



A Property Inspection Group



Property Inspection Report

123 Main Street
Happy Town, NY 11008

Prepared By: Blaise Ingrisano License #16000035230

Repair/Replace Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

- 1. Roof Surface Material:** Asphalt composite shingle - The roofing shows evidence of significant moss and organic build up. This condition may influence the life expectancy of the roofing. Moss removal is recommended to prevent premature damage to the roofing material.



- 2. Chimney Flue/Flue Cap:** Metal - Moisture damage/rot was observed to the chimney cap. A qualified contractor is recommended to evaluate and estimate repairs



Lots and Grounds

- 3. Driveway:** Asphalt - The driveway surface is weathered. Persistent movement may result in the need for resurfacing. The application of a driveway sealant would offer protection from moisture and sunlight. This may prolong the driveway life.



- 4. Porch:** Front Entrance - 1. Moisture damage/rot was observed to the deck surface and railings. Recommend replacing railings and deck boards that show rot.

Lots and Grounds (Continued)

Porch: (continued)



- 5. Deck:** Rear Decks - Moisture damage/rot was observed to the deck surface and railings. Recommend replacing railings and deck boards that show rot.



Heating System

- 6. Heating System Flue Pipe:** Metal - The exhaust system shows evidence that exhaust products have been "back drafting" evident by soot staining. A qualified licensed heating technician should be consulted.



Repair/Replace Summary (Continued)

Air Conditioning

- 7. AC System Exterior Unit:** Pad mounted, Aged - The unit has reached the end of the manufactures stated design life, it may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for new unit is recommended.



- 8. AC System Condensate Removal:** PVC (Attic) - The condensate line and auxiliary line should not share discharge piping. A second discharge pipe should be run for the air conditioning system to a conspicuous location, and/or a float switch installed in the auxiliary pan.



Bathroom

- 9. 2nd Floor Main Bathroom Electrical:** 110 VAC - The installation of a ground fault circuit interrupter (GFCI) is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- 10. 2nd Floor Master Bathroom Electrical:** 110 VAC - The installation of a ground fault circuit interrupter (GFCI) is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- 11. 1st floor 1/2 bath Bathroom Electrical:** The installation of a ground fault circuit interrupter (GFCI) is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.



Repair/Replace Summary (Continued)

Interior

- 12. Entire Home General Finishes Living Space Doors:** Hollow wood - 1. Basement door requires repair/replacement.
2. Doors need trimming/adjustment in various locations



Laundry Room/Area

- 13. Laundry Room/Area Dryer Vent:** Plastic flex - 1. The dryer exhaust terminates in the utility closet. excessive lint was observed throughout the utility closet. Dryer vent should terminate at the exterior of the home. Exhaust vents that terminate in the building envelope can lead to unwanted moisture and mold/mildew.
2. The clothes dryer should be vented to the building exterior.



Not Inspected Summary

Attic

- 1. Over Garage Attic Unable to Inspect:** 100% - Storage or personal items, shelving prevented access to the attic. Recommend inspecting the attic once access is provided.



Heating System

- 2. Buried Oil Tank** An underground oil storage tank exists on the property. According to the Environmental Protection Agency (E.P.A.), this situation may represent an environmental risk depending on factors such as tank age, condition and maintenance, none of which A-Pro is authorized to investigate or report upon. Possible solutions, subject to state and federal guidelines, may include having the tanks abandoned, filled with sand and/or foam. Oil tank abandonment /removal costs vary depending on the extent of work required. An oil tank specialist should be consulted to evaluate and estimate cost.



Air Conditioning

- 3. AC System Operation:** Not inspected - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.





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Not Inspected Summary (Continued)



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious defect.
Major Concern	Denotes an improvement recommendation that is uncommon for a building of this age or location and/or that needs immediate repair or replacement.
Repair/Replace	Item needs immediate repair or replacement. It is unable to perform its intended function.
Improve	Denotes a typical improvement recommendation that is common for a building this age and location that should be anticipated or budgeted for over the short term.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, not present, not found or disconnected at time of inspection.

