was questionable whether there was an exhaust fan in the bathroom since there was no fan sound when the light switch was flipped (fan is sometimes interlocked with the light switch). Bathrooms are typically kept at a negative pressure for odor control. Suggest conferring with seller. Bathrooms should have either an exhaust fan or window.

It was questionable whether there was an exhaust fan in the bathroom since there was no fan sound when the light switch was flipped (fan is sometimes interlocked with the light switch). Bathrooms are typically kept at a negative pressure for odor control. Suggest conferring with seller.

Transfer grille noted over bathroom door.

3. Bathroom#2 Description

2nd Floor Hall Bathroom, Tub: Buit-in, Toilet, Vanity, Exhaust Fan, Window, Shower/Tub Walls: Ceramic tile, Floor: Ceramic tile

BATHROOMS Continued

2nd Floor Hall Bathroom

4. Bathroom#2 Condition

• Leaks: None observed at time of inspection.
• GFCI protected receptacle/s in place and operational.
• Flex drain connections are not compliant and are subject to frequent clogging. Recommend replacement with proper drain piping by a licensed plumber.• Floor tiles cracked from common structural settlement; suggest tile repair/s.
• Wall tiles in tub area have damaged/missing grout; suggest re-grouting or adding grout where needed to prevent water damage.
• Marble door saddle was cracked and loose; recommend replacement.

Floor tiles cracked from common structural settlement; suggest tile repair/s.

Flex drain connections are not compliant and are subject to frequent clogging. Recommend replacement with proper drain piping by a licensed plumber.

BATHROOMS Continued

Wall tiles in tub area have damaged/missing grout; suggest re-grouting or adding grout where needed to prevent water damage.

Wall tiles in tub area have damaged/missing grout; suggest re-grouting or adding grout where needed to prevent water damage.

Marble door saddle was cracked and loose; recommend replacement.

5. Bathroom#3 Description

Master Bathroom, Stall Shower , Toilet, Vanity, Exhaust Fan, Window, Shower/Tub Walls: Ceramic tile, Floor: Ceramic tile

BATHROOMS Continued

Master Bathroom

6. Bathroom#3 Condition

• Leaks: None observed at time of inspection.• GFCI type receptacle did not trip when tested. Recommend rewiring/replacing GFCI receptacle.
• Cabinet mirror was cracked; recommend repair to prevent injury.

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

Cabinet mirror was cracked; recommend repair to prevent injury.

KITCHEN

1. General

KITCHEN General

2. Dishwasher

Dishwasher was operable at time of inspection.

3. Disposal Unit

KITCHEN Continued

Disposal unit was operable.

4. GFCI / Receptacles

• Random Outlet Test: Ungrounded receptacle noted.

Random Outlet Test: Ungrounded receptacle noted.

5. Flooring

• Ceramic/Porcelain tile flooring noted.
• No defects noted.

KITCHEN Continued

Ceramic/Porcelain tile flooring noted. No defects noted.

6. Hot Water Dispenser

• Hot water dispenser was inoperable (unplugged) at time of inspection. Confer with seller.

Hot water dispenser was inoperable at time of inspection.

Hot water dispenser was inoperable (unplugged) at time of inspection. Confer with seller.

7. Microwave

KITCHEN Continued

Microwave was operable at time of inspection.

8. Range

• Gas-fired range; operable.
• Inspection of ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven. The self-cleaning and convection features, as applicable, were not tested.
• The Inspector observed no deficiencies in the condition and operation of the range at the time of the inspection. No warranties or guarantees of this or any other appliance can be offered.
• Range face markings were faded or removed.

Gas-fired range; operable.

Range face markings were faded or removed.

KITCHEN Continued

Inspection of ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven. The self-cleaning and convection features, as applicable, were not tested.

9. Refrigerator

Refrigerator/freezer operating and frost free.

10. Sink

• Kitchen has a Stainless steel - under mounted sink.
• The Inspector observed no deficiencies in the condition and operation of the kitchen sink at the time of the inspection.

• Deposits observed at water valve under sink is a sign of valve body corrosion and past leakage; recommend repair or replacement by a qualified plumber.

KITCHEN Continued

Main faucet operated normally at time of inspection.

Deposits observed at water valve under sink is a sign of valve body corrosion and past leakage; recommend repair or replacement by a qualified plumber.

11. Vent Hood/Fan

Microwave had an operable built-in Recirculating vent fan with grease filter and light.

Range hood fan vented to the exterior.

LAUNDRY

1. Laundry

LAUNDRY Laundry

Leaks: No signs observed at time of inspection.

2. Appliances

• Washer was operable. Estimated age of the Washer is 5+ yrs.
• Gas dryer was operable. Estimated age of the dryer is 5+ yrs.
• Gas pipe drip leg missing at dryer. This trap should be a tee fitting with a capped nipple having a minimum vertical length of 3 inches. This drip leg serves as a collection area for sediment to reduce the chance of clogging gas valves or burners.

Gas dryer was operable. Estimated age of the dryer is 5+ yrs.

Dryer vented to exterior.

LAUNDRY Continued

Gas pipe drip leg missing at dryer. This trap should be a tee fitting with a capped nipple having a minimum vertical length of 3 inches. This drip leg serves as a collection area for sediment to reduce the chance of clogging gas valves or burners.

Washer was operable. Estimated age of the Washer is 5+ yrs.

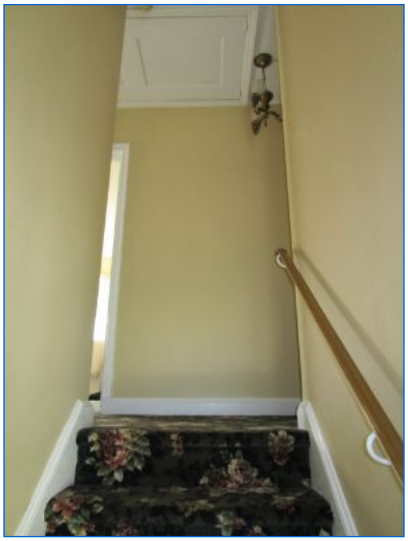
INTERIOR AREAS

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. General

Hallway (2nd floor)

2. Stairs & Handrail



No defects noted.

