

Guardian Home Inspection Serviced LLC

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Herman Munster

INSPECTION ADDRESS

0001 Cemetery Lane, Westchester, New York 12345

INSPECTION DATE

5/6/2007 9:30 am to 2:00 pm



This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

GENERAL INFORMATION

Inspection Address: 0001 Cemetery Lane, Westchester, New York 12345
Inspection Date: 5/6/2007 Time: 9:30 am to 2:00 pm
Weather: Overcast - Temperature at time of inspection: 65 Degrees

Inspected by: Doug Kaufman

Client Information: Herman Munster
1313 Mockingbird Lane, Mockingbird Heights, New York 12345
Phone: 555-555-5555
Cell: 444-444-4444
Fax: 333-333-3333
EMail: Doug@Guardian-inspections.com

Structure Type: Wood Frame (Ballon)
Furnished: Yes
Number of Stories: Two

Structure Style: Tudor

Approx.Year Built: 1921
Unofficial Sq.Ft.: 2348

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

This report is the exclusive property of Guardian Home Inspection Services LLC and the client whose name appears herewith. Its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Guardian Home Inspection Services LLC and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the American Society of Home Inspectors (ASHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. Some components that are inspected and found to be functional may not necessarily appear in the report.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may identify additional defects or recommend upgrades that could affect your evaluation of the property.

Report File: SAMPLE REPORT

SCOPE OF WORK

You have contracted with Guardian Home Inspection Services LLC to perform a generalist inspection in accordance with the standards of practice established by the American Society of Home Inspectors (ASHI) a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. The inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, nor intended to identify insignificant deficiencies. When given area location in the house, they are from looking at the front of the house from the street.

Most homes built after 1978 are generally assumed to be free of asbestos and many other common environmental contaminants. As a courtesy to our clients, below we are including some well documented, public information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate. Some of the more common contaminants include asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation. We will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is a microorganism that has tiny seeds, or spores, that are spread through the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some mold characterized as allergens, are relatively benign but can provoke allergic reactions among sensitive people. Others, characterized as pathogens, can have adverse health effects on large segments of the population such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigenes that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. Some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identify. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," which can be downloaded from their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>.

Asbestos can be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greeks and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. It can also be found in a wide variety of building materials, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos

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group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency (EPA) and the Consumer Product Safety Commission (CPSC) distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material (ACM), we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. Radon cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. We can provide a radon test upon request (for an additional fee). You can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency. It would be prudent for you to inquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home built as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap.

There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

Exterior

Site and Other Observations

Renovations or Additions Recommendation

Informational Conditions

Additions appear to have been made to this property and the property has been renovated or remodeled as discussed. Therefore, you should request any applicable documentation, including permits that were opened, warranties and/or guarantees. We do not approve of any work that was completed without permits.

Landscaping Observations

Informational Conditions

Vegetation is encroaching on the structure, and should be kept a minimum of twenty four inches away for the general welfare of the walls and foundation.

Grading and Drainage

General Comments and Description

Informational Conditions

To help prevent rain water/moisture from entering a residence, the ideal property will have soil that slopes away from the residence and the interior floors will be several inches higher than the exterior grade with the foundation exposed six inches or more. Also, the residence will have properly sized roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will have first hand knowledge of the site. There have been instances when we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, moisture can facilitate wood rot, wood destroying insects and the growth of biological organisms that can compromise building materials and produce mold-like substances that are detrimental to health.

Moisture Dampness or Mold-like Issues

Informational Conditions

Moisture/water intrusion involves a number of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not visible, it can be inferred by musty odors, peeling paint or plaster, efflorescence (salt crystal formations), rust on metal components, and wood rot. Condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. If the interior floors of a residence are at the same elevation or lower than the exterior grade we cannot rule out the potential for moisture intrusion and would not endorse any such areas. If such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should consult with a specialist.

Interior-Exterior Elevations

Components and Conditions Needing Service

Grading and drainage is either negative or neutral adjacent to the residence and moisture intrusion could result. The ideal situation is for the soil and/or the hard surfaces to be sloped away from the residence at one inch per foot to a distance of at least six feet, to keep moisture away from the footings and substructure.

Drainage Mode

Informational Conditions

Drainage is facilitated by soil percolation, hard surfaces, a sump pump and partial gutters with an underground drain pipes and we did not see any recent evidence of moisture threatening the living space in the residence.

Sump Pumps

Informational Conditions

Consider installing a back up battery system for the sump pump in case of a power failure.

Components and Conditions Needing Service

The sump pump does not work and should be serviced.

The sump pump is not equipped with ground fault protection, and should be corrected to include this important safety feature.

House Wall Finish

Identification of House Wall Finish

Informational Conditions

The house walls are finished with a combination of slate, bricks, wood and stucco sidings.

Brick Siding Observations

Components and Conditions Needing Service

There are loose bricks and missing mortar where the front stoop meets the house which should be serviced.

Wood Siding Observations

Informational Conditions

The wood siding at the right side dormer is in acceptable condition.

Stucco Siding Observations

Components and Conditions Needing Service

Fill all holes that were made for wires, pipes, cables etc. in the siding with caulk, epoxy and/or expansion foam.

There are open seams where the siding meets the fascia trim, and around the windows and doors. To prevent water and animal entry, and energy loss, seams should be filled with caulk, epoxy or expansion foam.

Slate Shingle Siding

Components and Conditions Needing Service

The slate shingles at the left side dormer are showing signs of age, including loose, cracked, delaminating slates. These should be monitored and serviced as needed

Exterior Components

General Comments and Description

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces. It is particularly important to keep the house walls sealed, as they provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. There are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail, which may cause condensation to form between the panes. In accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

The driveway is gravel.

Walkways

Informational Conditions

The front walkways are in acceptable condition.

Components and Conditions Needing Service

There are offsets in the left side flagstone walkway that could prove to be a tripping hazard and should be serviced.

There are offsets in the rear concrete walkway that could prove to be a trip-hazard. Have serviced by a mason for safety.

The rear walkway is sloped toward the house and should be sloped away from the house to prevent water entry into the substructure.

Fences and Gates

Informational Conditions

The fences and gate are acceptable, but have damaged sections that are typical for their age.

