

Prepared for: Mr. and Mrs. First Time Home Buyer

Inspection Site: Somewhere in Nassau County, NY

Inspection Date: March xx, 2015



Congratulations! You are considering the purchase of a new home!

Thank you for selecting *Long Island Home Inspection Consultants* to perform your building inspection for you.

We invite you to visit our website www.longislandinspection.com. Our website is packed with great information about the various components that make up a house or building.

If you attended the inspection, our inspector has already provided you with a verbal report and discussion of his findings. The following report is designed to highlight significant defects uncovered during the inspection and provides maintenance suggestions to protect and prolong the life of the area discussed.

The inspection has been performed in accordance with *The State of New York* standards of practice. It is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the home and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the experienced inspector, based upon his visual impressions of the conditions that existed at the time of inspection only. The inspection and report are not intended to be technically exhaustive or to imply that every component was inspected or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation is performed. All components and conditions, which by nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. We can provide an excellent overview of the property, but will not find every defect; or uncover every possible risk, whether visible or not.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure (we can not predict the future), its systems or their component parts. This report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions regarding adequacy, capacity or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience

We certify that our inspectors have no interest, present or contemplated, in this property or its improvements. To the best of our knowledge and belief, all statements and information in this Report are true and correct. We are not required to inspect concealed insulation, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments regarding these systems and conditions are informational only and do not represent an inspection, however we can provide professional testing for radon, asbestos, water quality, mold testing, electromagnetic fields, and urea formaldehyde at the client's request for additional fees.

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<p>Terence Kursawe Licensed New York State Home Inspector Long Island Home Inspection Consultants 536 Bedford Ave., Bellmore NY 11710 New York State License #16000005820 NYSDEC Termite Certification #C1811196 American Society of Home Inspectors ASHI #: 202339 1-800-553-1843 Direct Line: 516-880-5103 tkinspect@netzero.com www.longislandinspection.com www.WelnspectLongIsland.com</p>	





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Inspection Fee: \$xxx.00

Total AmountPaid: \$xxx.00



THANK YOU!

cc:



EXTERIOR

ITEM	MATERIAL	COMMENTS / RECOMMENDATIONS
1. Street Sidewalk	Concrete	Serviceable. Showing signs of normal wear and tear. Able to perform intended function.
2. Driveway	Concrete	Tree roots have damaged the driveway. If driveway is resurfaced, this will most likely happen again unless tree roots are removed.
3. Front Walkway	Concrete	Serviceable. Showing signs of normal wear and tear. Able to perform intended function.
4. Front Stoop	Brick/Stone	Repoint mortar joints on front stoop as needed.
5. Entry Doors	Wood/Metal	Reminder: Change all locks upon occupancy
6. Railings	Metal	Serviceable. Showing signs of normal wear and tear. Able to perform intended function.
7. Chimney	Brick/Masonry	Contact a chimney sweep to clean chimney upon occupancy and on an annual basis thereafter. The chimney flue liner was not visible for inspection and should be checked for defect when cleaned. A proper examination of the interior of the chimney can only be done after the chimney is thoroughly cleaned. We therefore recommended a Level II chimney interior examination, including a full video inspection, be performed by a chimney sweep certified by the Chimney Sweep Institute of America (csia.org). The installation of chimney cap to prevent water or animal entry is recommended.


EXTERIOR

ITEM	MATERIAL	COMMENTS / RECOMMENDATIONS
8. Roof	Asphalt Shingles	  <p>The roof is well beyond its service life. Replacement is needed. Old shingles should be removed first and sheathing checked for damage prior to reroofing.</p>
9. Flashing	Copper	Re-flash entire roof, including chimney, when new roof is installed.


