

INSPECTION INFORMATION

CLIENT

Nick & Lynn Hawking

PROPERTY ADDRESS

400 Church Road
Anandale, NY 10599

INSPECTION DATE/TIME

7/19/2008 - 11:30 AM

INSPECTOR

Brian Abate

INSPECTION COMPANY

Enco Home Inspections, LLC
800-603-8134
NYS Lic. #16000009084

INSPECTION DETAILS

PROPERTY TYPE:

Colonial

PROPERTY AGE:

6 to 7 years

INSPECTION TYPE:

Residential

PROPERTY STATUS:

Occupied

WEATHER:

Sunny

TEMPERATURE:

95° F

ANCILLARY SERVICES:

Wood Destroying Insect Inspection

ENVIRONMENTAL TESTS:

Radon In Air / Lead In Water

INDIVIDUALS PRESENT:

Buyer's Agent

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable inspection industry standards.

The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) at the property. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental,

biological, health-related or code compliance evaluations of property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding inspections, including various limitations and exclusions, as well as some specific information related to this property.

The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

SATISFACTORY - Element was functional at the time of inspection. Element was in visible working or operating order and its condition was at least sufficient for its minimum required function.

FAIR - An element listed FAIR requires, or has a probability of requiring, monitoring, maintenance, repair, replacement, and/or other remedial work now or in the near future. Element condition was sufficient for its minimum required function at the time of inspection, but exhibited condition limitations and/or other notable concerns. Such condition limitations or concerns mean element exhibited wear, deterioration, damage or other material defects, was at an advanced age (near the end of or beyond its normal design or service life), has at least a moderate potential to become *significantly deficient*, has a limited future service life, and/or did not meet normal condition expectations.

POOR/DEFECTIVE - An element rated POOR/DEFECTIVE requires immediate repair, replacement, or other remedial work, or has a high probability of requiring such work in the immediate future, or requires further evaluation. Element was significantly deficient or exhibited conditions that could render it significantly deficient in the immediate future. Such conditions mean the element was not functional, was not in working or operating order, exhibited substantial wear, deterioration, damage or other defects, exhibited conditions conducive to imminent failure, was missing when it should have been present, and/or was not likely to perform its intended function.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside the scope of the inspection, and/or was not inspected or rated due to other factors, stated or otherwise. **Independent inspection(s) may be required to evaluate element conditions.** If any conditions limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under SPECIAL LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

NOT RATED - Element was available for inspection but is not rated as a part of this inspection. This type of element was observed during the inspection and may have specific comments related to the condition of the element, however, no rating is applied because it is not included as a part of the inspection.

SEE COMMENTS - If an element is either rated or not rated and the See Comments column is marked, particular attention must be made to the specific comments for additional ratings and/or information that requires action.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. This inspection does not include evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

PROPERTY MAINTENANCE - Regular and preventive maintenance is required to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Every property owner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best

ESTIMATED AGES - Any age estimations represent the inspector's opinion as to the approximate age, and are provided for general guidance purposes only. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Age estimates are given in "years" unless noted.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with this inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company to arrange a re-inspection to assess conditions Aside from basic

practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any property are varied. This inspection does not include the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns.

DESIGN AND ADEQUACY ISSUES - This inspection any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the acceptability of floor plans or other design features. Furthermore, determinations or disclosures regarding specific product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings are not included.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report should be addressed prior to closing.

maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is not a substitute for Seller Disclosure. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the property (prior to or at the time of closing) is also recommended.

AESTHETIC CONSIDERATIONS - This inspection does not include aesthetic considerations (appearances, cosmetics, odors, finishes, carpeting, etc.), nor does it include a determination of all potential concerns or conditions for a property.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

BUILDING ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the building from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

DESIGN LIFE RANGE - These figures represent the typical economic service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated design life is presented solely as a guide. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life.

1. ROOFING

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•						<p>1.0 ROOFING #1 Location: Multiple Locations Type: Steep Slope Insp. Method: Ground w/ binoculars Roofing Material: Asphalt Shingle - Higher quality "Timber Line" shingle may or should have a manufacturers guarantee of 25-30 years. Roofs are installed as a system and certain materials are not available for inspection, such as underlayment, sheathing, etc. It is always recommended to ascertain the installer's credentials and/or warranty information if available. Sometimes it is necessary to have the roof evaluated by a qualified roofer prior to closing if any areas of concern regarding materials or workmanship defects are identified.</p>	<p>Est. Age: 6 to 7 years Design Life Range: 25 to 30 years Limitations: Height & Angle of Sight (15%)</p>
			•			<p>1.1 ROOFING #2 Location: East Side Type: Flat Roof Insp. Method: Not accessible for inspection.</p> <p>Wood deck covers entire flat roof adjacent to the master bedroom. If a roof failure occurs, the deck will have to removed in order to affect repair/replacement.</p>	<p>Est. Age: 6 to 7 years Design Life Range: 15 to 20 years Limitations: Deck Covering (100%)</p>
•						<p>1.2 FLASHING Copper flashings noted throughout. Roof flashings should be monitored yearly throughout for separations, lifting or leaks. Tar or caulk seal when needed. Initial or recurring roof leakage is often due to inadequate or damaged flashings. The water-tightness of a roofing system is dependent on proper installation and function of all flashings (metal or other membrane installed at protrusions through the roof, such as chimneys, vent pipes, skylights, roof valleys and where roofs meet siding). While general roofing conditions were reported, this report is not a guarantee that the flashings will be watertight or leak free if flashing conditions deteriorate. The absence or presence of drip edges is not always readily apparent. Most roof material warranties require drip flashings. Limitations: See Roofing Limitations above.</p>	
•						<p>1.3 PLUMBING STACKS</p>	
•				•		<p>1.4 CHIMNEY #1 Location: Rear Type: Stone veneer over CMU's Chimney: Monitor chimney yearly for loose stones or mortar joints. Repoint as/or when needed. Chimney Cap: SATISFACTORY - Monitor for loose mortar joints between cap stones and repoint when needed. Rain Cap/ Spark Arrester: SATISFACTORY</p> <p>Chimney and vent evaluations are based on external conditions only. Chimney footings/foundations are not readily visible, but footing or foundation inadequacies are factors to consider if there is any evidence of chimney settlement. A full evaluation of the flue lining is not part of this inspection.</p>	<p>Insp. Method: Ground w/ binoculars Limitations: Height and/or Angle of Sight (15%)</p>
•				•		<p>1.5 CHIMNEY #2 Location: Center Type: Stone Veneer Chimney: See comments above. Chimney Cap: SATISFACTORY - Rain Cap/ Spark Arrester: SATISFACTORY -</p> <p>Chimney and vent evaluations are based on external conditions only. Chimney footings/foundations are not readily visible, but footing or foundation inadequacies are factors to consider if there is any evidence of chimney settlement. A full evaluation of the flue lining is not part of this inspection.</p>	<p>Insp. Method: Ground w/ binoculars Limitations: Height and/or Angle of Sight (15%)</p>
•						<p>1.6 GUTTERS Type: Aluminum - Clogged gutters/leaders can cause substantial water damage to the roof, exterior trim, interior of the structure and water penetration into areas below grade levels. Keep gutters clean and clear at least 2-3 x/yr. Maintain pitch of gutters toward leaders and maintain leader discharge away from foundation a minimum of six feet. Downspout discharge onto lower roofs. This is a common practice however, it can cause leakage and premature wear. This condition should be monitored or corrected to ensure that consequential damage does not occur.</p>	
•				•		<p>1.7 LEADERS Type: Aluminum - See GUTTER comments above.</p> <p>(Exception) FAIR - Leader at pool house is detached. Have the unit reattached/replaced ASAP.</p>	