Entry Doors

Functional Components and Conditions

The entry doors are functional.

Components and Conditions Needing Service

The storm door at the front has damaged hardware and should be serviced.

Foundation

Components and Conditions Needing Service

There are settlement/shrinkage cracks that should be sealed with epoxy or hydro cement. Generally, cracks that are less than 1/4" are not commonly regarded as being structurally significant. However, they should be monitored for active movement in these areas.

Windows

Informational Conditions

Some of the windows have been replaced. You should request documentation from the sellers, which would confirm a professional installation, and could include a transferable warranty.

Components and Conditions Needing Service

There are single glazed windows. Some of these windows are in need of the following services: replacement of loose and missing glazing (putty), replacing damaged screens, caulking open seams and replacing rotted sills.

Fascia and Trim

Components and Conditions Needing Service

There is a rotted/damaged fascia board at the right rear corner of the upper roof. This area should be serviced, as there is potential for hidden damage.



Vent Covers

Informational Conditions

The vent covers are in acceptable condition.

Sliding Glass Doors

Informational Conditions

The sliding glass door is in acceptable condition.

Components and Conditions Needing Service

There is a damaged screen at the rear slider that should be serviced.

There is a missing screen door at the rear slider that should be replaced.

Decks

Components and Conditions Needing Service

The guardrails at the steps to the deck do not conform to common safety standards. Common safety standards require them to be a minimum of forty-two inches high when the standing surface is eighteen inches or more above grade. Also, guardrail vertical balusters should be no more than four inches apart for child safety.

The decking is weathered and is due for a power wash and staining. Power wash the deck every year or two and stain to prolong its life.

The support columns are not anchored to the footings and should be serviced.

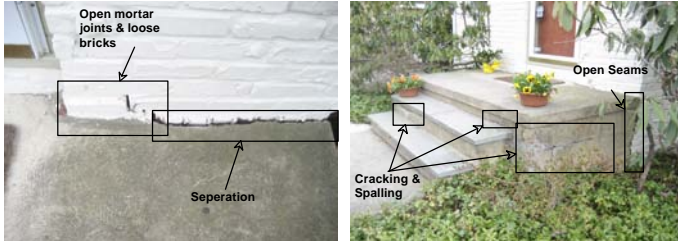
Steps and Handrails

Components and Conditions Needing Service

There is a separation where the front stoop meets the house that should be sealed with non-shrink silicon caulk or epoxy to prevent moisture from penetrating the area adjacent to the house footing and/or substructure and the sides of the stoop.

There are no handrails at the front stoop. As a safety precaution, we recommend installing handrails on steps with two or more risers, particularly if children or the elderly visit or occupy the property.

The front stoop has settled away from the house and spalling cement and cracks have opened at the sides. The cracks should be sealed with an epoxy or silicone caulk to prevent water entry and the front stoop monitored for further movement and serviced as needed.



Patio

Components and Conditions Needing Service

There is a pile of wood on the patio next to the house. These are conducive to wood destroying insects and should be removed.

Lights

Components and Conditions Needing Service

We did not get all the exterior lights to go on. You should ask the owners to show you how to activate the lights before the close of escrow.

Outlets

Components and Conditions Needing Service

The GFCI outlet at the rear deck will not reset and has a damaged cover that should be serviced/replaced.

Hose Bibs

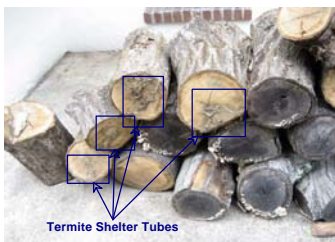
Components and Conditions Needing Service

The hose bibs have been winterized at the house and were not tested. You may want to ask the home owner to demonstrate how to turn the hose bibs on before the close of escrow.

Wood Pile

Components and Conditions Needing Service

There is a wood pile at the right side of the house that has past signs of termites (shelter tubes), but no live termites were observed. We recommend further evaluation by a licensed pest control operator on the need for treatment before the close of escrow.



Structural

Foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. Cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Most of these cracks are related to the curing process or to common settling, but others can be more structurally significant. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor or a structural engineer, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wood studs.

Identification of Floor Structure

Informational Conditions

The visible floor structure consists of wood girders, and wood joists sheathed with plywood or diagonal boards.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

The visible roof structure is framed with wood and conforms to the standards of the year in which it was installed.

Raised Foundation

General Comments & Description

Informational Conditions

This residence has a raised foundation under portions of the house. These foundations permit limited access and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. Although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist. We do not remove ceiling tiles, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. There is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. All others should be evaluated by a specialist. In the absence of any major defects, we may not recommend that you consult with a foundation contractor or a structural engineer, but this should not deter you from seeking the opinion of any such expert.

Description of Foundation Type

Informational Conditions

The foundation is block and conforms to the standards of the year in which it was installed.

Method of Evaluation

Informational Conditions

We evaluated the raised foundation by accessing and evaluating the visible components within the finished basement.

Crawlspace Observations

Components and Conditions Needing Service

There is debris in the crawlspace that should be cleaned out. The wood on the floor is conducive to wood destroying insects and should be serviced/removed.

The insulation has fallen in a few areas of the crawlspace and should be replaced.

There are small holes/gaps in the wood that covers the under side of the joists, which should be sealed to prevent animal and air entry.

There are loose wires in the crawlspace with exposed wire ends. All wires should have wire nuts on the exposed ends and should terminate in a junction box that has a proper cover plate or be removed from the source by an electrician.



Foundation or Stem Walls

Informational Conditions

The visible portion of the foundation wall (less that 10% is visible) is in acceptable condition and conforms to the standards of the year in which it was installed.

Intermediate Floor Framing

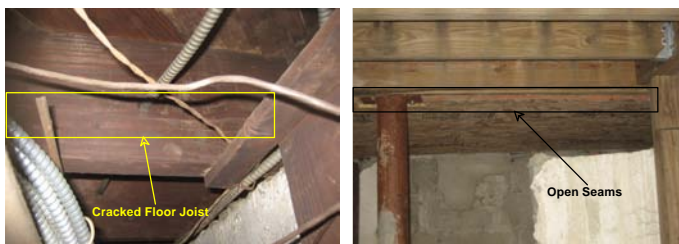
Informational Conditions

Most of the intermediate floor framing is not visible in the basement. There are some deviations from plumb, level, etc, but none that would require further evaluation at this time.

