



Casa Building Inspections LLC

(607) 721-8825 Fax (607) 721-8824



Client: Gary Ray

Schedule Date: 11/9/2008

Report #: 505 Liberty Ave, Endicott

Client Address:

Subject Property:

505 Liberty Ave

Endicott, N.Y. 13760

KEY TO THE INSPECTION REPORT

Report # : 505 Liberty Ave, Endicott

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

SIGNIFICANTLY DEFICIENT SYSTEMS OR COMPONENTS will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED.

NOTICE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety hazard - correction is needed.
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE.
If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection: Client Buyer's Agent Seller's Agent Seller Other:

INSPECTOR : Robert Crissell

Inspection Date: 11/9/2008

Start Time: 9:45

Completion Time 11:45

The weather condition at the time of inspection was:

Cloudy; [Temp] Approximate temperature is 55 degrees.

Property Information:

The subject property inspected was a (an): Single Family

of units: 3

Approximate age of building:

Approximate age of roof: [age] 11 - 15 yrs yrs. stated by Inspector's observation.

Additions / Alterations to:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

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01. Driveway

Appears Serviceable

[X] Material:Asphalt [] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Not fully visible [] Eroded asphalt *
 [] Maintenance / sealant needed * [] Evidence of poor drainage * [X] Common cracks * [] Major cracks *
 [] Surface raised * [] Surface settled * [] Trip hazards (5)

Comments: No additional comments.**02. Sidewalks**

Appears Serviceable

[X] Materials:Concrete [] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Not fully visible * [X] Common cracks * [] Major cracks *
 [] Surface raised * [] Surface settled * [] Trip hazards (5) [] Poor drainage / improper slope *

Comments: No additional comments.**03. Retaining Walls**

N/A

[] Location(s): [] Material:

[] Deterioration / damage [] Near end of lifespan [] Not functional [] Not fully visible * [] Common cracks *
 [] Major cracks (1) [] Moisture penetration * [] No drainage openings *

04. Patio

Appears Serviceable

[X] Location(s):Rear [X] Material:Concrete

[] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [X] Not fully visible *
 [X] Common cracks * [] Major cracks (1) [] Surface raised * [] Surface settled * [] Trip hazards (5)
 [] Evidence of poor drainage *

Comments: No additional comments.**05. Patio Cover**

Appears Serviceable

[X] Location(s):Rear [] Open design

[X] Covered roof (see Roof page) [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [X] Not fully visible * [] Lacks proper attachment (2) [] Unsecure attachment (2) [] Earth contact (3)
 [] Moisture damage (2) (3) [] Unable to determine active leakage

Comments: No additional comments.**06. Decks/Porch**

Repairs Recommended

[X] Location(s):Front [X] Material:Wood, Concrete

[X] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [X] Not fully visible
 [] Common cracks * [] Major cracks (2) [] Deck on grade - framing not visible [] Deck appears unsound (1) (2)
 [] Flashing not visible / improper (2) [] Lacks proper support (2) [] Settled away from structure *
 [] Uneven steps / trip hazard (2) (4) [] Unable to determine active leakage * [] Evidence of poor drainage *
 [] Boards / fasteners loose * (5) [] Surface uneven (2) (5) [] Trip hazard (2) (4) [] Railing:

Comments: The front wooden section of the front porch has some deteriorated wood from wood destroying insects/termite. Recommend further inspection from a qualified exterminator.(2)(3)**07. Fences & Gates**

N/A

--- End of Category GROUNDS ---

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08. Exterior Stairs

Appears Serviceable

[X] Material:Stone [X] Location:Front

[] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [X] Not fully visible
 [] Moisture stains / damage (2) [] Earth contact * (3) [] Uneven rise / run (2) (4) [] Improper / no landing (2) (4)
 [] Railing:

Comments: No additional comments.**09. Exterior Walls**

Appears Serviceable

[X] Structure:Wood Frame

[X] Wall Covering: Metal Siding, Veneer [] Deterioration / Damage [] Near end of lifespan (2) [] Not functional (2)
 [X] Not fully visible [X] Common cracks * [] Major cracks (1) [] Cracks / openings need repairs (2)
 [] Soil contact * (3) [] Moisture stains / damage (2) (3) [] Damaged / cracked: [] Nailing defects *

Comments: No additional comments.*Notice: Wall insulation type and value is not verified* UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead testing is not performed****10. Trim**

Repairs Recommended

[X] Material: Metal, Wood [] Deterioration / damage (2)

[] Near end of lifespan (2) [] Not functional (2) [X] Not fully visible * [] Moisture stains / damage at: (2) (3)+
 [X] Caulking / paint / finish needed * [] Flashing / trim damaged at:

Comments: Deteriorated wood at window sill, cellar window. (2) (3)**11. Chimney(s)**

Appears Serviceable

[X] Location: Family Room, center [X] Material: Brick

[] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [X] Not fully visible
 [] Chimney / brick / mortar: [] Flashing is improper / not visible (2) [] Spark screen: [] Raincap recommended *
 [] Cracks and separations noted (2) [] Unlined flue (2) (4) [] Cracks in chimney cap (2) [] Ash dump door is:

Comments: No additional comments.*Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.****12. Sprinklers**

N/A

[] Not inspected * [] Automatic timers not tested *

[] Control box located at: [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Not fully visible [] Valve / head / line not functioning * [] Anti-siphon valve(s) needed *
 [] Adjust spray away from: [] Areas of inadequate coverage *

*Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.****13. Hose Faucets**

N/A

[X] Not inspected * [X] Frost Type: No *

[X] Winterized - not tested * [] Anti-siphon valves: [] Deterioration / Damage (2) [] Near end of lifespan (2)
 [] Not functional (2) [] Inoperative (2) [] Corroded * [] Leaking (2) [] Missing / broken handles *

14. Gutters & Downspouts

Repairs Recommended

[X] Full [] Partial [] None Installed

[] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible
 [] Drains blocked [] Debris filled [] Gutter system rusted * [] Gutter system leaks (2)
 [] Direct discharge away from building * [] Not draining properly * [] No secondary drain(s) on roof (2)

Comments: Recommend gutter downspout terminations be routed away from the building. **Notice: Gutters and subsurface drains are not water tested for leakage or blockage. * Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.**

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15. Grading

Appears Serviceable

 Level Site Slope:

- Improper soil sloped towards foundation * Soil / pavement high at foundation *
 Recommend soil slope away from structure. * Earth to wood contact * (3) Foliage touches structure *
 Tree planted close to structure * Overgrown landscape * Signs of poor drainage / erosion *
 Surface drains visible - not inspected *

Comments: No additional comments.

