

ENVIRO TESTING



58 Exchange Street
Binghamton, NY 13901
(607) 770-9098
Fax: (607) 729-5154
www.envirotesting.net

March 29, 2011

Mr. Jerry Dimsdale
257 Flag Street
Ithaca, NY 14850

RE: 935 Denny Lane
Ithaca, NY 14850

Dear Mr. Jerry Dimsdale:

Thank you for requesting services from ENVIRO TESTING.

Enclosed please find the General Home Inspection Report which was compiled for you on December 2, 2008 at the above noted property.

Included in your report is a summary page identifying items from our General Building Inspection Report, which in our opinion, require immediate attention in addition to those items which the buyer/occupant may choose to upgrade, improve or maintain at a later date or after obtaining ownership. Please note that the estimated cost of repairs for items requiring immediate attention are not bids or intended to be used as such. You are advised to contact specialists for estimated repair costs prior to closing.

Please take the time to review the entire General Home Inspection Report in detail and call us with any questions you have. The final judgment concerning the seriousness of any perceived defect identified in our inspection report, the appropriateness of any proposed remedial action or the advisability of employing a specialist for further evaluation is the responsibility of the client.

The field inspection report and summary reflect the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be addressed in this report. The inspection and report are not intended or to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system. Furthermore, this company is not responsible for any third party reliance on this report.

Please take time to read the last pages of your General Home Inspection Report concerning general limitations and limiting conditions and immediately call us if you have any questions or need additional information. Thank you.

Sincerely,

Richard J. Tarnowski
Director of Environmental Services / Member
NYS INSPECTOR LICENSE # 16000012046
Encl.
RJT/tms



GENERAL BUILDING INSPECTION REPORT

At

935 Denny Lane, Ithaca, NY 14850



Prepared for:

Mr. Jerry Dimsdale
257 Flag Street,
Ithaca, NY 14850

December 2, 2008

TABLE OF CONTENTS

General Information.....	(G)
Summary.....	(S)
Attic.....	(A)
Basement & Structure.....	(BS)
Bathrooms.....	(BA)
Crawl Spaces.....	(CS)
Electrical System.....	(E)
Exterior Surfaces.....	(ES)
Heating System.....	(HS)
Interior.....	(I)
Kitchen & Appliances.....	(K)
Lot & Grounds.....	(LG)
Plumbing.....	(P)
Roof.....	(R)
Thermal Ratings.....	(TR)
Additional Remarks and Certification.....	(AR)
Statements of General Limitations.....	(GL)

(G) GENERAL INFORMATION

SUBMITTED TO:

INSPECTION SITE:

<p>Name: Mr. Jerry Dimsdale</p> <p>Address: 257 Flag Street Ithaca, NY 14850</p> <p>Home Phone:</p> <p>Work Phone:</p> <p>Mobile: 607-444-2121</p>	<p>Address: 935 Denny Lane Ithaca, NY 14850</p> <p>Date: December 2, 2008. Time: 8:30 AM</p> <p>File #: 007-598666.</p>
---	--

INSPECTION DATA:

PROPERTY DATA:

<p>Present for Inspection: Purchasers and home owner</p> <p>Weather: Partly Cloudy</p> <p>Soil Conditions: Damp</p> <p>Temperature: 20-30</p>	<p>Building Style: 1 family</p> <p>Stories: 2</p> <p>Estimated age: 1935 Per: Realtor</p> <p>Orientation of Front of Building: East</p> <p>Occupied?: Yes</p> <p>Utility Status: All utilities on.</p> <p>Building Access: Owner Home</p>
--	---

Comments:

SAMPLE REPORT ONLY

GENERAL HOME INSPECTION STATUS DEFINITIONS

- | | | |
|-----------|---------------------------------|---|
| I | INSPECTED | Item was inspected by inspector. |
| NI | NOT INSPECTED | Item was not inspected because of inaccessibility or seasonal impediments or was not included in the inspection. |
| NP | NOT PRESENT OR NOT NOTED | Item does not exist <u>or</u> was not found by the inspector during the inspection. |
| A | ATTENTION NEEDED | Item is not functioning as intended or in need of routine maintenance, repair or replacement. Refer to condition statement for further information. |

Note: Some Items are inspected by representative sample, i.e, windows, electrical receptacles. Appliances are tested for basic function only. Fireplaces and flues are typically not fully viewable.