EXTERIOR

ITEM	MATERIAL	COMMENTS / RECOMMENDATIONS	
10. Gutters/Leaders	Aluminum	<p>Clean gutters upon occupancy. Re pitch gutters and <i>direct downspouts at least 6 feet away from dwelling</i>. Proper management of gutter/leader system is important for preventing soil erosion and possible damage to foundation/structure as well as for helping to keep the basement/crawl area dry. At least twice a year gutters, leaders, and downspouts should be cleaned and checked for proper alignment and connection. As part of normal home ownership, check system during rain for leaks and proper drainage.</p>	
11. Exterior Walls	Frame	The quantity and type of insulation installed in exterior wall cavities could not be determined due to enclosed nature of walls.	
12. Siding	Stone/Vinyl	There is a hole in the rear siding which requires repair to prevent moisture/bird/animal entry.	
13. Masonry	Concrete	Foundation cracks are present. Repair cracks in foundation with latex cement. Where a crack disappears into the ground, soil should be excavated to affect a complete patch, in order to prevent the entry of water and insects into the dwelling. Monitor patches for future cracking.	


EXTERIOR

ITEM	MATERIAL	COMMENTS / RECOMMENDATIONS
14. Trim	Aluminum	Serviceable. Showing signs of normal wear and tear. Able to perform intended function.
15. Paint	Water base	Serviceable. Showing signs of normal wear and tear. Able to perform intended function.
16. Caulk	Silicone/Latex	Maintain caulking around all windows and window frames. Scrape off old caulking where needed. Use silicone caulk, which has long life expectancy.
17. Storms / Screens	Thermopane	As viewed from the exterior, windows appeared in satisfactory condition.
18. Sidewalk	Concrete	Side walk way is cracked and requires repair.
19. Side Steps	N/A	Not Applicable
20. Window Wells	N/A	Not Applicable
21. Rear Walkway	N/A	Not Applicable
22. Rear Steps	Wood	See Comment 23.
23. Deck/Balcony	Wood Deck Continued next page...	


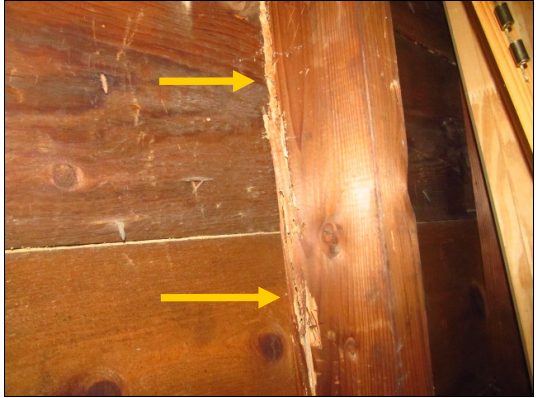
EXTERIOR

ITEM	MATERIAL	COMMENTS / RECOMMENDATIONS
		 <p>The roof header is sagging as water has collected inside the aluminum capping causing header to rot. Header requires replacement.</p> <p>The support posts do not appear to have proper concrete footings. Future settlement may occur as a result.</p> <p>Improperly constructed decks/porches are subject to collapse, which can cause personal injury or worse. Obtain Certificate of Compliance or Building Permit for this structure to verify that it has been constructed according to acceptable building practices.</p>
24. Grading	Level	<p>Re-pitch soil away from foundation to aid in positive drainage. Soil should be pitched at a minimum of 15 degrees away to help prevent seepage into basement. Masonry areas in contact with house such as stoops, drive/walk ways should be sealed periodically with caulking or mortar to help prevent seepage. When these areas are resurfaced, they should be pitched away from the foundation to better aid in positive run-off.</p>

EXTERIOR

ITEM	MATERIAL	COMMENTS / RECOMMENDATIONS
25. Landscape	Shrubs/Trees	 <ol style="list-style-type: none"> 1) Trim trees to allow for proper sunlight penetration onto property and structure. 2) Neighbor's tree roots have damaged the driveway and quite possibly-the foundation. <i>See Comment #36.</i>
26. Patio	N/A	Not Applicable
27. Pool	N/A	Not Applicable
28. Fences	Chain/PVC	Verify ownership of perimeter fencing and maintain where applicable.