INTERIOR AREAS Continued

3. Lead Paint Test

Observations:
• Lead paint hazards are created when lead-based paint peels, flakes, chips, chalks, or creates dust. Locations that are especially vulnerable to this sort of damage are places where painted surfaces, such as windows and doors, rub against each other. The following are also true about lead-based paint:

- Lead paint that is in good condition is generally not considered a safety hazard. Still, small children should not be permitted to suck on or bite any surfaces that are suspected to contain lead-based paint.
- In houses that have lead-based paint, housekeeping should be performed often to clean surfaces that may have become contaminated by lead-laden dust.
- Sweeping and vacuuming in rooms with lead dust will make the condition worse by stirring up lead into the air. Surfaces should be cleaned with wet towels, soap and water.
- Lead paint can be painted over but this is only a short-term solution. The hidden layer of lead paint may continue to crack and create dust. This dust can mix with and contaminate the new layer of paint.

• Testing for surface lead paint conducted in Dining room; test results were negative.
• Testing for surface lead paint conducted in Living room; test results were negative.
• Testing for surface lead paint conducted in Basement; test results were negative.
• Testing for surface lead paint conducted in Hallway (2nd floor); test results were negative.
• Testing for surface lead paint conducted in Office; test results were negative.

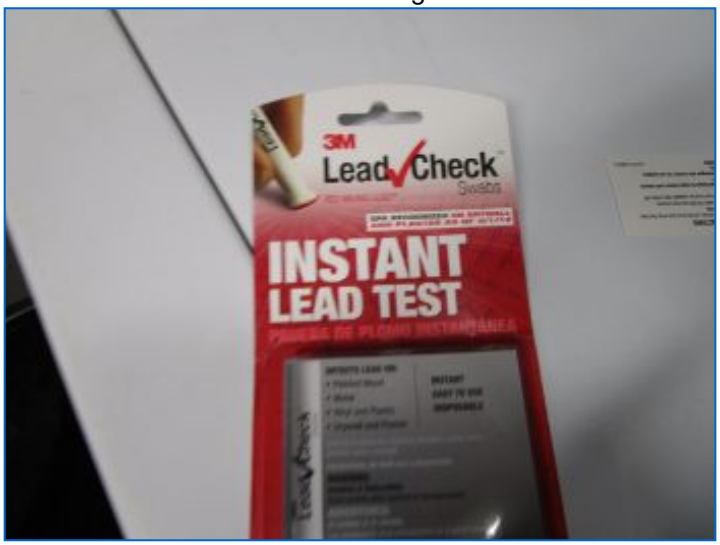
Testing for surface lead paint conducted in Dining room; test results were negative.

Testing for surface lead paint conducted in Living room; test results were negative.

INTERIOR AREAS Continued

Testing for surface lead paint conducted in Basement; test results were negative.

Testing for surface lead paint conducted in Basement; test results were negative.



Lead test kit

Testing for surface lead paint conducted in Hallway (2nd floor); test results were negative.

Testing for surface lead paint conducted in Office; test results were negative.

INTERIOR AREAS Continued

WINDOWS

1. Window Types

• The home had the original Single pane Wood frame windows.
• Aluminum framed triple-track storm windows noted.
• The home had some Double-pane Wood frame windows.
• The home had some Double-pane Vinyl Cladded frame windows (2nd floor).
• Most windows in the home were double-hung.

The home had the original Single pane Wood frame windows. Aluminum framed triple-track storm windows noted.

The home had the original Single pane Wood frame windows. Aluminum framed triple-track storm windows noted.

2. Window Condition

• Original wood frame windows in the home exhibited moderate deterioration. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for maintenance/updates.
• Normal design service life expectancy of Wood windows is 30 - 50 yrs.
• Normal design service life expectancy of Vinyl double-pane windows is 20-30 yrs.
• At the time of the inspection, the Inspector observed Minor to severe deficiencies in the condition and operation of windows of the home. Notable exceptions will be listed in this report.
• Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.
• Original wood frame windows have exceeded their designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of these windows. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.
• DEFERRED COST: Several windows are original, single-pane type. Suggest upgrading these to thermally insulated windows to improve the energy efficiency of the home.

3. Window Glazing

• A window in the Office had cracked panes. Repair to prevent injury.

WINDOWS Continued

A window in the Office had cracked panes. Repair to prevent injury.

A window in the Office had cracked panes. Repair to prevent injury.

4. Window Sill/Jamb Condition

• Window sills at original wood frame windows had peeling paint and are in need of maintenance. The Inspector recommends service by a qualified painting contractor.
• A window jamb in the Office had peeling paint and needed maintenance. The Inspector recommends service by a qualified painting contractor.

Window sills at original wood frame windows had peeling paint and are in need of maintenance. The Inspector recommends service by a qualified painting contractor.

A window jamb in the Office had peeling paint and needed maintenance. The Inspector recommends service by a qualified painting contractor.