Components and Conditions Needing Service

There is a floor joist in the basement that is cracked and should be serviced.

The framing for the rear addition of the family room is overhanging the foundation. There are small holes/gaps in the wood that covers the under side of the framing members, which should be sealed to prevent animal and air entry.



Support Columns

Informational Conditions

The support columns in the finished basement are hidden behind finished materials and were not evaluated.

Electrical

Components and Conditions Needing Service

There is ceiling light fixture in the boiler room that is hanging and should be serviced.

Floor Insulation

Informational Conditions

There is no visible insulation in the basement. Adding insulation will help prevent energy loss.

Components and Conditions Needing Service

The insulation in the crawlspace has fallen, is hanging and/or is missing in areas and should be serviced.

Basement Floor

Informational Conditions

The basement floor in the unfinished part of the basement is sloped toward the center of the house.

The floor is covered with vinyl tiles that are in acceptable condition.

Basement Observations

Informational Conditions

Parts of the basement appear to have been converted into habitable space or remodeled, and we recommend that you verify the permit and certificate of occupancy. We do not approve or endorse of any work that was done without a permit.

Components and Conditions Needing Service

There are water stains and suspect mold on the walls in the basement. We recommend further evaluation by a specialist.



Water and Moisture Observations

Informational Conditions

Moisture in basements involves a number of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion or dampness is not visible, it can be inferred by musty odors, peeling paint or plaster, efflorescence (salt crystal formations), rust on metal components, mold and wood rot. However, condensation and humidity can produce similar conditions if the temperature in the basement is not maintained above the dew point. Regardless, we are not mold specialists, and if you or any member of your family are sensitive to allergens you should schedule a specialist inspection.

There were no recent signs of water penetration in the basement on the visible areas of the exterior walls.

Roof

We typically evaluate the roof by walking on its surface, but if we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate it. There are many different roof types, and every roof will wear differently relative to its age, the number of layers, the quality of the material, the method of application, exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance.

Regardless of design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material. In fact, the material on the majority of pitched roofs is not designed to be waterproof, only water-resistant. What remains true of all roofs is that, while their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its

history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments and Description

Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials imbedded with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from fifteen to forty years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. The first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and then spreads to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

We were unable to safely access the roof, and used binoculars to evaluate the shingled roof from several different vantage points.

Estimated Age

Informational Conditions

The main roof appears to be 12 to 15 years old and the rear lower roof appears to be 5 to 8 years old. This type of roof generally has a design life of 25 to 30 years. However, this is only an estimate, and you should request the installation permit, which will reveal its exact age and any warranty and guarantee that might be applicable. Monitor yearly for wind blown or torn shingles.

Roofing Material

Informational Conditions

The roof is in the beginning stages of decomposition and has shingles that have lifted, which means that the roof is in decline and susceptible to leaks. It will need to be maintained and closely monitored.

There is moss/lichen on the roof of the house which you may want to have cleaned off.

Components and Conditions Needing Service

There are damaged and missing shingles at the left side that should to be serviced before the close of escrow.



With Low Sloped Roofed Sections

Informational Conditions

We were unable to access the low sloped roof at the right side due to its height. Ask the owner for type and age of the roof and if any warranties apply.

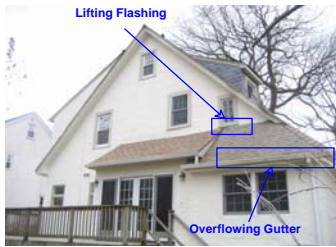
Flashings

Informational Conditions

Monitor flashings at the chimney, plumbing stacks, skylights and where the roof meets the siding for lifting, separation and/or leaks.

Components and Conditions Needing Service

The flashings at the rear lower roof where it meets the siding has lifted and should be serviced.



Skylights

Informational Conditions

The roof includes a skylight. Skylights are a common point of leaks, although there are no signs of past leaks at these. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

Gutters and Drainage

Informational Conditions

Gutters should be cleaned 2-3 times per year. Maintain the pitch toward the downspouts.

Some gutters and downspouts appear to be undersized for the size of the roof. Monitor water run off when raining to determine the need to make them larger.

The roof has partial gutters and full gutters are recommended for the general welfare of the residence and its foundation.

Monitor downspouts that drain into the ground for clogs, flush out as needed.

Components and Conditions Needing Service

The upper roof gutters drain onto the lower roofs, which could cause additional wear. Consider adding an extension to drain directly from the upper into the lower roof gutters.

There is a downspout that is discharging at the base of the house at the front left corner. Extensions will facilitate the rain water away from the structure to help prevent water entry into the substructure.

Chimney

There are a wide variety of chimneys, and an even wider variety of the interrelated components that comprise them. There are three basic chimney types: single-walled metal, masonry, and pre-fabricated metal, which is commonly referred to as factory-built. Single-walled metal chimneys should not be confused with factory-built metal, and are rarely found in residential use, but masonry and factory-built metal are common. Our inspection of chimneys conforms to industry standards, and is that of a generalist and not a specialist. We perform a level I inspection according to the National Fire Protection Association (NFPA) NFPA inspection 211 standards, which includes examination of readily accessible portions of the fireplaces & chimney and accessible portions of the connected appliance and chimney connection. Significant areas of chimney flues cannot be adequately viewed during a field inspection, and we recommend that a level II inspection be performed by a specialist before the close of escrow. We recommend that a level III inspection be performed if the chimney is malfunctioning, damaged or there is a hazardous condition.

Living Room Chimney

Location

Informational Conditions

The chimney is located at the front of the house.

General Lined Masonry Chimney Comments

Informational Conditions

The chimney is a lined masonry type, which is the most dependable because the flue liner provides a smooth transition for the bi-products of combustion to be vented beyond the residence, as well as an approved thermal barrier.

Weather Cap-Spark Arrestor

Informational Conditions

The chimney flues have functional weather caps.

Crown or Termination Cap

Informational Conditions

The top of the chimney is not visible, so the crown, which is designed to seal the top of the chimney wall and to shed rainwater was not evaluated. Have evaluated by a specialist.