(S) SUMMARY - I**ITEMS NEEDING IMMEDIATE ATTENTION**

The following items listed in this section are, in our opinion, in need of immediate attention.
(i.e. Structural defects, Safety issues, Water intrusion problems, Major non-functioning items, Etc.)

SECTION	REMARKS	ESTIMATED REPAIR COST
R-1	Recommend contacting a roofing contractor to correct the conditions noted in the roof section of this report to prevent water infiltration and / or damage.	Obtain estimate
R-6	Recommend correcting the conditions noted at the gutters to prevent damage to foundation areas and water infiltration.	Obtain estimate
BS-7, 9	Contact a general contractor to correct the conditions noted at the supports in the basement / structure section of this report.	\$200-250
P-6, BS-11	Contact a plumbing contractor to correct the conditions noted at the washer connection in the plumbing section of this report.	\$75-125
HS-1, 2, 5, 7	No service records are present for the furnace. Due to the age of the system, we recommend contacting a heating contractor to clean and service the furnace, inspect the heat exchanger and to perform any of the manufacturers recommended maintenance at this time.	Obtain estimate

(S) SUMMARY - II**ITEMS SUGGESTED FOR UPGRADE and/or MAINTENANCE**

The following items listed in this section are, in our opinion, suggested for maintenance, upgrading or improvement.

SECTION	ITEM(S)	SECTION	ITEM(S)
A-4	Attic ventilation	BS-2	Basement walls
BS-4	Basement windows	BS-8	Cracked main beam
BA-1	Bathroom area	CS-3	Crawl space insulation
CS-4	Crawl space ground cover	E-5	Wire conductors
E-6	Branch circuits	ES-1	Loose siding
ES-2	Peeling paint at trim	ES-3	Loose fascia
ES-4	Missing area of soffits	ES-5	Deterioration at exterior foundation
I-1	Window hardware	I-3	Deterioration at ceiling
I-5	Uneven area of floor	I-7	Loose handrail
LG-1	Deterioration at driveway	LG-3	Loose handrail
LG-5	Deck railings	LG-9	Poor grading
P-2	Leaky shutoff valve	R-2	Tar at flashing areas
R-4	Tar at valley areas	R-5	Missing chimney cap
R-7	Short downspout extensions	R-9	Moss at addition roof

(S) SUMMARY - III

NEWER / UPDATED ITEMS

The following items listed in this section have been identified during our on site inspection as being newer, updated and/or well maintained.

SECTION	REMARKS
----------------	----------------

- | | |
|-----|--|
| E-2 | Electric is updated and in good condition. |
| K | Kitchen is updated and in good condition. |
| P-8 | Water heater is newer and in good condition. |

I = Inspected NI = Not Inspected NP = Not Present A = Attention Needed  = Immediate Attention  = Upgrade and/or Maintenance

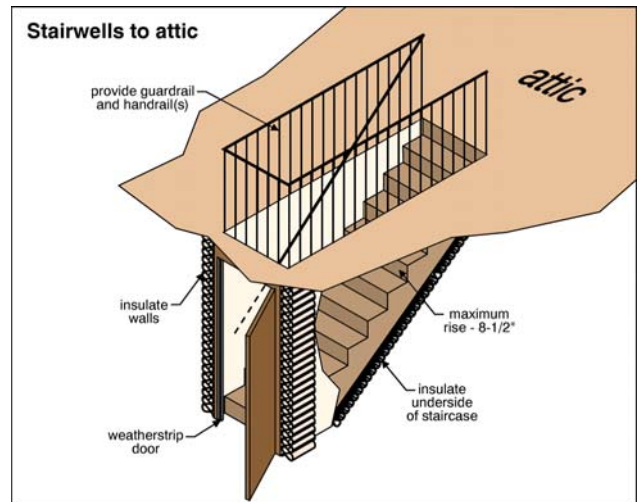
(A) ATTIC

I NI NP A

1. **Main Access** *Type:* Walk up fixed stairs.

Condition: There are no railings provided at the attic area.

Comments: Recommend correcting the conditions noted for safety.



I NI NP A

2. **Roof Framing** *Type:* Rafters
Size: 2 X 8 - 16" on center

Condition: Appears serviceable.

I NI NP A

3. **Sheathing** *Type:* Plank board

Condition: Appears serviceable.

I NI NP A

4. **Ventilation** *Type:* Ridge and Window

Condition: Ventilation appears to be minimal, consideration should be taken to install additional ventilation to improve air flow.

Comments: Recommend correcting the conditions noted to ensure adequate ventilation.

I NI NP A

5. **Chimney Components**

Condition: Appears serviceable.



I NI NP A

6. **Attic Fan** *Type:*

I
 NI
 NP
 A

7. Whole House Fan *Type:*

8. Evidence of ongoing water penetration or staining from previous leaks?
 Yes
 No

I = Inspected NI = Not Inspected NP = Not Present A = Attention Needed
  = Immediate Attention
  = Upgrade and/or Maintenance

(BS) BASEMENT & STRUCTURE

Accessibility Basement is only partially accessible, stored items and shelving limit the access to various areas.

Heat Type Forced hot air

I
 NI
 NP
 A

1. Floor *Type:* Concrete

Condition: Floor is not fully visible, due to stored items.
 The basement floor areas are not fully visible for thorough inspection; however the visible portions appear serviceable.

I
 NI
 NP
 A

2. Walls *Type:* Poured concrete

Condition: Walls are not fully visible, due to stored items and shelving.
 Deterioration noted to foundation walls is minor.
 Some bowing noted at left wall toward front.

Comments: Monitor and correct conditions as needed.

I
 NI
 NP
 A

3. Ceiling *Type:* Not finished - Planks

Condition: Appears serviceable.

I
 NI
 NP
 A

4. Basement Windows *Type:* Wood

Condition: Some areas of cracking noted at the rear windows.
 Wood rot noted at the left rear.

Comments: Correct conditions as needed.

I
 NI
 NP
 A

5. Drains *Type:* Floor drain

Condition: Appears serviceable but no water was added to make a determination of proper drainage.

I
 NI
 NP
 A

6. Sump Pump *Type:*

I
 NI
 NP
 A

7. Floor Joists *Type:* Conventional wood framing.
 Size: 2 X 8 - 16" on center

Condition: Large cracked floor joist noted at the right rear.

Larger areas of cracking noted near the right side sill.

Comments: Recommend re supporting the cracked joists near sill area as needed.



Large crack at floor joist

- I
- NI
- NP
- A

8. Beams *Type:* Wood

Condition: Minor twist noted at beam area, does not appear to be significant at this time.

Comments: Monitor and correct conditions as needed.

- I
- NI
- NP
- A

9. Columns/Supports *Type:* Adjustable metal and Wood

Condition: The base of the wood posts are rotted.

Posts that are used are too small for structure and should be replaced with properly sized supports.

Comments: Recommend correcting the conditions noted to ensure stability of structure.

- I
- NI
- NP
- A

10. Chimney Components

Condition: Appears serviceable.

11. Evidence of ongoing water penetration or staining from previous leaks? Yes No

****Note:** Finished areas may conceal evidence of current or previous moisture conditions.

Location/Comments: Standing water noted at the right side of basement, unable to verify source.
 Some dripping noted at the washer connection.
 Water dripping from dishwasher area.
 Staining noted under the kitchen area, tested damp.
 Staining noted under the toilet, tested damp.

I = Inspected NI = Not Inspected NP = Not Present A = Attention Needed = Immediate Attention = Upgrade and/or Maintenance



(BA) BATHROOMS

- I
- NI
- NP
- A

1. Bathroom A *Location:*

First floor

- Sink:**..... Minor corrosion is noted on water supply lines under the sink, monitor for leakage and correct as needed.
Drain stopper control lever is missing.
 - Toilet:**..... Moisture is detected below toilet surrounding floor area, possible leaking seal. A new wax seal should be installed under toilets having active leakage.
 - Tub/Shower Fixtures:**.. Shower diverter did not divert water properly.
Mechanical drain stopper is not operational at tub.
 - Tub/Shower Surround:** Caulk and seal all tub and shower areas as a precaution.
 - Ventilation:**..... Bathroom vent is installed but the location where the vent terminates is undetermined.
- Comments:** Recommend correcting the conditions noted for proper operation.

I = Inspected NI = Not Inspected NP = Not Present A = Attention Needed  = Immediate Attention
 = Upgrade and/or Maintenance

(CS) CRAWL SPACES

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| I | NI | NP | A |

1. **Access** *Type:* Opening in wall
Condition: Access is restricted by falling insulation and stored items, unable to fully inspect.
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I | NI | NP | A |

2. **Ventilation** *Type:* Not vented
- | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I | NI | NP | A |

3. **Insulation** *Type:* Fiberglass *Depth:* 0-3"
Condition: Insulation is falling down.
Comments: Recommend correcting the conditions noted for proper operation.



Falling insulation in crawl space

- | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I | NI | NP | A |

4. **Ground Cover** *Type:* Dirt
Condition:

No vapor barrier is present.

Comments: Recommend installing vapor barrier to prevent moisture infiltration from soil.

I = Inspected NI = Not Inspected NP = Not Present A = Attention Needed

 = Immediate Attention
 = Upgrade and/or Maintenance

(E) ELECTRICAL SYSTEM

I NI NP A

1. **Service Cable and Size** **Size:** 100 Amps

Type:..... Overhead - Aluminum

Adequacy of Size: Adequate

Condition: Appears serviceable.

I NI NP A

2. **Main Electrical Panel** **Type:** Circuit Breakers

Location: Basement

Condition: Appears serviceable.



Main electrical panel

I NI NP A

3. **Sub Panel(s)** **Type:**

Location:

I NI NP A

4. **Ground** **Type:** Ground to water pipes and rods.

Condition: Appears serviceable.

I NI NP A

5. **Wire Conductor** **Type:** Copper - non-metallic cable and Flexible metal conduit

Condition: Older wiring is present in the home.
Open junction boxes noted in the basement area.

Comments: Recommend correcting the conditions noted for safety.

I NI NP A

6. **Branch Circuits**

- Condition:**
- Light switch is poorly secured to the wall back box at laundry room.
 - Some grounded type outlets (3 prong) did not appear to be properly grounded.
 - Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at all locations that are prone to moisture or within 6' of sink or other water source i.e. exterior, garage, bath room, laundry, sump pump, kitchen outlets, etc.
 - Older devices and fixtures present.
 - Stored items prevent access and testing at some outlets and switches.
 - The use for some of the switches could not be determined during the inspection.

Comments: Recommend correcting the conditions noted for proper operation / safety.

I NI NP A

7. Smoke Detectors *Type:* Battery

Condition: Smoke alarm(s) responded to test button operation.

I NI NP A

8. Carbon Monoxide Detectors *Type:* Battery

Condition: Carbon monoxide alarm(s) responded to test button operation.

I = Inspected NI = Not Inspected NP = Not Present A = Attention Needed  = Immediate Attention  = Upgrade and/or Maintenance

(ES) EXTERIOR SURFACES

I NI NP A

1. Wall Covering *Type:* Vinyl siding

Condition: Loose siding noted.

Comments: Recommend correcting the conditions noted.

I NI NP A

2. Trim *Type:* Vinyl and Wood

Condition: Some deterioration noted at rear door wood trim near base.

Comments: Correct conditions as needed.

I NI NP A

3. Fascia *Type:* Vinyl

Condition: Fascia area at upper right roof appears to be pulling away at the mid section.

Comments: Recommend correcting the conditions noted.

I NI NP A

4. Soffits *Type:* Vinyl - not vented

Condition: Some missing sections of soffit noted at right front and rear.

Comments: Recommend correcting the conditions noted.

I NI NP A

5. Exterior Foundation *Type:* Poured concrete and Concrete block

Condition: Deteriorated areas of foundation noted at the left and right sides.

Comments: Recommend sealing / patching the deteriorated areas of the foundation to prevent further deterioration.



Deterioration at foundation



Deterioration at foundation

I = Inspected
 NI = Not Inspected
 NP = Not Present
 A = Attention Needed
 = Immediate Attention
 = Upgrade and/or Maintenance

(HS) HEATING SYSTEM

I
 NI
 NP
 A

1. Primary Unit

Estimated Age: 30+

Location: Basement

Type: Forced Air

Fuel: Natural Gas

BTU's: 90,000

Manufacturer: General Electric

Serial Number: 511704 - 142

Condition: Corrosion / rust flakes noted on the burners and below the burn chamber, cleaning / servicing is recommended.
 Unit is near or beyond the end of its normal design life.
 Corrosion is noted at base of unit.
 Area above burners is deteriorated, unable to fully access. Recommend immediate evaluation by heating contractor.
 No service records are present on the unit. Regular maintenance is recommended by manufacturers to keep systems operating most efficiently and to help prevent problems.

Comments: A heating contractor should be called to make further evaluation and repairs.



Forced air furnace



Typical deterioration above the burners

I
 NI
 NP
 A

2. Heat Exchanger

Type: Partially visible only

Condition: The heat exchanger portion of a gas fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend that a heating contractor be called to verify the condition of the heat exchanger prior to settlement date.

- I
- NI
- NP
- A

3. Venting **Type:** Metal to chimney

Condition: Appears serviceable.

- I
- NI
- NP
- A

4. Distribution **Type:** Metal ducts and registers

Condition: Asbestos like material noted at ductwork, recommend having tested for asbestos content before disturbing material.
Appears serviceable.

- I
- NI
- NP
- A

5. Fuel Lines/Tank **Type:** Steel

Condition: Leakage is noted within unit near shutoff.

Comments: A heating contractor should be called to make repairs.



Area of gas leakage

- I
- NI
- NP
- A

6. Thermostat **Quantity:** 1 **Location:** Living Room

Condition: Older thermostat is present but operated.

- I
- NI
- NP
- A

7. Blower **Type:** Belt driven

Air Filter: The air filter has been installed backwards.
The filter is not properly secured, recommend correcting to prevent filter from entering the blower motor.

Condition: The system lacks cleaning, the blower and fan compartment are dirty.

Comments: A heating contractor should be called to make repairs.

I = Inspected NI = Not Inspected NP = Not Present A = Attention Needed

 = Immediate Attention
 = Upgrade and/or Maintenance
(I) INTERIOR
 I NI NP A
1. Windows *Type:* Wood - Casement and Double hung

Condition: Missing hardware noted at laundry area.
Some loose hardware noted in the kitchen.

Comments: Correct conditions as needed.

 I NI NP A
2. Doors *Type:* Hinged

Condition: A representative sampling was taken. Doors as a grouping are generally operational.

 I NI NP A
3. Ceilings *Type:* Drywall

Condition: Area of drywall is deteriorated at bathroom from prior moisture damage.

Comments: Correct conditions as needed.

 I NI NP A
4. Walls *Type:* Wall paper, Paneling, and Drywall

Condition: Stored items and/or furnishings prevent full inspection.
The wall areas are not fully visible for thorough inspection; however the visible portions appear serviceable.

 I NI NP A
5. Floors *Type:* Carpet and Ceramic tile

Condition: Stored items and furnishings prevent full inspection.
Uneven areas noted at kitchen / laundry area and at the second floor.

Comments: Correct conditions as needed.

 I NI NP A
6. Stairs *Type:* Wood

Condition: Interior stairs appear serviceable.

 I NI NP A
7. Handrails *Type:* Wood

Condition: Loose handrail noted to the second floor.

Comments: Recommend correcting the conditions noted for safety.

I = Inspected NI = Not Inspected NP = Not Present A = Attention Needed

 = Immediate Attention
 = Upgrade and/or Maintenance
(K) KITCHEN & APPLIANCES
 I NI NP A

1. **Kitchen Sink** *Type:* Stainless Steel
Condition: Appears serviceable.

 I NI NP A

2. **Cooking Appliances** *Manufacturer:* Amana
Type: Electric
Condition: Appears serviceable.

 I NI NP A

3. **Ventilator** *Manufacturer:* NuTone
Type: Rangehood re circulating
Condition: Appears serviceable.

 I NI NP A

4. **Dishwasher** *Manufacturer:* Whirlpool
Condition: Ran through it's cycles and unit appears serviceable.

 I NI NP A

5. **Disposal** *Manufacturer:*

 I NI NP A

6. **Cabinets** *Type:* Wood
Condition: Appears serviceable.

 I NI NP A

7. **Counter Tops** *Type:* Laminate
Condition: Appears serviceable.

I = Inspected NI = Not Inspected NP = Not Present A = Attention Needed

 = Immediate Attention
 = Upgrade and/or Maintenance
(LG) LOT & GROUNDS
 I NI NP A

1. **Driveway** *Type:* Blacktop
Condition: Larger areas of cracking noted.
 Surface area is raised and settled in various areas.
Comments: Correct conditions as needed.

 I NI NP A

2. **Walks** *Type:*

Concrete

Condition: Appears serviceable.

- I
- NI
- NP
- A

3. Steps/Stoops *Type:* Wood

Condition: Deteriorated areas of steps noted.
Handrails are loose at steps.

Comments: Recommend correcting the conditions noted for safety.

- I
- NI
- NP
- A

4. Porch *Type:* Covered

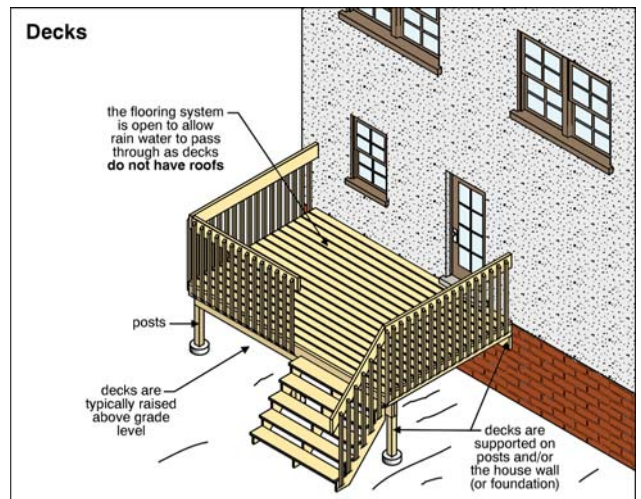
Condition: No access below the porch for inspection.
Appears serviceable.

- I
- NI
- NP
- A

5. Decks *Type:* Wood

Condition: Improperly spaced railings noted.
Access to deck underside is blocked. viewing was possible only from below steps.

Comments: Recommend correcting the conditions noted for safety.



- I
- NI
- NP
- A

6. Patio *Type:* Concrete

Condition:

Appears serviceable.

I NI NP A

7. **Patio/Deck Cover** *Type:*

I NI NP A

8. **Retaining Walls** *Type:*

I NI NP A

9. **Grading** *Type:* Flat site.

Condition: Pitch of slope is slightly toward foundation at the driveway, under deck, and at some areas to the left. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation for proper drainage.

Comments: Monitor and correct conditions as needed.



I NI NP A
10. Fences & Gates *Type:* Wood
Condition: Appears serviceable.

I NI NP A
11. Adjacent Vegetation *Type:* Shrubs
Condition: Vegetation has been maintained and is an adequate distance from the structure.

I NI NP A
12. Window Wells *Type:*

I = Inspected NI = Not Inspected NP = Not Present A = Attention Needed
 = Immediate Attention
 = Upgrade and/or Maintenance

(P) PLUMBING

Water source: Public
Sewage disposal: Public sewer

I NI NP A
1. Gas Lines *Location of Meter:* Exterior
Condition: System appears serviceable.

I NI NP A
2. Water Supply Lines *Type:* Copper
Condition: Leaky shutoff for dishwasher noted below kitchen sink.

Comments: Recommend correcting the conditions noted.



Leaky shutoff

- I
- NI
- NP
- A

3. Waste Lines *Type:* Copper and Cast Iron

Condition: The waste lines are not fully visible for thorough inspection; however the visible portions appear serviceable.

- I
- NI
- NP
- A

4. Exterior Spigots

- I
- NI
- NP
- A

5. Laundry/Utility Sink *Type:*

- I
- NI
- NP
- A

6. Washer Connections *Location:* Basement

Type: Drains to stand pipe and is trapped.

Condition: Spigot for washer connection is leaking.

Comments: Recommend correcting the conditions noted to prevent water from leaking to floor areas.



Leaking washer connection

- I
- NI
- NP
- A

7. Dryer Connections *Location:* First floor

Type: Electric

Condition: Appears serviceable.

I NI NP A

- 8. **Water Heater** **Size:** 40 Gallons **Location:**Basement
- Manufacturer:** Whirlpool **Type:** Gas
- Serial Number:** 020247-306-394 **Estimated Age:** 2
- Condition:**..... Unit appears serviceable.
- Vent System Type:**..... Metal pipe to - chimney.
- Vent System Condition:** Flue vent is intact, appears serviceable.



Water heater

I = Inspected NI = Not Inspected NP = Not Present A = Attention Needed  = Immediate Attention  = Upgrade and/or Maintenance

(R) ROOF

I NI NP A

- 1. **Main Roof** **Estimated Age:** 15+
- Type:** Cross gabled / low dormer **Covering:** Composition shingles
- Method of Inspection:** Walked on roof
- Condition:** Roof pitch at the dormer is minimal for shingle installation.
Lifted shingles noted at various areas.
Weathered / curling shingles noted at most areas.
Replaced shingles noted at some areas.
Nails and/or fasteners are exposed at the roof surface and are not properly sealed.
- Comments:** Recommend contacting a roofing contractor to make necessary corrections to prevent water infiltration and / or damage.



Curling / weathered shingles



Weathered / damaged shingles

- I
- NI
- NP
- A

2. Exposed Flashings *Type:* Unable to determine

Condition: Tar covered areas indicate a potential active or prior leakage.

Comments: Monitor and correct conditions as needed.



Tar covered flashing at chimney



Tar covered flashing at vent

- I
- NI
- NP
- A

3. Vent Pipes *Type:* Metal

Condition: Appears serviceable.

- I
- NI
- NP
- A

4. Valleys *Type:* Shingled

Condition: Tar covered areas at valley indicates a potential active or prior leakage.

Comments: Monitor and correct conditions as needed.



Tar covered valley area

- I
- NI
- NP
- A

5. **Chimney** *Type:* Sealed

Condition: There is no chimney cap installed.

Comments: Installation of a chimney cap with spark arrestor is highly recommended to prevent water from entering the masonry stack or entering the wood chase causing deterioration. A spark arrestor, in addition to reducing fire possibility from burning embers, will eliminate animals and birds from entering the flue.



Chimney

- I
- NI
- NP
- A

6. **Gutters** *Type:* Metal

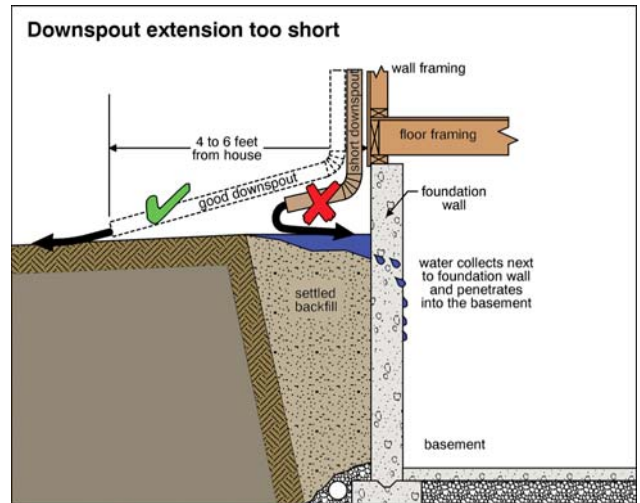
Condition: Appears serviceable.

- I
- NI
- NP
- A

7. **Downspouts & Extensions** *Type:* Metal

Condition: Downspout extension is too short at the front right, recommend extending further from building to route water an adequate distance from the foundation area.

Comments: Recommend correcting the conditions noted for proper operation.



- I
- NI
- NP
- A

8. Skylights *Type:*

- I
- NI
- NP
- A

9. Additional Roof

Estimated Age: 15+

Type: Addition roof

Covering: Composition shingles

Method of Inspection: Viewed from above

Condition: Some moss is noted growing at the shingle tabs of roof surface area.

Comments: Monitor and correct conditions as needed.

I = Inspected NI = Not Inspected NP = Not Present A = Attention Needed

= Immediate Attention
 = Upgrade and/or Maintenance

(TR) THERMAL RATINGS

- I
- NI
- NP
- A

1. Exterior Windows *Type:* Double pane and Single pane

Condition: Appears serviceable.

- I
- NI
- NP
- A

2. Exterior Doors *Type:* Wood and Metal

Condition: Appears serviceable.

- I
- NI
- NP
- A

3. Ceilings *Type:* Fiberglass batts

Depth: 12 inches

Condition: Appears serviceable.

- I
- NI
- NP
- A

4. Walls *Type:*

Depth:

Comments: No access for proper inspection.

I NI NP A

5. Floors

Type:

Depth:

(AR) ADDITIONAL REMARKS and CERTIFICATION

ADDITIONAL REMARKS

The water treatment system is not a part of this inspection.

CERTIFICATION STATEMENT

I hereby certify that I have adhered to the terms of the assignment set forth in the definitions, guidelines and general limitations outlined in this report.

Inspector's Signature:



Jon Mackay

NYS INSPECTOR LICENSE # 16000013592

Date:

12/2/2008

(GL) STATEMENTS OF GENERAL LIMITATIONS

1. The inspection and this report are furnished based upon the inspector's experience, training, observations and professional opinion. The document was prepared per visual observations of existing conditions at the time of the visit. The client reserves the right to obtain a second opinion by others in the case of questionable or controversial conditions observed or suspected as a result of this inspection.
2. No warranties or guarantees on any aspects of the structure, its components or the general premises are expressed or implied. The inspector shall not be responsible for any repairs, remedies or replacements of any elements of the property or its contents. Specific remedies, which would require the preparation of detailed methods, sketches, plans and/or specifications, are beyond the realm of this observatory and investigative report.
3. The inspection and the report thereof have been conducted and prepared, respectively, in conformance with generally accepted home inspection practices.
4. This service does not constitute a code compliance inspection or an attempt to imitate, duplicate or supersede jurisdictional inspections by a municipality, state or federal agency or other public or quasi-public authority.
5. This inspection did not include any items which were concealed or otherwise not readily accessible. Items requiring dismantling, use of tools, exploratory excavation or penetrations, dewatering, or other specialized means of uncovering were not inspected. The inspector is not required to remove inspection covers which are not readily accessible, or move walls or stored items, enter restrictive or hazardous spaces, or perform any tests or procedures which could damage or destroy the items being inspected, or which could cause harm to the inspector or others.
6. The inspector is not responsible for determining the presence of elements which may harbor causes of diseases or reactions in humans or animals. No investigations were made as part of this report for the presence of, or degree of, asbestos, noxious gases, radon, toxic substances, carcinogenic or malodorous materials or other conditions affecting air quality. In the case of gas-fired heating and domestic water heating equipment, any odors noted are included elsewhere in the body of this report.
7. Roof systems, including roofing, framing, support, downspouts, rain gutters, flashings, chimney protrusions, soffits, fascias, trim and venting were observed with binoculars from safe vantage points to void damage to the components and to avoid hazards to persons.
8. No inspections were made for presence of, or damage caused by, termites or other wood-infesting insects or organisms, except that same may be noted as being contributory to certain structural damage, along with such conditions as wet or dry rot, if applicable, and documented elsewhere in this report.
9. No tests or observations were made of conditions relating to on-site municipal sewer drains and water systems serving the premises, other than to make comment on visual checks or breakage or leaks.
10. Fireplaces, solid fuel stoves, space heaters and solar heating devices, when found present, were not operated or internally inspected, serviced or cleaned.
11. Chimneys and flues, when present, were observed externally for structural distress or fire/smoke damage. No internal inspections, cleaning or repairs were made.
12. SAFETY: The inspector will not check any area that poses a threat to safety. Steep, slippery, or brittle roofs are not walked, attics with insulation that prevents safe footing are not traversed, suspicious equipment is not operated, etc.
13. HIDDEN DAMAGES & CONDITIONS: We will not be able to find things that are out of view or concealed. Recently painted surfaces may hide clues, etc. We are not at liberty to:
 - Perform destructive or disruptive testing or assessments.
 - Lift carpets, remove ceiling panels, insulation, vapor barriers, etc.
 - Move appliances, clothing, furniture, heavy, delicate or personal items.
 - Check mechanical equipment during inappropriate weather.
14. PERSONAL RISK ASSESSMENT: You really must assess risks yourself. Different people view problems and risks differently. An inspector will never be able to assess the risks for you. Problems that would be of little concern to one person may loom large for another. For this reason, major problems are defined as those which generally cost \$500.00 or more to repair or which constitute a serious safety risk to a reasonable person. A serious risk is one which presents a clear and present danger, rather than anything which might result in harm or which could have a negative health affect over time.
15. EQUIPMENT/INSTALLATIONS: Ages are guessed and installations are not checked against manufacturer's recommendations. Only those utilities actually listed are presumed to exist.

16. **PUBLIC RECORDS:** This inspection concerns the on-site physical property only. No checks are made for such things as: Public records; traffic density; noise; odors; building value appraisal; zoning ordinance conformance; warranty or transfer disclosure; contract; etc.
17. **CODES:** No check is made for building/housing code conformance. Such codes are normally guides applicable during construction to be executed by duly authorized personnel to interpret and site as per their judgment. There is often wide variance in jurisdictions, changes over time, and judgmental differences. Your inspector is not an authorized code official unless otherwise specified. Check all amateur work with local authorities.
18. **ENGINEERING/ARCHITECTURE WORK:** No engineering, architectural, or other such licensed work will be performed. This includes geological or structural hazards, site or engineering analysis, etc.
19. **ENVIRONMENTAL:** The following are beyond the scope of the standard visual inspection/survey: environmental hazards, water and air quality, toxic or allergenic, etc.
20. **WEATHER RESTRICTIONS:** The weather will impact the inspection usually with a mix of pluses and minuses. Really cold weather presents a challenge to heating systems but prevents operation of air conditioning equipment while really hot weather can do the opposite. Rainy weather usually can make it easier to spot leaking roofs and basements. Snow can obscure roofing, landscaping, driveways, etc. Unfortunately, the inspection company will not be able to return to check the property during alternate weather. This is something you should definitely do prior to taking legal acceptance.