



Inspection Report

John Smith, Jane Smith

Property Address:
123-45 State Street
Flushing, NY 11363

IRA DICKMAN N.Y.STATE LICENSE #16000004918

PRIVATE EYE HOME INSPECTION SERVICES, INC.

**P.O. Box 656575
FRESH MEADOWS, N.Y. 11365
PHONE 347-256-4250
FAX 718-454-1917**

Date: 2/1/2007	Time: 12:18 PM	Report ID: 00000
Property: 123-45 State Street Flushing, NY 11363	Customer: Mr. John Smith Mrs. Jane Smith	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR), Plumbing Repair or Replace (PR), Electrical Repair or Replace (ER) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Style of Home:
Cape Cod

Age Of Home:
Over 50 Years

Home Faces:
West

Client Is Present:
Client's Representative

Radon Test:
No

Water Test:
Yes

Weather:
Clear

Temperature:
Below 60

Rain in last 3 days:
No

I. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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IN NI NP RR Inspection Items

1.0 DOORS (Exterior)

Exterior Entry Doors: Wood, Steel
Door Cappings/Trims: Aluminum, Wood

Comments:
 Basement door and trim need scraping, caulking and painting.

1.1 WINDOWS (Exterior)

Window Types: Double-hung, Sliders, Aluminum Replacement
Window Cappings/Trim: Aluminum, Wood
Window Manufacturer: UNKNOWN

Comments:
 All windows need caulking around them.

There are security bars on most windows.



1.1 Picture 1

1.2 WALL CLADDING / SIDING, FLASHING AND TRIM

Siding Style: Clapboard, Brick
Siding Material: Full brick, Aluminum
Flashing/Trim: Aluminum, Wood

Comments:
 Rear corners of the back aluminum siding need repair. see photo.

Aluminum trim needs repair at west gable roof line.

The entire house needs Brick Pointing. see photo

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items



1.2 Picture 1



1.2 Picture 2


1.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Appurtenance: Front Porch, Rear Porch

Comments:

Rear plastic patio frame cover needs scraping and painting.

Basement step is broken and missing concrete. see photo.

Basement railing needs scraping and painting.

Damaged aluminum roof over basement steps. see photo.

Walkway around rear of house has numerous cracks.

There is exposed wood at the roof area next to the door from the bedroom over the garage that needs to be covered with aluminum siding to prevent any further rotting and deterioration.

IN NI NP RR Inspection Items



1.3 Picture 1



1.3 Picture 2

☒ ☐ ☐ ☒ 1.4 GRADING, DRAINAGE, VEGETATION
Comments:

Rear grassy area drains towards house and is laying against foundation.

Rear vegetation against house is growing into rear window and along chimney. The vegetation is eating away the mortar and is possibly weakening the integrity of the chimney. The chimney needs pointing. Consult a masonry contractor. see photo

East side of garage wall shows overflow of gutters. Consult a Roofer for leader and gutter repair.

IN NI NP RR Inspection Items



1.4 Picture 1

- 1.5 DRIVEWAYS, PATIO FLOORS, WALKWAYS & RETAINING WALLS (with respect to their effect on the condition of the building)

Driveway: Concrete

Comments:

Rear perimeter walkways are cracked.

Rear grassy area retaining wall is leaning towards the house but it appears to be stable at this time.

The front retaining wall around the garden at the sidewalk has shifted somewhat, but it appears as an old settlement. The wall appears to be stable at this time.

- 1.6 EAVES, SOFFITS AND FASCIAS

Comments:

Rear soffit missing aluminum covering on south wall next to chimney. Wood is exposed. Consult a Siding contractor to make repairs.

- 1.7 ROOF MAIN VENT STACK
Roof Main Vent Stack Location: Rear of House
Comments:

- 1.8 PLUMBING WATER FAUCETS (hose bibs)
Exterior Plumbing: 1 Hose Bib
Comments:
 There is also a hose bib located in the garage.

- 1.9 ELECTRICAL OUTLETS (exterior)
Exterior Electrical Outlets: No GFCI Present, 2 Wall Sconce
Comments:
 There are 5 cluster lamps around the perimeter of the house. 1 over garage w/motion sensor. side garage wall, basement steps w/switch. one on the chimney and rear roof peak.

Exposed BX is feeding cluster light on rear peak from switch at basement steps. Consult a licensed electrician for removal and reinstallation of conduit. see photo.

Outlets on the side of garage and on the brick post at the gate entrance are missing a weatherproof cover.

