
PROFESSIONAL BUILDING INSPECTORS

1057 MORA PLACE, WOODMERE, NY 11598 • 6 JULIA CIRCLE, EAST SETAUKET, NY 11733



PHONE: 516-295-2581 • FAX: 516-791-6832 • WEB: PROFESSIONALBUILDINGINSPECTOR.COM

September 1, 2009

YOUR NAME HERE
123 MAIN STREET
ANYTOWN, NY

Via email:

RESIDENTIAL BUILDING INSPECTION

For the Inspection of:

████████████████████
Quogue, NY 11959

Reported Age of Building:

1986 per the broker, not confirmed by the inspector

Date of Inspection:

September 1, 2009

Weather Conditions:

clear skies

External Temperature:

72 F

Time of Day:

10 AM

Inspector:

Mr. Scott Gressin

This report is not a land survey. For concerns about metes and bounds, encroachments, districts, elevations, property lines, potential fence and wall problems, distances, and land responsibilities you should consult with your attorney and a licensed land surveyor. This inspection is not a code enforcement inspection. For questions pertaining to the legality of a structure or it's components you should contact the local building department or code enforcement officer.

Explanation Of Report Terminology

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Good: The items marked Good appear to be new or nearly new. There were no visible defects noted at the time of the inspection. Due to the apparent age of the item we recommend you ask the seller if there is a warranty on the item.

Satisfactory: Element was functional at the time of the inspection. Element was in working or operating order and its condition was at least sufficient for the minimum required function, with no readily visible evidence of being significantly deficient.

Fair: Element condition was sufficient for its minimum required function at the time of the inspection, but exhibited condition limitations and/or other notable concerns such as visible wear, deterioration, damage, or other material defects or advanced age (near the end of or beyond its normal design or service life. Elements in fair condition require monitoring, maintenance, repair, replacement, and/or other remedial work now or in the near future.

Unacceptable: The element was not functioning, did not function properly, or exhibited substantial wear, deterioration, damage, leakage and/or other defects including those that may present a risk of consequential damage. It may also include conditions that may be deemed unsafe and present a risk of injury due to the defect (s) present or changes in accepted construction practices.

N/A Items marked N/A are not included in the report. The item may not be present, not included within the scope of the report, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.

Three styles of type are used in this report.

Those in BOLD PRINT require the highest level of concern.

Those that are printed in *ITALIC PRINT* will normally contain recommendations for your consideration.

Those in STANDARD PRINT contain general or narrative information.

This does not mean that you should only read the **bold** parts of the report. In addition, there may be items discussed with you during the report that are not included herein.

Photographs may be taken by the Inspector during the course of the inspection. All Photographs taken are for the sole use of the inspector. At the discretion of the inspector who performed the inspection photographs may be provided to the client and their representative(s) for the sole

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purpose of clarification of conditions observed during the inspection. All photographs taken are solely and exclusively owned by Professional Building Inspectors and no other parties have any rights or claims to the photographs.

Pictures included with the hard copy of this report depict:

- #1 0003 cedar shingle roof in good condition. The seller reports the roof is 2 years old. Please ask for any warrantee information.
- #2 0041 multi-flu chimney in good condition. *we recommend that you add a chimney cap and spark arrestor as detailed below.*
- #3 0048 image is typical of the cedar shingles that are in contact with the ground in various locations. This can lead to rot of the shingles and allow access for insects.
- #4 0043 image is typical of the trees and shrubs on the property that need to be trimmed back, a common item.
- #5 0006 Gravel driveway in satisfactory condition. The dry well will need routine cleaning to insure it is clean and can accept rain water.
- #6 0013 Electrical meter located near the street.
- #7 0057 Vent and fill for the buried oil tank on the left side of the house. Please see out comments below regarding buried oil tanks.
- #8 0029 Image is typical of the electrical receptacles outside the house. We recommend that you have your electrician inspect all outside wiring to insure there is GFCI protection. Minor repairs are going to be needed to the landscape lighting.
- #9 0032 Tennis court in satisfactory condition. There is some settlement of the tennis court and ponding of water
- #10 0036 Inground pool and hot tub. The pool was open and operational at the time of the inspection. Please verify that all permits and C of O's are filed for regarding the pool. The pool fencing is unacceptable and does not meet current safety code. Please have this fencing improved and consider the installation of a drowning alarm and fiber optic lighting.
- #11 0025 Pool heater and pumps. The bonding wires for the pool pumps are not connected. The electrical cabinets wood cabinet mount are weathered and repairs to the cabinets and wood are needed. Please have the propane lines for the pool heating inspected to insure they meet current code for exterior piping.
- #12 0037 The patio in the rear of the house appears to be back pitched. This will need to be monitored to insure that proper drainage is present.
- #13 0087 2, 200 Amp electrical cabinets in the basement. The installation is clean and professional.
- #14 0097 68 gallon oil fired water heater, The unit was operational. It needs to be cleaned and the TPR valve should be piped to within 6 inches of the floor.
- #15 0092 Image is typical of the sump pumps in the basement. These units should be wired with GFCI protection (they are not) and there should be a battery back up. Please see comments

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below. These pumps should not be used to drain condensate from the HVAC units.

#16 0105 Image is typical of the oil fired HVAC units in the house where we find rust and deterioration of the coil and drain. Repairs should be made before the units fail and leak.

#17 0090 GFCI outlet in the basement fails our safety inspection.

#18 0082 image is typical of efflorescence we find in the crawl space under the front left side of the house. An indication of moisture penetrating the foundation in the past.

#19 0120 Water main in the basement. We recommend an alternate method be used in place of the heat trace to prevent freeze up of the water main.

#20 0118 We recommend that you add a drain and curb to the stairwell shown here to prevent water intrusion from the bilco doors.

#21 0114 waste ejector pump for the basement bathroom is defective, it is not sealed and leaks.

#22 0135 kitchen sink does not have a p trap under the sink and does not drain. A plumber is needed to make repairs. There is no trap under the main sink either. Please verify that there is a p trap in the basement, if not one is needed.

#23 0130 We recommend that GFCI outlets be installed in the kitchen as modern code would require.

#24 0139 first floor bathroom sink does not drain, there was no hot water in this bathroom and the toilet did not flush.

#25 0142 we recommend that you upgrade the dryer vent in the home to meet modern code as detailed below.

#26 0175 The railing for the second floor hallway does not meet modern safety code for child safety. Please consider improving this railing to meet modern code with balusters.

#27 0179 The windows in the home are in satisfactory condition.

#28 0157 First floor rear bedroom French door did not open, repairs are needed.

#29 0038 the aquatic pond in the rear yard represents an additional attractive nuisance. A careful safety inspection should be performed to ensure that all aquatic fence requirements have been met as well as electrical safety. Alternately you could eliminate the standing water.

#30 0106 recommended the oil lines be replaced with modern, jacketed lines .

#31 0107 there was no hot water in the basement bathroom sink shown here.

#32 0136 domestic water temperature was measured at 124.7°F

#33 0137 underneath the main kitchen sink we do not find a p trap. Please check to see if there is such a device in the basement if not, one should be added.

#34 0164 first floor hallway bathroom sink drains very slowly.

#35 0171 first floor rear bathroom toilet needs repair. The toilet continues to run after being flushed.

#36 0172 image is typical of the bathtubs found inside the home. Please realize that we do not find access panels for the bathtubs with Jacuzzi pumps. This may require removing tile service the motor.

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NARRATIVE

Since your attorney will most likely never see this property some of the information in this narrative and in the report is given to provide information that will assist your attorney in representing you in this transaction.

A SIMPLE RULE FOR RATING A PURCHASE

On many of our inspections the client will ask our opinion as to the viability of the purchase. This is a decision that only you, as the purchaser, can make. Our feeling is that if you could freeze a moment in time so that inflation and market values would not change, then the cost of the building plus the costs involved in placing it back into good condition, but not including the costs of decorating, should equal what the building could be sold for at that time.