General Information

HOUSE IN PERSPECTIVE As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

Property Information

Property Address 123 Main Street
City Happy Town **State** NY **Zip** 11768

Client Information

Client Name John & Jane Smith
Phone (631) 366-2776 **Fax**

Inspection Company

Inspector Name Blaise Ingrisano
Company Name Inspecticore, Inc.
Address 8 Saggese
City Nesconset **State** NY **Zip** 11767
Phone 631-366-2776 **Fax** 631 382 8310
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File Number 015618BI

Conditions

Estimated Age 30 Years **Entrance Faces** For the purpose of this report the house faces North
Inspection Date 02/17/2018
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 36 Degrees
Weather Cloudy **Soil Conditions** Damp
Space Below Grade Basement

General Information (Continued)

Building Type Single family **Garage** Attached

Water Source Public **How Verified** Visual Inspection

The Scope of the Inspection

1. Scope All components designated for inspection in the New York State Home Inspector Standards are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. The New York State Inspector Standards can be found at www.dos.state.ny.us/licensing/homeinspect/hinspect_ethics. This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection only. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of Appliances, the Electrical System, the Air Conditioning System (s), Heating System(s), and the Plumbing System.

Verification of compliance with current or past Building Code and/or Zoning Regulations or requirements is outside the scope of this inspection.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the New York State Home Inspector Standards and the inspection authorization and agreement for a full explanation of the scope of the inspection.

Structure

- 1. General Comments:** A licensed general contractor should be consulted to undertake the improvements recommended below.
- 2. Unable to Inspect:** 10% - Storage boxes, Storage shelves, Insulation, Finishes obstructed views of insulation, structural components, electrical, plumbing, HVAC and foundations



- 3. Improve**
Foundation: Poured - Cracks were observed in the foundation walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses. Repairs should be made as needed. Various methods of crack repair are available, including exterior caulking and sealing or if needed interior patching with an epoxy resin or hydraulic cement.
- 4. Acceptable**
Beams: Wood
- 5. Acceptable**
Columns/Piers/Posts: Steel posts
- 6. Acceptable**
Joists/Trusses: Wood
- 7. Acceptable**
Subfloor: Plywood
- 8. Improve**
Structure Type: Wood frame - The floor structure has experienced some typical sagging and movement. This is usually the result of the age and framing design of the building.
- 9. Improve**
Floor/Slab: Poured slab - The floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab
- 10. Acceptable**
Roof Framing: Rafter
- 11. Acceptable**
Sheathing: Plywood
- 12. Improve**
Wood Boring Insects Long Island is known for wood destroying insect activity. Wood destroying insects can do a substantial amount of damage to the wood structural components of a home. Several steps can be taken to reduce the risk of a wood destroying insect problem. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventive chemical treatment, performed by a licensed pest control specialist, is also advisable.
- 13. LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION:** As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified Licensed Professional Engineer (P.E.) is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

Structural components concealed behind finished surfaces could not be inspected. Only a representative sampling of visible structural components were inspected. Furniture and/or storage restricted access to some structural components.

Roof

1. General Comments: A licensed roofing contractor should be consulted to undertake the improvements recommended below.

Roof Surface

2. Type: Gable

3. Method of Inspection: Walked on Roof

4. Unable to Inspect: 10% - Safety and Footing, Height of Roof

5. Repair/Replace Material: Asphalt composite shingle - The roofing shows evidence of significant moss and organic build up. This condition may influence the life expectancy of the roofing. Moss removal is recommended to prevent premature damage to the roofing material.



6. Acceptable

7. Acceptable

8. Improve

Valleys: Asphalt shingle

Flashing: Aluminum

Gutters: Aluminum - Normal maintenance and regular cleanings of gutters is strongly encouraged.

Damaged gutters in various locations should be repaired or replaced as necessary.