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16. Slab-on-Grade

N/A

 Foundation and Floor - Concrete

- Crawlspace & Ventilation - N/A Damage / Deterioration (2) (1) Perimeter visibility:
 Slab not visible due to floor coverings No readily visible problems Common cracks * Major cracks (1)
 Uneven areas of flooring (1) Unusual cracks on walls (1) Unusual cracks at slab perimeter (1)

Notice: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection. *

17. Raised Foundation

N/A

 Foundation: Columns:

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) (1) Common cracks *
 Major cracks (1) Evidence of foundation movement (2) (1) Exposed footings (2)
 Crumbling / spalling concrete (2) Deteriorated mortar (2) Engineering recommended (1)

17a. Crawlspace

N/A

 Crawlspace inspection: Access cover:

- Deterioration / Damage (2) Ventilation appears serviceable Vents blocked * Vents needed (2)
 Vent screens damaged * No moisture present Moisture stains / moderate moisture * Excessive moisture (2)
 Evidence of flooding (2) (3) Debris in crawlspace * (3) Insulation type: Insulation condition:

17b. Floor Structure

Repairs Recommended

 Floor Construction: Conventional wood framing

- Deterioration / Damage (2) (3) Near end of lifespan (2) Not functional (2) Sagging / overspanning (2)
 Improperly cut / overnotched (2) Missing/improperly installed fasteners (2) Poor bearing (2)
 Anchor bolts: Lateral bracing: Earth to wood contact (2) (3)

Comments: Probing where deterioration is suspected revealed deteriorated wood from termite damage (2) (3). Unable to determine if there is active termites.

18. Base. Foundation

Appears Serviceable

 Foundation: stone, concrete Columns: wood, steel

- Basement floor: concrete Deterioration / Damage (2) Near end of lifespan (2) Not fully visible *
 Common cracks * Major cracks (1) Not functional (2) (1) Evidence of foundation movement (1)
 Foundation is bowed/bulging (1) (2)

Comments: No additional comments.

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18a. Basement

Appears Serviceable

[X] Basement inspection: Entered [] Basement is:

[X] Basement stairs appear serviceable [] Basement stairs are: [] Moisture stains / moderate moisture (2) (3)
 [] Excessive moisture (2) [] Insulation type: [] Insulation installation: [] Evidence of flooding (2) (3)
 [] Sump pump:

Comments: No additional comments.

18b. Floor Structure

N/A

[] Floor Construction: [] Wood Frame:

[] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Sagging / over spanned (2)
 [] Improperly cut / over notched (2) [] Missing/improperly installed fasteners (2) [] Poor bearing (2)
 [] Anchor bolts: [] Floor appears serviceable [] Floor damaged / deteriorated (2) (1)
 [] Moisture / water present (2)

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances* No engineering is performed during this inspection.*

--- End of Category FOUNDATION ---

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19. Shingle / Shake

Appears Serviceable

[X] Location:Main [X] Roof style:Gable

[X] Roof covering is:asphalt shingles [X] Roof inspected by:walking roof, viewing from eaves [X] Number of layers:1
 [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible *
 [X] Typical maintenance recommended (2) [] Weathering / aging * [] Burnt through (2) [] Membrane is:
 [] Cracking (2) [] Insufficient pitch (2) [] Moss covered * [] Roof materials appear to be improperly installed. (2)
 [] Fasteners are: [] Evidence of prior patching and repairs (2)

Comments: No additional comments.

20. Tile Roof

N/A

[] Location: [] Roof style: [] Roof covering is:

[] Roof inspected by: [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Not fully visible * [] Typical maintenance recommended (2) [] Fasteners are: [] Membrane is:
 [] Insufficient pitch (2) [] Roof appears to be improperly installed (2) [] Moss covered *
 [] Evidence of prior patching and repairs *

*Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. * Inspection is limited.**

21. Built-up / Low slope

Repairs Recommended

[X] Location:Patio [X] Roof style:Low slope

[X] Roof covering is:single ply [X] Roof inspected by:walking roof [] Deterioration / Damage (2)
 [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible * [X] Typical maintenance recommended (2)
 [] Roof fasteners are: [] Roof material appears to be improperly installed (2) [] Blistering (2) [] Cracking (2)
 [] Alligatoring (2) [] Open seams (2) [] Evidence of poor drainage (2) [] Bare areas exposed to sun (2)
 [] No / improper secondary drains (2)

Comments: Typical maintenance is recommended to the flat roof. This usually consist of covering all exposed areas with additional aggregate material, repairing any open seams, repairing all /any cracks in the flashing and roofing material, and periodic inspections.

21b. Roof Notes

N/A

*Notice: The report is an opinion of the general quality and condition of the roof. * The inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.**

22. Exposed Flashings

Appears Serviceable

[] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Not fully visible * [] Separations / improper installation at:
 [X] Vent caps appear serviceable [] Vents caps are: [] Improper flashing at: [] No visible flashing at:
 [] Skylights appear serviceable [] Skylights are:

Comments: No additional comments.

*Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection. * Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed.**

--- End of Category ROOF ---

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23. Main Line

Appears Serviceable

[X] Material:Cast iron [X] Size:3/4 in. [] Pressure:

- [] Above 80 PSI - adjust, repair, install regulator (2) [] Deterioration / Damage (2) [] Near end of lifespan (2)
 [] Not Functional (2) [X] Main valve location:Basement [] Valve operational [] Valve not tested [] Valve handle is:
 [] Copper not protected from concrete * [] Water softener installed - water condition/quality not tested *
 [] Leaks at water softener (2) (3)

Comments: No additional comments.**24. Supply Lines**

Appears Serviceable

[X] Material:Copper [] Deterioration / Damage (2)

- [] Near end of lifespan (2) [] Not functional (2) [X] Not fully visible [X] Corrosion is:minor * [] Leaking at:
 [] Flow restriction is: [] Noise in pipes (2) [] Pipes lack proper support at: [] Cross connection at:
 [] Evidence of prior repairs at: [] Improper materials at: [] Exposed lines insulated:
 [] Copper and galvanized pipe contact at:

Comments: No additional comments.

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection.*
 Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.*

25. Waste Lines

Appears Serviceable

[X] Material:Cast iron, Copper

- [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [X] Not fully visible
 [] Corrosion is: [] Leaking at: [] Pipes lack proper support at: [] Insufficient fall for adequate drainage (2)
 [] Open waste line (2) (4) [] Improper materials at: [] Evidence of prior repairs at:

Comments: No additional comments.

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some 'ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.**

26. Fuel System

Repairs Recommended

[X] Shutoff valve location:Right side

- [X] Fuel type is:natural gas [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Not fully visible [X] Pipes not corrosion proofed (2) [] Corrosion is: [] Pipes lack proper support at:
 [] Improper materials at: [] Pipe is not 6" above ground (2) [] Improper union in crawlspace (2)

Comments: The fuel lines were not corrosion-proofed. (2)

*Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.**

27. Water Heater(s)

Appears Serviceable

[X] Location:Basement [X] Type:Conventional Natural Gas

- [X] Capacity:40 gal. [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Pilot / system off, could not inspect. * [] Rust flakes in burner chamber * [] Burner flame appears improper (2)
 [] Heater leaks (2) [] Water shut off installed: [] Corrosion on pipes / valves *
 [] Heater in garage not properly elevated (2) (4) [] TPR valve installed: [] TPR discharge pipe properly installed:
 [] Vent flue piping: [] Insufficient clearance from combustibles (2) (5) [] Combustion air: [] Seismic straps:
 [] Thermal blanket: [] Missing catch pan with exterior drain (2) (5)
 [] Recommend protecting heater from physical damage * (5)

Comments: No additional comments.

*Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.**

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28. Description

Appears Serviceable

 Approximate input BTU's:120,000 Heating type:forced air unit, wall furnace Fuel type:natural gas Location:basementComments: No additional comments.

*Notice: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.**

29. Condition

Appears Serviceable

 Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Utilities off, could not inspect (2) Electronic ignition malfunctioned (2) Maintenance recommended (2)Comments: No additional comments.

*Notice: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.**

30. Venting

Appears Serviceable

 Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Not fully visible Lacks clearance from combustibles (2) (4) Improper materials (2) (4) Improper rise (2) (4) Soot on vent pipe (2) (4) Vent terminates near window / opening (2) (4) Defective:Comments: No additional comments.**31. Combustion Air**

Appears Serviceable

 Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Combustion air: Combustion and return air are too close or mixing (2) (4) Recommend sealing holes / gaps in platform * (4)Comments: No additional comments.**32. Burners**

Appears Serviceable

 Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Closed system not visible for inspection Unusual flame pattern (2) Rust flakes (2) (4) Soot / charring (2) Cracked refractory (2)Comments: No additional comments.

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.**

33. Distribution

Appears Serviceable

 Materials:Ducts with registers Near end of lifespan (2) Deterioration / Damage (2) Not functional (2) Not fully visible Ducts: Low air flow at: Damaged / missing registers * Insulation missing / damaged * Zone valve not operating (2) Circulation pump: Radiator:Comments: No additional comments.

Notice: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.**

--- End of Category HEATING ---

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34. Normal Controls

Appears Serviceable

 Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Unable to inspect - utilities off * Thermostat: appears serviceable Controls need repairs / replacement (2) Gauges need repair / replacement (2) Switch is missing / broken (2) Leaks at: Corrosion at: Expansion tank:Comments: No additional comments.*Notice: Thermostats are not checked for calibration or timed functions. * Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. ****35. Air Filters**

Appears Serviceable

 Condition: Appears serviceable Hold down missing *Comments: No additional comments.*Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. * Have these systems evaluated by a qualified individual. ****36. Heating Notes**

Appears Serviceable

 Recommend complete system evaluation (2) Unable to locate heat in all rooms (2) Suggest cleaning & servicing: Fuel leak (2) (4) System makes unusual noise (2) Undercut doors off carpet / floor * Temperature: Pressure: Condensate lines:Comments: No additional comments.*Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection. * Environmental risks, if any, are not included. * Notice: Asbestos materials have been commonly used in heating systems. * Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. ****37. Evaporative Cooler**

N/A

 Location: Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Unit makes unusual noise (2) Not level * Flashing missing / improper * Unit: Pads are deteriorated * Float not functional * Pump not functional * Leaking noted (2) No electrical disconnect at unit (2) Improper wiring (2)**38. Air Conditioning**

Repairs Recommended

 Location: Type: Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Air temp below 65 degrees Fahrenheit+ Condenser not level (2) Condenser coil: Temperature differential is incorrect (2)Comments: Unable to inspect operation due to temperature, operation of unit at temperatures below 65 degrees Fahrenheit could damage the system. Recommend system be inspected when temperature permits, ideally prior to the the end of the contingency period.*Notice: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.***38a. Power**

Appears Serviceable

 Power: 240 V / 120 V Electrical disconnect present Refrigerant charge (not inspected) Electrical disconnect not present (2) Grounding inproper / not provided (2) Electrical conduit: Heat pump auxillary heat not functional (2)Comments: No additional comments.