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items



1.9 Picture 1

IN NI NP RR Inspection Items

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2. Roof

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

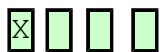
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IN NI NP RR Inspection Items



2.0 ROOF COVERINGS

Viewed roof covering from: Ground
Roof Covering: 3-Tab fiberglass, Architectural
Comments:
 As per the owner, the roof is less than 3 years old.



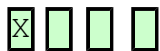
2.1 ROOF FLASHING

Roof Flashing: Copper
Comments:



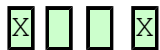
2.2 SKYLIGHTS, CHIMNEY AND ROOF PENETRATIONS

Skylights: None
Comments:
 Chimney needs pointing and the vines removed.



2.3 ROOF VENTILATION

Roof Ventilation: Ridge vents
Comments:
 There is no access to the inside of the roof.



2.4 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)

Comments:
 Gutter missing at the roof line near chimney.

 Need gutter extensions at the garage.

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

Garage gutter is blocked.

2.5 ROOF STRUCTURE AND ATTIC ACCESS (Report leak signs or condensation)

Roof-Type: Gable

Method used to observe Attic: Inaccessible

Roof Structure: Inaccessible

Ceiling Structure: Sheetrock, Plaster

Attic Info: No access

Comments:

There is no access to the roof.

2.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments:

2.7 ATTIC INSULATION

Attic Insulation: Unknown

Comments:

There is no access to the Attic.

2.8 VISIBLE ELECTRIC WIRING IN ATTIC

Comments:

There is no access to the attic or roof.

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

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IN NI NP RR Inspection Items

3.0 GARAGE CEILINGS OR ROOF STRUCTURE

Garage Ceilings or Roof Structure: 2 X 8 Rafters, Common board, Sheetrock

Garage Roof Covering: Modified bitumen

Garage Roof Flashing: Copper

Garage Roof-Type: Flat

Viewed roof covering from: Over looking window

Sky Light(s): None

Comments:

The roof over the garage has water pooling with rotted planking and should be checked by a Qualified Roofing Contractor. Sheetrock was also damaged and missing. see photo.

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items



3.0 Picture 1

- 3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)
Garage Wall Structure: Wood, Masonry, 2 X 4 Wood, Sheetrock
Garage Insulation: None
Comments:
 There is an interior wall in the garage which is part of the living room.
- 3.2 GARAGE FLOOR
Garage Floor: Poured Concrete
Comments:
- 3.3 GARAGE DOOR (S)
Garage Door Type: One automatic
Garage Door Material: Fiberglass
Garage Trim: Wood
Comments:
- 3.4 OCCUPANT DOOR FROM GARAGE TO OUTSIDE
Comments:
- 3.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME
Comments:
- 3.6 GARAGE DOOR OPERATORS (Report whether or not doors will auto reverse when met with resistance)
Garage Door Opener: UNKNOWN
Comments:
 Garage door opening unit was not connected and looks like it needs to be repaired or replaced. see photo.



IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

3.6 Picture 1

3.7 GARAGE DOOR SENSORS (are present and are at a height of 6" to 8" above finished floor)
Comments:
 There are no sensors present at the door.

3.8 GARAGE OUTLETS AND WALL SWITCHES
Garage Outlets & Switches: No GFCI, Lighting Present
Comments:
 There are no GFCI present.

3.9 GARAGE VENTILATION
Roof Ventilation: None found
Comments:

IN NI NP RR Inspection Items

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4. Kitchen, Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

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IN NI NP RR Inspection Items

4.0 CEILINGS
Ceiling Materials: Sheetrock, Plaster
Comments:

4.1 WALLS
Wall Material: Sheetrock, Plaster
Comments:

4.2 FLOORS
Floor Covering(s): Tile
Comments:

4.3 VENTILATION/HEATING & COOLING SOURCE
Ventilation: Wall Exhaust Fan
Room Heating Source: Convector, Radiator
Room Cooling Source: None
Comments:

4.4 PANTRY/DOORS/CLOSET DOORS
Pantry/Doors/Closet Doors: Wood
Comments:

4.5 WINDOWS
Windows/Window Types: Double-hung
Comments:

4.6 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS
Cabinetry: Laminate
Countertop: Laminate
Comments:

4.7

IN NI NP RR Inspection Items

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KITCHEN DRAINS / VENT SYSTEMS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8 KITCHEN WATER SUPPLY FAUCETS AND FIXTURES Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.9 OUTLETS AND WALL SWITCHES Outlets and Wall Switches: No GFCI's Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.10 DISHWASHER Dishwasher Brand: NONE Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.11 RANGES/COOKTOPS Range/Cooktops: GAS, UNKNOWN Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.12 OVENS Oven: KENMORE Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.13 RANGE HOOD (KITCHEN EXHAUST) Exhaust/Range hood: NON-VENTED, GENERAL ELECTRIC Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.14 TRASH COMPACTOR Trash Compactors: NONE Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.15 FOOD WASTE DISPOSER Disposal Brand: NONE Comments:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.16 MICROWAVE COOKING EQUIPMENT Built in Microwave: NONE Countertop Microwave: Yes Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.17 CLOTHES DRYER VENT PIPING Clothes Dryer Vent Material: Flexible Vinyl Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.18 CLOTHES DRYER Clothes Dryer Brand: GENERAL ELECTRIC Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.19 WASHING MACHINE Washing Machine Brand: GENERAL ELECTRIC Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.20 GAS GRILL Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.21 CENTRAL VACUUM Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.22 REFRIGERATOR

IN	NI	NP	RR	Inspection Items
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IN	NI	NP	RR	Inspection Items
				Refrigerator: 2, HOTPOINT, WHIRLPOOL Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.23 INTERCOM Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.24 ICE MAKER Comments: Ice maker removed from Freezer

IN NI NP RR Inspection Items
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 The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A). Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0.A CEILINGS Ceiling Materials: Sheetrock, Plaster Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.A WALLS Wall Material: Sheetrock, Plaster Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2.A FLOORS Floor Covering(s): Hardwood T&G, Wood Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.3.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS Floor Covering(s) Steps & Stairways: Area rug, Hardwood T&G Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.4.A DOORS (REPRESENTATIVE NUMBER) Interior Doors: None Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.5.A WINDOWS (REPRESENTATIVE NUMBER) Windows: 3 Windows Comments: Aluminum replacement.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5.6.A OUTLETS AND WALL SWITCHES Outlets and Switches: 2 Prong Comments: Dead outlet behind Breakfront. Should have a licensed electrician repair it.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.7.A ROOM HEATING SOURCE Room Heating Source: Convector, Radiator

IN	NI	NP	RR	Inspection Items
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IN	NI	NP	RR	Inspection Items
Comments:				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.8.A ROOM COOLING SOURCE Room Cooling Source: Thru-the-wall a/c Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.9.A VENTILATION Ventilation: None Comments:

IN NI NP RR Inspection Items
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5(B). Bedrooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0.B CEILING Ceiling Materials: Sheetrock, Plaster Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.B WALLS Wall Material: Sheetrock, Plaster Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2.B FLOORS Floor Covering(s): Carpet, Hardwood T&G Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.3.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS Floor Covering(s) Steps & Stairways: Carpet, Hardwood T&G Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4.B DOORS (REPRESENTATIVE NUMBER) Interior Doors: Wood, 3 Comments: There is a door in the Master bedroom that leads out to the roof over the garage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.5.B WINDOWS (REPRESENTATIVE NUMBER) Windows: 4 Windows Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.6.B OUTLETS AND WALL SWITCHES Outlets and Switches: 2 Prong Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.7.B ROOM HEATING SOURCE Room Heating Source: Convector, Radiator Comments:

IN	NI	NP	RR	Inspection Items
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IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.8.B ROOM COOLING SOURCE Room Cooling Source: Thru-the-wall a/c, Window unit Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.9.B VENTILATION Ventilation: None Comments:

IN	NI	NP	RR	Inspection Items
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5(C). Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0.C CEILINGS Ceiling Materials: Sheetrock, Plaster Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.C WALLS Wall Material: Paneling Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2.C FLOORS Floor Covering(s): Carpet Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.3.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS Floor Covering(s) Steps & Stairways: Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4.C DOORS (REPRESENTATIVE NUMBER) Interior Doors: Wood Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.5.C WINDOWS (REPRESENTATIVE NUMBER) Windows: 1 Window Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.6.C OUTLETS AND WALL SWITCHES Outlets and Switches: 3 Prong Grounded Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.7.C ROOM HEATING SOURCE Room Heating Source: Convector, Radiator Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.8.C ROOM COOLING SOURCE Room Cooling Source: Thru-the-wall a/c

IN	NI	NP	RR	Inspection Items
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IN NI NP RR	Inspection Items
	Comments:
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5.9.C VENTILATION Ventilation: Ceiling Fan Comments:

IN NI NP RR	Inspection Items
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5(D). Hallway and Other Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