9. Improve

Chimney

Downspouts: Aluminum

10. Improve

Chimney: Brick - This home inspection includes a limited visual inspection of the accessible portions of the chimney. As such, it is impossible for an inspector to determine if the chimney flues are free of defects. Accordance with recommendations made by the National Fire Prevention Association (NFPA) you should have a certified chimney sweep conduct what is called a level two inspection of all chimney flues.

Roof (Continued)

11. Acceptable **Flue/Flue Cap:** Clay, Mortar



12. Acceptable **Chimney Flashing:** Metal

13. Acceptable **Chimney:** Framed

14. Repair/Replace **Flue/Flue Cap:** Metal - Moisture damage/rot was observed to the chimney cap. A qualified contractor is recommended to evaluate and estimate repairs



- 15. LIMITATIONS OF ROOFING INSPECTION:** As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. Our evaluation of the ROOF is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. This is a "visual" inspection only. No certification, warranty, or guarantee is given as to the water tight integrity of the roof. Inspectors can not determine water integrity of roofs by a visual inspection nor can they predict future leaks. If such an inspection or certification of the roof is desired, client should contact a licensed roofer prior to closing.

The inspection of the roofing system was limited by (but not restricted to) the following conditions:

The entire underside of the roof sheathing is not inspected for evidence of leakage. Evidence of prior leakage may be disguised by interior finishes.

Attic

1. General Comments: Upgrading insulation levels in a home is considered an improvement rather than a necessary repair. Most homes have relatively low levels of insulation. Improving insulation levels will reduce energy costs; however, the potential benefit should be carefully weighed against the cost of improvements. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

Bedroom Closet Attic

2. Method of Inspection: Viewed From Hatch

3. Unable to Inspect: 30% - Safety and Footing, Insulation, Blocked by HVAC ducts



4. Acceptable

Insulation: Fiberglass



5. Acceptable

Ventilation: Gable vents, Ridge, Roof vents

Over Garage Attic

6. Method of Inspection: No Access

7. Not Inspected **Unable to Inspect:** 100% - Storage or personal items, shelving prevented access to the attic. Recommend inspecting the attic once access is provided.



8. LIMITATIONS OF INSULATION / VENTILATION INSPECTION: As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI)

Attic (Continued)

LIMITATIONS OF INSULATION / VENTILATION INSPECTION: (continued)

cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection. An analysis of indoor air quality is beyond the scope of this inspection. Any estimates of insulation R-values or depths are rough average values.

Exterior

- 1. General Comments:** A licensed general contractor should be consulted to undertake the improvements recommended below.

Exterior Surface

- 2.** Acceptable

Type: Vinyl siding



- 3.** Acceptable

Trim: Vinyl, Metal, Wood

- 4.** Acceptable

Soffits: Vinyl, Wood

- 5.** Acceptable

Fascia: Wood

- 6.** Acceptable

Entry Doors: Metal, Wood

- 7.** Improve

Windows: Vinyl, Wood - The window and door frames require painting and caulking. Any rotted wood uncovered should be repaired or replaced.

- 8.** Improve

Basement Windows: Vinyl - Routine maintenance is required to the basement windows. New caulk should be applied, any rot to frame should be repaired/replaced.



- 9.** Improve

Window Wells: None - Basement window well(s) should be provided when re-grading. Window wells protect basement windows from surface water and prevent contact with the soil.



- 10.** Improve

Exterior Electric Outlets: 110 VAC - The installation of a ground fault circuit interrupter (GFCI) is recommended for all exterior outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

- 11.** Acceptable

Exterior Lighting: Surface mount

- 12.** Acceptable

Hose Bibs: Rotary - Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted.

- 13. LIMITATIONS OF EXTERIOR INSPECTION:** As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

Exterior (Continued)**LIMITATIONS OF EXTERIOR INSPECTION: (continued)**

A representative sample of exterior components was inspected. The inspection does not include an assessment of geological conditions and/or site stability. Landscape components restricted a view of some exterior areas of the house. Storage in the garage restricted the inspection.