Chimney Stack or Walls

Components and Conditions Needing Service

The chimney has open mortar joints at the top of the chimney that should be serviced.



Chimney Flashings

Informational Conditions

The flashings around the chimney are tar/mastic sealed. This could be a sign of previous leaks. Monitor for lifting and separating flashings, consider replacing when reroofing.

Chimney Flue

Informational Conditions

The flues are not visible from the ground and you may wish to have it evaluated by a specialist.

Fireplace

Components and Conditions Needing Service

There are creosote deposits in the fireplace/flue that should be cleaned by a certified chimney sweep.

There are loose bricks and missing mortar in the fireplace that should be serviced before the fireplace is used.

Damper

Informational Conditions

The spring loaded damper is functional.

Ash Box

Informational Conditions

The ash box is functional, and should be kept clear and clean.

Hearth

Informational Conditions

The hearth is in acceptable condition.

Mantle

Informational Conditions

The fireplace mantle is in acceptable condition.

Inspection Address:
Inspection Date/Time:

0001 Cemetery Lane, Westchester New York. 12345
5/6/2007 9:30 am to 2:00 pm

Boiler Room

Location

Informational Conditions

See Living Room Chimney comments.

Chimney Stack or Walls

Components and Conditions Needing Service

In the basement there is a hole in the chimney wall which could inhibit the bi-products of combustion from being vented beyond the residence, and which could contaminate the residence, and should be further evaluated and serviced by an specialist.



Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Access Location & General Condition

Informational Conditions

The attic can be accessed through a door in the secondary hallway.

Method of Evaluation

Informational Conditions

We evaluated the attic by direct access but were limited because of insulation and inaccessible areas.

Framing

Components and Conditions Needing Service

There is suspect mold and moisture stains on the sheathing and flooring as shown which should be evaluated and serviced by a specialist.



Some of the floor boards have been cut and are now loose. They should be serviced so that the attic floor is

safe to walk on.

Ventilation

Informational Conditions

There are no visible ventilation ports.

Electrical

Components and Conditions Needing Service

There is an open electrical junction box, which should be sealed for safety.

There are loose wires that should be secured to the framing by an electrician.

Exhaust Ducts

Components and Conditions Needing Service

There is an exhaust duct that ends in the attic and should be extended to an exterior port.



Batt Insulation

Informational Conditions

The attic walls and rafters are insulated with approximately 3 1/2 inches of fiberglass batt insulation. Current standards call for nine to twelve-inches (R-38), and you may wish to consider adding more.

Some of the visible paper-faced, batt insulation in the attic has been installed backwards on the walls. The paper-face is intended to be installed toward the heated area or inside of the residence.

Components and Conditions Needing Service

There are areas of missing or loose insulation that should be filled in and areas of the insulation that has been compressed or otherwise damaged. These areas should be serviced to prevent heat/energy loss.

The attic access door is not insulated. Consider adding rigid insulation to the back of the door to help prevent energy loss.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves (which we do not test if they are not in daily use), pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. Regardless of the pressure, leaks will occur in any system, particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene (ABS) to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS pipes are virtually impervious to damage, although some rare batches have been alleged to be defective. As significant portions of drainpipes are concealed, we

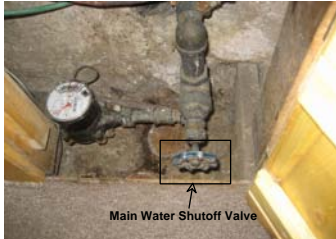
can only infer their condition by observing the draw at drains. Blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Location

Informational Conditions

The main water shut-off valve is located at the located at the front wall of the finished basement.



Pressure Regulators

Informational Conditions

There is no visible functional pressure regulator in place, consult with a plumber on the need for one.

Copper and Brass Water Pipes

Informational Conditions

There isn't a visible check valve on the water main, consult with a plumber on the need for one.

There is only one shut off valve at the water main when two are normally required. Consult with a plumber about adding a 2nd shut off valve, that is a ball type valve.

The shutoff valves are not labeled and you may want to have a plumber determine the use for each shutoff valve and clearly label them for future reference.

Components and Conditions Needing Service

We observed brass and copper pipes with evidence of galvanic reaction (leaking, pitting and corrosion, etc.) in the basement in a few areas. These pipes should be monitored for leaks and serviced by a plumber as needed.

There is a missing handle on the main shut off valve in the basement that should be replaced.

There are signs of past leakage on shut off valves in the basement and corrosion on others, monitor these valves for leaks.

The water pipes in the basement are missing some of their supports and some supports are made of different metals, which could result in a galvanic reaction. The supports should be serviced by a plumber.

There are a few active leaks on the water pipes in the basement (one is in the rear bathroom wall panel at a shut off valve and the other above the vent pipe of the boiler) that should be serviced by a plumber.



The water flow is low to the kitchen sink and the water pipes are 1/2", which is considered undersized and should be evaluated by a plumber with a consideration to upgrade to 3/4" to help with water flow.

Pipe Insulation

Informational Conditions

There is partial insulation on the water pipes in the house and you may wish to insulate them completely. Insulation prevents energy loss on the hot water pipes and prevents condensation from forming on the cold water pipes during the summer months and prevents water pipes from freezing.

Waste & Drainage Systems

General Comments and Description

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. Most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

The visible portions of the drainpipes are lead, galvanized and cast-iron types.

Drain Pipes Waste Pipes and Vent Pipes

Functional Components and Conditions

Based on industry recommended water tests, the drainpipes are functional at this time.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located in the basement at the front wall. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. We recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas Main Observations

Informational Conditions

There is no wrench near the gas shut-off valve to facilitate an emergency shut-off. As such tools are relatively inexpensive we recommend that you buy one and leave it in place near the valve.

Gas Supply Pipes

Components and Conditions Needing Service

There was a distinct odor of gas in the basement bathroom that is located under the kitchen stove, which should be serviced ASAP.

Inspection Address:
Inspection Date/Time:

0001 Cemetery Lane, Westchester New York. 12345
5/6/2007 9:30 am to 2:00 pm



Gas Water Heaters

General Gas Water Heater Comments

Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually (only do this if the water heater has been flushed from a young age) to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters should be equipped with a pressure/temperature relief valve and discharge pipe plumbed to within six inches of the floor.