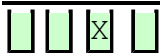
IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR	Inspection Items
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5.0.D CEILINGS Ceiling Materials: Sheetrock Comments:
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5.1.D WALLS Wall Material: Plaster Comments:
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5.2.D FLOORS Floor Covering(s): Carpet Comments:
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5.3.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS Floor Covering(s) Steps & Stairways: Carpet Comments:
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5.4.D DOORS (REPRESENTATIVE NUMBER) Interior Doors: Hollow core, Wood, 2 Comments:
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	5.5.D WINDOWS (REPRESENTATIVE NUMBER) Windows: 1 Window Comments:
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5.6.D OUTLETS AND WALL SWITCHES Outlets and Switches: 2 Prong Comments:
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5.7.D ROOM HEATING SOURCE Room Heating Source: Convector, Radiator Comments:
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	5.8.D ROOM COOLING SOURCE Room Cooling Source: None Comments:
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5.9.D

IN NI NP RR	Inspection Items
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IN NI NP RR

Inspection Items



VENTILATION
Ventilation: None
Comments:

IN NI NP RR

Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(E). Den

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR

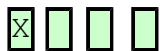
Inspection Items



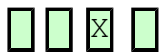
5.0.E CEILINGS
Ceiling Materials: Sheetrock
Comments:



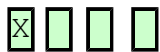
5.1.E WALLS
Wall Material: Paneling
Comments:



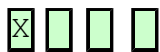
5.2.E FLOORS
Floor Covering(s): Carpet
Comments:



5.3.E STEPS, STAIRWAYS, BALCONIES AND RAILINGS
Floor Covering(s) Steps & Stairways:
Comments:



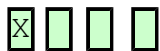
5.4.E DOORS (REPRESENTATIVE NUMBER)
Interior Doors: Wood, 1
Comments:



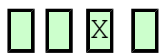
5.5.E WINDOWS (REPRESENTATIVE NUMBER)
Windows: 1 Window
Comments:



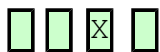
5.6.E OUTLETS AND WALL SWITCHES
Outlets and Switches: 3 Prong Grounded
Comments:



5.7.E ROOM HEATING SOURCE
Room Heating Source: Convect, Radiator
Comments:



5.8.E ROOM COOLING SOURCE
Room Cooling Source: None
Comments:



5.9.E VENTILATION
Ventilation: None

IN NI NP RR

Inspection Items

IN NI NP RR Inspection Items

Comments:

IN NI NP RR Inspection Items

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(F). Lower Level

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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IN NI NP RR Inspection Items

 5.0.F CEILINGS
Ceiling Materials: Sheetrock, Suspended ceiling panels
Comments:

 5.1.F WALLS
Wall Material: Sheetrock, Paneling
Comments:

 5.2.F FLOORS
Floor Covering(s): Vinyl
Comments:

 5.3.F STEPS, STAIRWAYS, BALCONIES AND RAILINGS
Floor Covering(s) Steps & Stairways: Wood
Comments:

 5.4.F DOORS (REPRESENTATIVE NUMBER)
Interior Doors: Wood
Comments:

 5.5.F WINDOWS (REPRESENTATIVE NUMBER)
Windows: 4 Windows
Comments:

 5.6.F OUTLETS AND WALL SWITCHES
Outlets and Switches: 3 Prong Grounded
Comments:

 5.7.F ROOM HEATING SOURCE
Room Heating Source:
Comments:
 None

 5.8.F ROOM COOLING SOURCE
Room Cooling Source:
Comments:
 None

 5.9.F VENTILATION
Ventilation: None

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

Comments:
Windows

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. FIREPLACE/CHIMNEY

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

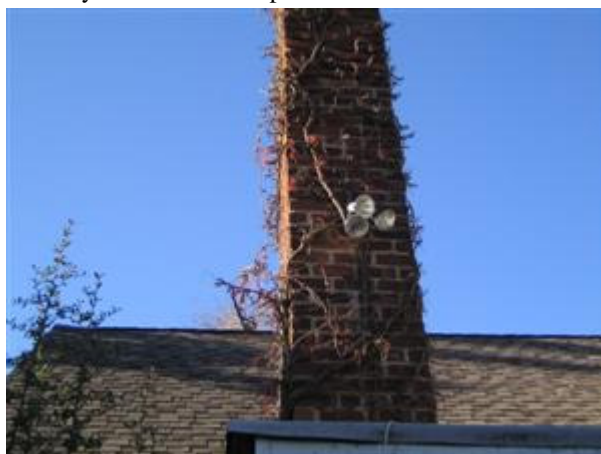
IN NI NP RR Inspection Items

6.0 FIREPLACE - FUEL
Fuel: None
Comments:

6.1 FIRE BOX
Fire Box: None
Comments:

6.2 FIRE DAMPER, LINTEL, FLUE
Comments:

6.3 CHIMNEY
Chimney: Brick
Comments:
The chimney has heavy vines growing around it. These vines are removing the mortar in the joints and affecting the integrity of the chimney. They should remove and the chimney should be pointed by a Qualified Masonry Contractor. see photo



6.3 Picture 1

6.4 CHIMNEY CAP
Chimney Cap: Stainless Steel Cap
Comments:

6.5 ASH PIT CLEANOUT DOOR
Comments:

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

7(A). Hall Bath

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.0.A CEILINGS Ceiling Materials: Sheetrock, Plaster Comments: There is mold present on the ceilings and walls.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.A WALLS Wall Material: Ceramic Tile Comments: There is mold present on the ceilings and walls.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.2.A FLOORS Floors: Ceramic Tile Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.3.A COUNTERTOPS AND CABINETS Cabinetry: Laminate Countertop: Cultured marble Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.4.A DOORS (REPRESENTATIVE NUMBER) Interior Doors: Wood Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.5.A WINDOWS (REPRESENTATIVE NUMBER) Windows: 1 Window Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.6.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.7.A PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.8.A OUTLETS, SWITCHES and GFCI'S Comments: The electrical receptacle is mounted in the wall into the tile. This is not a proper installation and should be repaired by a licensed electrician immediately.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.9.A EXHAUST FAN Exhaust Fans: Fan only Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.10.A ROOM COOLING SOURCE Room Cooling Source: None Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.11.A ROOM HEATING SOURCE Room Heating Source: Convector, Radiator Comments:

IN	NI	NP	RR	Inspection Items
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IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

7(B). Master Bath

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.0.B CEILINGS Ceiling Materials: Sheetrock, Plaster Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.1.B WALLS Wall Material: Ceramic Tile Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.2.B FLOORS Floors: Ceramic Tile Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.3.B COUNTERTOPS AND CABINETS Cabinetry: Laminate Countertop: Cultured marble Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.4.B DOORS (REPRESENTATIVE NUMBER) Interior Doors: Solid, Wood Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.5.B WINDOWS (REPRESENTATIVE NUMBER) Windows: 1 Window Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.6.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.7.B PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.8.B OUTLETS, SWITCHES and GFCI'S Comments: No GFCI present. To be repaired by a licensed electrician.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.9.B EXHAUST FAN Exhaust Fans: Fan only Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.10.B ROOM COOLING SOURCE Room Cooling Source: None Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.11.B ROOM HEATING SOURCE Room Heating Source: Convector, Radiator Comments:

IN NI NP RR Inspection Items
IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

7(C). Lower Level Bath

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.0.C CEILINGS Ceiling Materials: Ceiling Tile

IN NI NP RR Inspection Items

IN	NI	NP	RR	Inspection Items
				Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.C WALLS Wall Material: Sheetrock Comments: There is wood rot along the base of the walls indicating that there is a leak. This could be coming from the foundation. Further investigation by a qualified contractor or structural engineer is recommended.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.2.C FLOORS Floors: Ceramic Tile Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.3.C COUNTERTOPS AND CABINETS Cabinetry: Wood, Laminate Countertop: Cultured marble Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.4.C DOORS (REPRESENTATIVE NUMBER) Interior Doors: Hollow core Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.5.C WINDOWS (REPRESENTATIVE NUMBER) Windows: 1 Window Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.6.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.7.C PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.8.C OUTLETS, SWITCHES and GFCI'S Comments: No GFCI present.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.9.C EXHAUST FAN Exhaust Fans: Fan only Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.10.C ROOM COOLING SOURCE Room Cooling Source: Ceiling Fan Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.11.C ROOM HEATING SOURCE Room Heating Source: Radiator Comments:

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8. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

- 8.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)
Foundation: Poured concrete
Method used to observe Crawlspace: No crawlspace
Comments:

- 8.1 WALLS (Structural)
Wall Structure: Poured Concrete
Comments:
 White efflorescence (a powdery substance) was found on the foundation wall indicating moisture is in contact with the concrete. This does not necessarily indicate that intrusion will occur. A waterproofing paint could be applied to the interior side of the foundation if necessary. Efflorescence is found on many homes without water intrusion occurring inside the house.

