



101 COLVINHURST DRIVE, BUFFALO, NY 14223

● DIRECT: 716.874.2711

● WEB SITE: WWW.AMERISPEC.NET/NOLA

INSPECTION NO.: 20090505

CLIENT: Home Buyer

RE: 123 Anywhere Drive, Your Town/City, NY 14202

At your request, a professional building inspection of the above property was performed on 05/06/09. **AmeriSpec Home Inspection Service** is pleased to submit the enclosed report. Thank you for selecting our company; we appreciate the opportunity to be of service.

The following report explains a great deal about the overall condition of this property. The purpose of the Inspection and the Report is to identify and disclose apparent (visible) conditions that could materially affect the desirability of this property.

Your inspector is highly trained and experienced to perform a thorough **visual** inspection of all accessible areas to determine if construction, materials, and workmanship were standard for the industry when this structure was built. As generalists, inspectors identify signs of problems or potential problems and guide you to the appropriate professional (by trade name only) for further review, evaluation, and cost estimates where appropriate.

Realizing that all properties experience some degree of wear, *cosmetic considerations are not within the scope of this Report*. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to your ownership. You should examine the portions of this building that are of concern to you prior to closing, such as appliances, floor coverings, interior wall coverings, etc.

Owning any building involves some risk and while we can give an excellent overview of the property, *we cannot inspect what we cannot see*. Moving furniture, any dismantling, or lighting gas pilots are not within the scope of this inspection. This Report is not an exhaustive technical evaluation; such an evaluation would require specialists in many different trades and cost many times more.

Your attention is directed to the **INSPECTION AGREEMENT**, a copy of which is attached. It more specifically delineates the scope of the inspection and the limit of **AmeriSpec Home Inspection Service's** liability in performing this inspection. Acceptance and use of the Inspection Report constitutes acceptance of the terms and conditions of the **INSPECTION AGREEMENT**.

Inspection No.: **20090505**

In using your report, the following definitions may be helpful:

- S = Serviceable:** The materials and workmanship are acceptable and in generally satisfactory condition.
- F = Functional:** The materials and workmanship are acceptable and serving their intended function, however a defect or noteworthy comment applies.
- N OR N/A:** The item does not apply to this property.

We abide by the American Society of Home Inspectors Standards of Practice and Code of Ethics; therefore, *we do not perform repairs nor refer contractors*. A copy of these Standards of Practice is available upon request.

If any cost to cure estimates are given, they are only to allow the client a better understanding of the severity of the problem. Qualified contractors should be retained to bid all repairs.

If you have any questions regarding this report or any questions related to the general condition of the property, please do not hesitate to call.

Again, thank you.

Cordially,

AMERISPEC HOME INSPECTION SERVICE

Steven L. Nola

Steven L. Nola--NYS Inspector License #16000006060

President

INSPECTION AGREEMENT
THIS AGREEMENT LIMITS OUR LIABILITY - PLEASE READ IT CAREFULLY

This Home Inspection Agreement (the "Agreement") is made effective on the date stated on Page 2 of this agreement by and between AmeriSpec Home Inspection Services (hereinafter "AmeriSpec", "we", "us" and "our") and client named on Page 2 of this agreement (hereinafter "client", "you" or "your") (collectively "parties"). We are an independently owned and operated franchise of AmeriSpec, Inc. engaged in the business of providing home inspection services. You desire to have a **general home inspection** (the "Inspection") and/or **other inspection related services** ("Ancillary Services") performed on a home located at the address stated on Page 2 of this agreement (collectively "Services"). The Services desired are indicated by checking in the appropriate box beside the desired service.

FEE: You agree to pay the fee stated on Page 2 of this agreement for the performance of the Services. This amount shall be paid in full prior to the completion of the Services (unless otherwise agreed in writing by the parties). Should you fail to timely pay the agreed upon fee(s), you shall be responsible for paying any and all fees associated with collection, including but not limited to administration costs, attorney's fees, and cost of litigation.

SCOPE OF THE INSPECTION: This Inspection is a limited visual examination of certain readily accessible systems and components (designated for inspection herein) using normal operating controls and opening readily openable access panels. The purpose of the Inspection is to provide you with information about the condition of certain systems and components of the home at the time of the Inspection. The Inspection will be performed in accordance with the Standards of Practice of the American Society of Home Inspectors (the "ASHI Standards") (a copy of which is available from us upon request and should be reviewed by you prior to accepting our services). The ASHI Standards are hereby incorporated by reference in their entirety and are hereby made a part of this Agreement. All terms used herein and not otherwise defined shall have the meaning set forth in the ASHI Standards.