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38b. Condensate

Appears Serviceable

Condensate line:appears serviceable

Termination location:

Comments: No additional comments.

38c. Refrigerant Lines

Appears Serviceable

Refrigerant lines:

Insulation installed on lines Insulation: Ice on lines (2) Lines not fully visible Lines leak at:

Comments: No additional comments.

38d. Cooling Comments

N/A

--- End of Category HEAT2/COOL ---

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39. Service

Appears Serviceable

[X] Service Type:Overhead [X] Number of conductors:3

- [] Voltage: [X] Amps:60 [] Amps not determined [] Deterioration / Damage (2) [] Near end of lifespan (2)
 [] Not functional (2) [] No drip loop on service line (2) [] Damaged connections at: [] Frayed wires (2) (4)
 [] Improper splice(s) (2) [] Tap on main wires (2) [] Conductors too close to:
 [] Wires touch trees, contact utility company (2) (4) [] Main panel ground present
 [] Main panel ground loose / disconnected at: [] Main disconnect inspected at:
 [] More than six breakers with no main disconnect (2)

Comments: No additional comments.

40. Main Panel

Appears Serviceable

[X] Location:Basement

- [] Power off at main - no inspection performed. (2)+ [] Deterioration / Damage (2) [] Near end of lifespan (2)
 [] Not functional (2)

Comments: No additional comments.

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances.*

41. Conductors

Appears Serviceable

[X] Service wire type:Aluminum

[X] Branch wire type:Copper [X] Wiring method:Non-metallic sheathed cable

Comments: No additional comments.

42. Sub-panels

N/A

[] Location B: [] Location C: [] Location D:

- [] Locked, could not be inspected at: [] Inaccessible, could not be inspected at:

43. Panel Notes

Appears Serviceable

- [X] Overcurrent protection devices inspected - type:Breakers [] Deterioration / Damage (2) [] Near end of lifespan (2)
 [] Not functional (2) [] Improper wiring (2) (4) [] Breaker off - have reason verified (2)(4)
 [] Multiple wires connected to a single wire rated breaker (20 (4) [] Scorching (2) (4) [] Corrosion (2) (4)
 [] Overfusing (fuse/breaker too large for wire) at panel (2) (4) [] Neutral and ground wires connected (2) (4)+
 [] Direct tap (2) (4) [] Panel bond is not provided at panel (2) (4)+
 [] Antioxidant not visible on aluminum wire connections * [] Missing bushings / clamps (2) (4)
 [] Missing 240-volt handle ties at panel (2) (4) [] Breakers / fuses damaged (2) (4) [] Unprotected openings (2)
 [] Circuits are not labeled * (5)

Comments: No additional comments.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY:	(1) Recommend evaluation by a structural engineer/geo-technical engineer	(4) This item is a safety hazard - correction is needed
	(2) Recommended evaluation and repairs by a licensed contractor	(5) Upgrades are recommended for safety enhancement
	(3) Refer to qualified termite report for further information	* This item warrants attention/repair or monitoring

44. Wiring Notes

Repairs Recommended

- Representative sample of fixtures, switches and outlets appear serviceable. GFCI(s) responded to test at:
- Furnishings prevent testing of some outlets and switches. * Three-prong outlets did not test properly at: a few
- Reverse polarity at: Evidence of overheating at: Loose or damaged outlet / switch at:
- Missing / damaged cover plate at: Non-exterior rated box / cover at: Non-exterior rated wire at:
- Extension cord used as permanent wiring at: Improper wiring at: Exposed splices at:
- Junction box covers missing at: GFCI(s) recommended at: Doorbell: Fixture:

Comments: GFCI's recommended at Bathrooms, Exterior, Kitchen as a safety enhancement. (2) (5) Multiple ungrounded outlets throughout the structure.

--- End of Category ELECTRICAL ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

45. Entry Doors

Appears Serviceable

[] Deterioration / Damage *

[] Near end of lifespan * [] Not functional * [] Hardware operational: [] Damaged door jamb. *
 [] Weather stripping:

Comments: No additional comments.

46. Interior Doors

Repairs Recommended

[] Deterioration / Damage *

[] Near end of lifespan * [] Not functional * [X] Need adjustment at: Multiple Doors [] Door(s) rub at:
 [] Door won't latch at: [] Hardware operational: [] Hardware missing at: [] Hardware needs repair at:
 [] Several frames are not square - may indicate structural movement (1) (2)

Comments: Interior doors need adjustment at: Multiple Doors. *

47. Exterior Doors

N/A

[] Deterioration / Damage *

[] Near end of lifespan * [] Not functional * [] Door(s) need adjustment at: [] Door difficult to operate at:
 [] Tempered glass insignia visible at applicable locations [] Tempered glass insignia not visible at:
 [] Unable to determine if glass is tempered - further evaluation needed. (2) [] Latching hardware is operational
 [] Hardware not operational at: [] Sliding door tracks: [] Screen doors are:

48. Windows

Repairs Recommended

[X] Type: Multiple types [X] Material: Mixed

[] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Evidence of failed seals in dual-glazed windows. (2) [] Window difficult to operate at:
 [X] Window cracked at: a few locations [] Window broken at: [] Tempered glass insignia visible at applicable locations
 [] Tempered glass insignia not visible at: [] Caulking / glazing compound deteriorated *
 [] Security bars - non-openable type (see comments) (4) (5)+ [] Security bars - openable type (see comments) (5)+
 [] Screens are:

Comments: Cracked/broken glass at: a few locations. Broken sash cord noted at a few windows. *

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49. Interior Walls

Appears Serviceable

[] Drywall [X] Plaster [] Paneling [] Wallpaper

[] Other: [] Deterioration / Damage (2) [X] Common cracks * [] Major cracks (1) [] Nail pops * [] Stains at:
 [] Stains appear to be: [] Repairs needed at:
 [] Furnishings prevent full inspection-check carefully on your final walk-through
 [] Recommend evaluation by an engineer (1)

Comments: No additional comments.