Many clients also ask us if we feel that what they are contemplating paying is fair market value. Only a licensed appraiser should make this decision.

INTRODUCTION

The inspector for this report is Mr. Scott Gressin. He is a licensed New York State Home Inspector and a Certified Indoor Environmental Consultant (CIE-C) by the Indoor Air Quality Association. He holds numerous other certifications including NYS and EPA Asbestos inspector, Lead Paint Inspector and Risk Assessor, certified EIFS inspector through the A.W.C.I. and is a Certified Infrared Thermographer.

You have contracted for us to perform a general inspection in accordance with the pending Standards of Practice and Code of Ethics of the State of New York, a copy of which is available on the NYS DOS web site. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video scanning, destructive testing, and laboratory analysis or the review of local building, plumbing, electrical, and structural laws such as those that would be addressed by a code enforcement officer.

By contrast, the general inspection is completed on site, at a fraction of the cost and within a few hours. Consequently, the general inspection and report will not be as comprehensive as that generated by specialists and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect our evaluation of the property, and to alert you to the need for a specialist evaluation.

We will evaluate conditions, systems, or components as being acceptable or not acceptable,

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which does not mean that they are perfect but that they are functional and meet the standards of a given point in time. Similarly we take into consideration when a building was built and allow for the predictable deterioration that would occur thought time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors and sills or stuck windows.

Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person, or to someone without any construction experience, but some minor defects could be included in our report.

A building and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it the only way to avoid stressful disputes and costly litigation. Remember that a specialist could reveal additional defects, or some upgrades recommended that could affect your evaluation of the property.

Any time that work is recommend to be performed in this inspection it is with the express understanding that we are recommending only licensed contractors and that they perform this work in accord with all local laws and OSHA requirements.

This inspection does not include:

- climbing on ladders
- crawling or walking across attics without flooring
- crawling in spaces where the head room is less than four feet
- checking areas that can not be safely accessed
- checking areas blocked by debris, personal property, or stored materials
- checking locked rooms
- taking soil samples of any type

We specifically do not bring ladders with us during the inspection for purposes of close examination or testing of roofs, upper siding, or ceiling mounted smoke detectors. We specifically do not go onto pitched roofs. These places are considered inaccessible and unsafe without specialized safety equipment.

Note that the word accessible as used in this report means that we are able to view at least part of an area. It does not mean that we are able to enter the area or view the entire area. For example, crawl spaces, attic spaces, cockloft spaces, and spaces under porches are called accessible, even though we had only a limited view of these spaces from the opening and could not enter the

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spaces.

Please be advised that the scope of this inspection does not include verification of code compliance, nor a check of any public records including if all permits exist for the structure as inspected. We do not evaluate existing construction drawings, or evaluate C of O's issued by the local building department. Attached to this report, and a part thereof, is the Inspection Agreement outlining the scope of the inspection, and the limits of the inspection.

This limited inspection is not to be construed as a guarantee or warranty of the structure or the contents therein. In order to obtain such a warranty or guarantee you would have had to authorize additional testing and evaluation not a part of this report. A sample list of such services available will be found further on in this report.

Some, but not all of the items examined visually in preparing this report are:

Roof Surfacing	Foundation
Framing	Insect Infestation
Settlement	Basement Water Problems
Overall Construction	Condensation
Rot	Heating Unit
Water Pumps	Piping
Electrical Distribution	Electrical Capacity
Plumbing Fixtures	Tile Work
Interior Finishes	Interior Conditions
Windows	Storm Windows
General Energy Efficiency	Insulation
Gutters and Leaders	Exterior Finishes
Driveways, Walks, Steps	Retaining Walls
Chimneys, Fireplaces	Safety Hazards
Septic Systems	Sump Pumps
HVAC Systems	Ventilation
Visual Inspection for Asbestos	Decks, Patios

We caution you that in this limited inspection no representations are made regarding any areas not accessible for inspection, either through a request of the seller or by physical limitations such as insulation in a crawl or basement covering the sill plate, etc. In addition, we advise that if any sealed areas exist that would only become apparent through the viewing of construction plans, then this limited inspection would not reflect those areas. If plans are provided we will be glad to review those plans and to comment on the contents at no additional charge.

If you wish an inspection of one specific inaccessible area the cost would be an additional \$250.00 plus any related costs for labor to gain access to the area in question, and the cost of labor and

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materials to restore any damage resulting from that inspection. You would also have to bear any unforeseen costs involved that relate to this work. We also require written permission of the seller and owner to perform this work and to **hold PBI harmless** in any and all events for work performed inspecting the inaccessible area.

Our basic inspection and report does not include any evaluation as to whether existing asbestos, radon, or other invisible foreign elements exist in the air within the inspected building, or within the confines or vicinity of the property lines. Only specialized testing by a qualified laboratory can determine the existence of these particles or chemicals.

ENVIRONMENTAL CONCERNS

MOLD: The New York City Department of Health (a Nationally recognized standard) and The United States Environmental Protection Agency (EPA) warn of the proliferation of toxic molds in buildings, and that mold has been implicated as a trigger for asthma and other severe health hazards in buildings, both old and just built. Although no visible signs (RED FLAGS) were noted during your inspection mold may still be growing behind walls and in hidden recesses.

The following list of **Red Flags** should assist you if the conditions in the building change. Mold can begin to grow within 24 hours of the onset of a leak or wet condition. **Not all mold problems reveal themselves as Red Flags**, and we do recommend that all clients consider having indoor air quality testing performed in addition to the basic house inspection.

- Musty smell in any portion of the building
- Dark gray stains on walls or ceilings
- Deteriorating walls
- Water stains on ceilings or walls
- Sagging ceilings or ceiling tiles
- Peeling paints
- Deteriorating wood under and around windows, doors, basement or crawl areas.
- Wet basements or attics

If mold contamination is a concern then you should call our offices to schedule IAQ (Indoor Air Quality) testing. No one can determine or predict if the mold you are seeing, smelling or suspect is toxigenic, such as feared *Stachybotrys*. There are three basic types of tests that can be performed – air sampling, carpet sampling, and swab/bulk sampling. Depending on what is found or suspected any or all of them may be required.

For more information on mold and Indoor Air Quality (IAQ) problems in the building please contact our office.

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To assist you the following additional resource sites are provided:

Suffolk County Department of Health

225 Rabro Drive East, Hauppauge, NY 11788; Call 631-853-3076 for questions about water quality, 631-853-3083 for questions about lead, 631-854-2518 for questions about toxic and hazardous materials.

Department of Environmental Conservation

Region One Regional Headquarters: North Loop Road, SUNY Campus, Stony Brook, NY 11790. Call 631-444-0200 for freedom of information requests and 631-444-0249 for information about hazardous waste sites.

Toxic Targeting

215 North Cayuga Street, Ithaca, NY 14850. Call 1-800-286-9427.

Regarding Lead

As of December 6, 1996 all sellers of residential buildings (as well as several other categories) must provide the prospective purchaser with any information they have about lead in the sale building, and the seller must give the prospective purchaser up to ten (10) days to bring in a qualified -inspector to search for lead based paint. This information is of most concern for buildings constructed before 1978 when lead paint was most prevalent.

Regarding Disclosure & Obtaining Insurance

Insurers increasingly are using a huge industry database, called the Comprehensive Loss Underwriting Exchange, or CLUE, to drop **or deny coverage** based on a building's history of claims or damage; and the past history of the building your are looking at may be in the CLUE database.

Property Condition Disclosure Statement

Residential building sellers in New York State, as of March 1st, 2002, are required to answer the following questions for potential buyers. The seller can answer "YES", "NO", "UNKNOWN" or "NOT APPLICABLE". If the seller elects not to answer the questionnaire they then must deduct \$500.00 from the price of the building. If they opt out you should still seek to verbally obtain the answers as they will assist you with this prospective purchase.