5. Window Operation

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

6. Window Egress

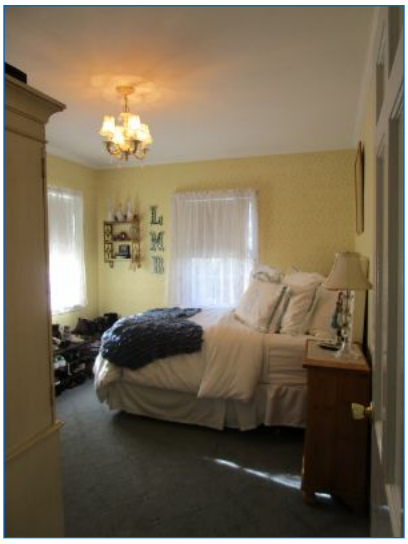
• Window wells did not meet the standard egress dimensions. The minimum horizontal area of the window well should be 9 square feet, with a minimum horizontal projection and width of 36 inches. The area of the window well should allow the emergency escape and rescue opening to be fully opened.

WINDOWS Continued

Window wells did not meet the standard egress dimensions. The minimum horizontal area of the window well should be 9 square feet, with a minimum horizontal projection and width of 36 inches.

Bedroom #1

1. General



2nd floor west bedroom

2. Windows

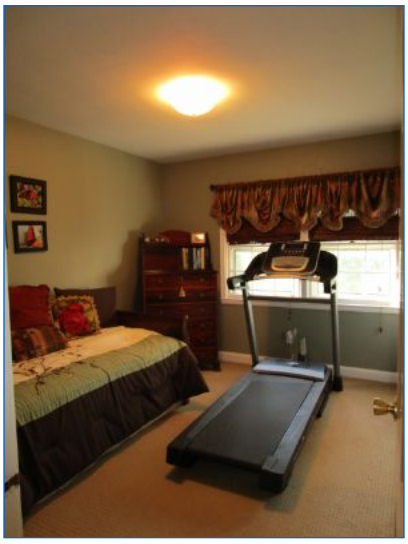
• One window was caulked shut; inoperable; recommend bedroom window repair or replacement by a qualified contractor.
• The lower sash of a double-hung window would not stay up when lifted and released; recommend bedroom window repair or replacement by a qualified contractor.

One window was caulked shut; inoperable; recommend bedroom window repair or replacement by a qualified contractor.

The lower sash of a double-hung window would not stay up when lifted and released; recommend bedroom window repair or replacement by a qualified contractor.

Bedroom #2

1. General



2nd floor east bedroom

2. Windows

One window was caulked shut; inoperable; recommend bedroom window repair or replacement by a qualified contractor.

Master Bedroom

1. General

Master Bedroom General

2. Windows

Newer insulated vinyl frame double-hung windows noted.

Dining Room

1. General

Dining Room General

Den

1. General

Den General

2. Ceiling

• Den ceiling showed signs of a past roof leak. Recommend seller address possibility of water leakage at flat roof in this vicinity. Refer to Roof section comments.

Den ceiling showed signs of a past roof leak. Recommend seller address possibility of water leakage at flat roof in this vicinity.

3. Windows

• Wood framed awning windows noted in the Den.

Den Continued

Wood framed awning windows noted in the Den.

Living Room

1. General

Living Room General

2. Floor

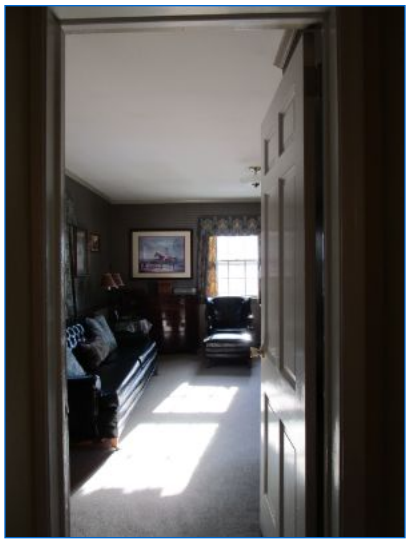
- Solid hardwood floor noted.
- Moderate wear was noted.

Moderate wear was noted.

Solid hardwood floor noted.

Office

1. General



2. Windows

• Window sills at original wood frame windows had peeling paint and are in need of maintenance. The Inspector recommends service by a qualified painting contractor.

Refer to Window Glazing section.

3. Electrical / Lighting

• Random Outlet Test: Open ground receptacles noted.
• Ungrounded receptacles were noted. Buyer is cautioned that proper grounding is strongly urged where sensitive electronic equipment is used. Ungrounded receptacles do not offer protection for computers etc. Consultation with a qualified electrical contractor is recommended.

Office Continued

Open ground receptacle noted.

Open ground receptacle noted.

4. Heat Distribution

• Defunct length of baseboard heating noted in office. Office heating is via ducted HVAC#2 system

Defunct length of baseboard heating noted in office. Office heating is via ducted HVAC#2 system

Office heating is via ducted HVAC#2 system

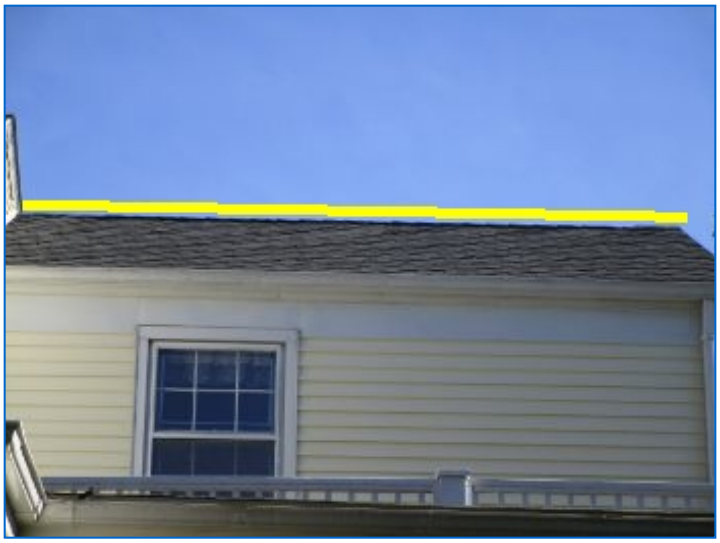
ROOF

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

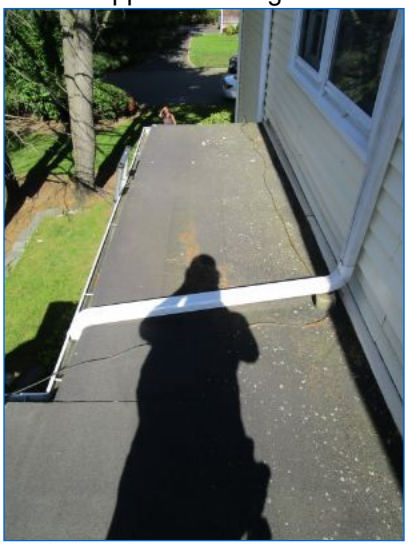
- Inspected: Walked on lower roof. Upper roof inspected from lower roof and ground level with zoom lens.
- Shingle Type: Asphalt Architectural.
- Flat roof, asphalt rolled roof noted.
- The roof had one layer of asphalt shingles installed at the time of the inspection. Ice shield was noted
- Normal design service life expectancy for Architectural Asphalt Shingles is 25-30 yrs depending on local conditions.
- Flat asphalt roof covering showed conditions consistent with 10+ yr old roll roofing.• Top asphalt architectural shingle roof covering showed conditions consistent with < 1 yr old shingles.
- Confer with seller about transferring the installer and manufacturer warranties.

Roof ridge beam appeared straight and even overall.



Roof ridge beam appeared straight and even overall.

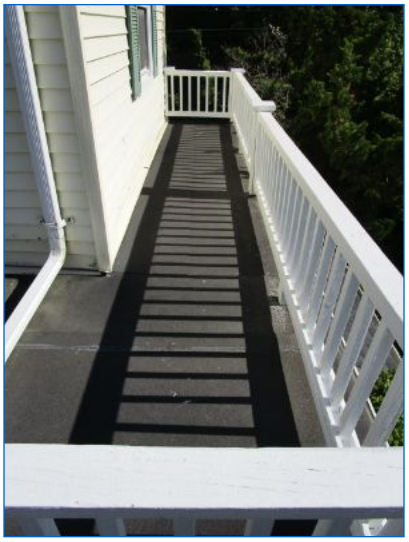
Flat roof, asphalt rolled roof noted (vicinity of Den). Additional layer and/or seam noted here. Refer to Den ceiling section.



Flat roof, asphalt rolled roof noted.

ROOF Continued

Flat asphalt roof covering showed conditions consistent with 10+ yr old roll roofing.



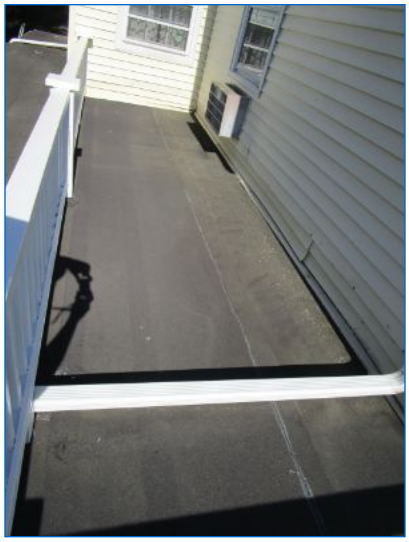
Flat roof, asphalt rolled roof noted.

Top asphalt architectural shingle roof covering showed conditions consistent with < 1 yr old shingles. Confer with seller about transferring the installer and manufacturer warranties.

2. Roof Condition

• Mastic sealant along roof seam appeared to be in need of maintenance. Recommend hiring a qualified licensed roofing contractor to review and provide the necessary maintenance. Inspecting and re-sealing seams in roofing is a part of routine maintenance to prevent water entry.

ROOF Continued



Flat asphalt roof covering showed conditions consistent with 10+ yr old roll roofing.

Mastic sealant along roof seam appeared to be in need of maintenance. Recommend hiring a qualified licensed roofing contractor to review and provide the necessary maintenance. Inspecting and re-sealing seams in roofing is a part of routine maintenance to prevent water entry.

3. Flashing

• Copper flashing visible around chimney.
• Some areas of the chimney flashing were not visible from inspection level. Suggest roof/chimney contractor inspect further to ensure there's no water intrusion here. From the inspection level, the chimney flashing appeared to be intact and functional.
• Visible portions of the chimney flashing showed no system function concerns at time of inspection.

Some areas of the chimney flashing were not visible from inspection level. Suggest roof/chimney contractor inspect further to ensure there's no water intrusion here. From the inspection level, the chimney flashing appeared to be intact and functional.

GUTTERS & DOWNSPOUTS

1. Gutters & Downspouts

• Aluminum gutters & downspouts noted.
• Downspout drains onto walkway/driveway. Recommend exploring ways to divert water away from this area, or at the very least, recognize this as a potential ice hazard; use ice melt products and exercise caution.

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

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.

SYSTEM VENTS

1. Roof System Vents

Gable-end louver vent(s) noted for attic ventilation.

Upper roof ridge exhaust venting noted for attic ventilation.

Lower roof ridge exhaust venting noted for attic ventilation.

Power Ventilator noted for attic ventilation.

Gable-end louver vent(s) noted for attic ventilation at west exposure.

SYSTEM VENTS Continued

CHIMNEY

1. Chimney

• Chimney: Brick
• Combined fireplace and furnace chimney noted.
• Our chimney inspection is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.
• LIMITATION: Chimney crown cement not visible from inspection level. Suggest chimney contractor inspect further to ensure there's no water intrusion here.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the portions of the chimney visible from the ground.
• Boiler chimney flue liner was not visually accessible. Recommend chimney contractor check to see if a metal chimney liner was installed at time of the boiler update. Combined chimney requires a flue liner for boiler.
• MAINTENANCE: Fireplace chimney clean-out filled with ash (high usage). Recommend having chimney liner and fireplace professionally cleaned prior to use.
• Wood burning fireplace chimney noted. Recommend having chimney liner and fireplace professionally cleaned prior to use and on a regular basis thereafter depending on usage.

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

LIMITATION: Chimney crown cement not visible from inspection level. Suggest chimney contractor inspect further to ensure there's no water intrusion here.

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

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

EXTERIOR North Exterior

3. East Exterior

EXTERIOR East 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. Exterior Walls 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.
• Some defects may be hidden behind dense foliage and cannot be included with this inspection.

Some defects may be hidden behind dense foliage and cannot be included with this inspection.

2. Foundation/Parging

• Parge Coat at foundation wall was cracked and flaking off at Rear exposure. Recommend hiring a qualified professional to repair/replace damaged parging to prevent further freeze/thaw damage.

Parge Coat at foundation wall was cracked and flaking off at Rear exposure. Recommend hiring a qualified professional to repair/replace damaged parging to prevent further freeze/thaw damage.

Parge Coat at foundation wall was cracked and flaking off at Rear exposure. Recommend hiring a qualified professional to repair/replace damaged parging to prevent further freeze/thaw damage.

EXTERIOR WALLS Continued

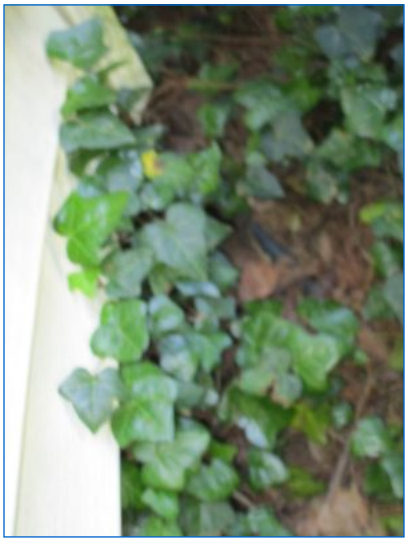
3. Siding

• Vinyl siding noted.
• Normal design service life expectancy for vinyl siding is 50-60 yrs.
• Cosmetic damage/s noted at South siding. Seal all openings in siding to prevent water intrusion into the structure.
• Siding defects may be hidden behind dense foliage, vines, snow, stored items, debris or finishes and cannot be included with this inspection.
• Cosmetic damage/discoloration noted at Front, perhaps caused by cleaning chemical. • Cosmetic damage/s noted at Front siding by an unknown cause. Repair and seal all openings in siding to prevent water intrusion into the structure.
• Irregular seam noted at front siding. Repair siding seam to prevent water intrusion into the structure.
• Ivy can grow aggressively; attracts insects and can damage siding and trim; suggest removing ivy that is in close proximity to the home.

Cosmetic damage/s noted at Front siding by an unknown cause. Repair and seal all openings in siding to prevent water intrusion into the structure.

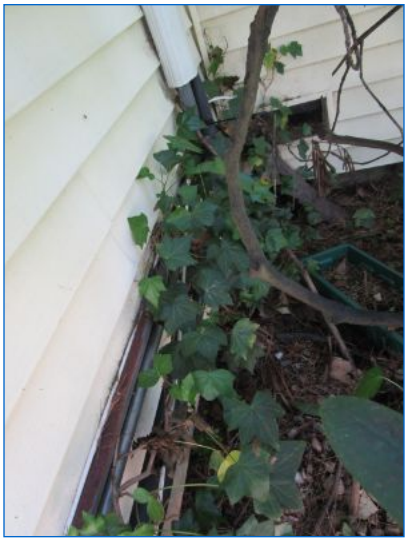
Irregular seam noted at front siding. Repair siding seam to prevent water intrusion into the structure.

Cosmetic damage/discoloration noted at Front, perhaps caused by cleaning chemical.



Ivy can grow aggressively; attracts insects and can damage siding and trim; suggest removing ivy that is in close proximity to the home.

EXTERIOR WALLS Continued

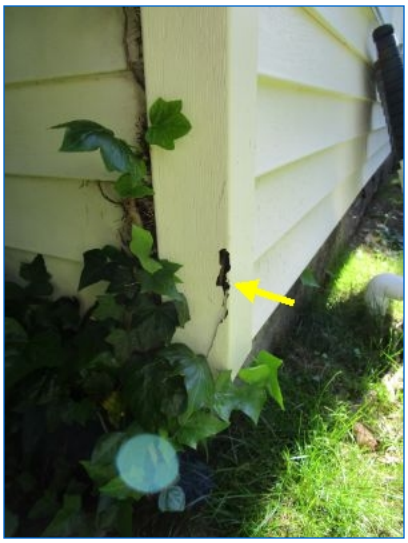


Ivy can grow aggressively; attracts insects and can damage siding and trim; suggest removing ivy that is in close proximity to the home.

EXTERIOR TRIM

1. Corner Trim

• Corner trim at rear was damaged and needed repair at the time of the inspection. All work should be performed by a qualified contractor.



Corner trim at rear was damaged and needed repair at the time of the inspection. All work should be performed by a qualified contractor.

EXTERIOR DOORS

1. Door Bell

Front door bell operated normally when tested.

WINDOWS (Exterior)

1. Windows (Exterior)

• MAINTENANCE: Peeling paint observed, suggest scraping and painting as necessary.
• MAINTENANCE: Recommend updating caulking at windows and door frames as needed to prevent water intrusion.

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MAINTENANCE: Peeling paint observed, suggest scraping and painting as necessary.

MAINTENANCE: Recommend updating caulking at windows and door frames as needed to prevent water intrusion.

2. Basement Windows (Exterior)

• Basement window wood frames in contact with soil showed signs of moisture damage at Front exposure. Recommend regrading soil level to 6 inches below frame; repair and protect wood from further moisture damage.

WINDOWS (Exterior) Continued

Basement window frames in contact with soil at Front exposure. Recommend regrading soil level to 6 inches below frame; repair and protect wood from further moisture damage.

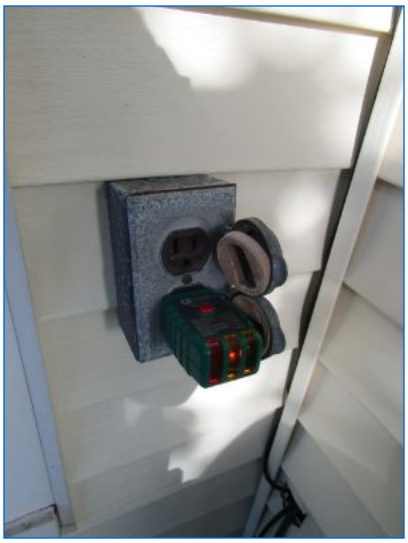
Basement window wood frames in contact with soil showed signs of moisture damage at Front exposure. Recommend regrading soil level to 6 inches below frame; repair and protect wood from further moisture damage.

Basement window wood frames in contact with soil showed signs of moisture damage at Front exposure. Recommend regrading soil level to 6 inches below frame; repair and protect wood from further moisture damage.

EXTERIOR UTILITIES

1. Exterior GFCI/Receptacles

• Receptacle not GFCI protected at Outdoor patio Area. Recommend updating to GFCI protected receptacle. Refer to Electrical section.



Receptacle not GFCI protected at Outdoor patio Area. Recommend updating to GFCI protected receptacle. Refer to Electrical section.

2. Waste Vents

One of two plumbing vents for two waste line exits located at the front of the home.

GARAGE

1. General Conditions

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

GARAGE General Conditions

GARAGE General Conditions

2. Structure

• Limited review due to finished walls and ceilings.
• No Major structural defects observed at visible portions of the garage structure - In normal condition for its age.

3. Floor Slab

• Bare concrete floor noted.
• Limitation: Concrete floor slab was Partially covered by stored items; unable to fully inspect floor slab.
• At the time of the inspection, the Inspector observed no major deficiencies at the visible portions of the garage floor.

• The garage floor had common settlement type cracks. These cracks are not a structural concern.
• RECOMMENDATION: Seal cracks/voids in floor slab with structural epoxy cement and monitor for further movement.

The garage floor had common settlement type cracks. These cracks are not a structural concern.

Steel plate floor hatch in garage to basement.

GARAGE Continued

The garage floor had common settlement type cracks (thin line). These cracks are not a structural concern.

4. Ceiling/Walls

• Lightweight concrete wall and ceiling finish noted.
• Limited review due to shelving/cabinets and stored items.
• At the time of the inspection, the Inspector observed no major deficiencies in the condition of the visible garage walls and ceilings.

Lightweight concrete wall and ceiling finish noted.

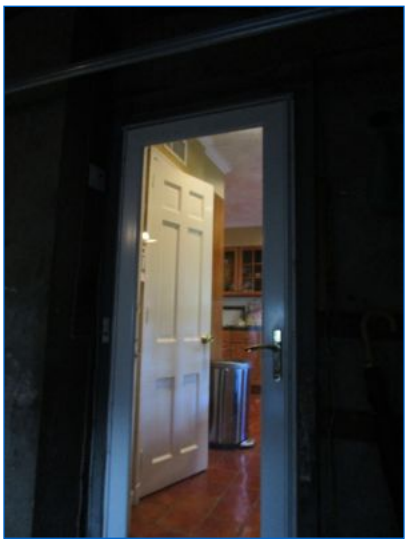
Limited review due to shelving/cabinets and stored items.

GARAGE Continued

At the time of the inspection, the Inspector observed no major deficiencies in the condition of the visible garage walls and ceilings.

5. Door to Living Space

• The door in the wall between the garage and the home living space did not meet generally-accepted current safety standards. Doors in firewalls must be a minimum of 1-3/8 inches thick, metal or a 20 minute fire-rated panel door and have operable self-closing hinges.



The door in the wall between the garage and the home living space did not meet generally-accepted current safety standards. Doors in firewalls must be a minimum of 1-3/8 inches thick, metal or a 20 minute fire-rated panel door and have operable self-closing hinges.

6. Vehicle Door

• Fiberglass insulated sectional roll-up door noted.
• No deficiencies observed.

GARAGE Continued

Fiberglass insulated sectional roll-up door noted. Vehicle door opener and safety reverse feature was operable.

GROUNDS

1. Driveway

• Driveway: Asphalt noted.
• Driveway Apron: Belgian Block noted.
• No major system safety or function concerns noted at time of inspection.
• Normal cracks in asphalt driveway. Seal and/or repair cracks to prevent water entry leading to freeze-thaw damage. Monitor existing cracks for expansion.
• Maintenance: Asphalt driveways require sealing every 3-5 yrs to prevent water penetration and freeze-thaw damage.

Driveway: Asphalt noted. Apron: Belgian Block noted. No major system safety or function concerns noted at time of inspection.

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

Normal cracks in asphalt driveway. Seal and/or repair cracks to prevent water entry leading to freeze-thaw damage. Monitor existing cracks for expansion.

Normal cracks in asphalt driveway. Seal and/or repair cracks to prevent water entry leading to freeze-thaw damage. Monitor existing cracks for expansion.

GROUNDS Continued

Patch repair noted in driveway.

2. Retaining Walls

- Stone retaining wall noted.
- Damaged/ missing mortar observed, suggest repairs by a qualified professional.
- Loose stones creating trip hazards; Recommend review by a qualified professional for repair as necessary.

