



248 Division Ave
Massapequa, NY 11758
516-351-1661
FAX 516-799-8645

December 13, 2006

John Sample
123 Sample Street
Sample, NY 11111

RE: 321 Any Street
Any Town, NY 22222



Dear John:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 12/12/2006 . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, some of these items should be addressed. The following is a summary of the findings. This document is only a summary and not all-inclusive. Please read the entire report for a clear understanding of the findings .

INSPECTION CONDITIONS

We appreciate your selecting our inspection company. Please read carefully and review this entire report, and any supplementary information provided. If you have any questions regarding this report, or any questions regarding the general conditions of the property, please call us. If you believe that there is an error in your home inspection report, please call us immediately. We do understand the time frames and time contingencies of real estate transactions, and we can get a correction letter out very quickly upon notification, providing we agree that there was an error.

EXTERIOR - FOUNDATION - BASEMENT

Some composite shingles were manufactured with asbestos materials. This may be true in this application. Repairs to asbestos shingle siding should be approached with care, as any breakage of the shingles releases asbestos fibers, which are designated by the EPA as causing cancer. Shingles should not be scraped, sanded or drilled for fear of releasing fibers. Any shingles removed should be disposed in a proper manner, consistent with current EPA regulations.

CHIMNEY:

Some of the mortar joints near the top of the chimney are beginning to deteriorate. Future re-pointing may be required.

ROOF SYSTEM

The roof appears to be 5 to 7 years old and within it's useful life.

There is some moss/mildew buildup on the lower front roof, also on the garage roof. Moss and mildew buildup is a result of moisture that does not completely dry. This is usually prevalent in areas of the roof that are not fully exposed to the sun. Recommend brushing off with soft bristle brush and washing down with hose. Also, consider trimming trees back that may be blocking sunlight. Exposed nail heads are visible in several areas of the roof surface. Exposed nail heads rust and deteriorate after time and the head falls off. Nails protrude the roof surface and terminate inside the attic. When the nail head falls off, leaks will start and the roof will start to deteriorate. Small dabs of roofing tar or roofing cement over the exposed nail head will prevent this from occurring.

ASPHALT OR FIBERGLASS ROOFING SHINGLES generally have service lives of 12 - 15 years and 15 - 20 years respectively in this area of the country. Heavy duty shingles will often last 20 - 25 years before replacement is needed. Early signs of aging include brittleness, minor curling, and loss of mineral granules, while signs of advanced aging are severe curling, broken or split shingles, and exposed felts. The useful life of a roof can be extended by patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economical life expectancy, patching becomes increasingly necessary due to an increased likelihood of leakage in the last few years of a roof life. Current standards allow to layers of roofing materials.

GUTTERS & LEADERS:

Missing downspout elbow on one downspout. Route downspouts away from the building
Leaders and gutters are designed to direct water away from the building to prevent moisture from penetrating the foundation and basement. Maintenance of gutters is critical to keeping a basement and crawl space dry. Remove debris periodically, more often when overhanging trees and brush are present. Extend downspouts away from building with downspout extenders. Consider installation of gutter (leaf) guards to prevent debris build up.

ATTIC AND INSULATION:

The ridge has been modified and altered. The reason for this alteration is not apparent. The ridge beam has been cut at approximately the center of the roof and haphazardly boxed out with headers. One of the headers is made of a 2" x 4', the other a 2" x 8". These headers are not doubled. The joints are open and sloppy and do not appear professionally done. Recommend further evaluation by structural engineer and repair by licensed framing contractor.

The garage attic does have walk/floor boards and provides storage. There are several electrical wires that are run together on the attic floor, within the storage space. Wires lying loose on an attic floor is acceptable as long as the space is not used for storage. This space is being used for storage. Recommend securing wiring every six feet and either hanging overhead or covering with a protective material to prevent damage.

There is a wall air conditioner for a bedroom that is installed into the garage attic. This is not a desired application as air conditioning removes humidity and moisture from the room and dispels it to the exterior. In this case, the moisture and humidity will be discharging to the garage attic. Recommend relocating the air conditioner to an exterior wall.

GROUNDS

GRADING:

Grade appears acceptable in most areas, however, at the garage side there is a landscape box, with a gutter that drains inside. Landscape boxes act as a dam and can allow water to puddle or pool at the foundation. Recommend removal of wooden ties and extending downspouts.

HEATING

The oil feed line from the tank to the oil burner has some oil residue at and near the valve. There may be a slight leak. Recommend repair. There is a slight smell of oil when the boiler ignites. The cause was not definitely determined, however, it may be from poor fuel to air ratio. Suggest having unit serviced, cleaned and tuned up, prior to this and all heating seasons.

Heating recommendations:

- a) Recommend the system be cleaned by a licensed Heat Contractor.
- b) Heating system should be placed under a maintenance contract.
- c) Consult with a licensed heating contractor for proper summer and winter settings. Proper seasonal settings will conserve fuel.
- d) Pressure relief valve should be piped to within 6" of the floor to prevent burns if valve should operate

when someone is within close proximity.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

Circuit and wire sizing correct so far as visible, Grounding system is present. Service is 100 AMP. A service disconnect was not found. The service panel has six or more breakers, therefore a service disconnect/main breaker is required. Have a licensed electrician make further evaluation and corrections as needed.

CONDUCTORS:

Copper. Electric service enters the house below grade. We recommend having a licensed electrician inspect wiring and splice box below grade. The service lateral conduit is deteriorated at grade, where the service cables come out of the ground. The conduit has a large hole and can allow debris water to enter and can lead to deterioration of the cables. Recommend contacting the electric company, (LIPA), and/or a licensed electrician for further evaluation and repair.

INTERIOR ROOMS

Furniture, decorator or stored items restrict viewing at some wall and floor areas in the house, including some closet areas. Interior room measurements are provided as a courtesy and for informational purposes. Measurements are not accurate and are approximate. Not all room measurements were taken. Minor blemishes are seen at walls of some interior rooms. Patch as needed. Rug placement restricted viewing at some floor areas. Bare light bulbs are noted in some closet areas. This type of light fixture is considered a fire hazard, as stored items may contact it when lit and ignite. Consider installation of covered fluorescent fixtures as replacements. They burn cool and pose no fire hazard. The National Fire Protection Association recommends smoke alarms be installed within 15 feet of all bedroom doors.

KITCHEN - APPLIANCES

The GFCI outlets on the kitchen counter did not trip with a GFCI tester or by depressing the test button. Recommend repair by licensed electrician.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Division Home Inspections, Inc

Fred Duemig
Professional Inspector

enclosure

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INSPECTION CONDITIONS

Sample-B101.



CLIENT & SITE INFORMATION:

FILE #: Sample-B101.
DATE OF INSPECTION: December 12, 2006.
TIME OF INSPECTION: 03:30 PM.
CLIENT NAME: John Sample
MAILING ADDRESS: 123 Sample Street
CITY/STATE/ZIP: Sample, NY 11111
CLIENT PHONE #: 516-123-1234
INSPECTION SITE: 321 Any Street
CITY/STATE/ZIP: Any Town, NY 22222

CLIMATIC CONDITIONS:

WEATHER: Overcast.
SOIL CONDITIONS: Damp.
APPROXIMATE OUTSIDE TEMPERATURE: 50F.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 25 Years.
BUILDING TYPE: 1 family, Colonial.
STORIES: 2.
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Private.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Town.

HOUSE OCCUPIED? Yes.

CLIENT PRESENT: No.

PEOPLE PRESENT: Homeowner, Listing agent.

COMMENTS: We appreciate your selecting our inspection company. Please read carefully and review this entire report, and any supplementary information provided. If you have any questions regarding this report, or any questions regarding the general conditions of the property, please call us. If you believe that there is an error in your home inspection report, please call us immediately. We do understand the time frames and time contingencies of real estate transactions, and we can get a correction letter out very quickly upon notification, providing we agree that there was an error.

PAYMENT INFORMATION:

TOTAL FEE: \$425.00.

PAID BY: Check.

**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his 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 inspector, based upon his visual impressions of the conditions that existed at the time of the 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 was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, 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 about these systems and conditions are informational only and do not represent an inspection.

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, its systems, or their component parts. This report does not constitute any express 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 expressed 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 improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

EXTERIOR WALLS:

MATERIAL:



Composite Shingles

Wood siding, Brick, Shingles.

CONDITION:

Some composite shingles were manufactured with asbestos materials. This may be true in this application. Repairs to asbestos shingle siding should be approached with care, as any breakage of the shingles releases asbestos fibers, which are designated by the EPA as causing cancer. Shingles should not be scraped, sanded or drilled for fear of releasing fibers. Any shingles removed should be disposed in a proper manner, consistent with current EPA regulations.

TRIM:

MATERIAL:

Wood.

CONDITION:

Appears serviceable.

EXTERIOR DOORS:



Appears serviceable.

CHIMNEY:

MATERIAL:



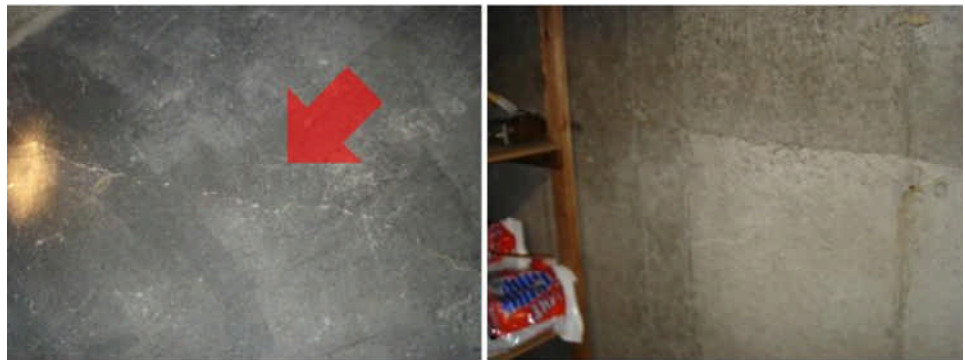
Deteriorating Mortar Joints
Brick.

CONDITION:

Some of the mortar joints near the top of the chimney are beginning to deteriorate. Future re-pointing may be required.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY:



Minor Floor Crack

Basement is fully accessible, Stairs and handrail serviceable.

**BASEMENT WALLS -
TYPE:**

Poured concrete.

CONDITION:

Appears serviceable.

BEAMS:

Appears serviceable.

FLOOR JOISTS:

Appear serviceable.

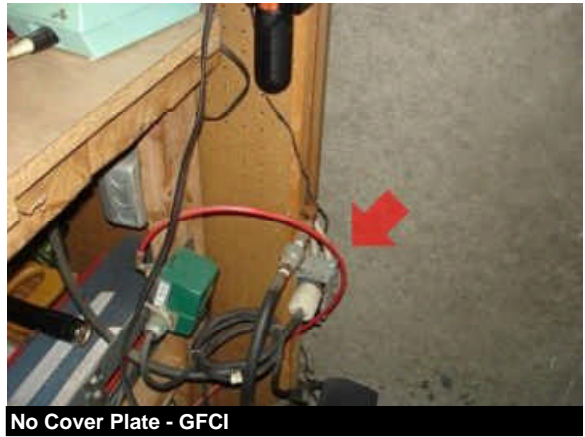
COLUMNS/SUPPORTS:

Appear serviceable.

BASEMENT FLOOR:

There is a minor crack in the floor near the bottom of the basement stairs. This crack appears to be insignificant at this time. Recommend continued monitoring.

OTHER OBSERVATIONS: Recommend installation of GFCI outlets in unfinished areas of basement as a safety upgrade.

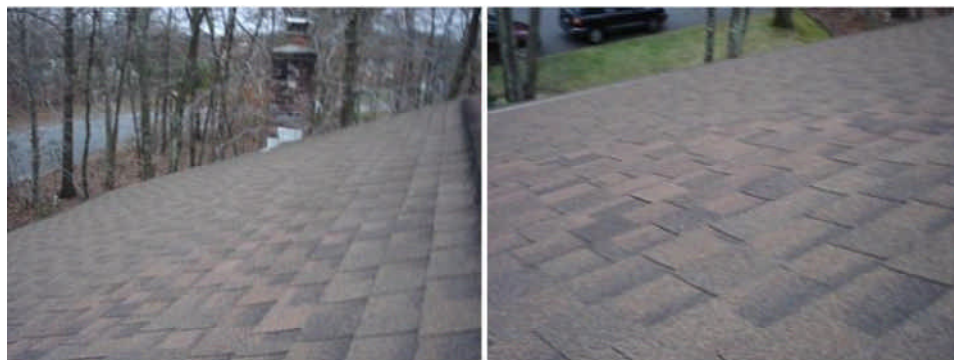


ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ROOF:

STYLE:



Gable.

TYPE:



Exposed Nail Heads
Composition shingles.

ROOF ACCESS:

Walked on roof.

ROOF COVERING STATUS:

The roof appears to be 5 to 7 years old and within its useful life. There is some moss/mildew buildup on the lower front roof, also on the garage roof. Moss and mildew buildup is a result of moisture that does not completely dry. This is usually prevalent in areas of the roof that are not fully exposed to the sun. Recommend brushing off with soft bristle brush and washing down with hose. Also, consider trimming trees back that may be blocking sunlight. Exposed nail heads are visible in several areas of the roof surface. Exposed nail heads rust and deteriorate after time and the head falls off. Nails protrude the roof surface and terminate inside the attic. When the nail head falls off, leaks will start and the roof will start to deteriorate. Small dabs of roofing tar or roofing cement over the exposed nail head will prevent this from occurring.

ASPHALT ROOFING:

ASPHALT OR FIBERGLASS ROOFING SHINGLES generally have service lives of 12 - 15 years and 15 - 20 years respectively in this area of the country. Heavy duty shingles will often last 20 - 25 years before replacement is needed. Early signs of aging include brittleness, minor curling, and loss of mineral granules, while signs of advanced aging are severe curling, broken or split shingles, and exposed felts. The useful life of a roof can be extended by patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economical life expectancy, patching becomes increasingly necessary due to an increased likelihood of leakage in the last few years of a roof life. Current standards allow to layers of roofing materials.

**EXPOSED FLASHINGS:
TYPE AND CONDITION:**



Exposed Nail Heads
Metal.

GUTTERS & LEADERS:

TYPE:



Extend Downspouts



CONDITION:

Full.

Missing downspout elbow on one downspout. Route downspouts away from the building
 Leaders and gutters are designed to direct water away from the building to prevent moisture from penetrating the foundation and basement. Maintenance of gutters is critical to keeping a basement and crawl space dry. Remove debris periodically, more often when overhanging trees and brush are present. Extend downspouts away from building with downspout extenders. Consider installation of gutter (leaf) guards to prevent debris build up.

ATTIC AND INSULATION:

**ACCESSIBILITY AND
CONDITION:**

The house has two accessible attics, one over the garage and one over the house. The main attic is accessed through a hatch in a master bedroom closet. The garage is accessed from a fold up hatch in the garage. Both are fully accessible and have conventional framing. Ventilation is provided.

INSULATION TYPE AND CONDITION:
MAIN ATTIC:

Fiberglass batts, Appears serviceable.



Coiled up Roll of Romex

The main attic, accessible through a bedroom closet, has no walk boards. There is a coiled up roll of electrical wire, (Rom.ex), with wire nuts on the hot and neutral. It was not determined if this coil was live. The attic is ventilated with a ridge vent, soffit vents and louvered vents in the peak. Ventilation is adequate.

FRAMING:

The ridge has been modified and altered. The reason for this alteration is not apparent. The ridge beam has been cut at approximately the center of the roof and haphazardly boxed out with headers. One of the headers is made of a 2" x 4', the other a 2" x 8". These headers are not doubled. The joints are open and sloppy and do not appear professionally done. Recommend further evaluation by structural engineer and repair by licensed framing contractor.



GARAGE ATTIC:**Bedroom Air Conditioner****Cabeling On Attic Floor**

The garage attic does have walk/floor boards and provides storage. There are several electrical wires that are run together on the attic floor, within the storage space. Wires lying loose on an attic floor is acceptable as long as the space is not used for storage. This space is being used for storage. Recommend securing wiring every six feet and either hanging overhead or covering with a protective material to prevent damage. There is a wall air conditioner for a bedroom that is installed into the garage attic. This is not a desired application as air conditioning removes humidity and moisture from the room and dispels it to the exterior. In this case, the moisture and humidity will be discharging to the garage attic. Recommend relocating the air conditioner to an exterior wall.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE:



Paved Asphalt.

The driveway has some typical cracking and dips. Appears serviceable.

SIDEWALKS:

TYPE:

No public walk.

**LANDSCAPING:
CONDITION:**



Maintained.

**GRADING:
SITE:**



Landscape Box

Grade appears acceptable in most areas, however, at the garage side there is a landscape box, with a gutter that drains inside. Landscape boxes act as a dam and can allow water to puddle or pool at the foundation. Recommend removal of wooden ties and extending downspouts.

DECKS:
TYPE:



Concrete Pier

Wood.

CONDITION:

Appears serviceable.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:



Attached, One car.

ROOF:

CONDITION:

See house roof report.

FLOOR:

CONDITION:

Appears serviceable.

FIRE WALL:

CONDITION:

Appears serviceable.

GARAGE DOOR(S):

CONDITION:

Appears serviceable, Automatic door opener(s)- operational.

GARAGE INTERIOR:

Stored items restrict viewing of the garage area.

Door to Interior:

Fair overall condition.

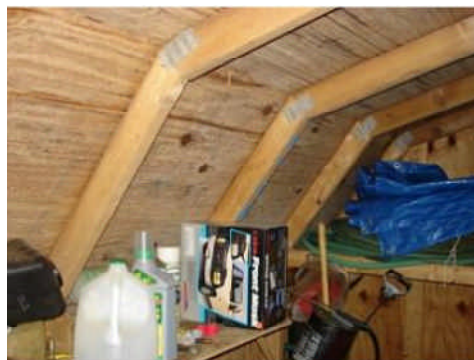
Electrical Outlets:

No Ground Fault Interrupter (GFI) type outlet is installed. Installation of these protective devices is recommended, as a safety upgrade.

SHED - OUTBUILDING

TYPE:

LOCATION:



Deterioration

Detached.

ROOF:

CONDITION:

Appears serviceable.

FLOOR:

CONDITION:

Appears serviceable.

EXTERIOR:

The siding is beginning to deteriorate at the bottom of the shed.

INTERIOR:

Stored items restrict viewing of the garage area.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:



Water Meter - Main Water Shut Off

Copper.

CONDITION:

Water meter is located in basement. Appears serviceable, Main line is 3/4 inch diameter.

SUPPLY LINES:

MATERIAL:

Copper.

CONDITION:

Appears serviceable.

WASTE LINES:

MATERIAL:

Cast Iron Plastic.

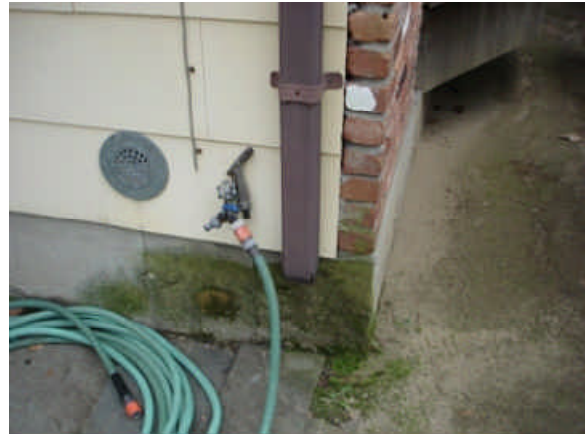


CONDITION:

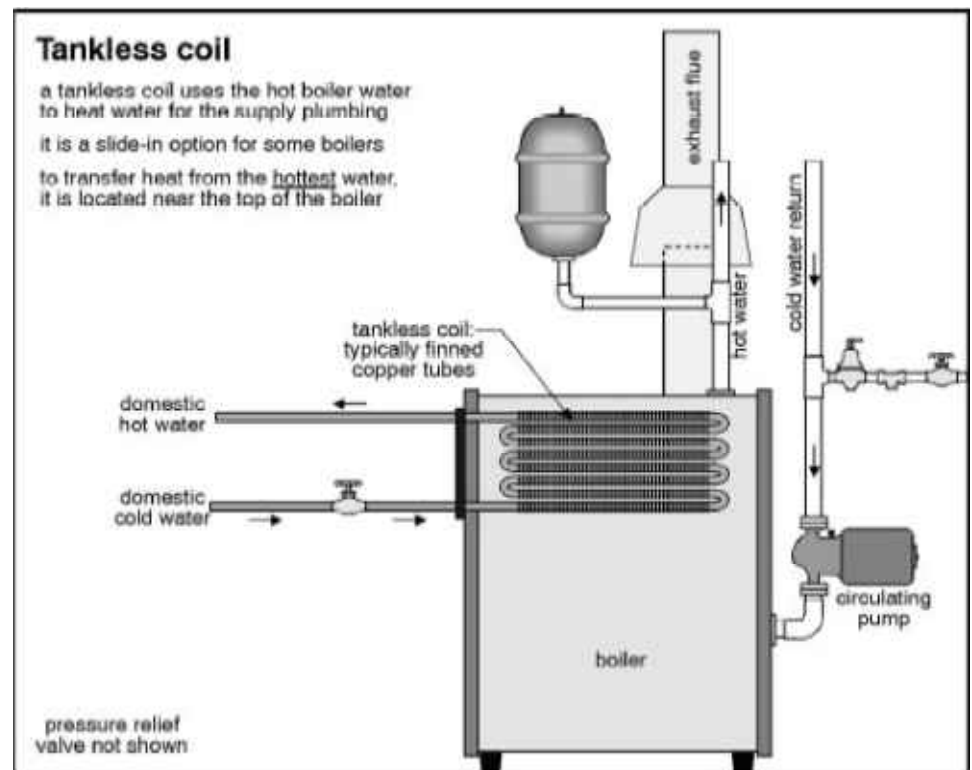
Appears serviceable.

**HOSE FAUCETS:
OPERATION:**

Sample operated, appeared serviceable, DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.



**WATER HEATER:
TYPE:**



Tankless Coil.

FUEL SYSTEM:

**METER/TANK LOCATION-
CONDITION:**



Oil Tank Bottom

Oil tank is located in basement. System appears serviceable.

SEPTIC SYSTEM:

SEPTIC TANK LOCATION: Front of house.

DRAIN FIELD LOCATION: Unknown.

SYSTEM CONDITION: Appears serviceable.

HEATING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT:



SYSTEM TYPE:

Basement.
Forced hot water boiler.

FUEL TYPE:

Oil.

APPROXIMATE AGE IN YEARS:

Manufactured November, 1997.

HEATING SYSTEM CONDITION:**PRIMARY UNIT:** Appears operational.**BURNERS/HEAT EXCHANGERS:** Burner Flame(s) appear typical.**PUMP/BLOWER FAN:** Appears Serviceable.**COMBUSTION AIR:** Appears serviceable.**VENTING:** Appears serviceable.**NORMAL CONTROLS:** Appear serviceable.

GENERAL SUGGESTIONS: The oil feed line from the tank to the oil burner has some oil residue at and near the valve. There may be a slight leak. Recommend repair. There is a slight smell of oil when the boiler ignites. The cause was not definitely determined, however, it may be from poor fuel to air ratio. Suggest having unit serviced, cleaned and tuned up, prior to this and all heating seasons.

**Oil Residue**

Heating recommendations:

- a) Recommend the system be cleaned by a licensed Heat Contractor.
- b) Heating system should be placed under a maintenance contract.
- c) Consult with a licensed heating contractor for proper summer and winter settings. Proper seasonal settings will conserve fuel.
- d) Pressure relief valve should be piped to within 6" of the floor to prevent burns if valve should operate when someone is within close proximity.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

MAIN PANEL:



Garage.

Inspector Notes:

Circuit and wire sizing correct so far as visible, Grounding system is present. Service is 100 AMP.

A service disconnect was not found. The service panel has six or more breakers, therefore a service disconnect/main breaker is required. Have a licensed electrician make further evaluation and corrections as needed.

OF 110 VOLT CIRCUITS: 10.

OF 220 VOLT CIRCUITS: 3.

**CONDUCTORS:
ENTRANCE CABLES:**



Service Lateral Conduit Deteriorated

Copper. Electric service enters the house below grade. We recommend having a licensed electrician inspect wiring and splice box below grade. The service lateral conduit is deteriorated at grade, where the service cables come out of the ground. The conduit has a large hole and can allow debris and water to enter and can lead to deterioration of the cables. Recommend contacting the electric company, (LIPA), and/or a licensed electrician for further evaluation and repair.

Copper, Appears serviceable.

BRANCH WIRING:

**SWITCHES & OUTLETS:
CONDITION:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Stored items prevent access and testing at some outlets and switches. Missing or damaged cover plates viewed.

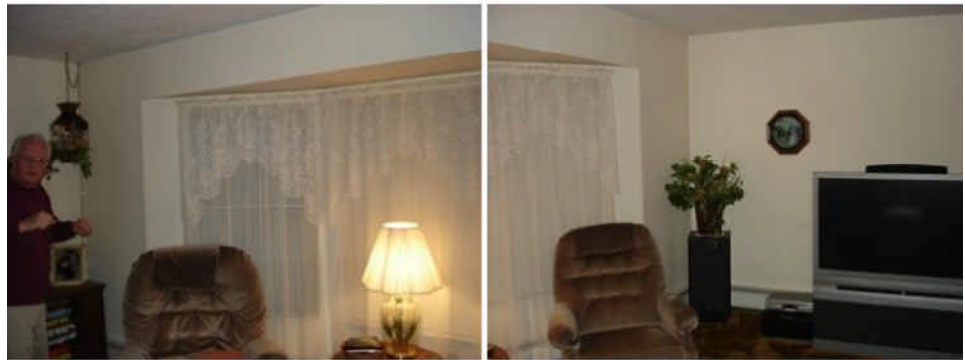
INTERIOR ROOMS

INTERIOR SURFACES:

GENERAL COMMENTS:

Furniture, decorator or stored items restrict viewing at some wall and floor areas in the house, including some closet areas. Interior room measurements are provided as a courtesy and for informational purposes. Measurements are not accurate and are approximate. Not all room measurements were taken. Minor blemishes are seen at walls of some interior rooms. Patch as needed. Rug placement restricted viewing at some floor areas. Bare light bulbs are noted in some closet areas. This type of light fixture is considered a fire hazard, as stored items may contact it when lit and ignite. Consider installation of covered fluorescent fixtures as replacements. They burn cool and pose no fire hazard. The National Fire Protection Association recommends smoke alarms be installed within 15 feet of all bedroom doors.

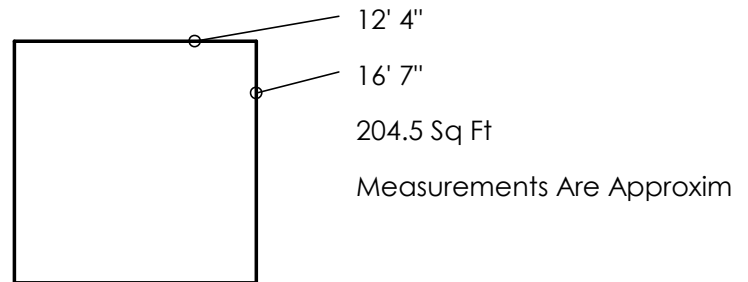
LIVING ROOM:



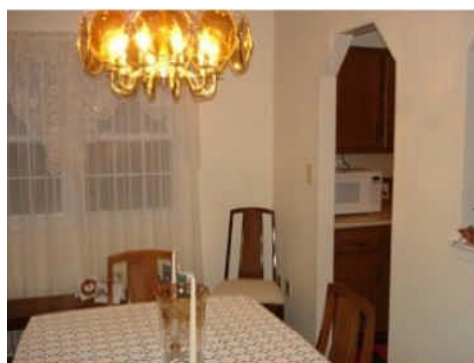
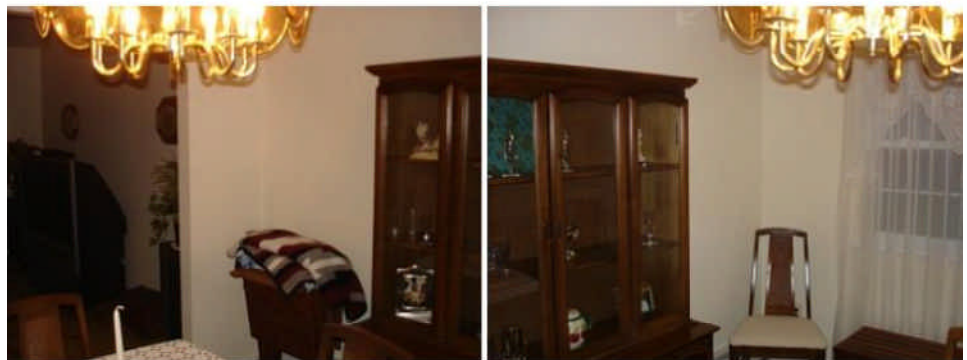
Good overall condition.

Walls: Good overall condition.
Ceilings: Good overall condition.
Floors: Viewing of floor surfaces was restricted due to carpeting.
Windows: Fair overall condition.
Electrical: OUTLETS- Good overall condition, SWITCHES- Good overall condition.

Interior Details



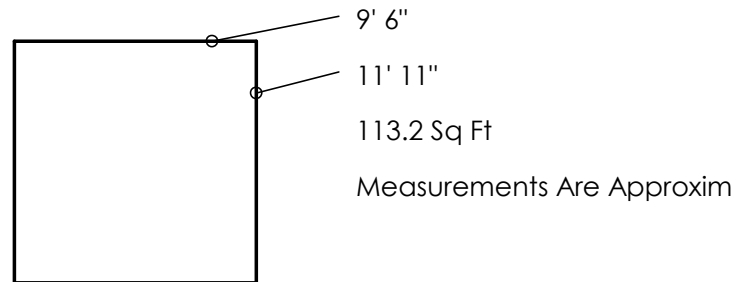
DINING ROOM:



Good overall condition.

Walls: Good overall condition.
Ceilings: Good overall condition.
Floors: Viewing of floor surfaces was restricted due to carpeting.
Windows: Good overall condition.
Electrical: OUTLETS- Good overall condition, SWITCHES- Good overall condition.

Interior Details

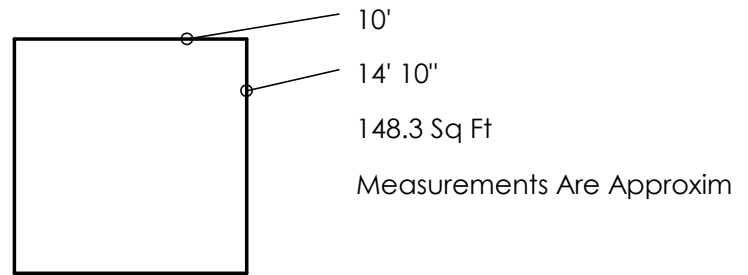


FAMILY ROOM / OFFICE:

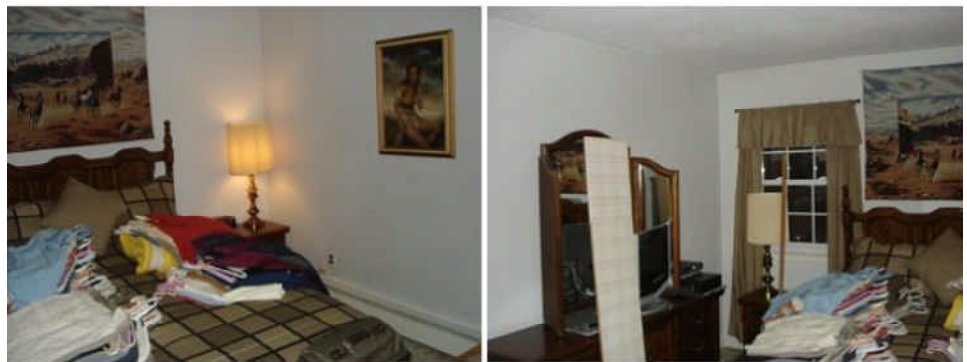


Walls: Good overall condition.
Ceilings: Good overall condition.
Floors: Viewing of floor surfaces was restricted due to carpeting.
Doors: Good overall condition.
Electrical: OUTLETS- Good overall condition, SWITCHES- Good overall condition.

Interior Details

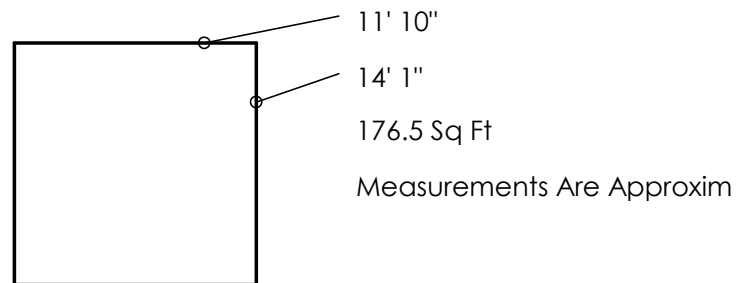


MASTER BEDROOM:



- Walls:** Good overall condition.
- Ceilings:** Good overall condition.
- Floors:** Good overall condition.
- Windows:** Good overall condition.
- Doors:** Good overall condition.
- Electrical:** OUTLETS- Good overall condition, SWITCHES- Good overall condition.
- Other:** SMOKE ALARM- The National Fire Protection Association recommends smoke alarms be installed within 15 feet of all bedroom entry doors.

Interior Details



BEDROOM # 1:



Walls:

Good overall condition.

Ceilings:

Good overall condition.

Floors:

Good overall condition.

Windows:

Viewing of floor surfaces was restricted due to carpeting.

Doors:

Good overall condition.

Electrical:

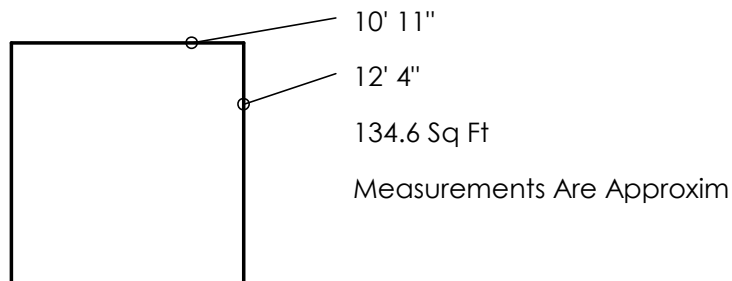
Good overall condition.