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General Information

1. How long have you owned the property?
2. How long have you occupied the property?
3. What is the age of the structure or structures?
4. Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops?
5. Does anybody else claim to own any part of your property? If yes, explain.
6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property?
7. Are there any features of the property shared in common with adjoining land owners or a homeowner's association, such as walls, fences, or driveways? If yes, explain.
8. Are there any electric or gas utility charges for line extensions, special assessments, homeowner or other assessment fees that apply to the property? If yes, explain.
9. Are there certificates of occupancy related to the property? If no, explain.
10. Is any or all of the property located in a designated flood plain?, If yes, explain.
11. Is any or all of the property located in a designated wetland? If yes, explain.
12. Is the property located in an agricultural district? If yes, explain.
13. Was the property ever the site of a landfill? If yes, explain.
14. Are there or have there ever been fuel storage tanks above or below the ground on the property? If yes, are they currently in use?
15. Is there asbestos in the structure? If yes, state locations.
16. Is lead plumbing present? If yes, state locations.
17. Has a radon test been done? If yes, attach a copy of the report.
18. Has motor fuel, motor oil, building heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked, or otherwise been released on the property, or from the property onto any other property? If so, explain.
19. Has the property been tested for the presence of motor fuel, building heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance?
20. Is there any rot or water damage to the structure or structures? If so, explain.
21. Is there any fire or smoke damage to the structure or structures? If so, explain.
22. Is there any termite, insect, or pest infestation or damage? If yes, explain.
23. Has the property been tested for termites, insect, rodent or pest infestation or damage? If yes, attach a copy of report.
24. What is the type of roof / roof covering? Are there any known material defects? How old is the roof? Is there a transferable warranty on the roof in effect right now?
25. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? If yes, explain.

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26. What is the water source – well, private, municipal, other? If municipal, is it metered.
27. Has the water quality and / or flow rate been tested? If yes, describe.
28. What is the type of sewerage system – public, private septic or cesspool? What was the date it was last pumped? What is the frequency of pumping? Are there any known material defects? If yes, explain.
29. Who is your electric service provider? What is the amperage? Does it have circuit breakers or fuses? Private or public poles? Any material defects? If yes, explain.
30. Are there any flooding, drainage or grading problems that resulted in standing water on any part of the property? If yes, state locations and explain.
31. Does the basement have seepage that results in standing water? If yes, explain.

Are there any known material defects in any of the following? If yes, explain.

32. Plumbing System?
33. Security System?
34. Carbon monoxide detector?
35. Smoke detector?
36. Fire sprinkler system?
37. Sump pump?
38. Foundation / slab?
39. Interior walls / ceilings?
40. Exterior walls or siding?
41. Floors?
42. Chimney / fireplace or stove?
43. Patio / deck
44. Driveway?
45. Air conditioner?
46. Heating system?
47. Hot water heater?
48. The building is located in what Public School District?

In addition the seller, or your broker, must supply you with a copy of the federally approved EPA booklet *Protect Your Family From Lead In Your Building* on the hazards of lead-based paint. These rules are set forth by the Federal Environmental Protection Agency and the Department of Housing and Urban Development.

Because of the date of reported construction we do not suspect that there would be lead paint. If you would like to have this property inspected for the presence of Lead Based Paint and a Risk Assessment performed please contact our office.

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For additional information on Lead Paint call the National Lead Information Clearinghouse at 1-800-424-LEAD or go online at www.epa.gov/lead and order the following **FREE** literature

EPA 747-B-99-003 (Excellent and informative)

Lead In Your Building, A Parents Reference Guide

Lead Paint Can Poison: Is Your Family At Risk

EPA 747-K-97-001 Reducing Lead Hazards (free CD)

EPA 747-B-99-004 Lead Based Paint Pre-Renovation Rules

You can also call (800) 426-4791 for information on lead in drinking water.

APPLIANCES & RELATED MACHINERY

Please note that this inspection is not technically exhaustive; only a visual and operating evaluation was made of the appliances and equipment within the inspected building. For a more complete evaluation of the same it is recommended that the services of a qualified technician be secured, since such an individual can dismantle mechanical items and more thoroughly inspect and evaluate them.

PRE-CLOSING INSPECTION

One of the most critical parts of the process of purchasing a home is known as the pre-closing walk through. This is the last time you will be able to inspect the home before you own it, and any defects or damage you find at this inspection can be addressed during the closing.

The following tips will help you during this inspection, which should be done during daylight hours. Make sure that there are no distractions such as children, and you should try to bring a friend or relative that has some knowledge about owning a home:

1. Inspect the building to verify that no pipes have burst, etc.
2. Test all appliances that come with the building since it is realistic that one or more appliances have become defective between the date of the inspection and the date of closing.
3. Verify that all items specified in the contract of sale have in fact been left at the home.
4. Test the sprinkler system, air conditioning and any other mechanical devices that you can easily turn on and that do not need specialized testing prior to closing.
5. Carefully examine all areas that your home inspector indicated he could not inspect initially due to the area being blocked by the sellers possessions.
6. If the seller was required to make any repairs or to have the house treated for termites now is the time to verify that this work has been done.
7. You may wish to bring an outlet tester with you to verify that there is power in all of the

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rooms.

8. If there is an oil tank in the house verify how much oil remains in the tank since this will be an adjustment item at closing.
9. Make sure that the seller has left the house broom clean, a legal term indicating that they have removed their possessions from all areas of the house. If the house has been left dirty your attorney may be able to obtain an adjustment for you at closing.
10. Make sure that you bring a camera with you so that you can document any defects found during your inspection.

If you are uncomfortable performing this pre-closing inspection this service can be obtained from Professional Building Inspectors.

The following are some of the standard additional services available from **PBI** that you may wish to utilize. Additional services are available on request. These costs are approximate and may vary from structure to structure.

Pre Closing Inspection	150% of Initial Inspection
Full Appliance Inspection	\$ 400.00
HVAC Adequacy Testing	\$ 400.00
Complete Electrical Inspection	\$1,500.00 base, larger buildings more
Inaccessible Roof Inspection	\$ 500.00
Pressure Testing of Tanks	\$1,200.00 per tank
Toxic Substance Survey	\$ 350.00 per visit plus lab *
Environmental Survey	\$1,500.00 and up
Analyze Soil Samples	\$ 500.00 plus \$300 / sample
Lead Based Paint Inspection	\$ 400.00
Lead Risk Assessment	\$ 600.00
NYS EPA Asbestos Inspections	\$ 400.00 for sit visit and first 6 PLM samples Additional PLM samples \$30 each, NOB samples \$80 each
Water Testing	\$ 600.00 per sample
Mold Spore Testing	\$ 100.00 per sample**
Allergen Testing	\$ 250.00 per sample**
Chlordane Testing	\$ 500.00 including one sample
Duct Inspections	\$ 400.00 and up depending on system
Phase 1, EIFS Inspection	\$ 750.00 and up depending on the size of the building
Neighborhood Environmental Report	\$ 150.00
Testing of all windows	\$ 100.00 and up depending on quantity

* Several visits may be required

** Price if testing done at time of inspection, add \$250.00 for testing on a call back basis.

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With all buildings there is a continuous need to maintain and to repair them to preserve their condition and value. The most important problems to correct are detailed in the findings listed below and also in our verbal reports. **With this building the evidence is such that the sellers have maintained the building with reasonable care.** Realize that buildings are not maintenance free. Periodic and regular maintenance of windows, doors, siding, sealants, flashings, roofing, gutters, down spouts and other exterior envelope components are the sole responsibility of the building owner.

NOTE

All directions given in this report are such that you would be exterior to the building when viewing the area in question, and if the area in question is interior to the building the view is still based on the exterior position.

OF LEGAL CONCERN

You should be prepared to provide your attorney with an agreed to list of items that you expect the seller to be leaving at the building, and this list should become part of the contract of sale.