Stone retaining wall noted.

Loose stones creating trip hazards; Recommend review by a qualified professional for repair as necessary.

GROUNDS Continued

Loose stones creating trip hazards; Recommend review by a qualified professional for repair as necessary.

Damaged/ missing mortar observed, suggest repairs by a qualified professional.

3. Sprinklers

• Home is equipped with an underground sprinkler system. The inspector recommends client confer with homeowner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.
• Sprinkler system noted; client is advised to seek advice of a specialist in evaluating this system before use.

Sprinkler system noted; client is advised to seek advice of a specialist in evaluating this system before use.

STEPS & HANDRAILS

1. Steps & Handrails

• Masonry Steps and Landings noted.
• Deteriorated/cracked mortar at two Bluestone tiles at front steps/landing; loosening tiles noted. Recommend repairs to eliminate potential trip/fall hazard.

Deteriorated/cracked mortar at two Bluestone tiles at front steps; loosening tiles noted. Recommend repairs to eliminate potential trip/fall hazard.

Deteriorated/cracked mortar at two Bluestone tiles at front steps/landing; loosening tiles noted. Recommend repairs to eliminate potential trip/fall hazard.

Abandoned steps noted at rear; confer with seller.

PATIO AREA

1. Patio

• Patio: Slate noted.• Wrought iron handrail was supportive, however showed signs of corrosion; Recommend stripping; apply a rust inhibitor type coating and repaint.
• Some cracking of mortar joints; some loosening of slates noted; Repair to avoid potential trip hazard.

Patio Area

Patio: Slate noted.

Wrought iron was supportive, however showed signs of corrosion; Recommend stripping; apply a rust inhibitor type coating and repaint.

Some cracking of mortar joints; some loosening of slates noted; Repair to avoid potential trip hazard.

PATIO AREA Continued

Some cracking of mortar joints; some loosening of slates under carpet noted; Repair to avoid potential trip hazard.

Wrought iron handrail was supportive, however showed signs of corrosion; Recommend stripping; apply a rust inhibitor type coating and repaint.

2. Patio Roof

- The patio roof is integral to the main structure.
- Rolled asphalt roofing noted.
- Wrought iron decorative type roof supports showed signs of corrosion where in contact with soil; Recommend removing soil from these areas around supports; repair where necessary; strip and apply a rust inhibitor type coating and repaint.

Wrought iron decorative type roof supports showed signs of corrosion where in contact with soil; Recommend removing soil from these areas around supports; repair where necessary; apply a rust inhibitor type coating and repaint.

Wrought iron decorative type roof supports showed signs of corrosion where in contact with soil; Recommend removing soil from these areas around supports; repair where necessary; strip and apply a rust inhibitor type coating and repaint.

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 home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not evident during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

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

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

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

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

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

Thank You for choosing ProSpec for your Home Inspection!

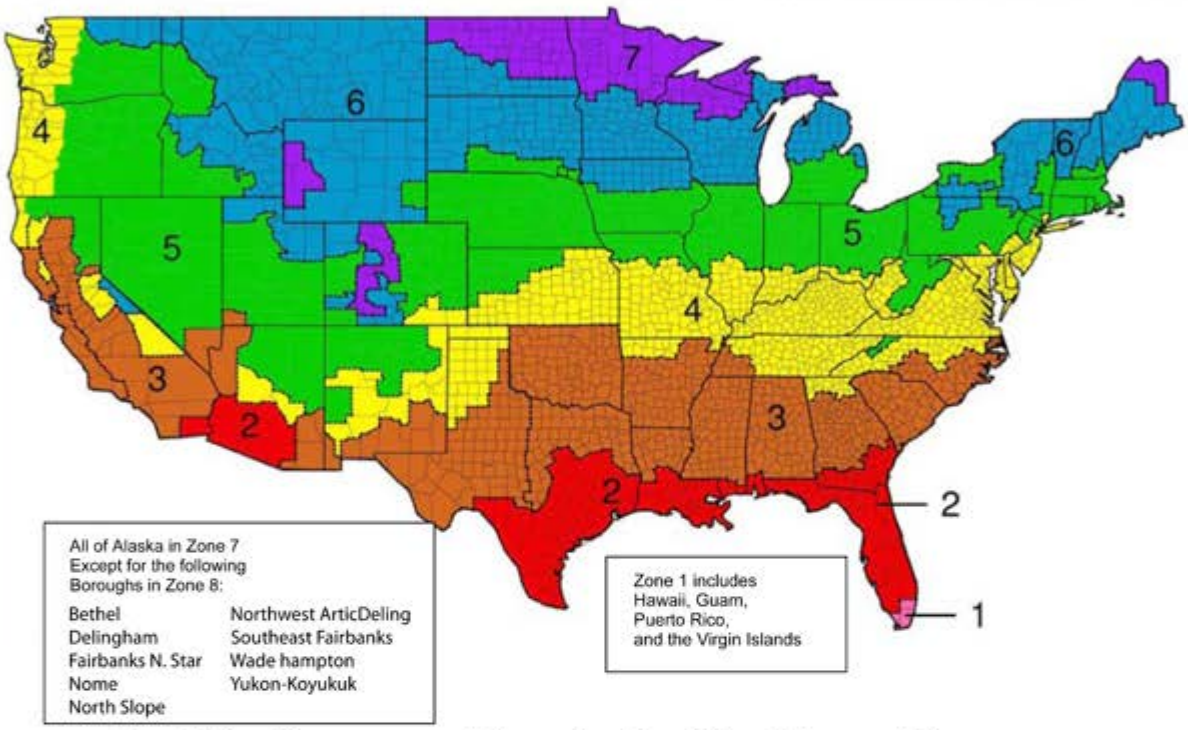
Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.
CO	Carbon monoxide (CO) is a colorless, odorless, poisonous gas that forms from incomplete combustion of fuels, such as natural or liquefied petroleum gas, oil, wood or coal. Any fuel-burning appliances which are malfunctioning or improperly installed can be a source of CO.
Chimney Liner	Chimney liners are a protective barrier usually made of metal such as stainless steel. Liners insulate heat moving through the chimney, protecting flammable areas of your home's structure. They also protect flue masonry chimneys from cracks or crumbling mortar due to repeated heating and cooling. Chimney liners create a clear and direct path for smoke to exit your home safely and efficiently. Without one, your chimney walls will eventually deteriorate and smoke will be able to seep through any cracks. When your chimney can't effectively release smoke outside, it greatly increases the risk of a chimney fire.
Closing	Closing is the final transaction between a buyer and seller of real property. At the closing, all agreements between buyer and seller are finalized, documents are signed and exchanged, money passes to the seller, and title to the property passes to the buyer.
Contractor	The term "Contractor" used throughout the report refers to a qualified person or entity meeting the following: • Is licensed (trade-specific) in the State of New York • Is insured • Has an account in good standing • Has a contractor’s bond • Has a minimum of 5 years experience • Does quality work • Can provide references • Can provide the best possible product choices available to property owners
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.

GFCI	A Ground-Fault Circuit Interrupter (GFCI) is the only protection device designed to protect people against electric shock from an electrical system. It is capable of de-energizing the circuit when even a small amount of current is flowing through the grounding system.
HVAC	Heating, Ventilating and Air Conditioning
Handrail	A horizontal or sloping rail intended for grasping by the hand for guidance or support.
Inspection Objection Deadline	An Inspection Objection Deadline is the date by which any inspection objections must be reported to the seller if they are to be used as grounds to terminate the transaction without penalty. Alternatively, buyers can negotiate with sellers for repairs or credits. Confer with your realtor or lawyer on specific dates for this deadline.
Open Ground	An Open Ground is when you have a three-prong receptacle that is not connected to an equipment grounding conductor. This is unsafe because an appliance that is designed to use an equipment ground to discharge an unsafe fault condition will not have a conductor to discharge that fault. Open grounds are common in houses built prior to the adoption of the 1962 electrical code. When old two-prong receptacles are replaced with modern three-prong receptacles and a grounding conductor is not added, you create an open ground. You can also find open grounds in post-1962 houses where the equipment grounding conductor has been disabled for one reason or another.
PSI	Water pressure is measured in pounds per square inch (psi).
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Parge Coat	A Parge Coat is a layer of mortar-like material applied with a trowel and designed to harden, cover and protect the exterior surface of the foundation wall.
Smoke Alarm	A smoke alarm, also known as a smoke detector, is a device that detects smoke and issues an audible sound and/or a visual signal to alert residents to a potential fire.
Thermostat	A device that automatically regulates temperature by activating or deactivating HVAC equipment when the temperature reaches a certain point. A Programmable Thermostat automatically sets back the temperature in your home based upon a predetermined schedule, while a non-programmable thermostat will stay at the same temperature 24 hours a day. You can set up a predetermined schedule and the thermostat will automatically adjust as you would like it to.

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

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



Insulation Recommendations for New Wood-Framed Houses

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

Insulation Recommendations for Existing Wood-Framed Houses

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

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

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

Insulated wood-frame wall:

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

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on **page 2.**

Section I. General Information

Inspection Company, Address & Phone

ProSpec Home Inspection of Long Island
1911 State Street
Merrick, NY 11566

Company's Business Lic. No.: 080096-1

Date of Inspection: 05/21/2019

Address of Property Inspected: 154 Combs Ave, Woodmere, NY 11598

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

Structure(s) Inspected: House & Garage

Section II. Inspection Findings

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

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

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

■ 1. Live insects (description and location):

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

■ 3. **Visible** damage from wood destroying insects was noted as follows (description and location): Damage noted from past termite activity at exposed floor boards above ceiling in southwest room of basement and south sill plate in water meter closet.

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

Yes ■ No ■ It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment: ***** TERMITE BAIT STATIONS AT PERIMETER OF STRUCTURE.

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: Recommend continued treatment program for termites for preventive purposes.

Section IV. Obstructions and Inaccessible Areas

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

- ■ Basement 1, 3, 6, 7, 24
- ■ Crawlspace
- ■ Main Level 1, 3, 4, 6, 8, 9
- ■ Attic 5,11
- ■ Garage 1, 3, 6, 7, 17
- ■ Exterior 16, 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 recommends maintaining soil levels 6 inches below exterior siding and all exterior framework so as not to attract or facilitate access for termites.

Attachments

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

X

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

X

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

Important Consumer Information Regarding the Scope and Limitations of the Inspection

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

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

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

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

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

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

ProSpec Home Inspection

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

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

Name: Sacha, Stephen Fruchter
(516) 209-8242
stephenfruchter@gmail.com
Address:
City:
State, Zip:

Property Location
154 Combs Ave, Woodmere, NY 11598

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

Date of Inspection: 5/21/2019 Time: 4:30 PM Weather conditions: Sunny Outside temperature: 73 °F

PRE-INSPECTION AGREEMENT

(PLEASE READ CAREFULLY)

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

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

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

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

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

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

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

Acceptance and understanding of this agreement are hereby acknowledged.

Russ Classi 5/21/2019 X _____

Company Representative Date **Customer** Date

HomeTech Form 403 B.A.R.

PAYMENT RECORD

Total Fee: $ 620.00 Paid By: ☐ Check ☑ Cash ☐ Visa ☐ Master Card ☐ Amer. Express ☐ To Be Paid

Account No: _____ Name on Card: _____ Exp. Date _____

Company Representative: _____ Date: _____