Age Capacity and Location

Informational Conditions

Hot water is provided by a 12 year old, 75 gallon, Rheem, water heater that is located in the boiler room.

Combustion Chamber

Informational Conditions

The water heater is functional but past its warranty period. Anticipate and budget for a new water heater in the near future.

Water Shut-Off Valve and Connectors

Informational Conditions

The shut-off valve is within arms length of the water heater, but these are not operated as part of a standard home inspection.

Gas Shut-Off Valve and Connector

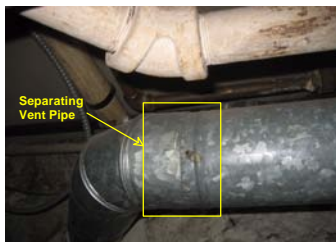
Informational Conditions

The gas control valve handle is present but not operated as part of a standard home inspection.

Vent Pipe and Cap

Components and Conditions Needing Service

There are missing screws in the vent pipe and it is coming apart. There should be three screws at each connection to prevent the vent pipe from coming apart.



Inspection Address: 0001 Cemetery Lane, Westchester New York. 12345
Inspection Date/Time: 5/6/2007 9:30 am to 2:00 pm

Relief Valve and Discharge Pipe

Informational Conditions

The water heater is equipped with a mandated pressure-temperature relief valve that is correctly piped toward the floor.

Drain Valve

Informational Conditions

The drain valve is in place and presumed to be functional.

Drip Pan and Overflow Pipe

Informational Conditions

The water heater is not equipped with a drip pan or overflow pipe, which is recommended, and which is designed to prevent or minimize water damage from a leak.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. We are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets, do not switch on breakers in the off position and do not perform load-calculations to determine if the supply meets the demand. In the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. We typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. As arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible (not in closets), and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. We attempt to test every one that is unobstructed, but if a residence is furnished we will not be able to test each one.

Service Entrance

Informational Conditions

The service entrance, mast weather head, and cleat are in acceptable condition.

Components and Conditions Needing Service

The service meter panel is missing its lock/tag from the electric company. Have electric company replace lock/tag before the close of escrow.

Size and Location

Informational Conditions

The residence is served by a 200 amp wire, 220 volt panel, located at the front right corner of the basement.

Main Panel Observations

Informational Conditions

Various circuits within the panels are not labeled and should be, so that the appropriate load calculations and breaker sizes can be determined.

The panel is not an original installation. Therefore, you should request documentation from the sellers, which will confirm that the installation was made with a permit and by a licensed electrician.

Wiring Observations

Informational Conditions

The main service wire to the house is aluminum

The 110 volt wires in the house are copper.

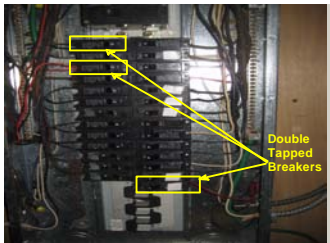
The 220 wires are copper.

The residence is wired with a combination of metal conduits known as BX armored cable through which the wires are drawn and with a modern vinyl conduit known as Romex and the original cloth-covered, wiring that has a tendency to become brittle when used.

Circuit Breakers

Components and Conditions Needing Service

There are three breakers that are serving two circuits (double taps) which could overload the circuits in the panel. We recommend further evaluation and service by an electrician.



There are a few breakers that are making a humming noise, which should be further evaluated and serviced by an electrician.

Grounding

Informational Conditions

The panel is double-grounded to a grounding rod and to the water main.

Components and Conditions Needing Service

There are two grounding rods at the front right corner and one is not driven into the ground as far as it should be, which should be serviced

Outlets

Informational Conditions

There are not as many outlets as would be required by current standards in the bedrooms and other rooms throughout the house, and you may wish to consult an electrician with a view to adding more.

Heat

The components of most water heating systems have a design-life ranging from twenty to thirty plus years if well maintain (serviced yearly). Forced hot air heating systems have a design life of eight to fifteen plus years if well maintained. But both systems can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate heating systems in accordance with the ASHI standards of practice, which are available at www.ashi.org. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore,

in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Hot Water Systems

Age and Location

Informational Conditions

Central heat is provided by a 23 year old, Utica, natural gas fired boiler. The hot water boiler is located in the boiler room.

Boilers

Informational Conditions

There are no service tags on the boilers, ask the owners for the service records.

There is rust on the boiler jacket that should be monitored for holes.

Components and Conditions Needing Service

It appears that the boiler has not been serviced (cleaned and tuned) and is most likely ready for a servicing.

This is evident by the irregular pattern or color of the flame in the boiler, which is usually indicative of a maladjusted gas/oxygen ratio, or poor venting. There are also rust particles that have accumulated below the burner compartment. Have the boiler serviced before the next heating season. It would be ideal to service the boiler before the heating season.

The 23 year old boiler is toward the end of the manufacturer design life and showing its age, which means that the boiler may require higher maintenance and servicing. Maintain yearly service and maintenance. Anticipate and budget for replacement in the near future.

Water Fill Line

Components and Conditions Needing Service

The water fill line does not have a backflow preventor which is used to prevent a cross connection with the drinking water. Have evaluated and serviced by a plumber.

Expansion Tanks

Informational Conditions

The expansion tank is in serviceable condition.

Relief Valves & Discharge Pipes

Components and Conditions Needing Service

The discharge pipe from the pressure relief valve is too short, and should be replaced and plumbed to within six inches of the floor.

Radiators

Informational Conditions

The radiators appear to be in acceptable condition.

The baseboard convectors appear to be in acceptable condition.

Vent Pipe

Components and Conditions Needing Service

There is rust/corrosion on the exhaust vent pipe of the boiler, and the pipe should be serviced.



Gas Valve and Connector

Informational Conditions

The gas control valve handle is present but not operated as part of a standard home inspection.

Combustion-Air Vents

Components and Conditions Needing Service

There may be insufficient ventilation in the area of the boiler to support complete combustion when the door is closed. This condition should be evaluated and corrected if needed.

Thermostats

Functional Components and Conditions

The thermostat is functional.