Please verify with your attorney that all permits and C of O's have been filed for regarding the **pool, tennis court, water fall pond, and the finished basement.** Verification of modifications should be made by checking building records.

ROADWAY

The building is located in a quiet residential section of town on a public roadway. At the time of the inspection we detected no unusual traffic or noise that would be a deterrent to purchasing the building. The condition of the road in the area of the building was found to be satisfactory.

CURBS AND WALKS

There is no curbing or sidewalks in the neighborhood.

MUNICIPAL FIRE CONNECTION

Most insurance carriers will question you on the location of the nearest fire hydrant, and in this instance the nearest fire hydrant is within the required five hundred feet for maximum insurance discount.

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SITE TOPOGRAPHY

With all buildings annual monitoring is required to insure that no erosion of the beds around the building results in settlement that will allow for ponding of water. Originally a rule of thumb (now a NYS Residential Code requirement for new homes) is that the earth at the foundation be six (6") inches higher than that of the general property, and that it slope away from the building for a minimum of six to ten feet, or local building codes may apply. This natural slope will direct rainwater runoff away from the building and foundation and lessen the chances that any water problems develop in the basement.

Not a requirement when the house was built, but now code for modern construction and a good guideline to follow for older home is *"Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048mm). Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152mm) within 10 feet (3048mm), drains or swales shall be provided to ensure drainage away from the structure."*

Consideration should be given to the fact that in our review of the site topography, and the settlement of the structure, that no mechanical devices were used. We caution that if you wish exact grades, or to detect settlement that may not be visible to the inspector's eye that you have an evaluation performed using mechanical and optical devices.

Site conditions appear to be stable at this time. We found indications that past settlement has taken place, but this is to be expected, and based on the age of the structure and the amount of settlement we do not feel that this is an active problem.

DRIVEWAY

The long gravel driveway was inspected and found to be in satisfactory repair at this time. Some of the Belgium blocks are loose and need to be reset. The pitch is such that the water on the driveway will properly drain away from the building and off of the property or into dry wells.

GARAGE

The four car garage was inspected and found to be constructed in the normal format and in good repair. **There is minor damage to the right wall from a garden hose connection that leaks. There is a transformer plug-in on the right side wall and likely needs to be replaced before it fails or possibly start a fire. We do not know what the transformer was connected to.** We tested the overhead electric door system to see if the safety mechanism was working properly, and it passed this test.

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In the utility closet is the HVAC system for the living space above. As with the HVAC units in the basement we find rust on the coil housing and feel the unit is nearing the end of its expected service life.

*We support the recommendation that all garage doors with coil springs should have internal guide cables (available from any hardware store) to support the spring should it break while under tension. This project is easily accomplished and an important safety feature, and a requirement on all newly sold garage doors. This project takes 10 minutes and costs under \$10.00 so take the time to make the springs safer. **There are no such springs in this garage.***

The garage door mechanism is equipped with a remote control. Please ask the seller to provide this equipment to you at or before closing.

PRIVATE WALKS

Private walks are those walks on the property not including the sidewalk in front of the building. These walks consist of brick and they were found to be in satisfactory condition. There is some settlement and elevation changes to many of the walkways on the sides of the house.

ENTRANCES

One of the rear bedrooms French doors did not open, pictured above, repairs are needed. Other than that all entrances were tested and functioned as designed.

LANDSCAPING

General Comment With older buildings the trees and shrubs around the building are allowed to grow out of proportion over the years. This is one reason that new buildings often have a cleaner and more proportional look to them. In this building we find this common problem. *Minimally any branches that now or soon will rub against either the siding or the roof should be cut back prior to either the membrane or siding being damaged.*

Additionally, buildings also require some space between the landscaping and the building to breathe properly. In addition, all lower branches of trees should be cut back so that they are approximately fifteen feet off of the ground to allow for proper lawn growth. You should consult with a qualified landscape contractor or arborist for further recommendations.

SPRINKLER SYSTEM

The building is equipped with an automatic sprinkler system. Please remember that all in-ground

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sprinkler systems must be blown dry each year or they will freeze and cause substantial damage to the system. The control clock is located in the basement near the water main. We could not locate all of the zone control valves and recommend that you ask the seller to show them to you.

Because you may close on this building during the winter, request that the seller at closing provide a paid bill showing that the system has been properly winterized and that you will have recourse against the company that performed this service if there is any freezing damage sustained over the winter.

Most health codes require that there be a back flow preventer installed in this system to prevent contamination of the drinking water, regardless of when the system was originally installed. **We could not locate this valve during the inspection and recommend that the seller show you its location. If no valve is present in the home a qualified sprinkler contractor should install one.**

EXTERIOR

Our evaluation of the exterior of a property conforms to the standards of the industry, and includes an evaluation of common components such as driveways, walkways, fences, gates, handrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures other than detached garages, such as storage sheds, pool sheds, stables, etc.

We do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components such as driveway gates. Also, we do not evaluate any landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps and ornamental or decorative lighting. Similarly, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with usage and the passage of time that would be apparent to the average person.

GRADING AND DRAINAGE

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the building and the interior floors will be several inches higher than the exterior grade.

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Also, the building will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, if any portion of the interior floor be below exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in buildings when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern buildings, moisture can facilitate growth of fungi that can compromise wood framing or produce molds that can contribute to health problems, even in sidings such as EIFS (Exterior Insulation and Finish Systems) above grade.

EXTERIOR COMPONENTS

It is important to maintain a property, including painting or sealing walks, decks, and other hard surfaces, and it is particularly important to keep the building walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principal cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors in new buildings while it was raining that may have not been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected building will always exceed that of having maintained it.

The outer shell was inspected and found to be both sound and watertight. Only normal maintenance should be required in the future to keep the outer portion of the building in good repair. Please realize that a limited visual inspection does not allow us to comment on any underlying materials. **As pictured above, those areas that have wood shingles in contact with the ground are prone to rot and insect infestation.**

The exterior walls were visually inspected and they appear to the inspector to be planar and undistorted. This is usually a good indication of both sound interior framework elements and other structural members. The exterior of the building is covered primarily with cedar shingles.

TRIM AND FASCIA

The trim and fascia on the building are presently in good condition.

ROOF

This roof inspection has been conducted either from the ground or from windows that look out onto roof surfaces. We caution you that no ladders were used, the roof was not walked on, and

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that there are sections of the roof that could not be seen in this limited inspection. Our comments are limited solely to those areas of roofing that can be seen as described herein. Specialized roof inspections using ladders and climbing on the roofs are available as referenced elsewhere in this report.

There are many different roof types, and every roof will wear differently relative to age, number of layers, quality of material, method of application, its exposure to sunlight, or other prevalent weather conditions, and its maintenance. However, regardless of its design life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on most pitched roof is not designed to be waterproof, only water resistant.

There are two basic roof types, pitched and flat. Pitched roofs are most common, and the most dependable. There are variously pitched, and typically finished with composition shingles that have a design life of twenty five to forty years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design life of the new roof by several years and requires periodic service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of this inspection. Even water stains on ceilings, or on the framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a roof will not leak, and they do. We cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age and number of layers. We will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a building will generally have the most intimate knowledge of the roof and its history. Therefore we recommend that you ask the sellers about the roof, and that you either include comprehensive roof coverage in your building insurance policy, or you obtain a roof certification from an established local roofing company.

The present roof is composed of cedar shingles and is in satisfactory condition at this time. The broker informed us that the roof was installed 2 years ago. Please consult with the seller to find out if there is an assignable guarantee that might be available. We find no visible evidence interior to the building that would indicate an active water leak at this time.

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FLAT ROOF STRUCTURES

The building has no roofs covered with flat roll roofing materials.

FLASHINGS

Flashings are the strips of metal (usually) where the roof meets the chimney, a side wall, or in the valley where two angles of roof come together. In an admittedly limited inspection the flashings were inspected from the ground where possible, and they appear to be in good condition at this time with no indication of active leakage in accessible and observable areas.

LEADERS AND GUTTERS

There are no leaders in the gutters on this house.

ADDITIONAL EXTERIOR FEATURES – please remember that your attorney has not seen the building and this information is in part provided to assist with a full description of the building.

- **SWIMMING POOL:** In ground, operational. Please have the pool pumps and heaters fully cleaned and serviced to insure that they meet all current safety requirements. The pool fencing does not meet current child safety requirements.

The requirements for swimming pools are found in Appendix G of the New York State Building Code and your local building department may have additional requirements as well. Swimming pool accidents result in many fatalities each year and we therefore recommend you contact either the local building department or a licensed pool contractor to verify that all safety requirements required for this house are being met.

- **DECK** None
- **FENCES** Your survey should establish who owns the fences that border the property in the event that maintenance or repair are required in the future. Please realize that You will want to maintain the fencing to keep out the deer and other wildlife.
- **EASEMENTS** Please check your survey to see if any exist.
- **RETAINING WALLS** None
- **STORAGE SHEDS** None

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- CHIMNEY Multi-flue, satisfactory condition. *Add chimney caps to prevent rain damage.*

The National Fire Protection Association (NFPA Chapter 11 – 4.2) states that “Level 1 inspections shall include examination of readily accessible portions of the chimney and accessible portions of the connected appliance and chimney connection. The chimney exterior and surrounding shall be inspected at locations that can be accessed without removal of panels, doors, or coverings. Where panels, doors, or coverings are opened as part of performance of another task such as chimney cleaning, such locations shall be inspected...” *Normally the company that is supplying your fuel to heat the house can also provide this service, or you can call Chief Chimney Services at 631 863-2460 and they will provide an inspection; they can also install any needed chimney caps for a nominal fee.*

- COMPRESSORS multiple located in the side yard for the AC system
- ELECTRIC SERVICE Underground
- ANTENNAS none

ORIGINAL BUILDING CONSTRUCTION

There is no visible adverse settlement, distortion, or deterioration of the primary framework that would not be considered normal when we take into consideration the age of the building and the methods of construction used. (Please see additional comments above under Topography.)
Original building construction, workmanship, and materials were evaluated and found to be of acceptable quality.

FOUNDATION

Not a requirement when the house was built, but now code for modern construction and a good guideline to follow for older home is found in Section R404.1.6 of the New York State Residential Code states that concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102mm) where masonry veneer is used and a minimum of 6 inches (152mm) elsewhere.

Foundations are not uniform, and will meet the structural standards of the year in which they were built. In accordance with industry standards we describe and identify the type of foundation and look for any evidence of structural failure. However, we are generalists and not specialists. Therefore, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, structural engineer, or geologist, but this should not deter you from seeking

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the opinion of any such expert.

Foundations serve several specific purposes. They obviously hold up the building. In addition they hold back the earth behind, and if things work well they will also prevent water infiltration if given a coating with a barrier material. While foundations perform the first two tasks well they have more difficulty fulfilling the third requirement, that of holding back water.

A typical foundation, regardless if it is poured concrete or block construction, is very strong under the forces of compression, but lacks this strength against the forces of tension. Therefore the typical foundation will develop both visible and invisible tension cracks. These cracks most typically develop in the areas above the gaps between sections of footings, near openings such as windows and doors, near beam pockets. However, these cracks are not normally a structural concern because they do not have any structural significance.

The visual inspection of the exterior of the foundation did not reveal cracking in the foundation system with openings in excess of 1/4th inch. This foundation is primarily composed of poured concrete. Where visible, the foundation walls, columns, girders, and floor joists appear to be in good repair. The cracks noted in the foundation walls are due to normal expansion and we do not feel that they present a risk at this time.

BASEMENT Please verify if there is a permit / C of O for the basement finish including the bathroom and shower in the basement.

Water is a home's worst enemy. It does more damage to houses nationwide than fire, earthquakes and termites combined, yet 95% of problems can be managed or significantly reduced with basic home improvements to existing grading and drainage.

Moisture in basements is a perennial problem, involving a host of interrelated factors, and can be unpredictable, intermittent, or constant and statistically 80% of all basements below grade will have water problems at some time. When moisture intrusion or dampness is not self evident, it can be inferred by musty odors, peeling paint, or plaster efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in the basement is not maintained above the dew point. For this reason we do offer mold testing for an additional fee and strongly recommend that it be performed due to the insidious nature of mold in buildings.

The best defense against mold in basements is the installation of a dehumidifier that will self drain, we recommend that all houses with below grade basements have dehumidifiers installed. Alternately you could install a central air conditioning system in the basement of the home. It will, by default, act as a dehumidifier in the home and have the added benefit of cooling

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the air.

Although there is no indication of there having been either moisture or water infiltration, or both conditions, in the recent past or at the time of the inspection it cannot be stated beyond any doubt that this will not occur in the future since past evidence may have been removed. There may be subsurface conditions that cannot be determined in this limited inspection, or the water table in the area may rise. Some additional factors that could change the condition of the basement are exceptionally heavy rain, high winds, or frozen ground conditions.

As pictured above, we find some small salt deposits and efflorescence on the foundation walls in the front left crawl space indicating moisture and possible water intrusion in the past.

ATTIC, there are 2 attic spaces, one on each side of the house.

In accordance with industry standards, we will not attempt to enter areas of an attic that has less than thirty six inches of head room, has a temperature above 120 degrees F, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect as best we can from the access point. In evaluating the type and amount of insulation on the attic floor we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other similar components. We will not empty closets or remove shelving to access an attic.

The attic can be accessed via a hatch located in the bedroom closets. There was less than 36 inches to safely enter the spaces and we therefore inspected them from the access point via a "head and shoulders" inspection. In this limited inspection we found them to be constructed in the normal format.

Because we could not fully enter the attic we do recommend that you insure all bathroom exhaust fans terminate outside the building and not in the attic. Bathroom vent fans in the attic are the #1 cause of mold growth in attics.

TERMITES

The New York State law governing Licensed Home Inspectors that went into effect January 1, 2006 prohibits home inspectors from performing termite inspections. However, in determining the structural integrity of a building our inspectors do look for termite damage, treatment, and/or other relevant termite related subjects. We strongly recommend, irrespective of our findings herein, that you obtain the services of a licensed exterminator for a complete termite

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inspection.

We recommend you consider contacting National Pest Experts. *They can be reached at (516) 937-0200.*

This is because of the type of construction of the building or other observations made during the inspection. Please feel free to tell them we recommended their firm; we receive no "kick backs" but have found them to be a reasonably priced company who stands behind their work. You should also realize that there are numerous other termite companies in the area, and you should choose one that you are comfortable with and not base your decision solely on the contents of this report.

If you do not treat the building for termites you are taking risks. It is our opinion that almost all buildings on Long Island **had, have, or will get** termites at some point in their life. Thus because of the age of the building, the insidious nature of termites, the type of construction and the location of the building, termite proofing as a matter of prudent precaution is highly recommended.

This report is not a guarantee that there is no squirrel or other rodent infestation at this time or that one cannot occur at any time in the future.

SUMP PUMP

There are several pumps in the basement of the house. These pumps are not GFCI protected and do not have sealed covers. They therefore act as humidification units. ***We recommend that you contact Healthy Basement Systems for a free evaluation of the pumps. They can be reached at 631-581-0800.***

The current system is not connected to a battery backup and you are at risk for flooding should a power failure occur.

PLUMBING

Plumbing systems have common components but they are not uniform and can vary from municipality to municipality so if you have any concerns regarding plumbing or gas lines we recommend you call the local inspector or code enforcement officer. In addition to fixtures, these components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test, pressure regulators, pressure relief valves, and water heating devices. The best and most dependable water pipes are copper because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water. A water softener will remove most of these

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minerals, but once they have become bonded within the pipes, there would be no remedy other than a copper re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not.