Lots and Grounds

- 1. Repair/Replace Driveway:** Asphalt - The driveway surface is weathered. Persistent movement may result in the need for resurfacing. The application of a driveway sealant would offer protection from moisture and sunlight. This may prolong the driveway life.



- 2. Acceptable Walks:** Brick



- 3. Repair/Replace Porch:** Front Entrance - 1. Moisture damage/rot was observed to the deck surface and railings. Recommend replacing railings and deck boards that show rot.



Lots and Grounds (Continued)

4. Repair/Replace **Deck:** Rear Decks - Moisture damage/rot was observed to the deck surface and railings. Recommend replacing railings and deck boards that show rot.



5. Improve **Grading:** Flat - The grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition and/or removal of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least six (6) inches of clearance should be maintained between soil level and the top of the foundation.
6. Improve **Vegetation:** Plantings, Shrubs - It is possible for vegetation to grow up in between the siding and the interior walls. Vegetation growing on or within 6 inches of exterior walls in various locations should be kept trimmed away from siding, window trims, and the eaves.
7. Acceptable **Swale:** Adequate slope and depth for drainage
8. **LIMITATIONS OF EXTERIOR INSPECTION:** As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

A representative sample of exterior components was inspected. The inspection does not include an assessment of geological conditions and/or site stability. Landscape components restricted a view of some exterior areas of the house. Storage in the garage restricted the inspection.

Garage/Carport

Garage

1. **Type of Structure:** Attached **Car Spaces:** 3
2. Acceptable **Garage Doors:** Insulated aluminum
3. Acceptable **Door Operation:** Mechanized
4. Improve **Door Opener:** Craftsman - Although the garage door opener photo sensor did function properly, the door did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener.





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Garage/Carport (Continued)

5. Acceptable

Service Doors: Metal

6. LIMITATIONS OF EXTERIOR INSPECTION: Storage in the garage restricted the inspection.

Electrical

1. General Comments: A licensed electrician should be consulted to undertake the improvements recommended below.

2. Acceptable **Service:** Overhead

3. Acceptable **Ground/Bond:** Plumbing ground

Garage Electric Panel

4. Acceptable **Main Panel** 200 Amps

5. Acceptable **Main Breaker Size:** 200 Amps



6. Acceptable **Conductor Type:** Romex

7. Acceptable **Breakers:** Copper



8. Discretionary Improvements: During the course of any renovating, it is recommended that older wiring be replaced.

9. LIMITATIONS OF ELECTRICAL SYSTEM INSPECTION: As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

Electrical components concealed behind finished surfaces could not be inspected. Only a representative sampling of outlets and light fixtures were tested. Furniture and/or storage restricted access to some electrical components.

Heating System

1. General Comments: It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

A licensed heating and cooling (HVAC) technician should be consulted to undertake the improvements recommended below.

Heating System

2. Manufacturer: New Yorker

3. Type: Boiler system

4. Approx. Age: 30 Years

5. Fuel Type: Oil

6. Improve

Operation: Aged - Corrosion was noted on various components of the boiler. A qualified and licensed technician should be consulted to repair or replace pipes affected by corrosion, and remedy any leakage issues found. Typical servicing is recommended by a qualified HVAC technician.



7. Acceptable

Distribution: Hot water

8. Repair/Replace

Flue Pipe: Metal - The exhaust system shows evidence that exhaust products have been "back drafting" evident by soot staining. A qualified licensed heating technician should be consulted.



Heating System

Heating System (Continued)

- 9. Not Inspected Buried Oil Tank** An underground oil storage tank exists on the property. According to the Environmental Protection Agency (E.P.A.), this situation may represent an environmental risk depending on factors such as tank age, condition and maintenance, none of which A-Pro is authorized to investigate or report upon. Possible solutions, subject to state and federal guidelines, may include having the tanks abandoned, filled with sand and/or foam. Oil tank abandonment /removal costs vary depending on the extent of work required. An oil tank specialist should be consulted to evaluate and estimate cost.