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50. Ceilings

Appears Serviceable

[] Drywall [] Acoustic Spray [X] Plaster [] Wood

[] Open Beam [] Deterioration / Damage * [X] Common cracks * [] Major cracks (1) [] Nail pops* [] Stains at:
 [] Stains appear to be: [] Repairs needed at: [] Ceiling height low at: [] Recommend evaluation by an engineer (1)

Comments: No additional comments.

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:
- (1) Recommend evaluation by a structural engineer/geo-technical engineer
 - (2) Recommended evaluation and repairs by a licensed contractor
 - (3) Refer to qualified termite report for further information
 - (4) This item is a safety hazard - correction is needed
 - (5) Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

51. Floors

Repairs Recommended

Carpet Vinyl Wood Tile Other:

Deterioration / Damage (2) Uneven floor at: Trip hazard at: Floor is: Stains at:
 Stains appear to be: Cracked floor tile at:

Comments: A couple of the wooden floors appear to have damage from termites.(2)(3)

Notice: Determining odors or stains is not included! Floor covering damage/stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.**

--- End of Category INTERIOR ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

52. Fireplace(s) Repairs Recommended [X] Location:family room [X] Type:Masonry - lined

- [] Deterioration / Damaged (2) (4) [] Near end of lifespan (2) (5) [] Not functional (2) (4)
 [] Deteriorated mortar (2) [] Cracked / loose brick (2) [] Lacks clearance to combustibles (2) (5)
 [X] Gas piping:appears serviceable [] Gas valve: [] Damper: [] Damper clamp needed: [] Hearth extension:
 [] Doors / screens: [] Blower / fan operation:

Comments: Gas valve improperly located in the firebox. (2) (4)

*Notice: Recommend installing safety spacer or damper when gas logs are present. * Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation. **

53. Interior Features N/A [] Intercom installed but not inspected

- [] Central vacuum installed but not inspected [] Security system installed but not inspected

53a. Ceiling Fans Appears Serviceable [] Not operational (2) [] Vibrates / wobbles *

- [] Improperly supported * (5) [] Improperly wired (2) (4)

Comments: No additional comments.

53b. Interior Stairs Appears Serviceable [] Uneven rise (2) (4) [] Uneven run (2) (4)

- [] Stairway too narrow (2) (4) [] Stairway too steep (2) (4) [X] Handrail appears serviceable [] Railing loose * (4)
 [] Railing improper (2) (4) [] Railing missing (2) (4) [] Openings in railing too wide * (5)

Comments: No additional comments.

53c. Wet Bar N/A [] Faucet appears serviceable [] Faucet is:

- [] Hot / cold reversed (2) (4) [] Cold water only [] Plumbing under sink appears serviceable
 [] Plumbing under sink is: [] Leaks at: [] Improper drain piping (2) [] Counter top damaged *
 [] Counter top deteriorated * [] Unable to access - not inspected *

54. Smoke Detector Repairs Recommended [] Located in bedrooms: [] Located in kitchen:

- [] Located in living/family room: [] Located in basement: [] Located on each floor: [] Indicator lights on
 [] Responded to test button(s) [] Did not respond to test button at: [] Did not operate test button+
 [] Suggest additional detectors in appropriate locations. (5)

Comments: Recommend installation of operational smoke detectors in sleeping rooms. * (5)

55. Laundry N/A [X] Location:Basement

- [] Piping (supply & waste) serviceable [] Piping conditions warrant repair (2) [X] Washer standpipe not tested *
 [] Electrical outlet grounded (120 volt) [] Electrical outlet not operational (2) [] Electrical outlet miswired (2) (4)
 [] 240 volt dryer outlet present [] 240 volt outlet operational: [] Gas piping present [] Gas shut-off valve present
 [] Improper appliance connector (2) [] Proper dryer vent provided [] Dryer vents: [] Laundry sink present:
 [] Faucet appears serviceable [] Faucet is: [] Hot / cold reversed (4) [] Drain appears serviceable
 [] Plumbing under sink is: [] Leaks at: [] Improper drain piping (2) [] Unable to access - not inspected *

*Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged. * The inspector does not test washing machine drains or supply valves. * Water supply valves if turned may be subject to leaking. **

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

56. Attic General

Appears Serviceable

Roof Frame:Rafter framing Ceiling Frame:

- Attic: Access location:Hallway How Inspected:Inspection limited to view from access *
- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Stains are:small *
- Leaks visible (2) Unable to determine active leakage (2) Sagging framing (2) (1) Broken framing (2) (1)
- Trusses damaged / modified (1) Missing wind resistant fasteners (2)

Comments: No additional comments.

56a. Ventilation & Insulation

<no ratings>

Vents provided Ventilation: Screens:

- Power ventilator present Power ventilator operational Insulation type:Cellulose Poor coverage *
- Compressed * Wrong side up * Insulation covers: Air/vapor retarder present

Comments: No additional comments.

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. * Tenting a home for fumigation may cause damage to roofs- recommend reinspection for damage after tenting is completed. *

--- End of Category INTERIOR-2 ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

57. Floor

Appears Serviceable

[] Deterioration / Damage *

[] Near end of lifespan (2) [] Not functional (2) [X] Common cracks * [] Major cracks (1) [] Surface raised *
 [] Surface settled * [] Trip hazard (5) [X] Not fully visible * [] Covered with flammable material * (5)

Comments: No additional comments.

58. Firewall/Ceiling

Appears Serviceable

[] Deterioration / Damage (2) (5)

[] Near end of lifespan (2) [] Not functional (2) (4) [] Stains appear: [] Attic ladder breaches firewall:

Comments: No additional comments.