In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which comes factory pre-set between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Waste pipes are equally varied and are comprised of older ones such as clay, cast iron, and PVC pipe. Typically the condition of these pipes is directly related to their age and degree of pitch.

Regarding the Municipal Sewer & Water

The domestic potable water supply is provided by a municipal water system. The incoming pressure was tested and found to be within acceptable standards at the time of the inspection at 60+ PSI @ 5 GPM.

Water was run at all accessible plumbing fixtures at the time of the inspection. The kitchen sink, first floor bathroom sink near the laundry room and hallway bathroom on the first floor all had slow drains. We do not find a p trap under the kitchen sink and recommend that you insure one exists.

No other indications of backing up was noted. Invasive inspecting can be performed by qualified plumbing and/or drainage contractors using a camera if such information is desired.

In connection with the waste disposal system we find the basement waste ejector pump to have an open rusted cover and a leak. Repairs are needed at this time to the waste lift pump.

Please remember that no diggings or excavations were made as a part of this inspection and that we make no comments on the exterior underground lines, or any in the building that are concealed by walls, floors, or ceilings.

Let's talk about septic tanks. This building is not connected to a municipal sewer, but has a septic tank and leaching field. This means that the septic tank digests (or attempts to) what is put in it. Therefore, a good rule is that if it did not go into your mouth, don't flush it away. Also no garbage disposals should be connected to the septic system.

Maintenance will consist of feeding chemicals to the septic system monthly by pouring some down

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the toilet, and probably having the system pumped out every one to two years depending on usage. This inspection did not include exposing or testing the septic tank.

The only true test of a septic system is to excavate, remove the cover, and service the system. If the seller has not performed this service within the past 24 months we recommend you have it done now. We have total confidence in Citywide Sewer and Drain Service, 800 310-2564

As part of our inspection we introduced dye into the septic system and flowed water into the system for the majority of the time we were conducting the inspection. After we stopped flowing water we examined the exterior for any signs of this dye, but none were evident. This is the extent of the testing done on the septic system as part of this inspection, and it should not be considered as thorough or reliable an inspection as the one we recommended previously.

Plumbing for the domestic hot and cold water systems consists of copper tube construction. Random testing with a magnetic probe revealed no galvanized plumbing in the domestic water supply. Interior water flow was tested at most points of discharge and it was found to be satisfactory.

Any plain rubber washing machine hoses should immediately be changed to metal clad hoses, a very cost effective and simple safety measure. Any plastic water lines feeding icemakers for refrigerators or similar objects should be changed to copper lines as well.

Some of the water valves were found to be in need of re-packing, and this is a standard maintenance item often overlooked until there is an emergency. It is important that this inexpensive maintenance be performed periodically.

One device often sold is water filtration in the building and it often causes more of a problem than a cure since it does not receive appropriate monitoring and service. We do not recommend you install nor maintain these filters under the theory of "out of sight out of mind". Only use water filters that can be seen at the point of use or monitored with the assistance of remote indicators. This will insure that the filters are changed in a timely manner. You would find it hard to believe what we have found in water filters that have not been changed in a timely manner.

GENERAL COMMENT In most all buildings the cut-off and emergency valves for the fixtures and plumbing lines are original. If the valves are ever needed in an emergency they may be difficult to operate. The valves may also leak after usage. All such valves should be freed and repacked as necessary. Most plumbers would charge in the area of \$150.00 to service the valves as recommended herein.

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ASBESTOS

Due to the reported date of construction we do not suspect that there would be any asbestos containing building materials. The scope of this inspection and report is such that no samples were collected to determine the presence of asbestos in the building. If you wish a full NYS Asbestos Inspection can be performed at the site to determine if Asbestos is present in the building. The costs for this inspection are noted above.

COMBINED CENTRAL AIR / HEATING SYSTEMS

The air conditioning system has been combined with the heating system and while the air conditioning portion of the system was found to be functional at the time of the inspection we do caution that the system will be less efficient than one where the cooled air is fed into the rooms at ceiling height.

We do not attempt to determine the tonnage or dismantle any portion of the central air conditioning system (s), and we do not evaluate the following concealed components: the heat exchanger, fire box, electronic air cleaners, humidifiers, and in line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by air filters not being changed regularly, which will contaminate components within the systems. *The best filters using modern technology, in our opinion, are made by 3M and are known as Filtrete filters.*

This house has ducts to supply treated air to the various rooms. We recommend that you check with the seller, and if the ducts have not been cleaned in the past three years that you make arrangements to have them cleaned as soon after closing as is practical. This is an inexpensive process and clean ducts are a cost effective way of reducing allergens in homes.

Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance.

In the majority of the home the heating for the building is provided by oil fired furnaces that are combined with the AC system. There is supplemental electric baseboard heat in the basement and some of the other portions of the house. ***We recommend that your oil company replace***

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the current oil supply lines with metal jacketed hoses.

Because the system was in cooling mold at the time of the inspection it was not feasible to test the heating portion of the system. Please realize that it is not uncommon for structures of various ages, both new and old, to have unheated or inadequately heated living spaces. This however, cannot be determined during the time frame of a home inspection. It is during the coldest winter nights, or the hottest summer days, when the adequacy of a heating or cooling system and/or distribution lines or ducts will be determined.

We recommend that you call in a heating contractor to perform an efficiency test. If a service contract exists on the heating plant it may only take a short telephone call to make these arrangements. This will help indicate what must be done internally to upgrade the system and help determine if there are any internal blockages in the flue, heat exchanger, or furnace. Internal blockages can result in deadly carbon monoxide being released into the building.

GENERAL COMMENT As a means of creating some buyer protection we always recommend strongly that the heating system should have a complete cleaning and safety check prior to closing, and the company performing same should be willing to give you, as the new owner, a service contract on the system just tested.

We also strongly recommend that you maintain this contract for a minimum of one year after purchase to protect yourself against hidden defects, regardless of the fact that the system was tested and cleaned prior to purchase. Most oil companies will not charge for this contract if you agree to purchase oil from them for a minimum amount of time.

There is no natural gas supply for this building. To determine if one can be brought in you should contact National Grid. ***There is a buried propane tank on the property for the pool heater and the kitchen range. Please have the propane supplier perform a safety inspection on all propane line for the tank, pool heater and kitchen appliances as a means of creating some buyer protection.***

In addition we always recommend strongly that the heating system should have a complete cleaning and safety check prior to closing. In this case the service needed can be requested from a licensed plumber. It should then be performed thereafter on an annual basis.

This inspection does not include checking for blockages in the furnace, flue, chimney, or ancillary parts, nor does it test to see if the furnace is adjusted properly. If the furnace is improperly adjusted or if a blockage exists toxic gases may be entering the building – and even a new furnace can have this problem.

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In addition to following the general recommendations in this report regarding your heating system there are other things that can be done to make your building more efficient and comfortable.

- **Make sure that there is a fresh air supply directly from the outside so that air you already paid to heat is not used as combustion air.**
- Make sure that your heating system is cleaned annually – the best time is during the summer when the heating companies are not overloaded with service calls.
- Make sure that there is a heating blanket on any stand-alone hot water heaters.
- Install and use set-back thermostats, but only set them back one degree for each hour you will be away, not to exceed 8 degrees.
- Vacuum all grills, baseboards and convectors. Do not block them with furniture.
- Stop all water leaks; one drop per second will use 2,400 gallons of water per year.
- Maintain your doors and windows so that they seal properly.
- Shop prices and service contracts from your heating supplier, both gas and oil.

HUMIDIFICATION

Humidification for the building is provided by in-line units combined with the basement HVAC system. Due to the basic physical nature of all humidification systems they are prone to need constant maintenance and periodic replacement since they are required to work in high humidity, high temperatures, develop mineral deposits, and they sit dormant for half of the year.