Other:

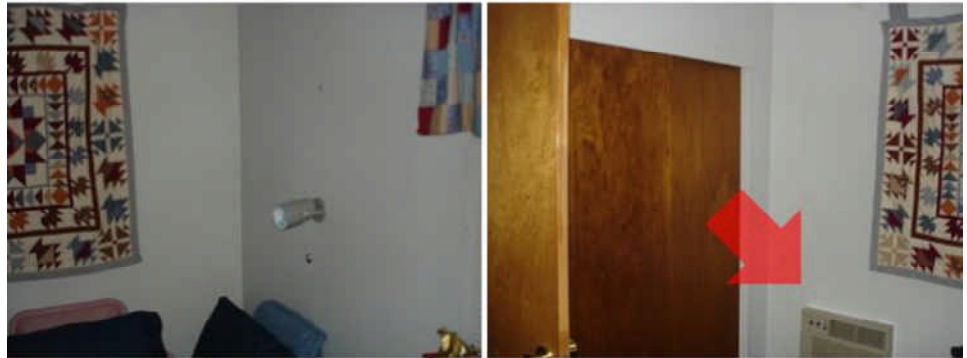
OUTLETS- Good overall condition, SWITCHES- Good overall condition.

SMOKE ALARM- The National Fire Protection Association recommends smoke alarms be installed within 15 feet of all bedroom entry doors.

Interior Details



BEDROOM # 2:



Air Conditioner In Garage Attic

Good overall condition.

Walls:

Good overall condition.

Ceilings:

Good overall condition.

Floors:

Viewing of floor surfaces was restricted due to carpeting. Carpeting- High traffic areas are showing some wear.

Windows:

Good overall condition.

Doors:

Good overall condition.

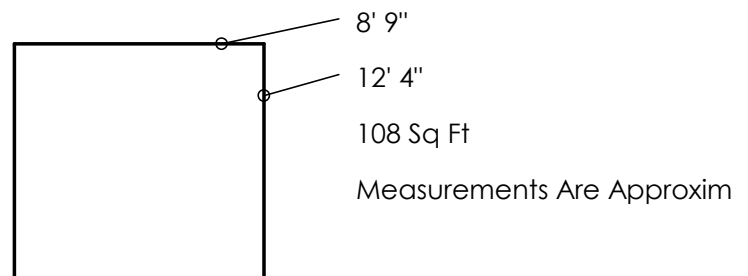
Electrical:

OUTLETS- Good overall condition, SWITCHES- Good overall condition.

Other:

SMOKE ALARM- The National Fire Protection Association recommends smoke alarms be installed within 15 feet of all bedroom entry doors. The air conditioner for this room is vented to the garage attic. (See garage attic)

Interior Details



KITCHEN - APPLIANCES

KITCHEN



Good Overall.

KITCHEN SINK:

TYPE AND CONDITION:



Stainless Steel, Appears serviceable, Drain appears serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric, Appears serviceable.



VENTILATION:

TYPE AND CONDITION: Internal, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION: Fair Overall.



DISHWASHER:

CONDITION: Appears serviceable.



INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Formica (plastic laminate), Appear serviceable, Cabinets appear serviceable.

**WALLS/CEILINGS/
FLOORS:**

Walls and ceilings appear serviceable, Floor covering is vinyl/linoleum, Appears serviceable.

WINDOWS/DOORS:

Appear serviceable.

**SWITCHES/FIXTURES/
OUTLETS:**

The GFCI outlets on the kitchen counter did not trip with a GFCI tester or by depressing the test button. Recommend repair by licensed electrician.

LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY :

LOCATION: Basement.



CONDITION: Plumbing appears serviceable, 220 Service-operational, Dryer venting is provided.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:

Downstairs.



CONDITION OF SINK:



Appears serviceable, Drain appear serviceable.

CONDITION OF TOILET:

Appears serviceable.



BATHROOM AREA:

BATH LOCATION:

Upstairs.



CONDITION OF SINK:



Appears serviceable, Drain appear serviceable.

CONDITION OF TOILET:

Appears serviceable.



**TUB/SHOWER PLUMBING
FIXTURES:**



Appears serviceable, Drain appears serviceable.

**TUB/SHOWER AND
WALLS:**

Tub and shower areas appear serviceable, Shower walls appear serviceable.

BATH VENTILATION:

Appears serviceable.

Wood Destroying Insect Infestation Inspection Report

Section I. General Information

Inspection Company: Division Home Inspections, Inc.
Company Address: 248 Division Ave.
Company City, State, Zip: Massapequa, NY 11758.
Company's Phone # 516-351-1661.
Company's Certification, Registration, or Lic. #: 16000009333.
Date of Inspection: 12/12/2006.
Inspected Property Address: 67 Baiting Hollow Lane.
Inspected Property City, State, Zip: Baiting Hollow, NY 11933-1405.
Inspector's Name: Fred Duemig.
Certification or Registration No. (if applicable) C1860849.
Insert Graphic of Inspector's Signature (If permitted by your State) 
Structure(s) Inspected: House, Garage, Shed, Exterior.

Section II. Inspection Findings

a. NO VISIBLE evidence of wood destroying insects was observed: "NO VISIBLE evidence of a wood destroying insect infestation was observed" box marked.

It appears the structure(s) or portion thereof may have been previously treated: No.

Section III. Recommendations

Treatment Recommended? No.

Section IV. Obstructions or Inaccessible Areas

Basement (Check all that apply) 7.
Main Level (Check all that apply) 1. 3. 4. 6. 7. 8. 9.
Attic (Check all that apply) 7.
Garage (Check all that apply) 1. 4. 7.