- 10. LIMITATIONS OF HEATING SYSTEM INSPECTION:** As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

The adequacy of heat distribution is difficult to determine during a one-time visit to a home.

Air Conditioning

1. General Comments: It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

A licensed cooling (HVAC) technician should be consulted to undertake the improvements recommended below.

AC System

2. Manufacturer: Carrier

3. Approx. Age: 30 Years



4. Fuel Type: Electric **Temperature Differential:**

5. Not Inspected Operation: Not inspected - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.



6. Repair/Replace Exterior Unit: Pad mounted, Aged - The unit has reached the end of the manufactures stated design life, it may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for new unit is recommended.



7. Electrical Disconnect: Disconnect

8. Refrigerant Lines: Serviceable condition

Air Conditioning (Continued)

- 9. Repair/Replace Condensate Removal:** PVC (Attic) - The condensate line and auxiliary line should not share discharge piping. A second discharge pipe should be run for the air conditioning system to a conspicuous location, and/or a float switch installed in the auxiliary pan.



- 10. Improve Exposed Ductwork:** Duct cleaning is recommended. Loose fitting joints and/or openings in the ductwork should be improved. A qualified contractor is recommended to evaluate and estimate repairs.

It would be wise to change the filter every thirty days when in use.

- 11. LIMITATIONS OF COOLING SYSTEM INSPECTION:** As prescribed in the inspection authorization and agreement, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

Window mounted air conditioning units are not inspected. The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.

Plumbing

1. General Comments: A licensed plumbing contractor should be consulted to undertake the improvements recommended below.

2. Acceptable **Service Line:** Copper



3. Acceptable **Service Line:** Well/Pump - Note: testing well water and water filtration systems are outside the scope of a home inspection. It would be wise to properly maintain the system as per manufacturers guidelines.



4. Acceptable **Main Water Shutoff:** Basement

5. Improve **Water Lines:** Copper - For the most part, the supply piping is older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

6. Improve **Drain Pipes:** Cast iron, Copper, PVC - For the most part, the waste piping is older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

7. Acceptable **Service Caps:** Accessible, Basement

8. Discretionary Improvements: During the process of plumbing fixture renovation, it would be wise to replace older piping that is exposed.

9. LIMITATIONS OF PLUMBING SYSTEM INSPECTION: As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection. An inspection of the sewage system is outside the scope of this inspection.

Bathroom

2nd Floor Main Bathroom

1. Acceptable

Toilets: 1 1/2 Gallon Tank



2. Acceptable

Sink/Basin: Molded single bowl



3. Repair/Replace

Electrical: 110 VAC - The installation of a ground fault circuit interrupter (GFCI) is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

4. Acceptable

Ventilation: Window

5. Acceptable

HVAC Source: Baseboard

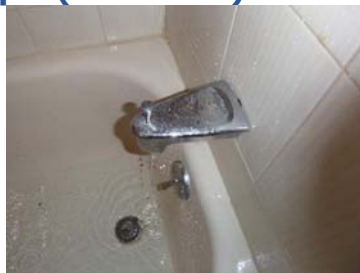
6. Acceptable

Tub/Surround: Porcelain tub and ceramic tile surround



7. Improve

Faucets/Traps: Shower body (Shower faucet) - The shower body (shower faucet) is loose in the wall. Evaluate and repair.

Bathroom (Continued)**Faucets/Traps: (continued)****2nd Floor Master Bathroom****8.** Acceptable**Toilets:** 1 1/2 Gallon Tank**9.** Acceptable**Sink/Basin:** Molded dual bowl**10.** Repair/Replace**Electrical:** 110 VAC - The installation of a ground fault circuit interrupter (GFCI) is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.**11.** Acceptable**Ventilation:** Window**12.** Acceptable**HVAC Source:** Baseboard**13.** Improve**Shower/Surround:** Fiberglass pan and ceramic tile surround - The shower pan needs cleaning. Routine maintenance is required. Caulking and grout should be renewed. Any damaged tile should be repaired/replaced.