Please obtain the manual on this system and provide the needed maintenance if you expect it to reach it's rated life.

OIL TANK

The property you are contemplating purchasing has an in-ground oil storage tank. With the advent of recent environmental rules the cost of removal or replacement of this type of tank should it be leaking is almost catastrophic. We therefore are advising you to stop using the in ground tank as soon as possible in accord with the recommendations of The American Oil Heat Institute. The great majority of tanks is only guaranteed by the manufacturer for one year and can fail in just a few years under the right conditions. We do not recommend tank pressure testing nor tank removal from the ground, we do recommend legal abandonment in place. By law any in-ground tank or total of tanks greater than 1080 gallons must be removed.

We doubt it, but please realize that there may be one or more abandoned oil tanks on the property, but that they have been concealed and that we would have no way to determine their existence. Ask the seller if they ever abandoned, or know of, an abandoned oil tank or tanks on the property. Section 3404.2.13 of the New York State Fire Code requires that all abandoned oil tanks (more than 90 days) be either removed or cleaned in place, have all plumbing removed, and

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the interior of the tank filled with concrete.

WATER HEATER

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many of them eventually leak. So it is always wise to have them installed over a drain pan, and preferably plumbed to the exterior. Also, they can be dangerous if they are not secured properly, equipped with a pressure relief valve, properly installed flue, a Watts 210 gas shut-off valve or if there is storage in close proximity.

Domestic hot water is provided by a separate, oil fired, 68-gallon water heating system that should be adequate for the needs of the building as designed. **The TPR valve needs to be piped within 6 inches from the ground.** The remaining plumbing connections were found to be properly made, and there was no indication of rust on the jacket of the unit, nor rust in the discharged water we viewed while testing for water flow and pressure.

DOMESTIC HOT WATER TEMPERATURE

We recommend a discharge temperature of 115 degrees to 120 degrees for this heating plant. The water will be adequate for your needs but not so hot as to burn a child or adult accidentally if the hot water only is turned on. Burns are the third most serious cause of injury to children after trauma and drowning so please make sure to monitor your water temperature.

CLOTHES DRYER VENT

I am concerned about the safety of dryers in residential homes because of my many years as a firefighter and the fact that nationally there are reports of 15,500 fires associated with clothes dryers annually, some leading to death and injury. The new N.Y.S. building code now calls for dryer vents to be rigid, smooth interior lined pipe, not the flex duct - either metallic or plastic used in most homes. ***We highly recommend you upgrade the dryer vent in the home to meet this new safety standard.*** This is a project you can attempt yourself or you could call a private contractor such as Dryer Vent Wizard, 866-498-SAFE, a contractor specializing in this work.

BATHROOMS

Please be aware that we do not comment on cosmetic deficiencies, and that our service does not include an evaluation of window treatments, steam showers, Jacuzzis, and saunas, nor do we leak-test shower pans.

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Several of the bathroom sinks drain very slowly and water did not flow at all sinks.

GENERAL COMMENT: Please keep in mind that leakage is often undetectable, even a short time before leakage becomes serious. This means that leakage from water pipes, drain lines, bathroom fixtures, shower pans, tile, hot water heaters, boilers, oil tanks, etc, can occur at any time without warning. While there is no way to assure you that problems will not begin after closing we strongly recommend that a pre-closing inspection look for such leakage.

TILE

No defects were noted with the tile other than typical minor maintenance needs. We find no evidence of any active water stains located below any of the areas that would contain plumbing for either bathroom or kitchen appliances.

KITCHENS

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot water heaters, water purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self cleaning capacity of ovens, and concealed or counter top lighting, which is convenient but often installed after the initial construction and powered by ungrounded conduit or extension cords.

Please see the above referenced pictures with regard to the kitchen electrics and the lack of under the sink p traps.

INSULATION

We recommend that you go through one heating season prior to considering any additional insulation. It is our opinion based on the visual inspection that any additional insulation at this time would not be cost effective. Thermal imaging scans of the home are available from our firm on request for an additional fee.

INTERNAL HEATING LINES

There are no exposed heating pipes to insulate. They are either under the floor or the lines go into the walls to feed the upper level.

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ELECTRICAL

There are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Most electrical systems in buildings are protected under “Grand Father” clauses so items that are illegal today may legally exist in a building you are purchasing. We do not perform load calculations to determine if the supply meets the demand of the occupants and appliances.

Make every attempt to have the seller supply you with the current Underwriters Certificate, or equal, for the wiring in the structure. The electrician would have issued this certificate when the work was done and it will help assure you that the work was done properly inside walls, outlets, and other hidden areas, which were inaccessible and therefore not observed during the inspection. Unless such a certificate exists for all existing wiring you cannot assume that the building is in compliance with applicable codes.

If one does not exist we are recommending that you formally request such a current certificate as a term of sale. There are several organizations that can inspect the property and provide this type of certificate or its equivalent. You may wish to contact one of these firms to have the electrical wiring within the building inspected. We have in the past recommended the Electrical Inspection Service Inc., 275 Dunton Ave, East Patchogue, NY 11772, 631-286-6642

The electrical distribution system is located in the basement. There are 2 main cabinets and each is labeled with a rating of 200 amps 230 volts which should be adequate for the building with the current appliance load. Common safety standards require that an electrical panel should be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front for service. Also, it should have a main breaker and each circuit within the panel should be clearly labeled.

The panel cover was removed and checked for type of wiring used, proper overload protection and evidence of water within the box. No problems were found as a result of this internal inspection.

As pictured above, the basement GFCI fails our safety inspection. The wiring outside the home should be carefully inspected to ensure GFCI protection on all outside lighting and receptacles. ***We do recommend Ground Fault Circuit Interrupter (GFCI) outlets in all areas where the outlets are next to sinks, other water, or outlets exterior to the building.***

Our remaining random test of outlets indicated no problems. We caution that not all outlets, switches, or lighting fixtures were tested.

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Please keep in mind that if too many appliances are plugged into even a properly wired branch circuit that an overload condition will be created. If this is the case an additional circuit should be installed to correct the condition. In addition, all exterior outlets, and outlets in bathrooms and around kitchen sinks, etc. should be protected with ground fault interruption devices.

WINDOWS

The randomly inspected windows in the building were found to be in satisfactory condition. Please keep in mind that as a part of this inspection we are not allowed to make holes in window frames, sills, etc. and that there may be underlying dry rot existing that is covered with paint or other finishes. Only the placing of holes in these surfaces would allow us to determine this condition since it is often not visible to the naked eye.

FLOORS

You may wish to request that the floors under the carpeting be examined prior to closing to determine the nature and condition of the floors beneath the carpeting or other floor covering. We do not lift wall-to-wall carpeting during our inspection, nor do we roll back rugs.

After the floor coverings are rolled back, look for the type of wood used and also check to see whether the flooring has been damaged by past animal droppings, termite infestation, or other causes.

APPLIANCES

The appliances in the building were not inspected as a part of this report. As we told you previously, either the day before, or the morning of, the closing you should inspect the building. During this inspection all appliances should be tested to verify that they are in working order, since the condition may have changed since the date of our original inspection. In addition, any other items such as sprinklers, pump motors, HVAC units that may not have been testable should now be tested prior to closing. If you wish you can arrange for this firm to conduct a pre-closing inspection to verify the condition of the building and appliances.

ALARM SYSTEM

In order for the Police or Fire Department to provide a rapid response to your home they need to be able to read your home address. Keeping the home address visible from the street is recommended for safety reasons because the house can be readily identified in emergency conditions.

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Recently enacted New York State laws adopted by most local authorities requires smoke detectors to be located in each area (or level) where people sleep. If the detectors are battery operated they need to be checked frequently and have the batteries replaced once each year.

Since it is not practical to test the operation of smoke detectors that may be present at the time of the inspection, please test existing, or install proper UL approved units at the time you move in. Since even good cooking is the controlled burning of food do not install these units near the kitchen, or where steam from a hot shower can come in contact with them causing a false alarm. We also recommend one carbon monoxide detector in the basement, and one additional unit in the vicinity of any other area in the building where there is open flame, except for the kitchen. Attached or enclosed garages should have these devices on the building side of the common wall with the garage.

Smoke detectors and carbon monoxide detectors save lives. Use and maintain them.

CARBON MONOXIDE DETECTOR

GENERAL COMMENT: I have been a firefighter for over 15 years, and in that capacity had to remove three deceased from buildings due to carbon monoxide poisoning. I tell you this to make a serious point, smoke detectors and carbon monoxide detectors save lives. Use and maintain them.

BURGLAR ALARM SYSTEM

Request that the burglar alarm be demonstrated to your satisfaction. If necessary, request that the owners have their alarm company demonstrate the alarm to you, and that they supply you with written instructions on it's use.

Have the alarm company provide you with the security access programming code. Without this code the alarm cannot be re-programmed if you change alarm companies.

Almost all residential burglar and fire alarm systems connected to central station monitoring require alarm permits, and there are fines if none exist and the alarm activates. Please discuss the permit requirements with the alarm company you choose.

FIREPLACE

The fireplace was inspected and it was found to be constructed in the normal format with an operating damper. We do caution you, however, that no fire was lit to test the draft.

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GENERAL INTERIOR CONDITION

In accordance with industry standards, our inspection of the living space includes the visually accessible areas of walls, floors, cabinets, closets, and includes the testing of a representative number of window and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired.

Such cracks can become the subject of disputes, and are therefore best evaluated by geologist or structural engineer. Similarly, there are a number of environmental pollutants that can be contaminate a building, such as asbestos, carbon monoxide, radon, and a variety of molds and the fungi that require specialized test equipment, which is beyond the scope of this limited building inspection.

There are also lesser contaminants, such as musty odors. They are typically caused by moisture penetrating slabs that are concealed by carpets, padding, or those caused by pets. Inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

The general interior condition of the building is good. Painting and normal restoration should correct the defects noted at the time of the inspection.

JUST A WORD OF WARNING

Beware of the pitfall of all new owners, the “WALLYA’S” also known as “while you are here we might as well - - - “

Along with the Wallya’s comes the use of contractors. If you are becoming involved with a renovation or addition we will be glad, at no charge, to initially review proposals received. Please cut the names of the contractors off of the proposals, label them a, b, c, etc. and send them by regular mail.

You should also spend some time researching prospective contractors. You can do this by calling the local Office of Consumer Affairs. Consider checking into more than one county since complaints may exist in one area but not another.

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New York City Department of Consumer Affairs (212) 487- 4444

Nassau County (516) 571- 2600

Suffolk County (631) 853- 4600

ITEMS NOT INSPECTED

1. The testing of telephones and telephone lines are not within the scope of this inspection.
2. The testing of cable TV lines are not within the scope of this inspection.
3. The testing of specialized computer lines and connections are not within the scope of this inspection.
4. The testing of computerized house controls are not within the scope of this inspection *so make sure that the seller provides you with all manuals and the name of the company that has serviced these systems.*
5. The testing of intercom systems and interfaces are not within the scope of this inspection.

AFTER READING THIS REPORT

After you have read this report you will probably have questions on its content. This is normal and we welcome the opportunity to answer any questions that you may have.

Prior to calling, mark down all the questions that you have. We will have the inspector who checked the dwelling contact you, normally that evening if possible. He will have a copy of the inspection in his possession at the time of the call and he will be glad to discuss any of the items you are not sure about. This is part of the service you contracted for, so do not hesitate to call. If, after the first call you have additional questions feel free to call back. This is a major purchase on your part and we are glad to assist you at any time.

Have the seller provide you with a list of all contractors that serviced the building, and have them indicate which were good and which you should be careful of.

CONCLUSION

THIS REPORT IS NOT A WARRANTY

THE SERVICES PERFORMED, THE AGREEMENT, AND THE REPORT DO NOT CONSTITUTE A HOME WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND; NOR DO

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THEY SUBSTITUTUE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW. THERE ARE NO WARRANTIES MADE AGAINST ROOF LEAKS, WET BASEMENTS, OR MECHANICAL BREAKDOWNS. THE REPORT IS NOT A LISTING OF REPAIRS THAT NEED TO BE MADE. THEREFORE, YOU AGREE NOT TO HOLD US REPOSNSIBLE FOR FUTURE FAILURE AND REPAIR, OR FOR THE NON-DISCOVERY OF ANY PATENT OR LATENT DEFECTS IN MATERIAL, WORKMANSHIP, OR OTHER CONDITIONS OF THE PROPERTY WHICH MAY OCCUR OR BECOME EVIDENT AFTER THE DATE THE SERVICES WERE PERFORMED; NOR FOR ANY ALLEDGED NON-DISCLUSURE OF CONDITIONS THAT ARE THE EXPRESS RESPONSIBILITY OF THE SELLER OF THE PROPERTY. YOU AGREE TO ASSUME ALL THE RISKS FOR CONDITIONS WHICH ARE CONCEALED FROM VIEW OR INACCESSIBLE TO US AT THE TIME THAT THE SERVICES WERE PERFORMED.

We furnish the foregoing report at your request in strict confidence as your agent and employee for your exclusive use as an aid in determining the physical condition of the subject premises. This report is intended to cover only such portions of the premises and the equipment therein as may be examined visually. We warn you that although such premises and /or equipment may be in good working order at the time of the inspection, that this condition may change thereafter.

This is the reason we stress you personally inspect the building, contents, and appliances either the day before, or the morning of closing. If there are contract stipulations requiring the seller to make repairs, or you are uncomfortable doing this inspection on you own, you may wish to have us accompany you on this pre-closing inspection.

Professional Building Inspectors reserves the right to amend this report in a timely manner, not to exceed two working days from the date of mailing, should a review by our staff find an item missing or needing clarification.

If the above limits of liability are unacceptable, then you as the client must notify Professional Building Inspectors in writing by certified mail, within seven days from the date of receipt of this report and return all outstanding copies at the same time.

Notification and return of the report and all outstanding signed copies constitute non-acceptance of the report, and by such non-acceptance the client, the clients heirs, executors, administrators, successors, and assigns, hereby, now and forever release and hold harmless Professional Building Inspectors, successors, its officers, agents, employees, and subcontractors from all actions, causes of action suits, debt, dues, sums of money, accounts, reckoning, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extant, executions, claims and demands whatsoever, in law, admiralty, or equity.

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Following notification and return of the report and verification of any defect, the client will be forwarded a check in the amount of 15% of the report fee as consideration for the above release provided that the client has already paid for the report. The 85% retained by Professional Building Inspectors represents fair compensation for the work involved in preparing the returned report, the time involved in the inspection itself, travel to and from the inspection site, knowledge gained by the client by virtue of reading the report or part thereof, the arrangements which had to be made, and general overhead. If the client has not already paid for the report then the fee for the inspection will be reduced by 20% as consideration for the above release.

Furthermore, this report is not to be used as a basis for determining the value of such premises or whether it is or is not to be purchased. This report is not to be construed as a guaranty or warranty of the premises, or of the equipment therein, or of their fitness for use. Acceptance of and payment for this report shall be deemed acceptance and understanding of the terms and conditions set forth within, and of the practical limitations of this type of visual inspection.

We wish you the best of luck in this contemplated purchase and again suggest that if **you have any questions whatsoever on either our verbal report, or this written report, that you do not hesitate to contact our office.**

Sincerely yours,
Scott Gressin

*Certified Indoor Environmental Consultant # 0705065
NYS Home Inspector License #16000028893
Certified EIFS Inspector #785806
Certified Infrared Thermographer #32227
NYS EPA Asbestos Inspector #07-07380
EPA Lead Based Paint Risk Assessor # LII-7355*