Insulation

Components and Conditions Needing Service

The visible heating pipes in the basement and crawlspace are missing insulated. Insulation on the heating pipes will help prevent heat loss and will increase the efficiency of the systems.

Areas of the heating pipes in the basement have remnants of what appears to be asbestos insulating material, which we are not authorized to evaluate and would not endorse. We do not have the authority to identify asbestos containing material, which can only be conclusively identified by viewing a sample of the material under a polarized light microscope. We recommend further evaluation by a specialist.



Oil Tanks

Informational Conditions

There appear to be signs that there was or is a buried oil tank on the property as discussed. We recommend that you ask the home owner if they have any knowledge of a buried oil tank and/or have evaluated by a specialist before the close of escrow.

Baseboard Heaters

Age and Location

Informational Conditions

Heat to the finished basement is provided by an electric baseboard heater that is assumed to be the same age as the conversion.

Heat-A/C

The components of most heating (furnace) and air-conditioning systems have a design-life ranging from eight to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate these systems in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend

further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Window or Wall Unit Systems

Through-Wall or Window Units

Informational Conditions

Our service does not include an evaluation of thru-wall or thru-window air-conditioning units.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage and common settling, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service. In addition, there are a host of lesser contaminants, such as those from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. As the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Living Area General Information

Environmental Hygiene Observations

Informational Conditions

Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. If this is a concern you should consult with a specialist, particularly if you intend to remodel any area of the residence. For more information go to these EPA websites: <http://www.epa.gov/ebtpages/airairpoasbestos.html> for information about asbestos; and <http://nlquery.epa.gov/epasearch/epasearch> for information about lead paint and lead in the drinking water.

There are signs of rodents/pests in the residence. Consider having a pest management company service the house to prevent future infestations.

Components and Conditions Needing Service

We have detected a mold-like substance within the residence in the basement and attic (See specified sections for details), which should be evaluated by a mold or environmental specialist. You can learn more about mold from a document issued by the Environmental Protection Agency entitled "A Brief Guide to Mold, Moisture and Your Home", on their website at <http://www.epa.gov/mold/moldguide.html>.

There are past signs of wood destroying insects in the wood pile that is about 4 to 6 feet away from the house as discussed. There are no active wood destroying insects observed at the time of the inspection and the house does not appear to have been treated. You may want to ask the homeowner about any treatment, and/or have further evaluated by a specialist as needed before the close of escrow.

There appears to be no sign of wood destroying insects or previous damage. However, there are areas around the house that are conducive to wood destroying insects, including any areas that are conducive to moisture and areas where cellulose (wood/paper products) is close to or touching the ground. For these reasons we recommend that the structure be further evaluated by a licensed pest control operator before the close of escrow and on a yearly basis.

Smoke Detector

Informational Conditions

A smoke detector was observed. We do not evaluate smoke detectors as part of our service. However, they are an important safety feature that is required in many jurisdictions, and should be installed or certified as being compliant.

At least one carbon monoxide detector/alarm and smoke detector/alarm is required in each dwelling unit. The detectors should be installed in the immediate vicinity of the bedrooms. You can get more information about carbon monoxide on the EPA website at <http://www.epa.gov/iaq/co.html>.

Doors

Informational Conditions

Consider changing the locks on all exterior doors for safety.

Components and Conditions Needing Service

There are missing or damaged door stops at some of the doors, and we recommend installing them to prevent the door knobs from damaging the walls behind the doors.

Flooring

Informational Conditions

There are deviations from plumb or level in the floor framing throughout the house, which is common for a house of this era. Such deviations result from common settling as the house ages and from past construction work.

Walls and Ceiling

Informational Conditions

The walls and ceiling throughout the house are a combination of plaster and sheetrock.

Single-Glazed Windows

Informational Conditions

There are no window guards on the windows throughout the house. You may want to add them on all windows as a safety feature if small children will be occupying the residence.

Components and Conditions Needing Service

The storm windows throughout the house do not have drainage weep holes. Drainage weep holes will let moisture drain out of the storms and will help prevent window sills from rotting.

There are a number of windows throughout the house that are painted shut and should be serviced before the close of escrow to determine if any hidden damage exists.

Dual-Glazed Windows

Functional Components and Conditions

The windows that were unobstructed were checked and found to be functional throughout the house unless otherwise stated.

Main Entry

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets

Informational Conditions

The closet is in acceptable condition.

Lights

Functional Components and Conditions

The light is functional.

Living Room

Doors

Components and Conditions Needing Service

A glass door panel is broken, which should be replaced.

Flooring

Informational Conditions

The floor is worn or cosmetically damaged.

Walls and Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Wall Switches

Informational Conditions

There are wall switches that do not appear to turn anything on/off. You may want to ask the home owner what these switches are for or have them evaluated by an electrician.

Dining Room

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Components and Conditions Needing Service

There is a damaged window sill that should be serviced.

Lights

Functional Components and Conditions

The lights are functional.

Family Room

A Probable Renovation or Addition

Informational Conditions

Parts of the family room appears to have been remodeled/addition. If so, we recommend that you verify the permit and certificate of occupancy. This is important because we do not approve of any work that was done without a permit.

Doors

Functional Components and Conditions

The exterior slider door is functional.

Flooring

Components and Conditions Needing Service

The floor is worn or cosmetically damaged and should be serviced.

Walls and Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Inspection Address: 0001 Cemetery Lane, Westchester New York. 12345
Inspection Date/Time: 5/6/2007 9:30 am to 2:00 pm

Lights

Functional Components and Conditions

The lights are functional.

Wall Switch

Informational Conditions

There is a wall switch that does not appear to turn anything on/off. You may want to ask the home owner what this switch is for or have it evaluated by an electrician

Components and Conditions Needing Service

There is a damaged wall switch that should be replaced/serviced.

Finished Basement

General Comments and Description

Informational Conditions

Moisture in basements involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion or dampness is not visible, it can be inferred by musty odors, peeling paint or plaster, efflorescence (salt crystal formations), rust on metal components, mold and wood rot. However, condensation and humidity can produce similar conditions if the temperature in the basement is not maintained above the dew point. Regardless, we are not mold specialists, and if you or any member of your family are sensitive to allergens you should schedule a specialist inspection.