EXTERIOR

ITEM	MATERIAL	COMMENTS / RECOMMENDATIONS
29. Retaining Walls	N/A	Not Applicable
30. Access Buildings		
31. Bulkhead	N/A	Not Applicable
32. Garage	1 Car-Detached Continued next page...	  <p>Shown: Termite damage at and adjacent to the left window-inside and out. Also (not shown) the sill plate which attaches the garage to the floor slab is badly damaged. Contact a licensed and qualified general contractor to review/repair/replace damaged framing as needed.</p>

EXTERIOR

ITEM	MATERIAL	COMMENTS / RECOMMENDATIONS
		<p>The overhead door is dented and should be replaced. Portions of the garage were inaccessible due to storage. No representation as to conditions that were inaccessible can be made. A careful re-inspection of garage space is needed prior to closing when vacant to check for any hidden damage, defect or insect infestation.</p> <p>OSB (pressboard) has been used in the front of the exterior. This material rots when wet and should be sided over.</p>

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TERMITE INSPECTION REPORT



There was termite damage observed at time of inspection. The support beam beneath the front entry is damaged and requires repair. Additional damage may be hidden by finished materials. No indication of a previous treatment was observed; therefore, it will be necessary to exterminate at this time. (Extermination as per chemical manufacturer's recommendations and in accordance with recognized practices and guidelines set forth by the "D.E.C." Department of Environmental Conservation and the "E.P.A." Environmental Protection Agency.) Test borings should be made on all structural members and framing to check for latent damage. Institute repairs as necessary. We cannot represent the absence or presence of termites and other wood destroying insects or resulting damage within closed walls or sealed floors. Contact a qualified contractor to repair or replace all termite damaged wood components in accordance with good building practices.


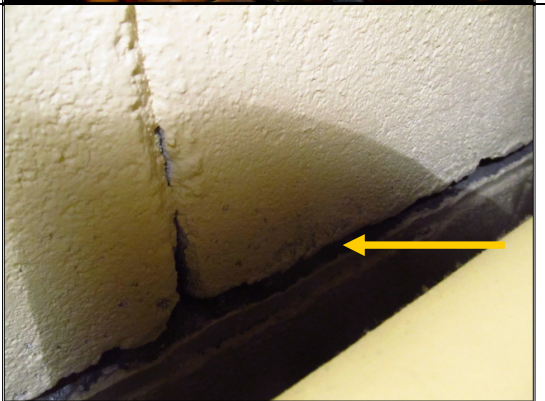
Contact this office if you require form Wood Destroying Insect Form NPMA 33 for your mortgage.

Long Island Home Inspection Consultants




Terence Kursawe
T1811196

**INTERIOR
STRUCTURE AND FOUNDATION**

ITEMS	DESCRIPTION	COMMENTS / RECOMMENDATIONS
33. Termites	Evidence	See Termite Report.
33A. Other Pests	Evidence	Cricket traps observed throughout the basement. Contact a licensed and qualified pest control company for further evaluation.
34. Dry Rot	N/A	Not Applicable
35. Water Entry	Evidence	<p><i>Water stains observed on foundation walls. To prevent further water seepage, recommend sealing exposed foundation walls with waterproofing compound and follow Exterior Recommendations 10, 24 to help control water around the foundation.</i></p> 
36. Foundation	Concrete Block	<p>There is a large horizontal crack in the driveway side foundation wall. The crack was observed in laundry room and adjacent closet and may continue the entire length of the foundation. A crack of this magnitude is considered a structural failure which will be costly to correct. It is possible that neighboring tree roots are the cause. <i>See Comment #25.</i></p> 
37. Girders	Wood	See Termite Report.
38. Columns	Steel	No defects were observed.