59. Ventilation

Appears Serviceable

[] Deterioration / Damage *

[] Near end of lifespan * [] Not functional * [] Window not operational * [] Screens damaged / missing *

Comments: No additional comments.

60. Door to Living Space

Repairs Recommended

[X] Type:Hollow Core (not-fire resistant) (5)

[] Deterioration / Damage * [] Near end of lifespan * [] Not functional (5)
 [] Pet door interrupts integrity of fire door (2) (4) [] Self-closer operational: [] Self-latching:
 [] Door lacks threshold / weatherstrip * (5)

Comments: The door between the garage and the interior of the home is the improper type. (2) (4)

61. Exterior Door

N/A

[] Deterioration / Damage * (3)

[] Near end of lifespan * [] Not functional * [] Hardware operational: [] Door needs adjustment / repairs:
 [] Damaged door jamb * [] Door lacks threshold / weatherstrip *

62. Vehicle Door

Appears Serviceable

[X] Type:Roll-up [] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Deteriorated wood at door jambs (2) (3)
 [] Tension rods loose / missing * [] Door warped * [] Door difficult to operate (2) [] Door out of balance (2) (4)
 [] Hinges loose / damaged (2) (4) [] Safety springs installed [] No safety-type springs installed (2) (4)
 [] Broken spring / safety wire (2) (4) [] Door(s) locked, couldn't test * [] Rollers / track damaged (2)

Comments: No additional comments.

63. Automatic Opener

Appears Serviceable

[] Deteriorated / Damaged * (5)

[] Near end of lifespan * (5) [] Not functional * (5) [X] Number of units:1 [] Unit(s) poorly secured *
 [] Unit(s) disconnected - not inspected *+ [] Service recommended * [] Makes unusual noise when operated *
 [X] Automatic reverse operated [] Automatic reverse not inspected * [] Electronic sensors present
 [] Electronic sensors appear serviceable

Comments: No additional comments.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

64. Electrical

Appears Serviceable

Deterioration / Damage (2) (4)

- Near end of lifespan (2) (4) Not functional (2) (4) Not fully visible Improper wiring (2) (4)
- Exposed wiring subject to damage * (4) Extension cords used as permanent wiring (2) (4) Open splices (2) (4)
- Junction boxes missing covers * (4) GFCI recommended (2) (4) GFCI defective (2) (4)
- Some outlets not accessible * Cover plates missing * (4) Outlets not functional (2)

Comments: No additional comments.

65. Comments

Repairs Recommended

- Stored items blocked view / access to garage, unable to fully inspect. *

Comments: Recommend repair to some soil eroding from under the rear of the garage slab.(2)

Notice: Determining the rating of fire walls is beyond the scope of this inspection.

--- End of Category GARAGE ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

66. Kitchen Sink(s)

Appears Serviceable

[] Deterioration / Damage *

- [] Near end of lifespan * [] Not functional (2) [] Dishes blocked access to sink - could not inspect * [] Minor wear
 [] Heavy wear * [] Slow draining * [X] Faucet appears serviceable [] Faucet is: [] Defective spray wand (2)
 [] Hot / cold reversed * (4) [] Plumbing under sink appears serviceable [] Plumbing under sink is: [] Leaks at:
 [] Improper piping (2) [] Moisture stains below sink * (3) [] Moisture damage below sink (2) (3)
 [] Unable to access - not inspected

Comments: No additional comments.

67. Kitchen (general)

Appears Serviceable

[X] Counter type:Laminate [] Damaged / Deteriorated *

- [] Near end of lifespan * [] Not functional * [X] Cabinets appear serviceable [X] Counters appear serviceable
 [X] Floors appear serviceable

Comments: No additional comments.

68. Disposal

N/A

[] Deterioration / Damage *

- [] Near end of lifespan * [] Not functional * [] Not fully visible [] Blades appear to be frozen (2)
 [] Unit makes unusual noise (2) [] Splash guard damaged / missing * [] Wiring appears serviceable
 [] Improper wiring (2) (4) [] Wire clamp missing at disposal * [] Switch in hazardous location (2) (5)
 [] Exposed wire splices (2) (4) [] Junction box missing cover * (4)

69. Range/Cooktop

Appears Serviceable

[X] Number of ovens:1 [X] Fuel type:natural gas

- [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] No inspection - utilities off * +
 [] Burner(s) not functional * [X] Oven door appears serviceable [] Door damaged (2)
 [] Door does not close properly (2) [] Cracked glass (2) [] Door gasket: [] Clock / timer not tested
 [] Separate cooktop: [] Burner / element not functional * [] Gas shut-off valve(s): [] Ventilation hood:
 [] Ventilation fan filter:

Comments: No additional comments.

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. * Appliances are not moved. *

70. Dishwasher

N/A

[] Dishwasher is not part of inspection

- [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Soap dish inoperative (2)
 [] Washer arm frozen (2) [] Unit not properly secured * [] Door seal: [] Door doesn't close / open properly (2)
 [] Drain line installed: [] Leaking noted at:

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection. *

71. Special Features

N/A

[] Special features not inspected

- [] Trash compactor: [] Microwave: [] Water purification: [] Other features present but not inspected:

Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection. *

--- End of Category KITCHEN ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

72. Toilet

Appears Serviceable

[] Deterioration / Damage *

- [] Near end of lifespan * [] Not functional * [] Toilet is loose on floor * (3) [] Tank is loose *
 [] Recommend new wax seal * [] Cracked: [] Water runs continuously * [] Rust / corrosion at:
 [] Does not flush properly *

Comments: No additional comments.