Bathroom (Continued)

Shower/Surround: (continued)



14. Acceptable

Spa Tub/Surround: Fiberglass tub and ceramic tile surround



1st floor 1/2 bath Bathroom

15. Acceptable

Toilets:



16. Acceptable

Sink/Basin:



Bathroom (Continued)

- 17.** Repair/Replace **Electrical:** The installation of a ground fault circuit interrupter (GFCI) is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.



- 18.** Acceptable **HVAC Source:** Baseboard

Interior

1. INTERIOR COMMENTS: On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas.

Entire Home General Finishes Living Space

2. Improve **Walls:** Drywall - Typical drywall flaws were observed various locations, Minor cracks were noted in various locations
3. Improve **Ceiling:** Drywall - Typical drywall flaws were observed various locations, Minor cracks were noted in various locations
4. Improve **Floor:** Hardwood, Carpet, Tile - Floor slopes are apparent in various locations
5. Improve **Windows:** Vinyl, Wood - Windows need trimming/adjustment in various locations.
6. Repair/Replace **Doors:** Hollow wood - 1. Basement door requires repair/replacement.
2. Doors need trimming/adjustment in various locations



7. Acceptable **Stairs/Handrails:** Wood stairs with wood handrails
8. Acceptable **Electrical:** 3-Prong
9. Acceptable **HVAC Source:** Baseboard
10. Improve **Smoke Detector:** The installation of smoke/Carbon Monoxide detectors inside all sleeping areas, the garage and on every floor of the home that are linked together is recommended.
11. **Discretionary Improvements:** The installation of smoke/Carbon Monoxide detectors inside all sleeping areas, the garage and on every floor of the home that are linked together is recommended. It may be desirable to install new exterior lock sets upon taking possession of the home
12. **LIMITATIONS OF INTERIOR INSPECTION:** As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:
This inspection does not cover any damage concealed by carpeting, rugs or furniture
Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior. Potentially hazardous substances (such as asbestos, lead paint, mold, etc.) cannot be positively identified without a detailed inspection for these types of substances and a laboratory analysis. This is beyond the scope of a home inspection. The adequacy of the fireplace draw cannot be determined during a visual inspection.

Bedroom

Bedroom

1. Improve

Ceiling: Ghosting, was observed on the bedroom ceiling. "Ghosting," refers to apparently unexplainable dark streaks or patches on walls, ceilings, and carpets. This condition stems from cold spots on walls and ceilings that get damp from condensation, and air-borne dust clings to the dampness.



Kitchen

1. General Comments: It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

A qualified technician should be consulted to undertake the improvements recommended below.

All appliances should be operated at the final walk through, to insure they are working properly upon ownership.

1st Floor Kitchen

2. Acceptable

Sink: Porcelain

3. Acceptable

Electrical: 110 VAC GFCI

4. Acceptable

HVAC Source: Baseboard

5. Acceptable

Refrigerator: Kenmore



6. Acceptable

Ventilator: Exhaust fan with microwave

7. Acceptable

Cooking Appliances: Electric range



8. Acceptable

Dishwasher: Whirlpool

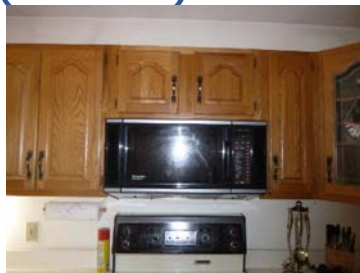


9. Acceptable

Microwave:

Kitchen (Continued)

Microwave: (continued)



Kitchen

10. APPLIANCE LIMITATIONS: As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

Laundry Room/Area

1. General Comments: It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

A qualified technician should be consulted to undertake the improvements recommended below.

All appliances should be operated at the final walk through, to insure they are working properly upon ownership.