INTERIOR
ATTIC OR CRAWL SPACES

ITEMS	DESCRIPTION	COMMENTS / RECOMMENDATIONS
39. Insulation	Fiberglass	<p>Remove deteriorated insulation from between roof rafters and install new insulation on the back of the knee wall. This will help insulate the second floor while improving roof ventilation.</p> 
40. Floor	Wood	Performing intended function. No visible defects.
41. Ventilation	Gable	When re-roofing is undertaken, consult with a qualified roofer regarding improvements to roof ventilation strategy.
42. Water Leaks	No Evidence	<i>See Comment #8.</i>
43. Access	Hatches	Serviceable. Showing signs of normal wear and tear. Able to perform intended function.
43A. Electric Light	Present	Performing intended function. No visible defects.
43B. Storage	Present	Due to the presence of storage, portions of the attic were not visible for inspection. These areas should be re-inspected prior to closing.
43C. Misc.	N/A	Not Applicable

INTERIOR

PLUMBING / HEATING / ELECTRICAL SYSTEMS

ITEMS	DESCRIPTION	COMMENTS / RECOMMENDATIONS
<p style="text-align: center;">PLUMBING SYSTEMS</p> <p>The plumbing in the home was inspected and reported on with the following information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The buried waste line is not visible for inspection, nor is any piping within walls or ceilings. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed, yet working during an inspection but then fail under heavy use in the future. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed and qualified plumbing contractors be used in your further inspection or repair issues as it relates to the comments in this section of the report.</p>		
44. Fixtures	See Remark	It is recommended that you clear all drain lines upon occupancy. Use PVC compatible cleaner, follow manufacturer instructions.
A.	Main Level	The plumbing fixtures are in serviceable/operable condition. No leaks observed.
B.	Upstairs	The plumbing fixtures are in serviceable/operable condition. No leaks observed.
C.	Basement	The plumbing fixture is in serviceable/operable condition. No leaks observed.
49A. Drain Lines	Metal/PVC	No leaks were observed.
49B. Waste Lines	Cast Iron/PVC	No leaks or blockage was observed.
50 Supply Piping	Copper	No leaks were observed.
51 Plumbing Valves	Brass	No leaks were observed.
52 Water Supply	Municipal	The municipal water shut off is located in the basement. There was adequate water pressure at all fixtures when tested.

INTERIOR

PLUMBING / HEATING / ELECTRICAL SYSTEMS

ITEMS	DESCRIPTION	COMMENTS / RECOMMENDATIONS
53 Water Heater	AO Smith Natural Gas	<p>(SHOWN) Extend relief valve drip tube to within six inches of the floor to prevent scalding or unnecessary property damage should valve discharge due to excessive temperature or pressure.</p> <p>The water heater was operational at time of inspection. Generally water heaters do not require replacement unless they leak. Periodic monitoring is advised. Replace unit upon the first sign of leakage. Flush tank periodically to eliminate build up of chemical deposits at base of this tank. Adjust water temperature (temperature above 120 degrees may scald).</p>




HEATING SYSTEMS

The heating and cooling system of this home was inspected and reported on with the following information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal or dismantling of equipment. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed and qualified HVAC contractors be used in your further inspection or repair issues as it relates to the comments in this section of the report.



INTERIOR

PLUMBING / HEATING / ELECTRICAL SYSTEMS

ITEMS	DESCRIPTION	COMMENTS / RECOMMENDATIONS
54 Heating System	<p style="text-align: center;">Burnham</p> <p style="text-align: center;">Hot Water Boiler</p> <p style="text-align: center;">2 Heating Zones</p>	<p>The heating system was operational at time of inspection. Contact a qualified heating/air conditioning service company to clean service and adjust this system according to manufacturer recommendations for maximum efficiency.</p>  <p><i>Since this is an oil to gas conversion, the chimney should have been relined with stainless steel. A properly sized stainless liner will help exhaust gasses to escape chimney instead of cooling off and condensing which appears to be the case. If chimney is not allowing exhaust gasses to properly escape, there is a risk of carbon monoxide entering the dwelling. This should be checked by a chimney specialist. Also-obtain permit for oil to gas conversion-required by most municipalities-from seller.</i></p> <p>It is recommended to place all heating/cooling equipment under a service contract to receive regularly scheduled maintenance. Have the contract take effect a day or so before closing and arrange to have a heating/cooling technician present during a final walk-through to inspect and service equipment. Be sure to have an understanding as to which equipment and services will be covered under the contract.</p>