73. Sink

Appears Serviceable

[] Deterioration / Damage *

- [] Near end of lifespan * [] Not functional * [X] Faucet appears serviceable [] Faucet is:
 [] Hot / cold reversed * (4) [X] Plumbing under sink appears serviceable [] Plumbing under sink is: [] Leaks at:
 [] Improper plumbing (2) [] Moisture stains below sink * (3) [] Moisture damage below sink (2) (3)
 [] Unable to access - not inspected * [] Counter & Cabinet appear serviceable [] Counter is: [] Cabinet is:
 [] Grout / caulking needed *

Comments: No additional comments.

74. Vent/Heat

Appears Serviceable

[] Exhaust fan: [] Ventilation: [] Window:

- [] Moisture damage at window (2) (3)

Comments: No additional comments.

75. Bathtub

N/A

[] Damaged / Deteriorated (2) (3)

- [] Near end of lifespan (2) (3) [] Not functional (2) [] Faucet appears serviceable [] Faucet is:
 [] Hot / cold reversed (2) (4) [] Drain appears serviceable [] Drain is: [] Moisture damage on walls (2) (3)
 [] Moisture damage on floor (2) (3) [] Hydromassage style tub: [] Hydromassage tub pump accessible
 [] Hydromassage tub GFCI protected

76. Shower

N/A

[] Deterioration / Damage (2) (3)

- [] Near end of lifespan (2) (3) [] Not functional (2) [] Water valve & shower head appear serviceable
 [] Water valve is: [] Shower head is: [] Hot / cold reversed (2) (4) [] Shower diverter is:
 [] Low water volume (2) [] Drain appears serviceable [] Drain is: [] Moisture damaged walls (2) (3)
 [] Moisture damaged floor (2) (3) [] Damaged tile (2) (3) [] Deteriorated grout (2) (3)
 [] Enclosure appears serviceable [] No enclosure - shower curtain [] Glass does not appear to be tempered (2) (4)
 [] Unable to determine if glass is tempered (2) (4) [] Enclosure is: [] Enclosure needs repairs *

Notice: Determined whether shower pans are watertight is beyond the scope of this inspection. *

--- End of Category BATHROOMS ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

72.2. Toilet

Appears Serviceable

[] Deterioration / Damage *

- [] Near end of lifespan * [] Not functional * [] Toilet is loose on floor * (3) [] Tank is loose *
 [] Recommend new wax seal * [] Cracked: [] Water runs continuously * [] Rust / corrosion at:
 [] Does not flush properly *

Comments: No additional comments.

73.2. Sink

Appears Serviceable

[] Deterioration / Damage *

- [] Near end of lifespan * [] Not functional * [X] Faucet appears serviceable [] Faucet is:
 [] Hot / cold reversed * (4) [X] Plumbing under sink appears serviceable [] Plumbing under sink is: [] Leaks at:
 [] Improper plumbing (2) [] Moisture stains below sink * (3) [] Moisture damage below sink (2) (3)
 [] Unable to access - not inspected * [] Counter & Cabinet appear serviceable [] Counter is: [] Cabinet is:
 [] Grout / caulking needed *

Comments: No additional comments.

74.2. Vent/Heat

Appears Serviceable

[] Exhaust fan: [] Ventilation: [] Window:

- [] Moisture damage at window (2) (3)

Comments: No additional comments.

75.2. Bathtub

Appears Serviceable

[] Damaged / Deteriorated (2) (3)

- [] Near end of lifespan (2) (3) [] Not functional (2) [X] Faucet appears serviceable [] Faucet is:
 [] Hot / cold reversed (2) (4) [X] Drain appears serviceable [] Drain is: [] Moisture damage on walls (2) (3)
 [] Moisture damage on floor (2) (3) [] Hydromassage style tub: [] Hydromassage tub pump accessible
 [] Hydromassage tub GFCI protected

Comments: No additional comments.

76.2. Shower

Appears Serviceable

[] Deterioration / Damage (2) (3)

- [] Near end of lifespan (2) (3) [] Not functional (2) [X] Water valve & shower head appear serviceable
 [] Water valve is: [] Shower head is: [] Hot / cold reversed (2) (4) [] Shower diverter is:
 [] Low water volume (2) [] Drain appears serviceable [] Drain is: [] Moisture damaged walls (2) (3)
 [] Moisture damaged floor (2) (3) [] Damaged tile (2) (3) [] Deteriorated grout (2) (3)
 [] Enclosure appears serviceable [] No enclosure - shower curtain [] Glass does not appear to be tempered (2) (4)
 [] Unable to determine if glass is tempered (2) (4) [] Enclosure is: [] Enclosure needs repairs *

Comments: No additional comments.

Notice: Determined whether shower pans are watertight is beyond the scope of this inspection. *

--- End of Category BATHROOMS #2 ---

Client: Gary Ray
Date: 11/9/2008

Property: 505 Liberty Ave
Endicott,N.Y. 13760

Electrical



Wiring

Recommend GFCI protection to kitchen,bath and exterior outlets.

Wiring

Multiple ungrounded outlets noted throughout the structure.

Exterior



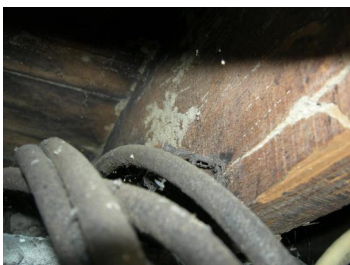
Trim

Recommend repair to deteriorated wood at basement window.

Gutters

Recommend gutters be routed away from the structure.

Foundation



Floor structure

Recommend repair to deteriorated wood from termite.

Client: Gary Ray
Date: 11/9/2008

Property: 505 Liberty Ave
Endicott,N.Y. 13760

Garage



Comments

Recommend repair of eroding soil under rear of garage slab.

Grounds



Decks/porch

Deteriorated wood from termite noted at front porch.

Interior



Floors

Recommend repairs to deterioration from wood destroying insects.



Floors

Recommend repair from wood destroying insect damage.

Client: Gary Ray
Date: 11/9/2008

Property: 505 Liberty Ave
Endicott, N.Y. 13760

Plumbing



Fuel system

Recommend fuel lines be protected from corrosion.