A Probable Renovation

Informational Conditions

Parts of the basement appears to have been converted into habitable space or remodeled, and we recommend that you verify the permit and certificate of occupancy. We do not approve or endorse of any work that was done without a permit.

Moisture or Dampness

Components and Conditions Needing Service

There is evidence of water damage and suspect mold on the basement walls, which should be further evaluated by a specialist.

Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floor covering (carpeting) is worn or cosmetically damaged.

Walls and Ceiling

Components and Conditions Needing Service

There are water damaged walls with suspect mold in the finished basement that should be further evaluated and serviced by a specialist.

Single-Glazed Windows

Components and Conditions Needing Service

The windows are stuck or painted shut, and should be serviced.

Closets

Informational Conditions

The closets in the basement are in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bedroom

Location

Informational Conditions

The master bedroom is located on the 2nd floor at the front right corner of the residence.

Doors

Components and Conditions Needing Service

The door striker plate needs to be adjusted for the door latch to engage.

The threshold saddle is loose and should be serviced.

Flooring

Components and Conditions Needing Service

The floor is worn or cosmetically damaged.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets

Functional Components and Conditions

The closet and its components are functional.

Outlets

Components and Conditions Needing Service

There is a cover plate missing from an outlet that should be replaced.

1st Guest Bedroom

Location

Informational Conditions

The first guest bedroom is located on the 2nd floor at the front left corner of the residence.

No recommended service

Informational Conditions

We have evaluated the bedroom, and found it to be in acceptable condition.

2nd Guest Bedroom

Location

Informational Conditions

The second guest bedroom is located on the 2nd floor at the right rear corner of the residence.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Components and Conditions Needing Service

The floor is cosmetically damaged and should be serviced.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets

Functional Components and Conditions

The closet and its components are functional.

3rd Guest Bedroom

Location

Informational Conditions

The third guest bedroom is located on the 3rd floor at the front of the residence.

Doors

Components and Conditions Needing Service

The door striker plate needs to be adjusted for the striker pin to engage.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Components and Conditions Needing Service

A wall light does not respond, and should be serviced.

Outlets

Components and Conditions Needing Service

One of the outlets has reversed polarity and should be serviced.

There is a cover plate missing from the an outlet that should be replaced.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers or saunas and we do not leak-test shower pans.

Main Hallway Bathroom

Size and Location

Informational Conditions

The main hallway bathroom is a three-quarter bathroom.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

- The mechanical sink stopper will need to be adjusted to engage.
- The aerator is missing and should be replaced.

Tub-Shower

Components and Conditions Needing Service

- The enclosure in the tub/shower area has open caulking and/or grout joints that should be sealed to prevent moisture damage.
- The tub stopper is missing or incomplete and should be repaired or replaced.

Toilet & Bidet

Functional Components and Conditions

- The toilet is functional.

Ceiling Heater

Functional Components and Conditions

- The ceiling heater is functional.

Exhaust Fan

Functional Components and Conditions

- The exhaust fan is functional.

Informational Conditions

- The exhaust fan vent is not visible and we cannot determine what type of vent materials are used and where it discharges. The ideal situation is for the exhaust vent to be a solid metal pipe that is insulated and is extended to an exterior port.

Lights

Functional Components and Conditions

- The lights are functional.

Outlets

Functional Components and Conditions

- The outlet is functional and includes ground-fault protection.

1st Guest Bathroom

Size and Location

Informational Conditions

- The bathroom is a three-quarter bathroom located in the finished attic.

Doors

Functional Components and Conditions

- The door is functional.

Flooring

Informational Conditions

- The floor has no significant defects.

Walls & Ceiling

Informational Conditions

- The walls and ceiling are in acceptable condition.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

- The sink and its components are functional.

Tub

Components and Conditions Needing Service

- The tub stopper is missing or incomplete and should be repaired or replaced.
- There is a cross connection at the tub. This condition has the potential for contamination of the potable water supply by waste or standing water under certain conditions. In general, there should be a minimum of a one inch gap between the water supply/faucet and the rim of the fixture or water level in the tub.

Toilet & Bidet

Components and Conditions Needing Service

The toilet is loose and should have the wax ring replaced before the toilet is reset to prevent further movement and leakage.

Exhaust Fan

Informational Conditions

There is no exhaust fan in the bathroom and we recommend adding one that extend to an exterior port.

Lights

Functional Components and Conditions

The lights are functional.

Informational Conditions

The ceiling lights and fan goes off when the GFCI outlet is tripped.

Outlets

Functional Components and Conditions

The outlet is functional and includes ground-fault protection.

2nd Guest Bathroom

Size and Location

Informational Conditions

The second guest bathroom is a half bath that is located adjacent to the family room.

A Probable Addition

Informational Conditions

The second guest bathroom appears to be either an addition or part of one, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does approve of any work that was done without a permit.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sinks and its components are functional.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlet is functional and includes ground-fault protection.

3rd Guest Bathroom

Size and Location

Informational Conditions

The 3rd guest bathroom is a half bath that is located in the finished basement.

A Probable Addition

Informational Conditions

The third guest bathroom appears to be either an addition or part of one, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not approve any work that was done without a permit.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls have typical cosmetic damage.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Components and Conditions Needing Service

There is no exhaust fan or openable window, and we recommend adding one to an exterior port.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Informational Conditions

There is no wall outlet, and if one is installed it should have ground-fault protection.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. We do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Eat In Kitchen

Doors

Informational Conditions

The doors are functional.

Flooring

Components and Conditions Needing Service

There are cracked floor tiles, which you should have serviced.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Components and Conditions Needing Service

Some of the windows are stuck or painted shut, and should be serviced.

The windows have damaged and/or missing hardware (handles) that should be serviced/replaced.

Sink & Countertop

Informational Conditions

The counter top has typical cosmetic damage.

Components and Conditions Needing Service

The separation between the counter top and the backsplash should be caulked to prevent moisture intrusion.

The water flow is low to the kitchen sink, and should be serviced.

Cabinets

Informational Conditions

The cabinets have typical cosmetic damage.

Gas Range

Functional Components and Conditions

The gas range is functional.

Components and Conditions Needing Service

The range is not secured to the wall and can tip over if pressure is put on the door when open. We recommend that the range be secured to the wall for safety.