However this should ALERT you to the possibility that future steps may be needed.

- 8.2 COLUMNS OR PIERS
Columns or Piers: Steel lally columns
Comments:
 There are 3 columns in the basement.

- 8.3 FLOORS (Structural)
Floor Structure: Poured Concrete
Comments:

- 8.4 CEILINGS (structural)
Comments:

- 8.5 INSULATION UNDER FLOOR SYSTEM
Floor System Insulation: NONE
Comments:

- 8.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)
Comments:

- 8.7 VENTILATION OF FOUNDATION AREA (crawlspce or basement)
Foundation/ Basement Ventilation: Windows
Comments:

IN NI NP RR Inspection Items

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

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IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS Plumbing Waste: Cast iron Washing Machine Drain Size: 1" flex hose Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES Water Source: Public/City Water Filters: None Plumbing Water Supply (into home): Galvanized (old) Plumbing Water Distribution (inside home): Galvanized, Copper, Brass Total Bathrooms: 2 1/2 Total Toilets: 2 Total Showers: 1 Sinks: 2 Tub: 2 Tub Comments:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.2 FUNCTIONAL FLOW (water volume test) Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.3 HOT WATER HEATER, CONTROLS, CHIMNEYS, FLUES AND VENTS Water Heater Power Source: Gas (quick recovery) Water Heater Capacity: 50 Gallon (2-3 people) Water Heater Manufacturer: A.O. SMITH Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 MAIN GAS FUEL SHUT OFF (Describe Location) Comments: Left corner (west side) of front basement.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.5 MAIN SEWER VENT (Describe location) Comments: Front basement wall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.6 Main Sewer Trap (Describe Location) Comments: Front basement wall
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9.7 SUMP PUMP Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.8 MAIN WATER METER (Describe Location) Comments:

IN	NI	NP	RR	Inspection Items
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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the

covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.0 SERVICE ENTRANCE (TYPE) Electrical Service (Type): Underground, Copper, 220 volts Panel Capacity: 100 AMP Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.1 SERVICE PANEL (LOCATION) Comments: Panel is located in the basement in the west corner of the front wall.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10.2 SUB SERVICE PANEL (LOCATION and CAPACITY) Sub Service Panel: NONE Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10.3 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS Panel Type: Circuit breakers Electric Panel Manufacturer: GENERAL ELECTRIC Grounding Cable: Present, Properly Connected Comments: There is a splice in the service ground wire in the panel. I recommend that this be checked out by a licensed electrician. There is a knockout missing from the service end box. this should be closed up. I recommend that a licensed electrician inspect this.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE Branch wire 15 and 20 AMP: Copper Wiring Methods: Bx Cable Comments: Breaker #13 has 2 wires under the same screw. This is a fire hazard. Immediate repair by a licensed electrician.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10.5 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) Dryer Power Source: 110 volt Comments: No GFCI's in the whole house.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.6 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10.8 SMOKE DETECTORS Smoke Detectors: Battery operated Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10.9 CARBON MONOXIDE DETECTORS Comments:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.10

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

ALARM SYSTEM
Comments:

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

- | | |
|--|---|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>11.0 HEATING EQUIPMENT / AIR HANDLER
 Heat System: Steam boiler
 Heating System Fuel Source: Natural gas
 Number of Heat Systems (excluding wood): One
 Heat System Brand: WEIL MCLEAN
 Comments:</p> |
|--|---|
- | | |
|--|---|
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>11.1 COOLING EQUIPMENT / AIR HANDLER
 Cooling Equipment Type: None
 Cooling Equipment Energy Source: Electricity
 Number of AC Only Units (excluding heat pumps): Four
 Central Air Manufacturer: NONE
 Comments:</p> |
|--|---|
- | | |
|--|---|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>11.2 NORMAL OPERATING CONTROLS
 Comments:</p> |
|--|---|
- | | |
|--|--|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>11.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM
 Comments:</p> |
|--|--|
- | | |
|--|---|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>11.4 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM
 Comments:</p> |
|--|---|
- | | |
|---|---|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | <p>11.5 AUTOMATIC SAFETY CONTROLS
 Comments:
 The Temperature/ Pressure Relief valve on the Boiler needs a 3/4 threaded pipe to extend within 6 inches of the floor for safety. (PVC is not approved for Boiler use). I recommend repair by a qualified Licensed Plumber</p> |
|---|---|
- | | |
|--|---|
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>11.6 FUEL STORAGE TANK AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)
 Fuel Storage Tank (Location & Capacity):
 Comments:</p> |
|--|---|
- | | |
|--|--|
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>11.7 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)
 Filter Type: N/A</p> |
|--|--|

IN NI NP RR Inspection Items

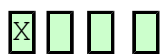
IN NI NP RR Inspection Items**Comments:**

The piping in the basement leading from the boiler has what looks like the original insulation and should be checked for Asbestos by a qualified environmental inspector. see photo.