Roof



Low slope

Recommend sealing any gaps or separations in material.

Client: Gary Ray

Property: 505 Liberty Ave

Date: 11/09/08

Endicott,N.Y. 13760

This Inspection Summary is provided as a courtesy only. The client is required by contract to read and understand the entire report. Comments and conditions will exist in the report that do not appear in the inspection summary. It is the client's responsibility to read the entire report. Evaluations and recommendations stated within the report and/or on the summary page should be completed prior to the end of contingency period/transaction.

GROUND

Decks/Porch -- Repairs Recommended

The front wooden section of the front porch has some deteriorated wood from wood destroying insects/termite. Recommend further inspection from a qualified exterminator.(2)(3)

EXTERIOR

Trim -- Repairs Recommended

Deteriorated wood at window sill,cellar window. (2) (3)

Gutters & Downspouts -- Repairs Recommended

Recommend gutter downspout terminations be routed away from the building. *

FOUNDATION

Floor Structure -- Repairs Recommended

Probing where deterioration is suspected revealed deteriorated wood from termite damage (2) (3). Unable to determine if there is active termites.

ROOF

Built-up / Low slope -- Repairs Recommended

Typical maintenance is recommended to the flat roof. This usually consist of covering all exposed areas with additional aggregate material, repairing any open seams, repairing all /any cracks in the flashing and roofing material, and periodic inspections.

PLUMBING

Fuel System -- Repairs Recommended

The fuel lines were not corrosion-proofed. (2)

HEAT2/COOL

Air Conditioning -- Repairs Recommended

Client: Gary Ray

Property: 505 Liberty Ave

Date: 11/09/08

Endicott, N.Y. 13760

Unable to inspect operation due to temperature, operation of unit at temperatures below 65 degrees Fahrenheit could damage the system. Recommend system be inspected when temperature permits, ideally prior to the end of the contingency period.

ELECTRICAL

Wiring Notes -- Repairs Recommended

GFCI's recommended at Bathrooms, Exterior, Kitchen as a safety enhancement. (2) (5) Multiple ungrounded outlets throughout the structure.

INTERIOR

Interior Doors -- Repairs Recommended

Interior doors need adjustment at: Multiple Doors. *

Windows -- Repairs Recommended

Cracked/broken glass at: a few locations. Broken sash cord noted at a few windows. *

Floors -- Repairs Recommended

A couple of the wooden floors appear to have damage from termites.(2)(3)

INTERIOR-2

Fireplace(s) -- Repairs Recommended

Gas valve improperly located in the firebox. (2) (4)

Smoke Detector -- Repairs Recommended

Recommend installation of operational smoke detectors in sleeping rooms. * (5)

GARAGE

Door to Living Space -- Repairs Recommended

The door between the garage and the interior of the home is the improper type. (2) (4)

Comments -- Repairs Recommended

Recommend repair to some soil eroding from under the rear of the garage slab.(2)



Casa Building Inspections LLC

(607) 721-8825 Fax (607) 721-8824

This Report has been prepared exclusively for: Gary Ray
Property Address: 505 Liberty Ave, Endicott, N.Y. 13760

Inspection Contract Agreement-This is intended to be a legally binding contract. Please Read Carefully.

I Gary Ray hereby request a limited visual inspection of the structure at the address named on page 2 of this contract, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request or included with this report.

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Building code or zoning ordinance violations.
- Geological stability or soils condition.
- Structural stability or engineering analysis.
- Termites, pests or other wood destroying organisms.
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards.
- Building value appraisal or cost estimates.
- Condition of detached buildings.
- Pools or spas bodies and underground piping.
- Specific components noted as being excluded on the individual system inspection forms.
- Private water or private sewage systems.
- Saunas, steam baths, or fixtures and equipment.
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls.
- Water softener / purifier systems or solar heating systems.
- Furnace heat exchangers, freestanding appliances, security alarms or personal property.
- Adequacy or efficiency of any system or component.
- Prediction of life expectancy of any item.

(Some of the above items may be included in this inspection for additional fees - check with your inspector)

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, Client must do so at Client's expense.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgement motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

I have read and agree to the above Arbitration Clause: _____

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitrator fees and other costs.

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIMITATION ON LIABILITY

INSPECTOR'S LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR'S PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT.



Casa Building Inspections LLC

(607) 721-8825 Fax (607) 721-8824

This Report has been prepared exclusively for: Gary Ray
Property Address: 505 Liberty Ave, Endicott,N.Y. 13760

Inspection Contract Agreement-This is intended to be a legally binding contract.Please Read Carefully.

THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION.

Client(s) Initial _____

Client understands that if Client wants an inspection WITHOUT A LIMIT ON LIABILITY TO A REFUND OF THE FEE PAID for the inspection, Client may pay an additional fee to receive a report without the limitation.

Address: 505 Liberty Ave, Endicott,N.Y. 13760 Report # _____

Client: Gary Ray

Client, please initial your choice below:

_____ I do NOT agree to pay an additional fee to remove the limit of liability to a refund of the fee paid.

_____ I AGREE to pay an additional fee of \$ _____ to remove the limit of liability to a refund of the fee paid.

PERMITS

_____ I do NOT agree to pay an additional fee of \$ _____ for inspector to research and provide all building permits that appear on the municipal records for the above property. _____ I do agree to

LIMITED LIABILITY INSPECTION FEE \$ _____
ADDITIONAL FEE FOR REMOVAL OF LIMITATION \$ _____
FEE \$ _____
PERMIT RESEARCH FEE \$ _____
TOTAL INSPECTION FEE \$ _____

By signing below you acknowledge that you have read, understand and agree to the scope of the inspection and agree to all of the terms and conditions of this contract. You also agree to pay the fees listed above.

Client: _____ Dated: _____

Client: _____ Dated: _____

Inspector: _____ Dated: _____