Dishwasher

Components and Conditions Needing Service

The dishwasher is functional but discharges without an anti-siphon valve or high loop and should be serviced.

Exhaust Fan or Downdraft

Components and Conditions Needing Service

The exhaust downflow fan does not respond to the control switch, and should be serviced.

The exhaust fan cover appears to be small for this type of fan. Consult with a specialist on the correct cover.

Lights

Components and Conditions Needing Service

A ceiling light above the countertop does not respond, and should be serviced.

Outlets

Components and Conditions Needing Service

The kitchen outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Wall Switch

Components and Conditions Needing Service

There is a damaged wall switch that should be serviced.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails and guardrails.

Primary Hallway

Location

Informational Conditions

The primary hallway is on the 2nd floor.

Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floors on the second floor are not perfectly level which is not uncommon.

Walls and Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Components and Conditions Needing Service

A window lock is missing and should be replaced.

Lights

Functional Components and Conditions

The ceiling light is functional.

Handrails & Guardrail

Components and Conditions Needing Service

The guardrails are loose and should be secured for safety.

Secondary Hallway

Location

Informational Conditions

The secondary hallway is on the 3rd floor.

Flooring

Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets & Cabinets

Informational Conditions

The closets are in acceptable condition.

Lights

Components and Conditions Needing Service

A ceiling light did not respond, and should be serviced.

Handrails & guardrails

Components and Conditions Needing Service

The guardrails are loose and should be secured for safety.

Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails and guardrails.

Main Stairs

Walls and Ceiling

Components and Conditions Needing Service

There are missing sections of baseboard molding under the cabinet at the first floor landing and at the top of the steps to the family room area, which should be replaced.

Handrails & Guardrails

Components and Conditions Needing Service

The newel post and guardrails at the bottom of the steps are missing and should be replaced for safety.

Inspection Address:
Inspection Date/Time:

0001 Cemetery Lane, Westchester New York. 12345
5/6/2007 9:30 am to 2:00 pm



Lights

Functional Components and Conditions

The lights are functional.

Basement Stairs

No recommended service

Informational Conditions

We have evaluated the stairs, and found them to be in acceptable condition.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many older drainpipes can handle, which causes the water to back up and overflow. In this case the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

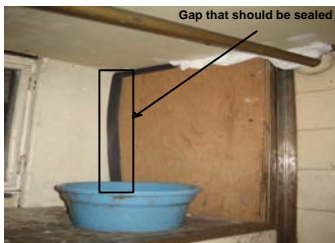
The floor has no significant defects.

Walls and Ceiling

Components and Conditions Needing Service

The walls and ceiling have cosmetic damage that should be serviced.

There is a gap between the plywood and the wall paneling above the laundry sink where daylight is visible. This area should be serviced.



Inspection Address: 0001 Cemetery Lane, Westchester New York. 12345
Inspection Date/Time: 5/6/2007 9:30 am to 2:00 pm

Sink

Informational Conditions

The laundry sink has typical cosmetic damage, and would not necessarily need to be serviced.

Valves and Connectors

Informational Conditions

The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are more resilient.

Dryer Vent

Informational Conditions

Dryer fabric softener sheets have been known to clog the filter in the dryer, which can cause the dryer to over heat. For this reason we recommend that the internal filter be scrubbed clean every few months or as needed.

Components and Conditions Needing Service

The dryer vent hose is a flexible type that traps lint more easily than a smooth metal type. This can compromise the performance of the dryer and can facilitate a fire, and you should consider replacing it with the smooth metal type for safety.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional and have ground fault protection.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Single-Car Garage

Garage Conversion

Informational Conditions

The entire garage has been converted in living space, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not approve of any work that was done without a permit.

AFFILIATIONS AND CERTIFICATIONS

NEW YORK STATE License # 16000006526

Certified Pesticide Applicator License # C-3836266

ASHI MEMBER # 205090

Graduate of the National Institute of Building Inspectors # 141901R

Graduate of the Building Performance Institute with Certifications in:
Building Analyst Professional & Envelope Professional

NACHI MEMBER #03120114

Member of the Better Business Bureau (BBB) of the Hudson Valley

REPORT CONCLUSION

Congratulations on the purchase of your new home. The following are some general safety recommendations, particularly if children or the elderly will occupy or visit the residence: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than four inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts and change locks on exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all properties where a pool or spa is present.

We 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 at a given point in time, and to alert you to any significant defects or adverse conditions.

After reading this report, please call us if you have any questions, concerns or comments. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry. Thank you for your business.

TABLE OF CONTENTS

Cover Page	1
General Inspection Information	2
Scope of Work and Description of Service	3
Exterior	5
Site and Other Observations	5
Grading and Drainage	5
House Wall Finish	6
Exterior Components	6
Structural	9
Structural Elements	9
Raised Foundation	9
Roof	11
Composition Shingle Roof	12
Chimney	13
Living Room Chimney	14
Boiler Room	15
Attic	15
Primary Attic	15
Plumbing	16
Potable Water Supply Pipes	17
Waste & Drainage Systems	18
General Gas Components	18
Gas Water Heaters	19
Electrical	20
Main Panel	20
Heat	21
Hot Water Systems	22
Baseboard Heaters	23
Heat-A/C	23
Window or Wall Unit Systems	24
Living	24
Living Area General Information	24
Main Entry	25
Living Room	26
Dining Room	26
Family Room	26
Finished Basement	27
Bedrooms	28
Master Bedroom	28
1st Guest Bedroom	28
2nd Guest Bedroom	28
3rd Guest Bedroom	29
Bathrooms	29
Main Hallway Bathroom	29
1st Guest Bathroom	30
2nd Guest Bathroom	31
3rd Guest Bathroom	32
Kitchen	32
Eat In Kitchen	32
Hallway	33

Inspection Address: 0001 Cemetery Lane, Westchester New York. 12345
Inspection Date/Time: 5/6/2007 9:30 am to 2:00 pm

Primary Hallway	33
Secondary Hallway	34
Stairs	34
Main Stairs	34
Basement Stairs	35
Laundry	35
Laundry Room	35
Garage	36
Single-Car Garage	36
Certifications and Affiliations	37
Report Conclusion	38