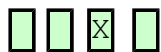
The returning condensate line to the boiler from the radiators that is around the floor perimeter is extremely rusted and looks like it could leak at any time. This should be repaired as soon as possible. I recommend a licensed plumbing contractor.



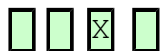
11.7 Picture 1



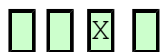
11.8 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Ductwork: Metal**Comments:**

11.9 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Types of Fireplaces: None**Operable Fireplaces:** None**Number of Woodstoves:** None**Comments:**

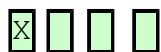
11.10 GAS/LP FIRELOGS AND FIREPLACES

Comments:

11.11 THERMOSTATS (LOCATIONS)

Thermostats: 1st Floor, 1**Comments:**

1st floor in the dining room.



11.12 SHUT-OFF VALVES FOR BOILER AND HOT WATER HEATER

Comments:**IN NI NP RR Inspection Items**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary



PRIVATE EYE HOME INSPECTION SERVICES, INC.

**P.O. Box 656575
FRESH MEADOWS, N.Y. 11365
PHONE 347-256-4250
FAX 718-454-1917**

Customer

Mr. John Smith
Mrs. Jane Smith

Property Address

123-45 State Street
Flushing, NY 11363

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.0 DOORS (Exterior)

Inspected, Repair or Replace

Basement door and trim need scraping, caulking and painting.

1.1 WINDOWS (Exterior)

Inspected, Repair or Replace

All windows need caulking around them.

There are security bars on most windows.

1.2 WALL CLADDING / SIDING, FLASHING AND TRIM

Inspected, Repair or Replace

Rear corners of the back aluminum siding need repair. see photo.

Aluminum trim needs repair at west gable roof line.

The entire house needs Brick Pointing. see photo

1.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected, Repair or Replace

Rear plastic patio frame cover needs scraping and painting.

Basement step is broken and missing concrete. see photo.

Basement railing needs scraping and painting.

Damaged aluminum roof over basement steps. see photo.

Walkway around rear of house has numerous cracks.

There is exposed wood at the roof area next to the door from the bedroom over the garage that needs to be covered with aluminum siding to prevent any further rotting and deterioration.

1.4 GRADING, DRAINAGE, VEGETATION

Inspected, Repair or Replace

Rear grassy area drains towards house and is laying against foundation.

Rear vegetation against house is growing into rear window and along chimney. The vegetation is eating away the mortar and is possibly weakening the integrity of the chimney. The chimney needs pointing. Consult a masonry contractor. see photo

East side of garage wall shows overflow of gutters. Consult a Roofer for leader and gutter repair.

1.5 DRIVEWAYS, PATIO FLOORS, WALKWAYS & RETAINING WALLS (with respect to their effect on the condition of the building)

Inspected, Repair or Replace

Rear perimeter walkways are cracked.

Rear grassy area retaining wall is leaning towards the house but it appears to be stable at this time.

The front retaining wall around the garden at the sidewalk has shifted somewhat, but it appears as an old settlement. The wall appears to be stable at this time.

1.6 EAVES, SOFFITS AND FASCIAS

Inspected, Repair or Replace

Rear soffit missing aluminum covering on south wall next to chimney. Wood is exposed. Consult a Siding contractor to make repairs.

1.9 ELECTRICAL OUTLETS (exterior)

Inspected, Repair or Replace

There are 5 cluster lamps around the perimeter of the house. 1 over garage w/motion sensor. side garage wall, basement steps w/switch. one on the chimney and rear roof peak.

Exposed BX is feeding cluster light on rear peak from switch at basement steps. Consult a licensed electrician for removal and reinstallation of conduit. see photo.

Outlets on the side of garage and on the brick post at the gate entrance are missing a weatherproof cover.

2. Roof

2.2 SKYLIGHTS, CHIMNEY AND ROOF PENETRATIONS

Inspected, Repair or Replace

Chimney needs pointing and the vines removed.