Laundry Room/Area

2. Acceptable

Washing Machine:



3. Acceptable

Washer Drain: Wall mounted drain

4. Acceptable

Dryer: Electric dryer



5. Repair/Replace Dryer Vent: Plastic flex - 1. The dryer exhaust terminates in the utility closet. excessive lint was observed throughout the utility closet. Dryer vent should terminate at the exterior of the home. Exhaust vents that terminate in the building envelope can lead to unwanted moisture and mold/mildew.

2. The clothes dryer should be vented to the building exterior.



Laundry Room/Area (Continued)

6. Acceptable

Laundry Tub: PVC



7. LIMITATIONS OF APPLIANCES INSPECTION: As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection, Thermostats, timers and other specialized features and controls are not tested

Basement

Basement

- 1. Unable to Inspect:** 10% - Storage boxes, Storage shelves, Insulation, Finishes obstructed views of insulation, structural components, electrical, plumbing, HVAC and foundations



- 2.** Acceptable
3. Improve

Basement Stairs/Railings: Wood stairs with wood handrails

Basement Leakage:

No evidence of moisture penetration was visible in the basement at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing Exterior, and Lots and Grounds sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

Conclusion

1. Conclusion All homes experience an adjustment process, particularly when they are young. Some shrinkage, settlement and compression of buildings are a few of the activities that are expected and, in most cases, are considered normal. It is common to have some thin ceiling/wall intersections and other minor symptoms of settling and shrinkage. This type of activity is more prevalent in the first several years of the life of the home. We cannot predict the future of a homes adjustment process and whether it will be normal or more serious activity.

In conclusion, it should be noted that no house is perfect, not even a brand new house. The objective of this report is to inform the purchaser of the current condition of the property and to make sure there are no major problems with the home. The report should not be used as a check list in order to re-negotiate with the seller to make the home a "perfect house" or upgrade certain portions of the home to absolutely ideal conditions.

It should be kept in mind that a purchaser normally purchases a property because the property has many positive attributes such as style, price, location, age or character. Normally, we find that there may be some minor imperfections or maintenance needs, but they should not overshadow all of the good and positive reasons that lead someone to purchase the property. Many of our recommendations and suggestions are "minor maintenance related items" and can be done at anytime, at a nominal, reasonable cost.

We advise client to consult with only licensed, professional, and qualified contractors (in their respective field) for further review, options and estimates on all repairs, upgrades and replacements, as needed, where noted throughout this report.

AS INDICATED IN OUR INSPECTION AGREEMENT AND COVER LETTER, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY WILL ALWAYS IMPACT DISCLOSURE. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT, AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE.

Maintenance Advice

1. Maintenance MAINTENANCE ADVICE UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

"Change the locks on all exterior entrances, for improved security.

"Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.

"Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.

"Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.

"Examine driveways and walkways for trip hazards. Undertake repairs where necessary.

"Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.

"Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.

"Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.

"Install rain caps and vermin screens on all chimney flues, as necessary.

"Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

"Check that fire extinguisher(s) are fully charged. Re-charge if necessary.

"Examine heating/cooling air filters and replace or clean as necessary.

"Inspect and clean humidifiers and electronic air cleaners.

"If the house has hot water heating, bleed radiator valves.

"Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.

"Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.

"Repair or replace leaking faucets or showerheads.

"Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

"Examine the roof for evidence of damage to roof coverings, flashings and chimneys.

"Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.

"Trim back tree branches and shrubs to ensure that they are not in contact with the house.

"Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.

"Survey the basement and/or crawl space walls for evidence of moisture seepage.

"Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

"Ensure that the grade of the land around the house encourages water to flow away from the foundation.

"Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.

"Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for

Maintenance Advice (Continued)

evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.

"Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.

"Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.

"Test the Temperature and Pressure Relief (TPR) Valve on water heaters.

"Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.

"Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly.

Clean and lubricate hinges, rollers and tracks on overhead doors.

"Replace or clean exhaust hood filters.

"Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

"Replace smoke detector batteries.

"Have the heating, cooling and water heater systems cleaned and serviced.

"Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.

"Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.

"If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).

"If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home.

Enjoy your home!