INTERIOR

PLUMBING / HEATING / ELECTRICAL SYSTEMS

ITEMS	DESCRIPTION	COMMENTS / RECOMMENDATIONS
55 Burner	Natural Gas	<p>(SHOWN) Evidence of a buried oil tank was observed. Abandoned copper oil supply piping is present near boiler. This indicates the presence of an exterior buried oil tank or one that was removed from the basement. Buried oil tanks have the potential for leakage into soil, which can cause groundwater contamination. If soil contamination is present, the homeowner is liable for clean-up costs, which can be very expensive. Check with present homeowner for documentation regarding proper decommissioning of tank.</p> <p>Since gas is utilized as a fuel in structure, and this type of equipment/fuel presents certain hazards, it is advised to have equipment periodically serviced and checked for proper operation.</p> 
56 Humidifier	N/A	Not Applicable
57 Heat Pipes	Iron/Copper	<p>Existing heat pipe insulation may contain asbestos and sample testing by qualified laboratory is required to determine actual asbestos content (as visual determination of type of material and/or percentage content is not possible). The removal or encapsulation of this material by qualified asbestos company may be necessary depending on test results. If performed, this work is an expensive process.</p> 
58 Cooling Ducts	N/A	Not Applicable
59 Heat Radiation	Baseboards/ Radiators	Heat was present in all rooms when tested.


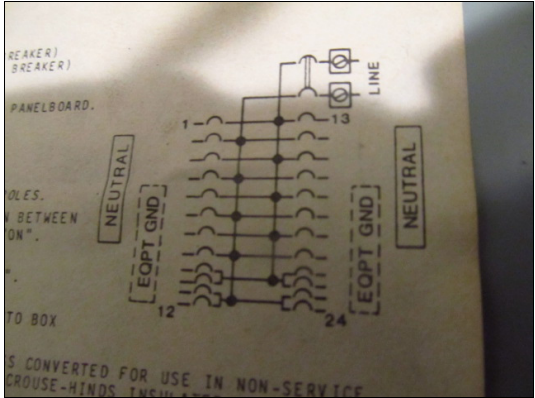
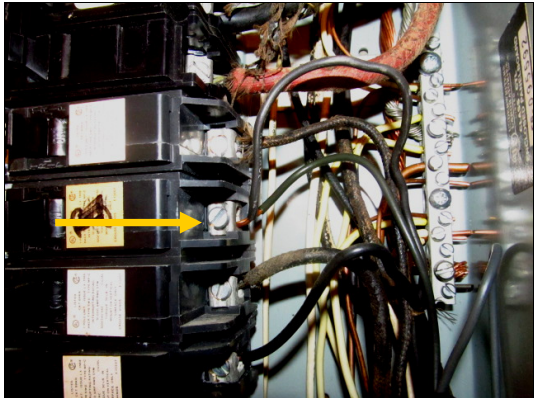
INTERIOR

PLUMBING / HEATING / ELECTRICAL SYSTEMS

ITEMS	DESCRIPTION	COMMENTS / RECOMMENDATIONS
ELECTRICAL SYSTEMS <p>The electrical system of the home was inspected and reported on with the following information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Wiring within walls or ceilings is not visible. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed and qualified electricians be used in your further inspection or repair issues as it relates to the comments in this section of the report.</p>		

INTERIOR

PLUMBING / HEATING / ELECTRICAL SYSTEMS

ITEMS	DESCRIPTION	COMMENTS / RECOMMENDATIONS
60 Electric Service	100 Amp 120/240 Volts Circuit Breakers	<div style="display: flex; flex-direction: column; align-items: center;">    </div> <p>Photos 1 and 2 According to the manufactures schematic on the panel door, mini (or double) breakers have been installed in the wrong location. Often times this means the panel or breakers have been physically altered in order to fit.</p> <p>Any electrical equipment used in a manner other than specified by the manufacturer technically does not meet electrical codes and can be considered a fire/electrocution hazard.</p>


INTERIOR

PLUMBING / HEATING / ELECTRICAL SYSTEMS

ITEMS	DESCRIPTION	COMMENTS / RECOMMENDATIONS
61 Electric Wiring	Copper/BX/Romex	<p>Third photo- Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. When multiple wires are connected to a circuit breaker, the breaker cannot function properly. This may cause a fire, shock, or worse.</p> <p>Also-some of the older wire insulation is deteriorating. This should be checked by an electrician and replaced if needed.</p>
62 Central Air	N/A	Not Applicable

INTERIOR

PLUMBING / HEATING / ELECTRICAL SYSTEMS

ITEMS	DESCRIPTION	COMMENTS / RECOMMENDATIONS
63. A/C Units	N/A	Not Applicable
63A. Fireplace	Wood Burning	<p>Evidence of water entry- interior masonry is worn, flue damper is rusted. Upon occupancy have fireplace cleaned/serviced prior to use, and on an annual basis there after. Have flue damper adjusted/repared for proper drafting.</p> 

INTERIOR

ROOMS

ROOMS	COMMENTS / RECOMMENDATIONS
64. Basement	<i>Spaces in the house that are below ground level may be subject at any time to water infusion from the exterior. While every effort is made to identify signs of past or present water entry, it is generally not possible to guarantee an underground area will remain dry, especially when finished walls conceal the building foundation from view.</i>
65. Living Room	Room was carefully checked, no problems were observed.
66. Kitchen/Dining Room	Room was carefully checked, no problems were observed.
67. Full Bathroom	<p>Cracked ceramic floor tiles are an indication of insufficiently stiff floor structure and/or sub-floor. Replacing tiles (if available) will not likely solve problem and an additional layer of sub-flooring or otherwise stiffening floor structure is likely the correct repair.</p> <p>Install electronic exhaust fan vented to exterior to remove excessive moisture.</p>
68. Rear Bedroom	Room was carefully checked, no problems were observed.
69. Front Bedroom	Room was carefully checked, no problems were observed.

INTERIOR
ROOMS

ROOMS	COMMENTS / RECOMMENDATIONS
70. Upstairs Right Bedroom	Room was carefully checked, no problems were observed.
71. Upstairs Left Bedroom	Room was carefully checked, no problems were observed.
72. Upstairs Bathroom	Install electronic exhaust fan vented to exterior to remove excessive moisture.

GENERAL NOTES

- As this inspection was conducted during daylight hours, the effectiveness of exterior lighting could not be determined.
- The sewer line was not visible for inspection. You are advised to contact a licensed and qualified plumbing company to perform a video scope inspection of sewer line prior to purchase of this dwelling.
- Water supply valves to any washing machine should always be turned off when the washer is not in use. Otherwise the washer hoses, which contain live water pressure, could rupture at a most inopportune time, potentially causing significant water damage.
- *Clogged dryer vents are a leading cause of home fires. Dryer vent should be disassembled and cleared of accumulated lint upon occupancy and periodically as part of normal maintenance. A clean dryer vent will improve the efficiency of the dryer as well. Use only solid ductwork, flexible ductwork-which is NOT approved for dryer vent use- can allow lint to become trapped which is a fire hazard. Also, flexible ductwork can be easily punctured which is a potential carbon monoxide hazard for gas dryers.*
- The flooring in this dwelling consists of wood, laminate, carpet and tile.
- No determination can be made as to the surface condition of any flooring that is covered by finished materials. No defects were observed.
- The windows are wood and vinyl double hung-insulated glass. There is a torn screen on the left side of the dwelling which requires replacement.
- The walls and ceilings in this dwelling are plaster, sheet rock and tile. No defects were observed. Lead paint was widely used in houses built prior to 1978 and is a known health hazard. Recommend having this house tested for lead paint, and if present, abate as necessary.
- A complete system of smoke and carbon monoxide detection should be installed on these premises, as per New York State law. The National Fire Protection Association (NFPA) recommends smoke alarms in every bedroom. Smoke alarms should be tested monthly, and replaced if needed. A carbon monoxide alarm should be present on every level as well.

SMOKE ALARM POSITION STATEMENT

The American Society of Home Inspectors (ASHI) believes smoke alarms that use photoelectric sensing technology are superior to those that use ionization chamber sensing technology. ASHI recommends that homeowners replace existing ionization alarms with photoelectric alarms whenever possible. Smoke alarms are intended to provide quick warning to allow people the chance to escape from a building before being overcome by smoke or heat from a fire. In too many cases, though, these safety devices fail to provide that warning, and people die as a result. Smoke alarms are widely available with two different sensing technologies: ionization and photoelectric. Ionization alarms have proven themselves to be particularly prone to nuisance alarms, which tend to cause people to disable them. Those that are not disabled fail to detect certain kinds of smoldering fires. Photoelectric alarms, in contrast, tend to be less susceptible to nuisance alarms and dramatically superior at detecting smoldering fires, particularly those that involve synthetic materials. Smoke inhalation from smoldering fires is a far more common cause of death in home fires than exposure to flaming-mode fires.

- Obtain Certificate of Occupancy on building including any needed permits.

- When recommendations have been made for repairs and/or service, we suggest you contact a qualified tradesperson prior to closing so actual costs involved can be anticipated.
- Our service does not include a representation regarding the absence or presence of underground storage tanks. Advise obtaining written representation from present owner regarding this matter.
- Our service does not include checking of appliances. All major appliances should be on separate electrical circuits. Due to varying increases and decreases of electrical power supply, electrical appliances, motors, equipment, etc. may be subject to change.
- All repairs, alterations and recommended work within this report should be done by licensed (where necessary) and qualified tradesperson in accordance with state and local codes.

- **No representation is made regarding any enclosed areas and/or possible concealed damage. This includes all areas blocked by storage and furniture. It is highly recommended to re-inspect premises once all storage has been removed and all areas are visible and accessible to check for any problems that may have been concealed during this inspection.**
- All mechanical equipment should be maintained under contract and/or on a regular basis as prescribed by manufacturer.
- There is no representation made in this report as to the conclusion of environmental analysis, if performed, such as air quality (radon or urea formaldehyde levels, pollution, mold, or noxious gases); or the quality of water and/or soil. A full spectrum of environmental testing is available and includes: radon, water, electro magnetic fields, mold and air quality testing, etc. With exception to those mentioned as performed in this report, the remaining tests were not performed.
- **Recheck this structure immediately prior to closing for things that may have changed since the inspection or were inaccessible due to furnishings and/or storage. All mechanical systems should be checked for malfunctions. All windows and doors should be checked for proper operation. All finished walls, floors, and ceilings should be checked for damage. All plumbing fixtures, including heat and hot water, should be checked for proper operation. Check all visible plumbing lines for leaks. Check electrical outlets and switches for proper operation prior to closing. If you require assistance with your pre-closing "walk-through" inspection, contact this office (800-553-1843).**
- This inspection has been performed in accordance with New York State Standards and American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics.

SUMMARY

This dwelling appears to have been well constructed and reasonably maintained. The home should be re checked prior to closing. The following concerns were observed:

- Roof-See Comment 8
- Gutters/Siding-See Comments 10, 12
- Deck-See Comment 23
- Landscaping-See Comment 25
- Garage-See Comment 32
- Pest Control-See Termite Report and 33a
- Foundation Crack-See Comment 36
- Heating-See Comments 53, 54, 55, 57
- Electrical-See Comments 60, 61
- Fireplace-See Comment 63a

Additional observations have been outlined throughout this report. Obtain estimates for all required work prior to going to contract to be aware of cost and scope. Anticipate ongoing maintenance as part of normal home ownership.

Thank you for the opportunity to work with you.
Good Luck!