2.4 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)

Inspected, Repair or Replace

Gutter missing at the roof line near chimney.

Need gutter extensions at the garage.

Garage gutter is blocked.

3. Garage**3.0 GARAGE CEILINGS OR ROOF STRUCTURE****Inspected, Repair or Replace**

The roof over the garage has water pooling with rotted planking and should be checked by a Qualified Roofing Contractor. Sheetrock was also damaged and missing. see photo.

3.6 GARAGE DOOR OPERATORS (Report whether or not doors will auto reverse when met with resistance)**Not Inspected, Repair or Replace**

Garage door opening unit was not connected and looks like it needs to be repaired or replaced. see photo.

3.8 GARAGE OUTLETS AND WALL SWITCHES**Inspected, Repair or Replace**

There are no GFCI present.

4. Kitchen, Components and Appliances**4.24 ICE MAKER****Inspected, Repair or Replace**

Ice maker removed from Freezer

5(A). Living Room**5.6.A OUTLETS AND WALL SWITCHES****Inspected, Repair or Replace**

Dead outlet behind Breakfront. Should have a licensed electrician repair it.

6. FIREPLACE/CHIMNEY**6.3 CHIMNEY****Inspected, Repair or Replace**

The chimney has heavy vines growing around it .These vines are removing the mortar in the joints and affecting the integrity of the chimney. They should remove and the chimney should be pointed by a Qualified Masonry Contractor. see photo

7(A). Hall Bath**7.0.A CEILINGS****Inspected, Repair or Replace**

There is mold present on the ceilings and walls.

7.1.A WALLS**Inspected, Repair or Replace**

There is mold present on the ceilings and walls.

7.8.A OUTLETS, SWITCHES and GFCI'S**Inspected, Repair or Replace**

The electrical receptacle is mounted in the wall into the tile. This is not a proper installation and should be repaired by a licensed electrician immediately.

7(B). Master Bath**7.8.B OUTLETS, SWITCHES and GFCI'S****Inspected, Repair or Replace**

No GFCI present. To be repaired by a licensed electrician.

7(C). Lower Level Bath**7.0.C CEILINGS**

Inspected, Repair or Replace**7.1.C WALLS****Inspected, Repair or Replace**

There is wood rot along the base of the walls indicating that there is a leak. This could be coming from the foundation. Further investigation by a qualified contractor or structural engineer is recommended.

7.8.C OUTLETS, SWITCHES and GFCI'S**Inspected, Repair or Replace**

No GFCI present.

8. Structural Components**8.1 WALLS (Structural)****Inspected, Repair or Replace**

White efflorescence (a powdery substance) was found on the foundation wall indicating moisture is in contact with the concrete. This does not necessarily indicate that intrusion will occur. A waterproofing paint could be applied to the interior side of the foundation if necessary. Efflorescence is found on many homes without water intrusion occurring inside the house.

However this should ALERT you to the possibility that future steps may be needed.

10. Electrical System**10.3 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS****Inspected, Repair or Replace**

There is a splice in the service ground wire in the panel. I recommend that this be checked out by a licensed electrician.

There is a knockout missing from the service end box. this should be closed up. I recommend that a licensed electrician inspect this.

10.5 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**Inspected, Repair or Replace**

No GFCI's in the whole house.

11. Heating / Central Air Conditioning**11.5 AUTOMATIC SAFETY CONTROLS****Inspected, Repair or Replace**

The Temperature/ Pressure Relief valve on the Boiler needs a 3/4 threaded pipe to extend within 6 inches of the floor for safety. (PVC is not approved for Boiler use). I recommend repair by a qualified Licensed Plumber

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

**PRIVATE EYE HOME INSPECTION
SERVICES, INC.**
P.O. Box 656575
FRESH MEADOWS, N.Y. 11365
PHONE 347-256-4250
FAX 718-454-1917
Inspected By: IRA DICKMAN N.Y.STATE
LICENSE #16000004918

Inspection Date: 2/1/2007
Report ID: 00000

Customer Info:	Inspection Property:
Mr. John Smith Mrs. Jane Smith 1234 Main Street Fresh Meadows NY 11365 Customer's Real Estate Professional:	123-45 State Street Flushing, NY 11363

Inspection Fee:

	Service	Price	Amount	Sub-Total
Heated Sq Ft over 2,500		450.00	1	450.00

Tax \$0.00

Total Price \$450.00

Payment Method:Check

Payment Status:Paid At Time Of Inspection

Note: