



Mr. & Mrs. Homebuyer
305 Charles St.
Somewhere, N.Y. 110000

Inspection Site: 1 Smith St., Any town, N.Y. 10000
Inspection Date: December 16, 2010

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

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

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

If you attended the inspection, our inspector has already provided you with a verbal report and discussion of his findings. We would like to continue our relationship with you, even after you have closed on your new property. If you haven't done so already, please tell us your email address so we can periodically remind you of important maintenance advice to keep your home/office in great condition year round and prolong the life of all components.

The following report is designed to highlight significant defects uncovered during the inspection and provides maintenance suggestions to protect and prolong the life of the area discussed.

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

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

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

Terence Kursawe
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EXTERIOR

ITEM	MATERIAL	RECOMMENDATIONS
1. Street Sidewalk	N/A	Not Applicable
2. Driveway	Blacktop	The driveway surface is cracked and requires repair.
3. Front Walkway	Slate	Loose/uneven slates are a tripping hazard. Repair is needed.
4. Front Stoop	Slate	The front stoop has several loose slates. This is a trip and fall hazard which should be corrected as soon as possible. Secure loose slates. Future reconstruction may be needed.
5. Entry Doors	Wood/Metal	The exterior doors are old. Replace existing doors with insulated solid wood or metal doors and frames. Install dead bolt locks for security.
6. Railings	None Present	Install handrails on all stoops and stairs where none presently exist for safety.
7. Chimney	Brick	Loose bricks, several cracks, missing slate shelf and evidence of water penetration observed. See Photo 1. Contact a licensed and qualified mason to review/repair/replace as needed. Clean chimney and fireplace upon occupancy, and on an annual basis thereafter. <i>The chimney flue liner was not visible for inspection and should be checked for defect when cleaned.</i>
8. Roof	Asphalt Shingles	The roof covering is a single layer architectural style roofing shingle, which was found to be in good and leak-free condition at time of inspection.
9. Flashing	Copper	Periodic inspection of all flashed areas is advisable as a preventative maintenance.
10. Gutters/Leaders	Aluminum	Clean gutters upon occupancy. Buried downspouts appear to be clogged. Direct downspouts away from dwelling. See Photo 2. Proper management of gutter/leader system is important for preventing soil erosion and possible damage to foundation/structure as well as for helping to keep the basement/crawl area dry. At least twice a year gutters, leaders, and downspouts should be cleaned and checked for proper alignment and connection. As part of normal home ownership, check system during rain for leaks and proper drainage.
11. Exterior Walls	Wood Frame	The quantity and type of insulation installed in exterior wall cavities could not be determined due to enclosed nature of walls. No problems were observed during the inspection.

EXTERIOR

ITEM	MATERIAL	RECOMMENDATIONS
12. Siding	Vinyl	Portions of exterior siding in direct contact with the ground provide easy access for moisture and insect penetration. Contact a contractor to trim siding and provide a minimum of eight inches of clearance between the lowest portion of siding and ground. See Photo 3.
13. Masonry	Concrete	Foundation cracks are present. Repair cracks in foundation with latex cement. Where a crack disappears into the ground, soil should be excavated to effect a complete patch, in order to prevent the entry of water and insects into the dwelling. Monitor patches for future cracking. Cracks appear to have been caused by settlement, rather than defect.
14. Trim	Wood/Aluminum Vinyl	Scrape and paint all wood trim. Replace rotted trim where necessary.
15. Paint	Water base	Touch up worn paint as needed.
16. Caulk	Silicone/Latex	Satisfactory. Performing intended function. No visible defects. Maintain caulking around all windows and window frames. Periodically scrape off old caulking where needed. Use silicone caulk, which has long life expectancy.
17. Storms / Screens	Thermo pane	Replace basement and lower level old windows with thermo pane units.
18. Sidewalk	Concrete/Slate	Side walk way is cracked and requires repair.
19. Side Stoop	Concrete	Serviceable. Showing signs of normal wear and tear. Able to perform intended function.
20. Window Wells	Steel	In order to help prevent basement water entry, install window well covers on existing window wells to help prevent water seepage and the accumulation of debris. See Photo 4.
21. Rear Walk	Slate	Loose/uneven slates are a tripping hazard. Repair is needed.
22. Rear Stoop	Concrete	Serviceable. Showing signs of normal wear and tear. Able to perform intended function.
23. Deck	N/A	Not Applicable
24. Grading	Slope	Some of the property is pitched toward, rather than away from the house, this may be contributing to a water-entry problem in the basement. Keep soil pitched away from foundation to aid in positive drainage. Soil should be pitched at a minimum of 15 degrees away to help prevent seepage into basement. See Photo 5.

EXTERIOR

ITEM	MATERIAL	RECOMMENDATIONS
25. Landscape	Shrubs/Trees	Trim shrubs and trees away from house as a preventative maintenance. Two trees at the rear left corner of the dwelling are too close to the house, and may damage roof, siding, or foundation slab. Removal is advised. See Photo 5.
26. Patio	Concrete/Brick/Slate	Resurface worn concrete patio and pitch away from house to prevent basement seepage.
27. Pool	N/A	Not Applicable
28. Fences	Chain	Verify ownership of perimeter fencing and maintain where applicable.
29. Retaining Walls	Stone	Serviceable. Showing signs of normal wear and tear. Able to perform intended function.
30. Access Buildings	N/A	Not Applicable
31. Bulkhead	N/A	Not Applicable
32. Garage	2 Car-Attached	Floor is worn and should be resurfaced. Presently, a section of the garage is 'living space'. It will not accommodate 2 vehicles. Obtain permit on garage expansion. The automatic garage door opener was functional at time of inspection. The safety stop mechanism was tested and operated. It should be checked periodically as a precautionary measure.



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TERMITE INSPECTION REPORT

Wide spread termite damage was apparent in the basement at time of inspection. Front and rear sills and a significant amount of framing (beams, floor joists) has sustained damage. Hidden damage most likely exists as well. Since a previous treatment has been done, transfer guarantee from present owner. Significant repairs, which may be costly, are needed. If reinfestation occurs, treatment of affected areas only should be performed (within existing guarantee). If none exists, exterminate as per chemical manufacturer's recommendations and in accordance with guidelines set forth by the "D.E.C." Department of Environmental Conservation and the "E.P.A." Environmental Protection Agency. Test borings should be made on all structural members and framing to check for latent damage. Institute repairs as necessary. Annual termite inspections are recommended as a preventative maintenance measure. We cannot represent the absence or presence of termites and other wood destroying insects or resulting damage within closed walls or sealed floors.

Long Island Home Inspection Consultants

Terence Kursawe
T1811196

**INTERIOR
STRUCTURE AND FOUNDATION**

ITEMS	DESCRIPTION	RECOMMENDATIONS
33. Termites	Evidence	<p>Wide spread termite damage was apparent in the basement at time of inspection. Front and rear sills and a significant amount of framing (beams, floor joists) has sustained damage. (photo 7 is an example) Hidden damage most likely exists as well. Since a previous treatment has been done, transfer guarantee from present owner. Significant repairs, which may be costly, are needed. If reinfestation occurs, treatment of affected areas only should be performed (within existing guarantee). If none exists, exterminate as per chemical manufacturer's recommendations and in accordance with guidelines set forth by the "D.E.C." Department of Environmental Conservation and the "E.P.A." Environmental Protection Agency. Test borings should be made on all structural members and framing to check for latent damage. Institute repairs as necessary. Annual termite inspections are recommended as a preventative maintenance measure. We cannot represent the absence or presence of termites and other wood destroying insects or resulting damage within closed walls or sealed floors.</p>
33A. Other Pests	No Evidence	<p>There were no visible signs of other insects at time of inspection, however, periodically monitor structure for carpenter ants, termites, and/or other pests during warmer months. Contact a qualified pest control company if necessary.</p>
34. Dry Rot	N/A	Not Applicable
35. Water Entry	Evidence	<p>There is evidence of ongoing water entry into the basement area. Follow recommendations 10, 20, 24 to control water around foundation. Seal foundation walls and penetrations with a waterproofing compound. If condition persists, contact a qualified waterproofing company. The eventual installation of a sump pump and drain system may be required. See Photo 3 8 and 9.</p>
36. Foundation	Concrete	<p>Sections of the foundation walls are crumbling/peeling. Contact a waterproofing/foundation specialist for repair. See Photo 10.</p>
37. Girders	Steel/Wood	<p>A wood girder beneath the kitchen has sustained termite damage. It has been partially repaired. Contact a licensed and qualified general contractor to review/ property repair as needed.</p>
38. Columns	Steel/Wood	<p>A steel support column has split. This is considered a structural failure-column requires replacement. See Photo 11.</p>
38A. Miscellaneous	N/A	Not Applicable

**INTERIOR
ATTIC OR CRAWL SPACES**

ITEMS	DESCRIPTION	RECOMMENDATIONS
39. Insulation	Fiberglass	The replacement of inadequate attic insulation with unfaced fiberglass insulation of an R19 or better value, is recommended. See Photo 12.
40. Floor	Not Present	Install plywood floor in attic area for safety and light storage.
41. Ventilation	Roof/Fan	Adjust attic fan and install a humidistat for year round use.
42. Water Leaks	No Evidence	See comment 8.
43. Access	Hatch	Insulate hatch cover with rigid type insulation to retard heat loss; and weather-strip.
43A. Electric Light	Not Present	Install adequate lighting in attic area for safety and convenience.
43B. Storage	N/A	Not Applicable
43C. Misc.	N/A	Not Applicable

INTERIOR
PLUMBING / HEATING / ELECTRICAL SYSTEMS

ITEMS	DESCRIPTION	RECOMMENDATIONS
44. Fixtures	See Remark	Recommend clearing all drain lines upon occupancy. Use PVC compatible cleaner, follow manufacturer instructions.
A.	Den Level .5 Bath	The plumbing fixtures are in serviceable/operable condition. No leaks observed.
B.	Kitchen	The plumbing fixture is in serviceable/operable condition. No leaks observed.
C.	Master Bathroom	The plumbing fixtures are in serviceable/operable condition. No leaks observed.
D.	Hallway Bathroom	The plumbing fixtures are in serviceable/operable condition. No leaks observed.
49A. Drain Lines	Copper/Brass/Steel	No defects were observed. No leaks were observed.
49B. Waste Lines	Cast Iron	Sections of waste and drain piping in this house are original and could be prone to clogging, restricted flow or breakage/leakage because of internal corrosion. Future repair or replacement may be required. Due to the slab construction and/or finished nature of this dwelling, waste piping was not visible for inspection, however periodic maintenance can be anticipated. No representations can be made as to the condition of this waste piping. No leakage or blockage was observed.
50 Supply Piping	Copper	Wherever possible, insulate exposed cold water piping to eliminate condensation and hot water pipes to conserve energy. No leaks/defects were observed.
51 Plumbing Valves	Brass	Label plumbing valves for identification purposes.
52 Water Supply	Municipal	The municipal water shut-off is located in the basement.
53 Water Heater	Coil	Domestic hot water for this dwelling is provided by a coil within the boiler which has a limited capacity. Should hot water supply be inadequate for the needs of this dwelling, have an independent water heater installed.

INTERIOR

PLUMBING / HEATING / ELECTRICAL SYSTEMS

ITEMS	DESCRIPTION	RECOMMENDATIONS
54 Heating System	Weil Mclain Hot Water/Hot Air Hybrid- 3 Zones	The heating system was operational at time of inspection. See Photo 13. This is a hybrid system which converts hot water from the boiler into forced hot air using the HVAC air handler. A pipe appears to be leaking, contact a plumber for repair. See Photo 14. <i>It is recommended to place all heating/cooling equipment under a service contract to receive regularly scheduled maintenance. Have the contract take effect a day or so before closing and arrange to have a heating/cooling technician present during a final walk-through to inspect and service equipment. Be sure to have an understanding as to which equipment and services will be covered under the contract.</i>
55 Burner	Oil	Seepage present on underside of tank. Replace tank to prevent future leakage. See Photo 15.
56 Humidifier	N/A	Not Applicable
57 Heat Pipes	Copper	Wherever possible, insulate heat pipes to reduce heat loss and improve overall efficiency of system. No leaks/defects were observed.
58 Heat/Cool Ducts	Supply/Return	Have ducts professionally cleaned upon occupancy and at least once a year. Change the filter every 30 to 60 days of the heating/cooling season to provide clean air and to extend lifespan of HVAC equipment.
59 Heat Radiation	Baseboards	Heat was present at all baseboards when tested.
60 Electric Service	100 Amp 120/240 Volt	The electrical panel is located in the basement. According to the manufacturer schematic, mini breakers have been installed in locations reserved for full size breakers and there are over the maximum allowable circuits in the panel. Any electrical equipment used in a manner other than specified by the manufacturer technically does not meet electrical codes and can be considered a fire/electrocution hazard. See Photo 16. Also, the service entry cable on the exterior is worn and requires replacement, See Photo 6, two breakers are loose and the electric service is marginal in size and future upgrading to a larger size service to meet expanded electric needs is advised. Upgrade existing electrical service to a 200 Amp, 120/240 Volt service with a single circuit breaker box. Distribute electrical load in dwelling as required to meet modern electric needs. This may require some wiring alterations. Contact a qualified electrician to review and repair as needed

INTERIOR
PLUMBING / HEATING / ELECTRICAL SYSTEMS

ITEMS	DESCRIPTION	RECOMMENDATIONS
61 Electric Wiring	Copper/BX /Romex Circuit Breakers	Install GFI (Ground Fault Interrupt) circuits in kitchen, bathroom, laundry, garage and exterior locations for safety. Test all GFI outlets on a monthly basis, replace any which fail. Replace all two wire outlets with three wire grounded outlets for added safety. The installation of a proper ground wire may be required.
62 Central Air	Rheem 2.5 Ton 1 Zone	Visibly satisfactory. Outside temperature was not warm enough (65 degrees, minimum) to check the operation of the air conditioning equipment, without risking damage to the equipment. Obtain representation of operation from present owner and have system checked prior to closing. See Photo 17.

INTERIOR
PLUMBING / HEATING / ELECTRICAL SYSTEMS

ITEMS	DESCRIPTION	RECOMMENDATIONS
63. A/C Units	Wall Unit in Family Rm.	Visibly satisfactory. Outside temperature was not warm enough (65 degrees, minimum) to check the operation of the air conditioning equipment, without risking damage to the equipment. Obtain representation of operation from present owner and have unit checked prior to closing.
63A. Fireplace	Wood Burning	Evidence of water penetration, see comment 7.

**INTERIOR
ROOMS**

ITEMS	RECOMMENDATIONS
64. Basement	Strongly suggest removal of all finished materials from basement area in order to thoroughly inspect condition of foundation, supports, framing as well as plumbing, heating and electrical distribution. A thorough termite inspection should be conducted as well. See previous comments regarding systems and components located in basement area.
65. Den Level w/.5 Bath	Loose ceiling tile and old windows should be replaced.
66. Kitchen	Serviceable: Windows, doors, floor, walls and ceiling are showing signs of normal wear and tear. Some cosmetic work may be needed.
67. Family Room	The floor appears to be pitched toward the rear left corner, cause is unknown. See comments 10, 24 and 25.
68. Dining Room	Floor is uneven, see comments 33, 36-38.
69. Living Room	Nail pops in front wall, see comment 33.
70. Front Bedroom	Floor sagging toward common bedroom wall. May indicated hidden structural damage. Contact a licensed and qualified general contractor to review/repair/replace as needed.
71. Front Corner Bedroom	Floor sagging toward common bedroom wall. Doorframe is not plumb with wall. See Photo 18. May indicated hidden structural damage. Contact a licensed and qualified general contractor to review/repair/replace as needed.
72. Master Bedroom	Serviceable: Windows, doors, floor, walls and ceiling are showing signs of normal wear and tear. Some cosmetic work may be needed.
73. Master Bathroom	Some of the grout between the ceramic tiles is loose or missing. This can allow water to penetrate and damage the structure behind the tile. Remove all loose grout and re-grout as needed.
74. Hallway Bathroom	Install electronic exhaust fan vented to exterior to remove excessive moisture.

GENERAL NOTES

- As this inspection was conducted during daylight hours, the effectiveness of exterior lighting could not be determined. Repair existing or add where necessary for safety.
- Condition of cesspool/septic system could not be determined at time of inspection; however, anticipate maintaining, cleaning and/or replacement. Contact a licensed and qualified cesspool company to evaluate waste line and cesspool prior to closing - as these components were not visible for inspection.
- Water supply valves to the washing machine should always be turned off when the washer is not in use. Otherwise the washer hoses, which contain live water pressure, could rupture at a most inopportune time, potentially causing significant water damage.
- Clogged dryer vents are a leading cause of home fires. Dryer vent should be disassembled and cleared of accumulated lint upon occupancy and periodically as part of normal maintenance. A clean dryer vent will improve the efficiency of the dryer as well.
- The flooring in this dwelling consists of wood, carpet, tile. No defects were observed.
- No determination can be made as to the surface condition of any flooring that is covered by finished materials.
- The windows are Vinyl double hung, thermo pane, wood frame single pane, and metal casement. The wood and metal windows are old and should be replaced with modern insulated windows.
- The walls and ceilings in this dwelling are panel, plaster, sheet rock and tile. Lead paint was widely used in houses built prior to 1978 and is a known health hazard. Recommend having this house tested for lead paint, and if present, abate as necessary.
- A carbon monoxide test was performed on this house and readings were within acceptable levels at time of inspection. Periodic testing is recommended as a safety precaution. A complete system of smoke and carbon monoxide detection should be installed on these premises, as per New York State law. The National Fire Protection Association (NFPA) recommends smoke alarms in every bedroom, and on every level-including basement. Smoke alarms should be tested monthly, and replaced if needed.
- Obtain Certificate of Occupancy on house including any needed permits.
- When recommendations have been made for repairs and/or service, we suggest you contact a qualified tradesperson prior to closing so actual costs involved can be anticipated.
- Our service does not include a representation regarding the absence or presence of underground storage tanks. Advise obtaining written representation from present owner regarding this matter.
- Our service does not include checking of appliances. All major appliances should be on separate electrical circuits. Due to varying increases and decreases of electrical power supply, electrical appliances, motors, equipment, etc. may be subject to change.

- All repairs, alterations and recommended work within this report should be done by licensed (where necessary) and qualified tradesperson in accordance with state and local codes.

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

SUMMARY

This house has been generally well constructed, however, some of it's maintenance has been neglected. Some significant concerns exist. These concerns include, but are not limited to:

- *Termite Damage*
- *Basement water entry*
- *Oil tank seepage*
- *Electrical*
- *Chimney*

Additional observations have been outlined throughout this report. Obtain estimates for all required work prior to going to contract to be aware of cost and scope.

Anticipate ongoing maintenance as part of normal home ownership.

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

Subject Property



1 Smith St, Any town N.Y. 10000

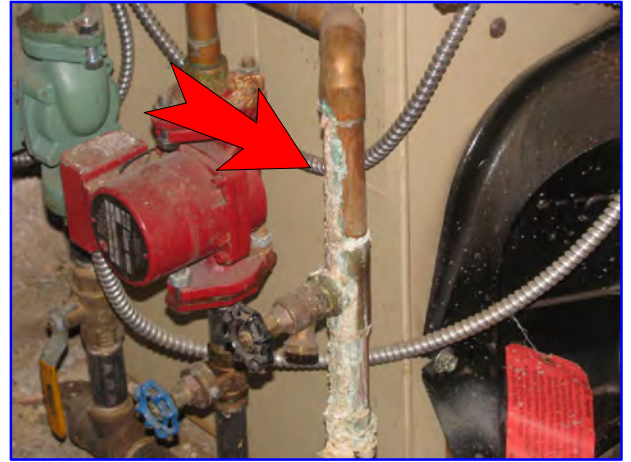




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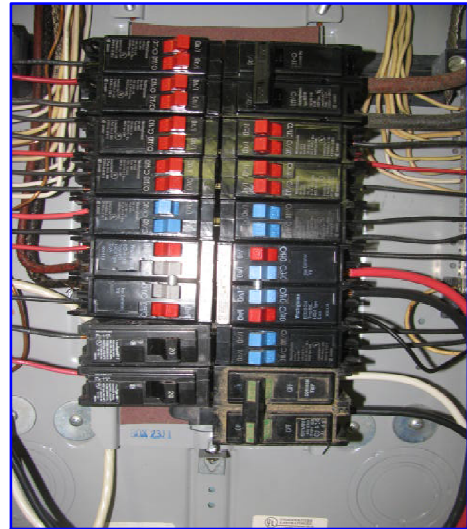
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