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●								1.8	GUTTER DISCHARGE / GROUNDPIPES Downspouts that run into the ground are subject to backup/blockage. The presence and integrity of underground pipes are not readily determinable. These systems are subject to many debilitating factors, and the ability to shed water away from the structure requires seasonal inspection and maintenance. Flush out pipes as they become impacted.
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NOTE: The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. All roofs have a finite life and will require replacement at an indeterminate time. If the inspection was restricted to viewing the roof from the ground (or other limitations), affected by weather conditions or reported any deficiencies, an assessment by a qualified contractor or licensed P.E. is advisable prior to closing (particularly if the roofing is approaching, at or beyond its design life range). Any roof defect can result in leakage, mold and subsequent damage. Conditions such as hail damage, manufacturing defects, proper nailing methods or underlayment are not readily detectible during a home inspection.

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2. EXTERIOR ELEMENTS

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•						2.0	<p>SIDING #1 Location: Throughout Type: Wood Shingles Keep siding well stained or painted. Caulk/seal any openings/voids as they occur and monitor yearly for carpenter bee or woodpecker damage. Keep all vegetation and/or tree limbs cut off/away from house to prevent moisture penetration, insect infestation and/or excessive wear and tear. Avoid siding/soil contact. Siding/soil contact promotes rot and/or termite infestation. Keep all soil and/or mulch pulled back from contact with wood siding and trim. Limitations:Height / Angle of Sight (10%)</p>
•						2.1	<p>SIDING #2 Location: Multiple Locations Type: Stone Veneer Repoint as/or when needed. Also monitor for normal settling cracks to develop. Keep cracks sealed with cement mortar or epoxy sealant. Keep all vegetation and/or tree limbs cut off/away from house to prevent moisture penetration, insect infestation and/or excessive wear and tear. Avoid siding/soil contact. Siding/soil contact promotes rot and/or termite infestation. Keep all soil and/or mulch pulled back from contact with wood siding or trim. Limitations:Height / Angle of Sight (5%)</p>
•					•	2.2	<p>SIDING #3 Location: Foundation Type: Brick Veneer Repoint as/or when needed. Also monitor for normal settling cracks to develop. Keep cracks sealed with cement mortar or epoxy sealant. Keep all vegetation and/or tree limbs cut off/away from house to prevent moisture penetration, insect infestation and/or excessive wear and tear. Avoid siding/soil contact. Siding/soil contact promotes rot and/or termite infestation. Keep all soil and/or mulch pulled back from contact with wood siding or trim. Limitations:Vegetation (5%) (Exception) FAIR - Vegetation is growing on and into the mortar joints. Remove vegetation to avoid future damage.</p>
•						2.3	<p>FASCIA/SOFFITS Keep all exposed wood trim well scraped, primed and painted to prevent peeling or rot. Special attention should be paid to wood at finished surfaces. All joints will require ongoing sealing/caulking to prevent water intrusion, insect infestation, air infiltration, etc. Soffits need to be kept clear at all times to facilitate proper attic ventilation. See ATTIC Section for further information. Limitations: See Roofing Limitations above.</p>
•						2.4	<p>TRIMWORK See fascia/soffit comments above.</p>
•						2.5	<p>WINDOWS Type: Single Glazed with Storms & Screens - High quality architectural, wood windows that do not have thermopanels. However, a second glazing clips into place at the exterior. Make sure all storms/screens are accounted for at pre-closing walk through. Additional information on windows/doors may be provided in the INTERIOR Section.</p>
•						2.6	<p>ENTRY DOORS (1) Location: Multiple Locations Type: Wood Keep all exposed wood doors and all trim well painted/sealed to prevent warping, peeling, swelling, etc. (2) Location: Rear Entry Type: French Doors Keep all exposed wood doors and all trim well painted/sealed to prevent warping, peeling, swelling, etc.</p>
•						2.7	<p>STAIRS / STOOPS Type: Stone Veneer - Monitor yearly for loose mortar joints or brick/stone displacement. Repoint the joints if/when they become loosened. Railing Type: Wood - Keep all exposed wood surfaces painted/sealed to prevent wood rot and exposure to the elements.</p>
			•			2.8	<p>FOUNDATION SURFACE Type: CMU (Concrete Block) Surface Coating: Brick The foundation is completely covered in brick veneer, but no structural abnormalities were noted.</p>
	•					2.9	<p>FOUNDATION / CRAWLSPACE VENTS The vents at the garage storage room are closed and need to be opened immediately to promote proper airflow in the vented area. Mildew growth is apparent at this location. Foundation vents must remain clear of debris and be in an open position year round in order to properly control airflow in the vented area. It is not recommended to restrict the airflow for heat loss concerns. If heat loss is a concern, proper insulation</p>

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										techniques need to be established in the vented area.
•										2.10 SOIL GRADING AT FOUNDATION Maintain grade/pitch away from foundation. A negative grade slope toward the foundation allows water runoff and ponding. This condition can causes structural and/or water infiltration problems.
•										2.11 BASEMENT WINDOWS Type: Wood - Keep all basement window frames and sills well painted and avoid soil contact at basement window frames. Wood/soil contact promotes rot and/or termite infestation.
•										2.12 WINDOW WELLS Type: Stone - Keep window wells clear of leaves, vegetation and debris. Window wells can help minimize soil/water seepage into sub-grade areas; however, drains, if present, must be kept clear. Covers may help prevent rainwater accumulation and should be installed where warranted.
•						•				2.13 SUB-GRADE ENTRY Type: Concrete block (CMU) well Location: Pool House Keep seams where stairwell cover meets siding caulked/sealed. (Exception) FAIR - Wood steps are not code compliant, but this is a minor factor because of the limited usage of this entryway.
•						•				2.14 PORCH / DECK / BALCONY (1) Location: Rear Stairs/Steps: Stone Type: Flagstone Porch Railings: Wood Monitor yearly for loose mortar joints or flagstones; repoint when needed. Stairs/Steps: SATISFACTORY - Monitor yearly for loose mortar joints or brick/stone displacement. Repoint the joints if/when they become loosened. Railings: SATISFACTORY - Keep all exposed wood surfaces painted/sealed to prevent wood rot and exposure to the elements. (2) Location: East Side Upper Level Stairs/Steps: N/A Type: Deck on flat roof Railings: Wood Maintain deck as/or when needed; power wash, stain and/or water seal yearly to prolong life. Stairs/Steps: NOT APPLICABLE - Railings: SATISFACTORY - See porch/deck maintenance comments
•										2.15 ELECTRIC CIRCUITS / DEVICES No abnormalities or defects were noted during the inspection, but the exposure of exterior electric circuits/devices to even normal weather conditions seriously detracts from the design life ranges of these materials. Periodic inspections should be conducted to evaluate needs for upgrade/repair. Evaluation of ancillary, low voltage electric or electronic equipment, i.e. telephone lines, doorbells, digital/cable lines, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc. is not performed as part of this inspection. The potential hazards of exterior wiring including premature aging factors due to weather conditions, precaution must be used during installation and maintenance of electrical components. Any damaged components should be corrected immediately. Limitations: Underground Wiring
						•				2.16 ELECTRIC GROUNDING Electrical system grounding/bonding is not confirmed as a part of this report due to conflicting opinions/recommendations by individual electrical engineers, electricians and the NFPA. Older systems have been subjected to upgrades/repairs during the history of the property that may or may not comply with current electrical code requirements.
•										2.17 EXTERIOR PLUMBING The use of backflow preventers is required in many localities to prevent contamination of the water supply condition. The full extent of exterior plumbing materials are not readily visible for inspection and are susceptible to failure due to exposure to seasonal/weather factors. Periodic inspection will be required. Limitations: Sub-grade materials and Vegetation

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NOTE: Inspection of exterior elements is limited to readily visible and accessible surfaces of the building envelope and connected units as such as fascia, porches, decks, etc. All exterior elements are subject to the effects of long-term exposure and sudden damage from weather conditions. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation and mold growth. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop or become discovered during repair or maintenance work Style and material descriptions are based on predominant/representative components and are provided for general information purposes only. Neither the efficiency nor integrity of insulated window units can be determined nor the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included unless specifically noted. All surfaces of the building envelope should be inspected and maintained on a continual basis.

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3. SITE ELEMENTS

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•						3.0	DRIVEWAY Type: Asphalt - Seal asphalt surface yearly to extend the service life of the driveway. Common Driveway - Obtain documentation regarding maintenance responsibility.
•						3.1	WALKWAYS Location: Throughout Type: Flagstone Monitor seasonally for loose/lifting flagstones and mortar. Reset/repoint when needed.
•						3.2	PATIO(S) Location: Rear Type: Flagstone Monitor seasonally for loose/lifting flagstones. Reset when needed.
•					•	3.3	SITE GRADING (Exception) FAIR - Area at SE corner exhibits "ponding". Have a qualified contractor/engineer design and install a system of drainage to discharge stormwater away from the property (most probably a drywell). The pool overflow piping is directed to this area and is another contributing factor. Consider deactivating the automatic sprinklers at the rear yard. Properties on hills or in low-lying areas will be prone to run-off from adjacent areas and drainage concerns. Improper/inadequate grading and/or drainage can also cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.
			•			3.4	LANDSCAPING Landscaping, vegetation, groundcover and lawns are not inspected or rated as a part of this report. Any reported conditions involving these elements is in regard to their effect on the structure.

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NOTE: Inspection of site elements is intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the structure only for conditions and issues that may have an impact on the structure. This inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and/or other recreational items. Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements not inspected by a qualified professional is recommended prior to closing.

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4. GARAGE

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					●	4.0	<p>DESCRIPTION Location: East Side Type: Under Structure Separation w/ Living Areas: Sheetrock Limitations: Stored Items (10%)</p> <p>Inspection of the garage is limited to readily visible and accessible elements. Elements and areas concealed from view cannot be inspected. More so than most other areas of a property, garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage and/or insect infestation.</p>	
					●	4.1	<p>EXPOSED FRAMING Finished walls and ceilings prevent visual access to the framing. No structural abnormalities or leak stains observed but may be hidden/latent.</p>	
					●	4.2	<p>VAPOR/GAS/FIRE SEPARATION Fire-rated wall/ceiling assemblies are required between the garage and any living area. The integrity of any fire-separation assembly must be maintained for proper protection. No evaluation was made as to the presence of acceptable fire rated materials, however the walls and/or ceilings between the garage and ceiling were complete and intact. Any gaps, openings or damage to the walls and ceilings between the garage and house must be repaired or be covered/sealed with suitable materials to maintain a complete barrier.</p>	
●						●	4.3	<p>WALLS / CEILINGS Type: Sheetrock - Ceilings and walls were intact with no structural abnormalities, leak stains or damaged surfaces observed.</p> <p>(Exception) FAIR - Hole in sheetrock noted at interior entry door.</p> <p>(Exception) FAIR - Mildew staining in in the adjacent storeroom. See Foundation Vent comments. Dehumidifier tank is full and unit is in an "off" kill safe position. Correct ventilation problem, remove mildew growth and prime with an alcohol based primer, such as "Kilz". Consider mildew resistant paint when recoating.</p>
●						4.4	<p>ENTRY TO HABITABLE AREAS Type: Metal Door Self Closing: Yes Monitor entry door seal and maintain proper vapor/fire barrier.</p>	
●						4.5	<p>FLOOR Type: Poured Concrete - Normal settling cracks observed. Keep cracks sealed with epoxy or hydro-cement.</p>	
●						●	4.6	<p>VEHICLE DOOR(S) Door Type: Overhead Operator Type: Automatic Keep wood door well painted and maintain weather strip at bottom edge of garage door. Special attention needs to be given to the exterior trimwork at the garage entrance because this area is prone to termite infestation and wood rot.</p> <p>Operator: FAIR - The door operator did not stop/retract when met with minimum resistance. However, the photo-electric eye did stop retraction, but this stop mechanism is subject to failure due to exposure to pedestrian and vehicle traffic. Door operation should include an impedance stop mechanism. Adjust sensitivity for proper stop/retraction response. The inspection of door operators is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.</p>

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NOTE: Garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation. Any areas obstructed at the time of inspection should be cleared and checked prior to closing. This inspection does not include an evaluation of the adequacy of the fire/carbon monoxide separation assemblies between the garage and living areas or whether such assemblies comply with any specific requirements. The storage of combustibles in a garage creates a potential hazard including the possible ignition of vapors and should be restricted. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

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5. ATTIC

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					●	5.0	<p>DESCRIPTION</p> <p>Door Type: Walkup Limitations: Sub-flooring (15%) Additional information related to attic elements and conditions may be found under other heading in this report, including the ROOF, GARAGE, and INTERIOR ELEMENTS Sections.</p>
●						5.1	<p>ROOF FRAMING Type: Stick framed (2"x10" typ.) - No structural abnormalities noted at accessible members.</p>
●						5.2	<p>ROOF SHEATHING / DECKING Type: Plywood (1/2" CDX typ.) - See comments above.</p>
●						5.3	<p>VENTILATION Gable vents observed from the exterior. Ridge & Soffit vents observed from exterior.</p>
●						5.4	<p>WHOLE HOUSE FAN (1) The whole house fan is redundant since the building is centrally air-conditioned. If the unit is not intended for use, consider removal to help reduce heat loss. (2) The whole house fan is redundant since the building is centrally air-conditioned. If the unit is not intended for use, consider removal to help reduce heat loss.</p>
●						5.5	<p>INSULATION Type: Fiberglass Blanket/Batt in joist bays - Insulation was satisfactory where visibly accessible. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials, and disruption should be avoided. There is no evaluation of the adequacy/energy savings included in this inspection.</p>
					●	5.6	<p>VAPOR BARRIER The use of a vapor barrier is critical and should be provided between conditioned and unconditioned areas (such as attic spaces). If a retarder is installed and it is located on the cold side (up toward the roof), remove the insulation and reinstall with the barrier facing down toward the ceiling below. Vapor barriers are not readily available for inspection and therefore, are not rated.</p>

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NOTE: The inspection of attic areas and the roof structure is limited to readily visible and accessible elements. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., many elements and areas are often at least partially concealed from view and cannot be inspected. This inspection does not include an evaluation of the adequacy of the roof structure to support load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders or the operation of thermostatically controlled fans. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed.

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•						6.38	TOILET
•						6.39	WALL TILES Location: Bath Enclosure - Tile will require regular general maintenance from time to time. Keep all tile well grouted and caulk sealed where tile meets tub or shower base, in corners and where tub or shower base meet floor and/or wall. Conditions of materials behind tile such as backing and framing members are not visible for inspection. Defective conditions may become apparent after extended usage/remodeling.
•					•	6.40	BATHTUB (Exception) POOR - The pipe supplying water from the shower diverter to the shower head is not properly strapped to the framing. This condition can lead to vibrations that may cause leakage to develop at the soldered joints and/or attachment to the diverter. It may be possible to open a cavity in the sheetrock above the tile line and provide proper attachment below.
•						6.41	VENTILATION
•						6.42	ELECTRIC / GFCI
					•	6.43	BATHROOM #5 DESCRIPTION Location: 1st Floor Hallway Type: 1/2 Bath Limitations: Finish Materials (10%) Additional information related to bathroom elements and conditions may be found under other heading in this report, including the ELECTRIC, PLUMBING and INTERIOR ELEMENTS Sections.
•						6.44	WALLS / CEILING Type: Sheetrock - See interior wall comments.
•						6.45	FLOORING
•					•	6.46	SINK(S) Sink/Vanity: Faucet: SATISFACTORY - Supply/Drain Lines: SATISFACTORY -
•						6.47	TOILET
•						6.48	VENTILATION
•						6.49	ELECTRIC / GFCI
					•	6.50	BATHROOM #6 DESCRIPTION Location: Basement Type: Full Bath Limitations: Finish Materials (15%) Additional information related to bathroom elements and conditions may be found under other heading in this report, including the ELECTRIC, PLUMBING and INTERIOR ELEMENTS Sections.
•						6.51	WALLS / CEILING Type: Sheetrock - See interior wall comments.
•						6.52	FLOORING
•					•	6.53	SINK(S) Sink/Vanity: Maintain caulk seal between sink/vanity and wall surface to prevent damage. Faucet: SATISFACTORY - Supply/Drain Lines: SATISFACTORY -
•						6.54	TOILET
•						6.55	WALL TILES
•					•	6.56	BATHTUB (Exception) FAIR - Tub drains slowly. A sluggish or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. Have checked by a qualified plumber to determine whether cleaning or other corrective measures are required.
•						6.57	VENTILATION
•						6.58	ELECTRIC / GFCI
					•	6.59	BATHROOM #7 DESCRIPTION Location: Pool House Type: 3/4 Bath Limitations: Finish Materials (15%) Additional information related to bathroom elements and conditions may be found under other heading in this report, including the ELECTRIC, PLUMBING and INTERIOR ELEMENTS Sections.
•						6.60	WALLS / CEILING Type: Sheetrock - See interior wall comments.

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•										6.61	WINDOWS
•										6.62	FLOORING
•										6.63	TOILET
•										6.64	STALL SHOWER Keep enclosure panel seams well caulk sealed. Keep outside edge of enclosure and where shower base meets floor tile well caulk sealed. Leakage below a shower may be related to pan leakage and/or other factors, can occur at anytime and may be concealed as hidden/latent damage. Pan leakage/replacement can be costly depending on shower design and the availability of matching tile.
•										6.65	GLASS DOOR
•										6.66	VENTILATION
•										6.67	ELECTRIC / GFCI

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NOTE: The inspection of bathrooms is limited to readily accessible and visible elements. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during this inspection. Water flow and drainage evaluations are limited to a visual assessment of functional flow. The function and watertightness of fixture overflow or other internal fixture components cannot be determined. Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance or upon removal of carpeting, tile, shower enclosures, etc.

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7. KITCHEN

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						●	7.0	KITCHEN #1 DESCRIPTION Location: 1st Floor Type: Full Kitchen Additional information related to kitchen elements and conditions may be found under other heading in this report, including the ELECTRIC, PLUMBING and INTERIOR ELEMENTS Sections. Limitations: Finish Materials (15%)
●							7.1	WALLS / CEILINGS Type: Sheetrock - Ceilings and walls were intact with no structural abnormalities, leak stains or damaged surfaces observed.
●							7.2	FLOORING Type: Hardwood (Maple)
●							7.3	CABINETS Wall cabinets seem to have had the interior grilles removed.
●							7.4	COUNTERTOP / BACKSPLASH
●						●	7.5	PLUMBING / SINK Sink: Avoid clogs that will clog the trap/drain line. Faucet: SATISFACTORY - Monitor for developing leaks at all water and waste line connections under the sink(s), to spray hoses and/or to the dishwasher. Seepage or leaks can develop at any time regardless of age. Supply/Drain Lines: SATISFACTORY - Normal oxidation/pitting observed at waste line and/or trap for developing leaks. Monitor condition and repair/replace affected piping as/or when needed. Instant Hot Water: FAIR - Unit is loose at sink and needs to be tightened/reattached.
●							7.6	GARBAGE DISPOSAL
●							7.7	DISHWASHER (1) Est Age: 6 to 7 years (Miele) - Unit was run through one complete cycle. Cleaning efficiency of unit is not evaluated as a part of this inspection. Assessment of dishwashers is limited to a single cycle operation of the motor/pump and visual check of readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods. (2) Est Age: 6 to 7 years (Miele) - Unit was run through one complete cycle. Cleaning efficiency of unit is not evaluated as a part of this inspection. Assessment of dishwashers is limited to a single cycle operation of the motor/pump and visual check of readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.
●							7.8	WALL OVEN Est Age: 6 to 7 years (Electric)
●							7.9	COOKTOP Est Age: 6 to 7 years (Thermador)
●							7.10	VENTILATION Type: Vent Hood (Thermador) - Replace or clean filters regularly. (Exception) FAIR - The filters appear to be in an improper position to the ductwork. Check with owner/operation manual for more information.
						●	7.11	REFRIGERATOR (1) Est Age: 6 to 7 years (Sub Zero Refrigerator) - Refrigerators are not evaluated as a part of this inspection because they are not considered permanent appliances. The unit is powered on and seems to be operational. Perform a full system test for cooling adequacy and accessory equipment (ice maker, water chiller, etc.) prior to closing. (2) Est Age: 6 to 7 years (Sub Zero Freezer) - See comment above. (3) Est. Age: 6 to 7 years (Sub Zero undercounter Wine Cooler) - See comment above.
●							7.12	ELECTRIC / GFCI
						●	7.13	KITCHEN #2 DESCRIPTION Location: 1st Floor Type: Wet Bar Additional information related to kitchen elements and conditions may be found under other heading in this report, including the ELECTRIC, PLUMBING and INTERIOR ELEMENTS Sections. Limitations: Finish Materials (10%)
							7.14	

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8. INTERIOR ELEMENTS

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•						8.0	WALLS / CEILINGS Type: Sheetrock - Ceilings and walls were intact with no structural abnormalities, leak stains or damaged surfaces observed.
•						8.1	FLOORS (FRAMED) Finish flooring materials (carpeting, tile, etc.) are not evaluated as a part of this inspection because they are generally cosmetic items that do not affect the structure's integrity. Any water damage may have caused resultant issues with the sub-floor/framing that could not be evaluated.
•						8.2	STAIRS / RAILINGS
•						8.3	WINDOWS Some windows "stick" due to painted finish. This is not a material defect and may be attributed to high humidity/lack of regular operation. Window evaluation is based on checking/operating a representative amount of units. Furniture, stored items, etc. impede inspection of some units. Ensure that all units are operational when the building is vacant and that all storms and/or screens are present prior to closing.
•						8.4	INTERIOR DOORS Several door frames have swelled and "stick" due to humidity. Shave down doors as/or where needed so that doors open and close with ease.
			•			8.5	CENTRAL VACUUM Central vacuum systems are not evaluated as a part of this inspection. Have the unit operation/maintenance checked and demonstrated prior to closing.
•						8.6	FIREPLACE(S) (1) Location: Living Room Type: Stone Liner: Clay Tile - NOT RATED - Flue is not completely visible for inspection or evaluation. Have chimney service evaluate condition of entire flue before using. Clean flue when needed according to frequency of use. Damper: SATISFACTORY - Ensure that no debris builds up behind above the damper to avoid operational problems and/or chimney fire. Firebox: SATISFACTORY - Hearth: SATISFACTORY - Gas Burner: NOT APPLICABLE - (2) Location: Family Room Type: Stone Liner: Clay Tile - NOT RATED - Flue is not completely visible for inspection or evaluation. Have chimney service evaluate condition of entire flue before using. Clean flue when needed according to frequency of use. Damper: SATISFACTORY - Ensure that no debris builds up behind above the damper to avoid operational problems and/or chimney fire. Firebox: SATISFACTORY - Monitor for loose mortar joints observed between firebricks. Have chimney service repoint as/or needed. Hearth: SATISFACTORY - Gas Burner: NOT APPLICABLE -
			•			8.7	SMOKE / CO DETECTOR TEST Type: Hardwired Location: Throughout Smoke/CO detectors were observed but are not tested as part of a standard inspection. Test units and/or change batteries periodically.

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9. FOUNDATION / SUBSTRUCTURE

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					●	<p>9.0 DESCRIPTION Location: Under Whole Structure Type: Finished Basement Foundation: CMU (Concrete Block) Floor Framing: Wood Framed Beams/Girders: Not Determined Limitations: Finished Materials (75%) The basement is properly setup for fire egress for the bedroom that is situated in this area.</p>
●					●	<p>9.1 FOUNDATION WALLS (1) Foundation walls were in satisfactory condition where visibly accessible. (2) Pool House - SATISFACTORY</p>
●					●	<p>9.2 FRAMING Pool House - SATISFACTORY</p>
●						<p>9.3 MAIN BEAM / GIRDERS</p>
●						<p>9.4 PIERS / COLUMNS Support columns were enclosed in finished walls and were not visible for inspection, however there were no visible structural irregularities observed.</p>
●					●	<p>9.5 SLAB Type: Poured Concrete - Most of the basement slab was covered with either carpet, tile or sheet goods. No evidence of excessive settlement or upheaval were observed. Pool House - SATISFACTORY</p>
●						<p>9.6 STAIRS / RAILINGS</p>
●						<p>9.7 FINISH MATERIALS Refer to INTERIOR Section for finish material comments. No evaluation is performed regarding construction design, methods and/or materials. Obtain information regarding construction practices, Certificates of Occupancy, etc. prior to closing.</p>
					●	<p>9.8 WATER PENETRATION (1) Exterior Conditions: Maintain roof drainage from gutters and downspouts at least 6'-00" away from the foundation, and the ground slope must be positively pitched away from the foundation. Interior Conditions: Normal Dampness Sump Pump(s) Installed: No Location: N/A Type: N/A Battery Back-up: No Recommendations: Expect normal dampness at slab areas during warmer months. No visible signs of recent or chronic water penetration observed at inspection. Maintain roof drainage away from foundation. Report comments are based on conditions observable at the time of inspection. It is not possible to accurately determine the extent of any past conditions or to predict future conditions or concerns, therefore there is no rating applied to this section. (2) Pool House - Water Penetration Concerns - Undetermined Extensive water overflow from waste ejector and water heater. The area will require reinspection after repairs are made.</p>
					●	<p>9.9 MOLD/MILDEW No mold testing was performed or offered as a part of this inspection. A visual survey was conducted for any visible and apparent conditions that would lead to mold growth. All basements/sub-grade areas are inherently damp. Mold and mildew growth will occur in any damp area of the structure. Maintain a humidity level below 50% in all areas. We recommend the use of a dehumidifier in the warmer/humid seasons. If you encounter the presence of mold or mildew, cure the source of the water penetration/dampness first and remediate the fungi according to appropriate standards (CDC, EPA, NYCDOH, etc.). Some molds may be hazardous to your health. If any person occupying the building has mold related allergies, asthma, an immunity deficiency and/or cardiopulmonary disease, consult a physician and consider testing. Mold and mildew problems can usually be remediated cost efficiently.</p>

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NOTE: Inspection of the substructure and foundation is limited to readily visible and access elements. Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, sinking, rising or shifting for any reason or verification of prior water penetration or predictions of future conditions. This inspection is not an engineering evaluation, a design analysis or a structural adequacy study related to high-wind or seismic restraint requirements. All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. Insulation and other materials obstructing structural components are not removed or disturbed, and obstructed elements or inaccessible areas should be inspected when limiting conditions are removed.

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10. ELECTRIC SYSTEM

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•										10.0	SERVICE / ENTRANCE LINE Location: NW Corner Type: Underground Aluminum wiring is common on service feeders and major appliance circuits. All aluminum connections should be checked periodically.	Est. Line Capacity: 400 amp Est. Voltage: 120/240
•										10.1	METER PAN	
•										10.2	SERVICE GROUNDING PROVISIONS	
•										10.3	MAIN DISCONNECT(S) Location: In Main Panel Est. Line Capacity: 200 amp	Type: Single Main at both panels
•										10.4	DISTRIBUTION PANEL Location: Basement - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Confirm circuit distribution and labeling of circuits.	
•										10.5	SUBPANEL(S) Location: Attic - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Confirm circuit distribution and labeling of circuits.	
			•							10.6	AFCI AFCI's are not tested as a part of this inspection.	
•										10.7	WIRING / CONDUCTORS	
•										10.8	DEVICES	
•										10.9	GFCI TEST GFCI receptacles should be tested periodically utilizing the built-in testing device on the unit.	
							•			10.10	LIMITATIONS Finish materials conceal most if not all of the wiring and conductors (50%).	
			•							10.11	BACKUP GENERATOR A portable backup generating system is installed. The generator is located in the garage. The unit must be wheeled to the exterior of the north side garage door and attached to the electric supply receptacle. Check owner disclosure if the unit remains at the property and operational status.	

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NOTE: The inspection of the electric systems is limited to readily visible and accessible elements. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution or accuracy of circuit labeling. Inspection of GFCI's and AFCI's is limited to the built-in test functions. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring and site lighting are not included in this inspection. GFCIs are recommended for all areas that have wet conditions (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any/all electric defects, capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

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11. HEATING SYSTEM

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●										●	11.0	<p>HEATING UNIT #1 Location: Basement System Type: Hydro-Air Fuel: Natural Gas Distribution: Ducted Registers Make: Weil McLain Est. Age: 6 to 7 years Design Life Range: 20 to 25 years Limitations: Hot Interior Temps (75%) Four zone system with an additional zone for off boiler domestic hot water. Have an HVAC company clean and service unit annually. Burner: NOT INSPECTED - Keep burner area clean and clear of scaling, dust and/or debris. Have an HVAC contractor clean/service the unit annually. Heat Exchanger: NOT APPLICABLE - Blower: NOT APPLICABLE - Vent Connector: SATISFACTORY - Ensure that the venting materials are not damaged or punctured. Keep the gap where the vent connector enters the chimney flue sealed periodically to prevent exposure to carbon monoxide gas. Fuel Lines: SATISFACTORY - Monitor all fuel supply for leakage. If leakage occurs, shut supply off, vacate the premises and contact the utility company immediately. Humidifier: NOT APPLICABLE -</p>
										●	11.1	<p>CARBON MONOXIDE TEST No evaluation was performed to determine the presence/absence of carbon monoxide gas. Carbon monoxide detectors are required according to specific codes and regulations. Ensure that these units are installed prior to occupancy.</p>
●											11.2	<p>COMBUSTION AIR PROVISIONS Air pump has been installed to provide proper combustion air requirements.</p>
●											11.3	<p>CLEARANCES Adequate clearances from combustibile materials must be provided. Suitable fire/vapor are required. Clearance around the unit will vary depending on unit and the type of venting installed.</p>
●											11.4	<p>DISTRIBUTION SYSTEM</p>
●											11.5	<p>THERMOSTAT</p>

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NOTE: The inspection of heating systems is limited to readily visible and accessible elements. This inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance evaluation, chimney flue inspection, draft test, solar system inspection or fuel tank inspection. Portable units and system accessories/add-on components such as electronic air cleaners and humidifiers are not inspected unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures or operation of full system features (i.e., all cycles, modes, and controls). Regular heating system maintenance is required. Filters need to be replaced/cleaned on a regular basis, and periodic duct cleaning may be required.

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12. COOLING SYSTEM

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•					•	12.0	<p>AIR HANDLER #1 Air Handler Location: Attic System Type: Split Unit Fuel: Electric Distribution: Ducted Registers Make: Carrier Est. Age: 6 to 7 years Design Life Range: 15 to 20 years Limitations: Finish Materials (10%) All system's components were well within their intended design life range and looked in satisfactory condition. Attic units generally do not exceed there design life range due to excessive heat exposure.</p>
•					•	12.1	<p>AIR HANDLER #2 Air Handler Location: Basement System Type: Split Unit Fuel: Electric Distribution: Ducted Registers Make: Carrier Est. Age: 6 to 7 years Design Life Range: 18 to 22 years Limitations: Finish Materials (15%) See Air Handler #1 comments above.</p>
•					•	12.2	<p>AIR HANDLER #3 Air Handler Location: Basement System Type: Split Unit Fuel: Electric Distribution: Ducted Registers Make: Carrier Est. Age: 6 to 7 years Design Life Range: 18 to 22 years Limitations: Finish Materials (15%) See Air Handler #1 comments above.</p>
•						12.3	BLOWER/FAN
•					•	12.4	<p>CONDENSATE REMOVAL (Exception) FAIR - The condensate removal conditions for both basement air handlers is discharge onto the concrete slab adjacent to a floor drain. This creates a messy condition in the utility room.</p>
						12.5	<p>HUMIDIFIER All three air handlers have humidifiers installed. Humidifiers cannot be tested as apart of a standard inspection. Consider installing barometric control switches that will prevent the units from supplying moist air during periods of high humidity.</p>
•						12.6	<p>DUCTWORK Ductwork was satisfactory where visibly accessible.</p>
•					•	12.7	<p>CONDENSER(S) / COMPRESSOR(S) (1) Left side unit - Have the unit serviced annually by an HVAC contractor. (2) Center unit - Have the unit serviced annually by an HVAC contractor. (3) Right side unit - Outside condenser unit is not set on a level base. Correct ASAP to prevent premature wear and tear to the motor, fan and/or bearings.</p>
•						12.8	REFRIGERANT LINES
•						12.9	<p>THERMOSTAT(S) See comments in the HEATING Section.</p>

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NOTE: The inspection of cooling systems is limited to readily visible and accessible elements. This inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check or refrigerant level evaluation. Portable units or add-on components such as electronic air cleaners are not inspected unless specifically indicated. The function check of the cooling system is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution, temperature readings or operation of full system features (i.e., all cycles, modes, and controls). Regular cooling system maintenance is required. Filters need to be replaced/cleaned on a regular basis, and periodic duct cleaning may be required.

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13. PLUMBING SYSTEM

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•						13.0	<p>WATER SUPPLY</p> <p>Type: Municipal Supply Lines Shut Off Location: At Meter</p> <p>The type of water supply system was provided to the inspection company. No verification of the water supply method was made as a part of this inspection.</p>
•						13.1	<p>WATER PIPING</p> <p>Type: Copper - Faucets and valves at tubs, sinks and other fixtures will require periodic maintenance as the packing, washers, and gaskets dry out over time, particularly little used fixtures. Insulate water piping in unconditioned areas (i.e.: garage, attic, crawl spaces, etc.) to prevent freezing during cold seasons and/or condensation build-up in warmer seasons. Inspection of water piping was limited to visibly accessible piping only. Most of the piping within the structure is not visible for inspection. The possibility for latent/concealed defects is always present.</p>
•						13.2	<p>WATER FLOW AT FIXTURES</p> <p>(Exception) FAIR - Low or reduced water flow noted at Guest Room bathtub. Have plumber evaluate and correct ASAP.</p>
•						13.3	<p>DRAIN / WASTE PIPING</p> <p>Type: Cast Iron and/or PVC - Monitor for any seepage or leaks at pipe joints.</p>
•						13.4	<p>DRAINAGE AT FIXTURES</p> <p>See additional comments in Bathroom Section.</p>
•						13.5	<p>VENT PIPING</p>
		•				13.6	<p>INTERIOR WASTEWATER PUMP</p> <p>The waste ejector pump in the pool house is not operational and waste is collecting on the basement slab. This condition must be rectified ASAP.</p>
•						13.7	<p>LAUNDRY SINK</p>
				•		13.8	<p>LAUNDRY EQUIPMENT</p> <p>Replace rubber hoses with stainless steel braided mesh hose. Keep hose valves in "off" position when machine is not in use and/or when house is vacant for extended periods of time. Laundry appliances are not considered permanent equipment and are not evaluated as a part of this inspection. It is recommended to run the units through a complete cycle prior to closing. Dryer vents should be ducted directly to the exterior to prevent moisture-related conditions and potential fire concerns due to lint buildup. Plastic flex duct is considered unacceptable. Install metal ducts and clean all ducts regularly.</p>
•						13.9	<p>GAS SUPPLY / PIPING</p> <p>Monitor for leakage/gas odors. If or when a leak is suspected, contact the gas service company's emergency staff ASAP and limit entry of all persons until the hazard has been removed.</p>
•					•	13.10	<p>WATER HEATER #1</p> <p>Location: Basement Capacity: 100 gallons Type: Off Boiler Est. Age: 1 to 3 years Fuel: Natural Gas Design Life Range: 8 to 12 years Make: SuperStor Limitations:</p> <p>Heat exchange coil off boiler noted (no direct heated tank). See heat coil comments in the HEATING Section.</p> <p>Vent Connector: NOT APPLICABLE - Fuel Lines: NOT APPLICABLE - Temperature/Pressure Relief Valves: SATISFACTORY - Monitor TPRV valve for chronic leak or discharge. If or when leakage occurs, have a plumber evaluate and repair/replace valve.</p>
		•		•		13.11	<p>WATER HEATER #2</p> <p>Location: Pool House Basement Capacity: 20 gallons Type: Direct Heated Tank Est. Age: 6 to 7 years Fuel: Electric Design Life Range: 8 to 10 years Make: Rheem Limitations:</p> <p>The unit was not able to be checked for operation due to the inoperable waste ejector pump. Have unit reinspected after repairs are made to the pump.</p> <p>Vent Connector: NOT APPLICABLE - Fuel Lines: NOT APPLICABLE - Temperature/Pressure Relief Valves: SATISFACTORY - Monitor TPRV valve for chronic leak or discharge. If or when leakage occurs, have a plumber evaluate and repair/replace valve.</p>

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14. POOL

DESCRIPTION:

In-Ground

LINER/SURFACE:

Concrete/Gunite

ESTIMATED AGE:

5 to 10 years

DESIGN LIFE:

20 to 25 Years

SPECIAL LIMITATIONS:

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•										14.0	DECK OR PATIO AT POOL Typical settling of granite pavers. The pavers appear to be loose set. Over time, the substrate will settle. As this occurs, the pavers will require to be individually removed, new substrate material installed and reset. This is most apparent adjacent to the side door to the pool house.
•										14.1	INTERIOR FINISH/LINER
•										14.2	COPING / EDGING
•										14.3	SKIMMER(S) Keep skimmers clear of debris.
•										14.4	STAIRS / RAILS No railings are installed.
•										14.5	ELECTRIC / GFCI
			•							14.6	HEATER Heat levels were too high to check the operation of the heater. The unit is natural gas fired and located with the other pool equipment. Check with owner and/or pool service company for operational history.
•										14.7	GAS / FUEL LINES
•										14.8	PUMP / MOTOR(S) Two pumps are installed. One is for the standard operation of the pool equipment and the other is for usage when the heater is in operation. The second pump could not be tested because the heater could not be operated.
•										14.9	FILTER SHELL The Hayward sand filter appears to be a newer unit.
•										14.10	PIPING / VALVES No leaks were observable at the exposed piping.
•										14.11	CHEMICAL FEEDER The automatic chlorinator supply drum appears empty.
•										14.12	CONTROL CONDITION Electronic controls are located in the pool house. An operation manual could not be located for complete evaluation. Check with owner/pool service company for complete instructions/owner's manual.
•										14.13	FENCING / GATES
•										14.14	AUTOMATIC COVER The cover opened and retracted correctly. The controls are a keyed switch located at the south side of the pool house. The cover is operated hydraulically by a motor located with the pool equipment.
			•							14.15	JET PUMP A jet pump is located in the basement of the pool house. Controls for the unit could not be located and therefore it was not evaluated.

S F P NI NR SC

S=Satisfactory, F=Fair, P=Poor/Defective, NI=Not Inspected, NR=Not Rated, SC=See Comment For Rating

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Obtain information on pool design and operation from the owner and service company. Follow the manufacturer's pool use and maintenance guidelines. All patios or other surfaces around the pool should be maintained to allow for water drainage and to prevent slip/trip hazards. Check all components regularly for defects or other detrimental conditions. A properly working Ground-fault Circuit-interrupter (GFCI) should be provided on pool circuits. A qualified electrician should check pool grounding and bonding provisions. Proper water treatment is required to minimize water quality concerns and health hazards. Fencing or other suitable barriers are required are recommended to help prevent unauthorized use. The installation of self-closing/self-latching child-resistant gates and water entry alarms is also advised when children may be present. Be aware; however, that neither fencing nor other devices are substitutes for the proper supervision of children. Check with local authorities for requirements. A qualified pool service company should perform pool repair or servicing work, including seasonal startup and shutdown.

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