The inspector is a generalist and is not a licensed engineer or expert in any specific craft or trade. If the inspector recommends further action, including (but not limited to) consulting with a specialized expert(s), you must do so at your expense or otherwise assume all risks associated with failure to do so. This Inspection is not technically exhaustive. The fee charged for this Inspection is substantially less than that of a technically exhaustive inspection.

A written inspection Report will be provided describing the following systems and components: structural components (including foundation and framing), exterior, roof system, plumbing system, electrical system, heating system, installed central and through-wall air conditioning systems, interiors, insulation & ventilation, and fireplaces & solid fuel burning appliances. The Report will identify the following: (a) which systems and components designated for inspection herein are, in the professional opinion of the inspector, significantly deficient or near the end of their service life, (b) why the inspector deems the system or component to be significantly deficient or near the end of its service life, (c) whether further evaluation, correction or monitoring is needed, and (d) whether any system or component described herein was not inspected and why it was not inspected. We reserve the right to modify the Report for a period of time that shall not exceed forty-eight (48) hours after the Report has been first delivered to you. Nothing in this Agreement is intended to limit the inspector from reporting observations and conditions in addition to those identified herein or excluding systems and components from the Inspection if agreed to in writing and signed by the parties. Should we, as a courtesy, exceed any particular requirement set forth herein in one area, we shall not be obligated to exceed the requirements in other areas.

EXCLUSIONS: A system or component is not readily accessible if Inspection requires moving personal property, dismantling, destructive measures, or any action that will, in the opinion of the inspector, likely involve risk to persons or property. Anything not readily observable because it is concealed or inaccessible due to obstructions including (but not limited to) floor coverings, suspended ceiling tiles, insulation, furniture or other personal property, soil, vegetation, water, ice or snow cannot be inspected. We are not required to move or disturb such items in order to diminish or eliminate the obstruction. We are not required to report on or engage in any practice or act that is not included or that is specifically excluded in the ASHI Standards unless otherwise agreed to in writing signed by the parties. We are not required to inspect anything identified in the ASHI Standards as limitations or exclusions specific to the systems and components inspected. The list of the following specific exclusions is not an exhaustive list; see ASHI Standards for additional exclusions and limitations. We are NOT required to determine the following: remaining life of any system or component, the causes of any condition or deficiency, methods and costs of corrections, suitability of the property for a specialized use, market value or marketability, advisability of purchase of the property, the presence of pests such as wood damaging organisms (including termites), rodents or insect, rot/decay, fungus, including mold and mildew, decorative items, underground items, breached vacuum seals in insulated glass, or items not permanently installed. We are not required to do the following: predict future conditions including (but not limited to) failure of components, operate any system or component that is shut down or otherwise inoperable, light pilot lights, determine the presence of hazardous substances, enter hazardous areas, or perform engineering, architectural, plumbing, or any other job function requiring an occupational license or certification in your jurisdiction (unless the inspector holds a valid license or certification and the parties agree in writing signed by the parties on the additional service(s) for an additional fee). We are not required to inspect fences, soil conditions, spas, saunas, steam baths, pools (and related equipment), outbuildings (other than garage or carport), sprinkler systems, private and community waste disposal systems, telephones, cable television, intercoms, security systems, low voltage lighting systems, any timing systems, well systems, window-unit air conditioning systems, furnace heat exchangers, and heating or cooling systems when weather conditions or other circumstances may cause equipment damage. We are not required to inspect cosmetic items such as paint, wallpaper, carpet, or other finishes on walls, ceilings or floors, and any type of window treatment (such as blinds or draperies). We are not required to determine non-compliance with manufacturer's specifications or applicable regulatory requirements, including (but not limited to) building code compliance. Water/moisture, leaks, seepage and drainage problems are often only visible during or after a certain amount of rain. It is thus impossible to observe water/moisture, leaks, seepage and drainage problems unless the Inspection is conducted during or immediately after a rain sufficient to reveal such problems.

It is beyond the scope of this inspection to determine if any system or component is, has been, or will be part of any product, component or system recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) for recall information regarding any system or component.

MOLD EXCLUSION: AmeriSpec is not responsible for discovering or reporting on the presence or absence of mold or mildew. Furthermore, AmeriSpec is not responsible for any damages that arise from or related to mold or mildew, even if the mold or mildew is a direct consequence of a condition upon which AmeriSpec is required to report as set forth in this agreement.

ADDITIONAL SERVICES: We may be able to perform any one or more of the Ancillary Services listed in this agreement. The availability of the Ancillary Services varies depending on location. You should confirm availability prior to execution of this Agreement. Unless you request Ancillary Services by checking in the appropriate box beside the desired service and we agree to perform the Ancillary Service by executing this Agreement, this Agreement is for the general home inspection only and does not include the other delineated Ancillary Services, including but not limited to the following: carbon monoxide test, radon gas test, water analysis, on-site waste disposal system inspection, basic energy assessment, wood destroying insects (or organisms) inspection, pool & spa inspection, or invasive testing of EIFS, Exterior Insulation & Finishing Systems (also known as artificial or synthetic stucco) to determine the existence of moisture and damage related thereto. The terms of the performance of Ancillary Services (including the purpose and the scope of the service) shall be defined in a separate addendum signed by the parties. In addition to performing Services under this Agreement, AmeriSpec may market and sell the services or products of other companies that may be of interest to its customers. AmeriSpec may be paid a fee by these companies based on a good faith estimate of the reasonable value of its services and expenses incurred by AmeriSpec in promoting, selling, processing, and advertising the services or products of these companies. The Customer acknowledges that the performance of services by these companies and the nature, quality and performance of any of their products is the sole responsibility of the respective companies, and that AmeriSpec shall not be liable for Customer dissatisfaction or any damages or losses arising therefrom. Further, Customer should contact the relevant service provider with questions

or concerns regarding their services or products. Likewise, AmeriSpec may, where permitted by law, pay fees to third-party companies for marketing and selling AmeriSpec services or products. Such fees will be based on a good faith estimate of the reasonable value of the services and expenses incurred by the third-party company in promoting, selling, processing, and advertising the services or products of AmeriSpec.

DISPUTE RESOLUTION AND REMEDY LIMITATION:

Notice of Claims - You understand and agree that any claim(s) or complaint(s) arising out of or related to any alleged act or omission of AmeriSpec in connection with the Services shall be reported to us, in writing, within ten (10) business days of discovery. Unless there is an emergency condition, you agree to allow us a reasonable period of time to investigate the claim(s) or complaint(s) by, among other things, re-inspection before you, or anyone acting on your behalf, repairs, replaces, alters or modifies the system or component that is the subject matter of the claim. **You understand and agree that any failure to timely notify us and allow adequate time to investigate as stated above shall constitute a complete bar and waiver of any and all claims you may have against us related to the alleged act or omission unless otherwise prohibited by law.**

Arbitration - Any dispute concerning the interpretation of this Agreement or arising from the Services and Report (unless based on payment of fee) shall be resolved by binding, non-appealable arbitration conducted in accordance with the rules of the American Arbitration Association, except that the parties shall mutually agree upon an Arbitrator who is familiar with the home inspection industry.

Limitations Period - Any legal action arising from this Agreement or from the Services and Report, including (but not limited to) the arbitration proceeding more specifically described above, must be commenced within one (1) year from the date of the Services. **Failure to bring such an action within this time period shall be a complete bar to any such action and a full and complete waiver of any rights, or claims based thereon. This time limitation period may be shorter than provided by state law.**

Limit of Liability - Due to the nature of the Services we are providing, it is difficult to foresee or determine (at the time this Agreement is formed) potential damages in the event of negligence or breach of this Agreement by us. **Thus, if we fail to perform the Services as provided herein or are careless or negligent in the performance of the Services and/or preparing the Report, our liability for any and all claims related thereto is limited to the fee paid for the Services (unless contrary to state law), and you release us from any and all additional liability. There will be no recovery for consequential damages.** You understand that the performance of the Services without this limitation of liability would be more technically exhaustive, likely require specialist(s) and would cost substantially more than the fee paid for this limited visual inspection.

OTHER PROVISIONS:

Confidentiality - You understand that the Services are being performed (and the Report is being prepared) for your sole, confidential and exclusive benefit and use. The Report, or any portion thereof, is not intended to benefit any person not a party to this Agreement, including (but not limited to) the seller or the real estate agent(s) involved in the real estate transaction ("third party"). If you directly or indirectly allow or cause the Report or any portion thereof to be disclosed or distributed to any third party, you agree to indemnify, defend, and hold us harmless for any claims or actions based on the Services or the Report brought by the third party. By initialing here (), you authorize us to distribute copies of the Report to the real estate agents or attorneys directly involved in this transaction, who are not intended beneficiaries of the Report.

Nature of the Franchise Relationship - We are a franchisee of AmeriSpec, Inc. As a franchisee, we are an independently owned and operated business that has a right to use the AmeriSpec names and marks and system of operation. AmeriSpec, Inc. does not control our day to day activities. In retaining us to conduct the Services, you acknowledge your understanding that AmeriSpec, Inc., is in no way involved in conducting the Services, and is not responsible for our actions. Questions, concerns or complaints should be directed to us rather than AmeriSpec, Inc.

Severability and Entire Agreement - The parties agree that should an Arbitrator or Court determine that any provision(s) in this Agreement is void, voidable, or unenforceable, the remaining portions shall remain in full force and effect. This Agreement (in its entirety), and any attached, executed Addenda, contains the entire agreement between the parties, and there are no other representations, warranties, or commitments, except as are specifically set forth herein. This Agreement supersedes any and all representations or discussions, whether oral or written, if any, among the parties relating to the subject matter of this Agreement. This Agreement may be modified, altered or amended only if agreed to in writing and signed by the parties.

Services: Check Box (to select Service)	<u>Requested Service</u>	Fee
_____	General Home Inspection	\$ _____
_____	Radon Gas Test	\$ _____
_____	Carbon Monoxide Test	\$ _____
_____	Wood Destroying Insects	\$ _____
_____	Water Analysis	\$ _____
_____	EIFS Inspection	\$ _____
_____	Waste Disposal System (Septic) Test	\$ _____
_____	Basic Energy Assessment	\$ _____
_____	Pool & Spa Inspection	\$ _____
_____	Lead	\$ _____
_____	_____	\$ _____
	Total fee	\$ _____

THE INSPECTION, ANCILLARY SERVICES, INSPECTION AGREEMENT AND REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND; NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

By signing below you acknowledge that you have read, understand and agree to the terms and conditions of this agreement, including (but not limited to) the limitation of liability, arbitration clause and limitations period, and agree to pay the fee listed in the box above.

Client Name *Original Inspection Agreement on file.*
Property Address: *Original Inspection Agreement on file*

CLIENT:
 Client's Signature: *Original Inspection Agreement on file.*
 Date: *Original Inspection Agreement on file.*

AMERISPEC HOME INSPECTION SERVICE
 by: Steven L. Nola
Original Inspection Agreement on file.
 An independent franchisee of AmeriSpec, Inc.

Business Address:
 101 Colvinhurst Drive, Buffalo, New York 14223
 New York State License Number: 16000006060

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 ASNIA2005



101 COLVINHURST DRIVE, BUFFALO, NY 14223

• DIRECT: 716.874.2711

• WEB SITE: WWW.AMERISPEC.NET/NOLA

HOME INSPECTION REPORT

123 ANYWHERE DRIVE, YOUR TOWN/CITY, NY 14202

Inspection No.: 20090505

Client(s): HOME BUYER

Inspection Date: 05/06/09

Inspector: Steven L. Nola

(NYS Inspector License #: 16000006060)

BRIEF DESCRIPTION OF PROPERTY

The building is a single family, one (1) story house built on a flat lot. The subject property is approximately 50 years old. Weather at the time of the inspection was clear, and approximately 68°F.

100 EXTERIOR COMPONENTS

The exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials.

- 101 Driveway: Serviceable; concrete.
- 102 Walk(s): Serviceable; concrete.
- 103 Fence(s)/Gates(s) Serviceable; chain link.
- 104 Siding: Serviceable; brick, and vinyl cladding.
- 105 Trim: Generally serviceable; wood.
PAINTING OR NEW CLADDING ADVISED:
 Peeling paint was observed at some wood trim areas.
 It is advised to scrape, prime, and paint the affected areas.
 The installation of new low-maintenance cladding (i.e. vinyl, metal, etc.) could be considered as a long term investment.
- 106 Window Frames: Serviceable; wood.
- 107 Elec. Fixtures: S

- 108 Exterior Doors: S
- 109 Doorbell(s): S
- 110 Lot Grade/Drainage: Home is built on a flat lot.
 Grade/lot drainage at the foundation appears adequate.
 Periodic regrading at all areas is advised to maintain positive drainage.
- 111 Gas Meter: S
- 112 Foundation: Poured concrete; raised-type construction.
No major cracking or bowing was observed.
 Please refer to Item #455, Basement Walls.
- 113 Exterior Comments: None.

125 ROOF SURFACES AND RELATED COMPONENTS

INSPECTION PARAMETERS: The evaluation of the roof surface(s) is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by a visual inspection; therefore, this review is not a guarantee against roof leaks nor a certification.

- 126 Surface(s)
 Inspected: **#1:** Description: House Roof.
 Sloped construction; composition shingle type.
 Observed from the roof.
- OBSERVATIONS AND/OR RECOMMENDATION(S):
NEW ROOF IS ADVISED:
 The surface material shows extensive wear and deterioration and is at the end of its practical service life.
 It is advised to contact a roofing specialist for a new surface; estimated cost is \$8,000 to \$12,000.
- #2:** Description: Rear Patio Roof.
 Low sloped construction; roll roofing type.
 Observed from the roof.
- OBSERVATIONS AND/OR RECOMMENDATION(S):
REPLACEMENT ADVISED:
 The surface material shows extensive wear and active leaking. Underlying damage to the roof decking is also present and the scope of damage can be determined when the roofing material is removed.
 Replacement is advised; estimated cost is \$2,000 to \$2,200.

Roof Surfaces, continued on next page...

Roof Surfaces, continued from previous page...

COST ESTIMATES LISTED IN THIS REPORT:

Cost estimates listed in this Report are for **reference** only. Actual costs and any estimate listed in this Report may be **higher** or lower. The scope of the job may be more or less involved than indicated due to the limited and general nature of the home inspection process.

Therefore, if **exact costs** are needed, further review by an appropriate contractor is advised as a continuation of this Inspection.

127 Flashing: Serviceable; metal.

128 Chimney(s):	<i>The chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions is beyond the scope of this inspection--such as the presence of a flue lining; for deterioration, damage, or cracks if lining is present; or for adequacy of installation, draft, or smoke tests. This was a "limited inspection." If further review is desired, client is advised to consult with a qualified licensed contractor prior to the close of this property.</i>
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LOCATION: Rear roof area.

METHOD OF OBSERVATION: Observed from the roof.

TYPE: Masonry (brick) with three (3) clay flues.

OBSERVATIONS/RECOMMENDATIONS:

The chimney appears to be in generally acceptable condition as inspected within the parameters indicated at the heading above except as indicated below.

REPAIR INDICATED:

Cracking was observed at the top section of the front-most and at the rear-most flue.

Appropriate repair is advised; estimated cost is \$250 to \$300.

129 Gutters/Downspouts: Type: aluminum.
Observed from the roof.

OBSERVATIONS/RECOMMENDATIONS:

No loose, sagging, or improperly sloped gutters were observed.

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136 Access: Pull-down ladder type--located at the garage.
137 Framing: Serviceable; rafters.
138 Sheathing: Serviceable; plywood.
139 Evidence of Leaking: **EVIDENCE OF LEAKING OBSERVED:**
None observed.

However, please refer to Roof Surface #1, Item #126.

140 Insulation: Fiberglass (3 inches).

ADD INSULATION TO IMPROVE ENERGY EFFICIENCY:

Additional insulation can help reduce energy consumption in this home.

New homes have approximately 12 inches of fiberglass insulation (R-39) installed on the attic floor.

141 Ventilation: Serviceable; roof louver venting.

142 Electrical: S

143 Attic Comments: None.

200	STOOP - Front
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201 Cover: S
202 Enclosure: N
203 Electrical: S
204 Window(s)/Screens: N
205 Deck/Slab: Serviceable; carpeted over concrete.
206 Stairs: N
207 Railing(s): N
208 Comments: None.

210	OPEN PATIO - Rear
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211 Cover: N
212 Enclosure: N
213 Electrical: S
214 Window(s)/Screens: N
215 Deck/Slab: Serviceable; carpeted over concrete.
216 Stairs: N
217 Railing(s): N
218 Comments: None.

220 **ENCLOSED PATIO - Rear**

- 221 Cover: Please refer back to Roof Surface #2, Item #126.
222 Enclosure: **COMMENTS:**
Damage to the framing may be present at the roof edge area above the rear windows due to ongoing roof leaking.
Please refer back to Roof Surface #2, Item #126.
223 Electrical: S
224 Window(s)/Screens: **COMMENTS:**
A broken-out window and torn screen were observed.
Appropriate repair is advised.
225 Deck/Slab: Serviceable; carpeted over concrete.
226 Stairs: N
227 Railing(s): N
228 Comments: None.

300 **GARAGE - Attached**

- 301 Exterior Siding: S
302 Slab: Serviceable; concrete.
303 Garage Door(s): S
304 Garage Door Hdwr: S
305 Door Operator: Serviceable; Raynor brand.
SAFETY REVERSE BEAM PRESENT:
An infrared safety beam reversing mechanism is present for this garage door operator.
Testing involved crossing the beam while the door was in operation. Periodic testing is advised to monitor proper working order.
306 Window(s)/Screens: N
307 Access Door: N
308 Walls: S
309 Electrical: S
310 Comments: None.

MECHANICAL SYSTEMS

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT.

401 HEATING: *Serviceable.*

CHARACTERISTICS:

Brand: Dunkirk. **Fuel type:** natural gas.

System type: forced water boiler.

Location: basement.

Safety controls

Fuel shut-off valve: present.

Thermostat location(s): Hall off bedrooms.

Distribution: baseboard convectors.

Vent pipes: metal.

Estimated age:

Serial plate number "3906..." indicates a manufacture year of 2006; approximate age is 3 years.

Design life:

30 years.

OBSERVATIONS/RECOMMENDATIONS:

SERVICEABLE:

This heating system responded to its thermostat and was operable at the time of the inspection.

402 AIR CONDITIONING: *Not present.*

403 POTABLE WATER
SUPPLY PLUMBING: *Serviceable.*

CHARACTERISTICS:

System type: municipal.

Area(s) inspected: basement.

Material type(s): copper.

Main shut-off location: basement.

OBSERVATIONS/RECOMMENDATIONS:

SERVICEABLE.

No leaks were observed at the time of the inspection.

404 DRAIN/WASTE/
VENT PIPING: *Serviceable.*

CHARACTERISTICS:

System type: municipal.
Area(s) inspected: basement.
Material type(s): copper, cast iron, steel.

OBSERVATIONS/RECOMMENDATIONS:

SERVICEABLE.

No leaks were observed at the time of the inspection.

405 FUEL STORAGE/
DISTRIBUTION
SYSTEM(S) : *Serviceable.*

CHARACTERISTICS:

System type: Utility Company.
Fuel type(s): natural gas.
Area(s) inspected: basement.
Material type(s): rigid pipe.
Main shut-off location: at the meter.

OBSERVATIONS/RECOMMENDATIONS:

SERVICEABLE.

No gas leaks were detected at the time of the inspection.

406 SUMP PUMP: *Serviceable.*

CHARACTERISTICS:

Location(s): basement.
Pump type(s): submersible.
Crock cover: present.

OBSERVATIONS/RECOMMENDATIONS:

The pump responded to its switch and was operable at the time of the inspection.

BACK-UP PUMP SHOULD BE CONSIDERED:

The installation of a second pump (i.e. siphon-type), or a battery and/or generator-driven back-up unit should be considered in the event of sump pump failure or the loss of electricity to the pump.

407 WATER HEATER(S) : Serviceable.

CHARACTERISTICS:

Brand(s): Kenmore. **Fuel type:** natural gas.
Capacity: 40 gallons. **Location:** basement.
Safety controls

Water shut-off valve: present.

Fuel shut-off valve: present.

Vent piping: metal.

Estimated age:

Serial plate number "G99..." indicates a
manufacture year of 1999; age is 10 years.

Design life:

8 years.

OBSERVATIONS/RECOMMENDATIONS:

SERVICEABLE.

The water heater responded to its temperature control and was operable at the time of the inspection.

408 ELECTRICAL: Service equipment upgrade needed (fire safety concern)--see below.

CHARACTERISTICS:

Service size/capacity

Amperage: 100 Voltage: 120/240

Service entrance cable

Service drop/type: overhead.

Meter location: exterior.

Panel location(s)

Main panel: basement.

Subpanel(s): none.

Overcurrent protection type(s): breakers.

Main disconnect: multiple breakers.

Branch conductor(s) material: copper.

Wiring type(s): plastic, and cloth sheathed.

Futures (space for expansion): n/a.

Service grounding: water pipe.

OBSERVATIONS/RECOMMENDATIONS:

SERVICE EQUIPMENT UPGRADE NEEDED (FIRE SAFETY CONCERN) .

The exterior main electrical service cable's insulation is damaged (frayed, cracked, and heavily worn) due to its age.

This has allowed water to enter the main service panel--resultant rust and corrosion was observed inside the main panel box, a fire safety concern.

Due to the adverse safety nature of these observations/conditions, replacement of the service equipment by a licensed electrician is advised to ensure safe operation; estimated total cost range is \$1100 to \$1400.

409 FIREPLACE: Serviceable.

CHARACTERISTICS:

Location: Family Room.

Type: vented gas unit heater.

OBSERVATIONS/RECOMMENDATIONS:

The fireplace unit heating system responded to its switch and was operable at the time of the inspection.

**410 SAFETY DEVICES: Smoke detector(s):
LOCATED AS INDICATED IN THIS REPORT.**

IMPORTANT NOTICE REGARDING SMOKE DETECTORS:

On June 1, 2003, in accordance with the Residential Code of New York State (Section R317) all homes that require ANY Interior Permitted Process (building, plumbing, or electrical) will be required to have a HARD WIRED, 110 VOLT (WITH BATTERY BACKUP) INTERCONNECTED SMOKE DETECTING SYSTEM.

Some municipalities have recently allowed the relatively new wireless-type interconnected smoke detecting systems to be installed.

The areas of the home that require these detectors are:

- 1) One (1) inside every bedroom
- 2) One (1) outside the sleeping areas (common hallway)
- 3) One (1) on every floor level including a basement and walk-in attic space.

This above information is listed here since, as a matter of consequence to advisements contained within this Inspection Report and/or remodeling work that a homeowner may otherwise initiate, may trigger enforcement of the above statute by the local municipality.

Thereby, the expense of such a smoke detecting system would be required by the individual(s) for whom the permit was obtained.

Safety Devices, continued on next page...

Safety Devices, continued from previous page...

Currently, enforcement of this statute varies by municipality and does not appear to be consistent. Exceptions, different interpretations, and method(s) of smoke detector installation may exist.

Therefore, additional information and clarification should be obtained directly from the Residential Code and the municipality itself.

Carbon monoxide detector(s):

Carbon monoxide poisoning is a potential life and health issue at all homes. As a safety measure, client should invest in relatively inexpensive carbon monoxide detector(s) for placement near the furnace, water heater (and other fuel burning appliances etc.), and in the living space of this home to monitor for any harmful flue gas emissions of carbon monoxide from these combustion appliances. These carbon monoxide detectors are readily available at home improvement centers.

IMPORTANT NOTICE REGARDING CARBON MONOXIDE DETECTORS:

Effective March 6, 2003, the Law of New York (2002, Chapter 257, Section 1, Section 378 of the Executive Law) was amended by adding a subdivision (5a) that requires Carbon Monoxide Detectors to be installed in **all** houses, including one and two family, condominium, or cooperative in New York State.

Note: This information is provided as a courtesy only and does not indicate that any type of a code inspection has been completed by your Home Inspector.

411 COMMENTS:	None.
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610 DINING ROOM

611 Floors: Serviceable; carpeted.
612 Walls: S
613 Ceiling: S
614 Doors: S
615 Window(s)/Screens: N
616 Electrical: S
617 Comments: None.

620 FAMILY ROOM

621 Floors: Serviceable; resilient floor tile.
622 Walls: S
623 Ceiling: S
624 Doors: S
625 Window(s)/Screens: S
626 Electrical: S
627 Comments: None.

900 HALL - Off bedrooms

901 Floors: Serviceable; vinyl.
902 Walls: S
903 Ceiling: S
904 Door(s): S
905 Electrical: **INSTALL LIGHT FIXTURE:**
A ceiling light fixture has been removed at this area--should be installed for lighting safety.
906 Comments: None.

1000	KITCHEN
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1001 Floor: Serviceable; carpeted.
1002 Walls: S
1003 Ceiling: S
1004 Door(s): S
1005 Window(s)/Screens: S
1006 Cabinets: S
1007 Counter Top: S
1008 Electrical: Serviceable.

ADD SHOCK PROTECTION WITH GFCI OUTLETS:

It is advised to consider replacement of the existing outlets with GFCI (ground fault circuit interrupter) outlets for shock protection at this moisture-prone location.

These inexpensive safety devices are readily available at home improvement centers.

1009 Sink(s): S
1010 Faucet(s): S
1011 Trap(s)/Drain(s): S
1012 Disposal: S

REPAIR/REPLACEMENT NEEDED:

Leaking was observed through the disposer housing.

Repair/replacement is advised.

1013 Stove: Tappan brand; electric fuel.

REPAIR INDICATED:

One of the cooktop burners and the left side oven did not respond to their control(s). The built-in exhaust fans also did not respond to their switches.

Appropriate repair is advised.

1014 Comments: None.

1100	LAUNDRY AREA - Basement
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1101 Electrical: S
1102 Laundry Tub(s): S
1103 Washer Hook-Up(s): S
1104 Dryer Hook-Up(s): **Fuel supply:** gas fuel available.
Exterior exhaust vent: present.
1105 Comments: None.

1200 BATHROOM #1 - Off left hall

1201 Floor: Serviceable; linoleum.
1202 Walls: S
1203 Ceiling: S
1204 Door(s): S
1205 Window(s)/Screens: S
1206 Electrical: Serviceable.

ADD SHOCK PROTECTION WITH GFCI OUTLETS:

It is advised to consider replacement of the existing outlets with GFCI (ground fault circuit interrupter) outlets for shock protection at this moisture-prone location.

1207 Exhaust Fan(s): N
1208 Heat Source: S
1209 Tub & Surround: A loose tile is present under the faucet--needs repair.
1210 Tub Faucet: S
1211 Shower & Surround: N
1212 Shower Door: N
1213 Shower Faucet: S
1214 Sink(s): S
1215 Sink Faucet: S
1216 Drain(s)/Supply: S
1217 Toilet: S
1218 Counter/Cabinet(s): S
1219 Comments: None.

1225 BATHROOM #2 - Off kitchen area

1226 Floor: Serviceable; carpeted.
1227 Walls: S
1228 Ceiling: S
1229 Door(s): S
1230 Window(s)/Screens: S
1231 Electrical: Serviceable.

ADD SHOCK PROTECTION WITH GFCI OUTLETS:

It is advised to consider replacement of the existing outlets with GFCI (ground fault circuit interrupter) outlets for shock protection at this moisture-prone location.

1232 Exhaust Fan(s): N
1233 Heat Source: S
1234 Sink(s): S
1235 Sink Faucet(s): S
1236 Drain(s)/Supply: S
1237 Toilet: S
1238 Counter/Cabinet(s): S
1239 Comments: None.

1250 BATHROOM #3 - Off bedroom

1251 Floor: Serviceable; vinyl.
1252 Walls: S
1253 Ceiling: S
1254 Door(s): S
1255 Window(s)/Screens: S
1256 Electrical: Serviceable.

ADD SHOCK PROTECTION WITH GFCI OUTLETS:

It is advised to consider replacement of the existing outlets with GFCI (ground fault circuit interrupter) outlets for shock protection at this moisture-prone location.

1257 Exhaust Fan(s): N
1258 Heat Source: S
1259 Tub & Surround: N
1260 Tub Enclosure: N
1261 Tub Faucet: N
1262 Shower & Surround:

REPLACEMENT OF SURROUND ADVISED:

The hardboard based surround material is worn and in need of replacement.

1263 Shower Door: S
1264 Shower Faucet: S
1265 Sink(s): S
1266 Sink Faucet(s): S
1267 Drain(s)/Supply: S
1268 Toilet: S
1269 Counter/Cabinet(s): S
1270 Comments: None.

1330 BEDROOM #1 - Left side, front

1331 Floors: Serviceable; vinyl.
1332 Walls: S
1333 Ceiling: S
1334 Door(s): S
1335 Window(s)/Screens: S
1336 Electrical: S
1337 Heat Source: S
1338 Closet(s)/Wardrobe: S
1339 Comments: None.

1340 **BEDROOM #2 - Left side, rear**

1341 Floors: Serviceable; vinyl.
1342 Walls: S
1343 Ceiling: S
1344 Door(s): S
1345 Window(s)/Screens: S
1346 Electrical: S
1347 Heat Source: S
1348 Closet(s)/Wardrobe: S
1349 Comments: None.

1350 **BEDROOM #3 - Right side, front**

1351 Floors: Serviceable; vinyl.
1352 Walls: S
1353 Ceiling: S
1354 Door(s): S
1355 Window(s)/Screens: S
1356 Electrical: S
1357 Heat Source: S
1358 Closet(s)/Wardrobe: S
1359 Comments: None.

COMMENTS

Portions of floors, walls, floor joists, plumbing, and electrical outlets and wiring may be hidden from view.

Situations/problems which were not present or visible at the time of the inspection may also develop or become apparent between the date of inspection and your closing date, particularly in a vacant house.

We encourage you, at your final walkthrough inspection (scheduled near closing), to review the property once again and note items you may subsequently discover.

Please use the inspection report as a "road map" to help you complete your final walkthrough. If you discover anything at your preclose inspection which is not to your satisfaction, we urge you to contact our office prior to close.

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