

Dear Mr. John M. DeLaurentis,

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 9.5.04. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

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

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

PLUMBING SYSTEM

1. Attention Needed - There is an overflow pipe installed, but it does not extend to within 6" of the floor. The existing pipe should be replaced, not extended. The inspector recommends contacting a professional handyman for repairs.

BATHROOM

2. Action Necessary - There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it failed to stop the current flow or did not reset after testing. This outlet is marked with red tape. The inspector recommends contacting a professional electrician for repairs.

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

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

Sincerely,

American Home Inspections

John M. DeLaurentis

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SITE

Paving Condition:

Driveway Paving

Material: Asphalt.

Driveway

Condition: Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

Walkways and Stoop Materials:

Concrete.

Walkway

Condition: Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.

Entryway Stoop:

Satisfactory - The entryway stoop is in functional condition.

Patio

Patio Slab

Materials: Brick.

Slab Condition:

Satisfactory - The slab is in useable condition.

Patio Cover

Condition: Satisfactory - The patio cover is functional.

Fences and Gates:

Fencing

Materials: Chain link materials are used for fencing.

Fence Materials

Condition: Satisfactory - The fencing materials appear to be in satisfactory condition.

Gates and

Latches: Satisfactory - The gates and latches are performing as intended.

Utility Services:

Water Source:

City

Water Meter

Location: Basement level.

Electric Service:

Overhead.

Electric Service

Condition: Satisfactory - The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.

Fuel Source:

Natural gas is provided by a regulated service company or utility.

Underground

Fuel Tanks

Noted:

The inspector was unable to determine the presence of any underground fuel tank installed on the property inspected. Note, however, that this inspection is not an environmental analysis of the property.

Sewage Disposal System:

Sewers.

Gas Services:

**Gas-fired
Equipment
Installed:**

Furnace. Water heater. There is also a gas starter in the fireplace or a gas log fireplace.

**Location of
Meter:**

Front of house.

**Type of Gas
Supply:**

Natural Gas.

**Gas Appliances
in Garage Area?:**

None installed in the garage area.

**Gas Line Primary
Piping Material:**

Black Iron Pipe.

Gas Odors Noted:

No

FOUNDATION

Foundation

Type of Foundation:	Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.
Foundation Materials:	Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide.
Visible Portions of Exterior Foundation Walls:	Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Due to limited visibility, a portion of the foundation is blocked from view and is not covered by this inspection.
Visible Foundation Wall Cracks Noted From Exterior:	Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year. Due to limited visibility, an external portion of the foundation is blocked from view and is not covered by this inspection.
Evidence of Recent Movement:	No - There is no evidence of any recent movement.

INTERIOR VIEW of BASEMENT

Interior of Basement Percentage Finished Into Living Space:	None
Basement Ceiling Exposed:	Most of the ceiling is open allowing visibility of the ceiling/floor joists.
Percent Interior Foundation Wall Exposed:	Most all of the interior foundation walls are available for viewing.
Conditions Noted in Exterior Walls,Interior View:	Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of moisture in the concrete walls evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow then further attention and evaluation would be recommended.
Columns and Posts:	There are steel columns or posts installed.

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Columns

Condition: Satisfactory - There is at least one post supporting an overhead beam in the basement. It appears to be adequately installed.

Main Beam:

Satisfactory - The main beam installed appears to be in satisfactory condition.

Slab Foundation

Floor Type:

A floating slab inside the foundation is used for this structure.

Floor Cracks

Noted:

No - There were no cracks noted in the visible portions of the slab floor.

Basement

Windows:

The windows as installed appear to be satisfactory.

Interior Stairway

Access From:

Kitchen.

Staircase

Condition:

Satisfactory - The staircase to the basement level appears functional.

Moisture on

Exposed

Basement Walls

Noted:

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

Evidence of

Water Entry in the

Basement Noted:

Verify through the Sellers Disclosure Statement to determine if this is an ongoing problem or an isolated incident. Verify any remedial work completed that eliminated the condition.

Evidence of

Insect Infestation:

No - There was no visible evidence of insect infestation on the lower level. This inspection and inspection service is not to be held liable for any representation as to the evidence of or lack of evidence of any wood destroying insects. This was only a visible inspection of the readily available areas of the basement level, and no areas covered by any materials such as wallboard, insulation, furniture, or stored items were included.

CRAWLSPACE

Crawlspace

Entrance:

Satisfactory - The crawlspace entrance is adequately sized.

Location of

Crawlspace

Entrance:

There is an interior entry to the crawlspace.

Crawlspace

Ceiling Exposed

Percent:

Most of the ceiling is open allowing visibility of the ceiling/floor joists.

Percent Interior

Foundation Wall

Exposed:

The interior view of the foundation is limited to the visible portions of the walls. Only about 5% to 10%

Conditions Noted

in Exterior

Walls,Interior

View:

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory. Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of moisture in the concrete walls evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow, then further attention and evaluation would be recommended.

**Repairs In
Exterior Walls
Noted:**

There is some form of repairs made to some portion of the walls. The inspector was unable to determine the age of the repairs or the effectiveness of the repairs made. The repairs are described, but the inspector accepts no liability for the repairs or their effectiveness. It is strongly recommended that you investigate the source of the repairs made with the current owner prior to closing. If possible, determine who made the repairs and what warranty if any remains.

Main Beam:

Satisfactory - The main beam installed appears to be in satisfactory condition.

Crawlspace

Ventilation:

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.

Crawlspace

Inspected By:

The crawlspace was inspected by entering and crawling through.

Crawlspace

Floor:

Concrete

Vapor Barrier

Installed:

Yes - There is a vapor barrier installed. The floor is covered with an approved vapor/moisture retardant material. The walls have a vapor barrier installed that deters moisture from entering the crawlspace through the walls.

Posts Condition:

Satisfactory - There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed.

Pier Construction

Materials:

Solid masonry piers are installed in the crawlspace.

Condition of

Piers:

Satisfactory - The piers as installed appear to be adequate. No engineering analysis was completed.

Evidence of

Insects or

Animals in

Crawlspace:

No - There was no evidence of animal or insect infestation noted. This inspection does not cover the presence or lack of wood destroying insects.

Electrical

Service:

The crawlspace electrical outlets are protected with Ground Fault Circuit Interrupt protection as required by current standards.

ROOF & ATTIC

ROOFING

Type Roof:	Gable
Roof Covering Materials:	Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.
Cover Layers:	The roof covering on the main structure appears to be the first covering.
Underlayment Noted:	According to current construction standards and manufacturer's installation instructions, there should be felt paper installed as an underlayment beneath the roof covering material.
Condition of Roof Covering Material:	Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.
Estimated Life Expectancy of Roof:	The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.
Slope:	Medium slope is considered to be between 4 in 12 and 6 in 12.
Flashing:	Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.
Means of Roof Inspection:	The roof covering was inspected by walking on the roof.
Skylights:	Satisfactory - The skylight(s) appears to be satisfactory and shows no signs of leaking.
Valleys:	Satisfactory - The valleys appear to be in satisfactory condition.
Ridges:	Satisfactory - The ridge covering material appears to be in satisfactory condition.
Evidence of Leakage:	No -
Roof Gutter System:	The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts.

Attic & Ventilation:

Attic Access Location:	Garage ceiling.
Attic Accessibility:	There is a full staircase installed.

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Method of Inspection:	The attic cavity was inspected by entering the area.
Attic Cavity Type:	Storage - The attic cavity has capacity for storage of light boxes or items.
Roof Framing:	A rafter system is installed in the attic cavity to support the roof decking. The rafters or truss system appears to be in satisfactory condition.
Roof Framing Condition:	Satisfactory - The roof framing appears to be in functional condition.
Roof Bracing:	The roof framing as installed seems adequate.
Roof Decking:	The roof decking material is 1/2" plywood sheeting.
Evidence of Leaks on Interior of Attic:	There is no evidence of current water leaks into the accessible attic spaces.
Ventilation Hi/Low:	Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.
Vapor Barrier Installed:	There is a vapor barrier installed.
Insulation Clear of Sheathing:	There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.
Insulation Noted:	Satisfactory - The attic insulation appears to be adequate and properly installed.
Attic ventilation fan:	Yes - There is an attic ventilation fan installed.
Whole House Ventilation System:	Yes - There is a whole house ventilation system installed. Functioning properly, this will assist at minimizing the air conditioning costs during the cooling season on low humidity, cool evenings.

STRUCTURAL

Structural:

Type of Construction:	Frame.
Exterior Siding Materials:	Brick. Vinyl Siding.
Siding Condition:	Satisfactory - The siding is in serviceable condition.
Trim Condition:	Satisfactory - The trim is intact and satisfactory. The trim is metal wrapped.
Soffit/Eaves:	Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.
Fascia & Rake Boards:	Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.
Outside Entry Doors:	Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior.
Windows Type:	Double Hung. Insulated glass windows.
Window Condition:	Satisfactory - The window framing and glass are in a satisfactory condition.
Window Flashing:	Satisfactory - The installed window flashing above the windows appears to be adequate.
Earth-to-Wood Clearance:	Satisfactory - There appears to be adequate clearance between the earth and the wood.
Structural Caulking:	Action Necessary - Caulking around all wall penetrations and most siding joints is necessary. There are areas of the structure that either were never caulked or need immediate caulking. This will help prevent further deterioration.
Framing Type:	Platform framing was the chosen style of framing.
Wall Covering Material:	sheetrock.
Ceiling Covering Material:	sheetrock.
Evidence of Mold Noted:	Yes. There is a mold or fungus noted on the ceiling in at least one location. This inspection does not include testing for mold type or toxicity. Further testing is recommended and needed to determine the type and the toxicity levels. A serious health hazard may exist from what appears as a simple mold. Testing for airborne mold is also excluded from this inspection. Certain molds have been recorded as having various levels of toxicity and are known to produce respiratory and neural conditions of various intensities. Please consider having testing completed to protect your investment and your family's health.

Deck, Porch or Balcony:

Deck/Porch/ Balcony

Materials: Front porch is concrete material .

The Foundation

Materials: Action Necessary -The deck support posts are setting on a concrete slab. There is a possibility that one of the posts could become dislodged and result in deck support failure.

Fireplace:

Location of Fireplace:

Living room

Type of Fireplace:

Masonry - There is a masonry-built fireplace installed.

Fireplace Fuel:

Gas - The fireplace is designed to use gas fuel only.

Firebox

Condition:

Satisfactory - The firebox appears to be sound and useable in its current condition.

Damper

Condition:

Satisfactory - The flue damper appears to be functional and fully adjustable.

Evidence of Drafting

Problems:

No evidence of drafting problems were noted; however, I did not light a fire to determine if it drafts well.

Flue Condition from Firebox:

Satisfactory - The visible portions of the chimney flue appear to be satisfactory.

Flue Condition From Roof:

Satisfactory - The fireplace flue, as viewed from the roof, appears to be in satisfactory condition.

Exterior Stack Material:

The exterior fireplace stack is made of mortar and brick.

Exterior Stack Condition:

Satisfactory - The exterior stack is in satisfactory condition.

Flue Lined:

Yes - The fireplace flue appears to be lined with tile. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

Chimney Cap or Crown:

Yes - There is a chimney cap.

Rain Hat:

Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

Spark Arrestor:

Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

Chimney Height and Clearance:

The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher.

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Flashing: Satisfactory - The installed flashing around the chimney stack appears to be functional.

Hearth Condition: The hearth is in satisfactory condition.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

Model/ Serial Number/ Size: There are two A/C units They were manufactured about .2003 & 2000

Type: Refrigerator/Split System. Electricity-powered.

Unit/Condenser Location: Back yard

Unit Tested: Yes The scope of this inspection does not include the effectiveness or adequacy of the system.

Insulation Wrap on the Suction Line: Satisfactory

Condenser Clear of Obstruction: Satisfactory

Condenser Cabinet Level: Satisfactory

Condensing Coil Condition: Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect: Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Line: Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Temperature at Supply Registers: 65

Temperature at Return Registers: 80

Temperature Differential: Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F.

Evidence of Maintenance: Yes For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

Heating Unit # 1:

Heating System Location: Basement & crawl space

Heating System Type: A forced air furnace is installed as the primary source of heat.

Fuel Source: The fuel source is natural gas.

Model/Serial Number/Size: This units were manufactured about 2000 & 1985

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Flue Type: The flue pipe is metal

Flue Condition: Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

Unit Tested: Yes

Furnace Temperature output within manufacturer specifications: Yes The actual temperature rise was within this range.

Heat Exchanger Inspected: Yes. The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible portions were inspected.

Heat Exchanger Inspected Via: The heat exchanger was tested by a visual inspection with the aid of a flashlight and mirrors, and no cracks or voids were noted. The heat exchanger was inspected without invasive or destructive means. Usually only 10 to 20 percent of the exchanger is visible without partial or total disassembly of the furnace. This inspection covers only the readily visible portions of the heat exchanger.

Carbon Monoxide Tested: Yes. No measurable amounts of carbon monoxide were noted at the time of the test.

Draft Hoods/ Draw: Satisfactory - The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.

Gas-fired Appliance Flue/ Vents: Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

Secondary Air Adequacy: Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

Blower Condition: Satisfactory - The blower assembly appears to be performing as expected.

Filter Type/Size: Reusable - Wash and reuse.

Ducts Condition: Satisfactory - The ductwork appears to be properly installed and supported.

Duct Insulation in Unheated Spaces: Exposed ductwork in unheated space is not insulated. The efficiency of the heating and air conditioning systems is greatly reduced due to the heat loss or gain. Insulation is strongly recommended.

Does each habitable room have a heat source? Yes

Adequate Returns or Undercut Doors: Yes

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Thermostat

Location:

Living room

Thermostat

Condition:

Satisfactory - The thermostat worked properly when tested. There are multiple thermostats. The structure is divided into zones.

ELECTRICAL SYSTEMS

Primary Power Source

Service Voltage: The incoming electrical service to this structure is 120/240 volts.
Service/Entrance/Meter: Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.

Main Power Panel and Circuitry

Main Power Distribution Panel Location:

Basement

Main Power Panel Size:

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

Service Cable to Panel Type:

A combination of copper cables and aluminum ground wire cables were used.

Is Panel Accessible:

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker/Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Panel Cover Removed:

Yes

Condition of Wiring in Panel:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Feeder and Circuit Wiring Type:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

Circuit Wiring Condition:

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Ground Fault Protected Outlets:

. At all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement.

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Main Service

Ground Verified:

Yes - The main service ground wire was located by the inspector.

**Wire Protection/
Routing:**

Satisfactory - Visible wiring appears to be installed in an acceptable manner.

Smoke Detectors:

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s). The installed smoke detector(s) are wired into the electrical system. If a hardwired smoke detector is installed, be sure it is a battery backup type or install a battery backup type as a safety, in case power goes off before the alarm sounds. Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least.

Doorbell :

Yes - At least one exterior door has a working doorbell.

Exterior Lighting:

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security. The inspector was unable to determine function of the exterior lighting due to automatic controls that were not overridden.

PLUMBING SYSTEM

Plumbing:

Water Source:	City/Municipal.
Plumbing Service Piping Size to Structure:	3/4" water service line from the meter to the main cutoff.
Public Service Piping Material:	The main service line to the structure is copper.
Main Water Line Cutoff Location:	Basement level wall.
Visible Mineral Deposits or Encrustations:	No
Interior Supply Piping Size:	The interior water supply piping is 3/4" indiameter. It then reduces to 1/2" or 3/8" risers.
Interior Supply Piping Material:	The interior supply piping in the structure is predominantly copper.
Functional Supply:	Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
Leaks in the Supply Piping Noted:	No
Sewage Disposal Type:	Public Sewer System
Waste Line Materials	The predominant waste line material is plastic.
Waste Piping Condition:	Satisfactory - The visible plumbing waste piping appears functional.
Vent Piping Material	The vent material, as it passes through the roof, is copper.
Vent Piping Condition:	Satisfactory - The visible plumbing vent piping appears functional.
Supply/Waste Piping Supports:	Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.
Functional Drainage:	Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.
Objectionable Odors Noted:	No
Location of Waste Line Cleanouts:	Base of the stack(s) in basement level.

Water Heater

Location:	Basement
Model & Serial Numbers:	<p>Manufactured approximately 2000 Recall - 14 million water heaters have been involved in a class action lawsuit involving defective dip tubes. If your water heater was manufactured between August 1993 and October 1996 and is in the below list you need to call 800-329-0561. Some form of remuneration or replacement may be due to you.</p> <p>The first 4 digits of the serial numbers are: AMERICAN WATER HEATER GROUP 9332 to 9712 BRADFORD WHITE KH to KM, LA to LM, MA to MM, NA to NM, OA, PA,PB RHEEM BRAND 0893 to 0897, 0599A to 0599F STATE BRAND G93 to M93, A94 to M94, A95 to M95, A96 to M96, A97 to F97.</p> <p>The Second, Third and Fourth digits of the following brand: A.O.SMITH _H93 to _C97.</p> <p>For further information you may also write to Dip Tube Litigation, Claims Administrator, P.O. Box 9338, Garden City, New York 11530-9338.</p>
Tank Capacity:	A 40 gallon water heater is installed.
Fuel Source for Water Heater:	The water heater is gas-fired.
Electric Service to Water Heater:	Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.
Exposed Water Heater Condition:	Satisfactory - It shows some age, but it appears sound.
Drip Leg Installed for Natural Gas-Fired Unit:	Yes - There is a drip leg installed on the incoming gas line to the water heater.
Gas Valve:	Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.
Flue/Exhaust Pipe Condition:	Satisfactory - The exhaust flue appears to be correctly installed.
Water Piping Condition:	Satisfactory - The incoming and output piping is installed correctly.
Water Heater Fill Valve Installed:	Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.
Temperature Controls:	Satisfactory - The thermostat and temperature controls appear to function normally.
Drain Valve:	Yes - There is a drain valve installed on the lower side of the water heater.

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**Temperature &
Pressure Relief
Valve:**

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

**Safety Overflow
Pipe:**

Attention Needed - There is an overflow pipe installed, but it does not extend to within 6" of the floor. The existing pipe should be replaced, not extended. The inspector recommends contacting a professional handyman for repairs.

**Water Heater
Insulation Jacket:**

No Recommended - An insulation blanket wrap for the water heater is suggested. Up to 50% of the energy for the water heater is used to replace standby losses, of which 10 - 25% are at the tank.

KITCHEN

Kitchen

Location:	Main level rear of house
Outside Entry Door:	The outside entry door to the kitchen is satisfactory.
Windows:	Satisfactory - The windows and associated hardware in the kitchen are satisfactory.
Walls:	Satisfactory - The walls in the kitchen appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The flooring in the kitchen is satisfactory.
Lighting:	Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.
Electrical Outlets:	Satisfactory - The outlets tested in the kitchen are correctly wired and grounded. This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.
Countertops:	Satisfactory - The countertops in the kitchen are satisfactory.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.
Sink and Drain Lines:	Satisfactory - The sink and drainage lines appear to be satisfactory.
Caulking Water Contact Areas:	Attention Needed - The caulking in water contact areas appear to need attention. If left unsealed, water can cause costly damage.
Food Waste Disposal:	Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.
Dishwasher:	The normal service life for a dishwasher is 8 - 12 years.
Range/Oven:	All the heating elements on the range top and oven were functional at the time of the inspection. Temperatures of heat settings were not tested. The oven is a self-cleaning type. Inspection of this feature requires several hours, and it is not a part of this inspection.
Heat Source:	Satisfactory - There is a heat register in this room.

LAUNDRY

LAUNDRY

Entry Door:	Satisfactory - The entry door to the laundry room is functional.
Linen Closet:	Satisfactory - The closet is functional and of average size.
Walls:	Satisfactory - The walls in the laundry room appear to be satisfactory.
Ceilings:	Satisfactory - The ceiling is satisfactory.
Floor:	Satisfactory - The floor coverings are in satisfactory condition.
Windows:	Satisfactory - There is at least one window and associated hardware in the laundry room that operates satisfactorily.
Electrical Outlets:	Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.
Lighting:	Satisfactory - Lighting in the laundry is adequate.
Ground Fault Interrupt Outlets:	This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.
Washer & Dryer	A washer and dryer are installed. Testing of either is not included as a part of this inspection.
Washer Hookup:	Yes
Dryer Hookup:	Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.
Dryer Ventilation:	Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.
Area Ventilation:	Satisfactory - The area ventilation seems adequate.

BATHROOM

Master Bathroom:

Entry Door:	Satisfactory - The entry door to the bathroom is as I expected, and it is functional.
Walls:	Satisfactory - The walls in this bathroom are satisfactory.
Windows:	Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.
Ceiling:	Satisfactory - The ceiling in this bathroom is satisfactory.
Floor:	Satisfactory - The flooring in this bathroom is satisfactory.
Lighting:	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
Ventilation Fans:	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
Ground Fault Interrupt Outlets:	<u>Action Necessary - There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it failed to stop the current flow or did not reset after testing. This outlet is marked with red tape. The inspector recommends contacting a professional electrician for repairs.</u>
Light Switch:	Satisfactory - The light switch is satisfactory.
Vanity Cabinet:	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
Toilet Condition	Satisfactory - The toilet in the master bathroom appears to be functional.
Tub:	There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly.
Shower/Shower Head and Mixing Valves:	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
Shower Pan:	Fiberglass - The fiberglass shower pan does not appear to leak at this time.
Tub & Shower Walls:	Satisfactory - The walls appear to be in satisfactory condition.
Tub/Shower Drain:	Satisfactory - The tub/shower appears to drain at an acceptable rate.
Caulking/Water Contact Areas:	Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected.
Heat Source:	Satisfactory - There is a heat source in this room.

Bathroom No. 1:

Entry Door:	Satisfactory - The entry door to the bathroom is as I expected, and it is functional.
Walls:	Satisfactory - The walls in this bathroom are satisfactory.
Windows:	Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.
Ceiling:	Satisfactory - The ceiling in this bathroom is satisfactory.
Floor:	Satisfactory - The flooring in this bathroom is satisfactory.
Lighting:	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
Ventilation Fans:	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
Ground Fault Interrupt Outlets:	Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.
Electrical Outlets:	There is a grounded outlet correctly installed.
Light Switch:	Satisfactory - The light switch is satisfactory.
Vanity Cabinet:	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
Toilet Condition	Satisfactory - The toilet in this bathroom appears to be functional.
Tub Mixing Valve & Stopper:	Satisfactory - Tub mixing valve and tub unit are in satisfactory condition.
Shower/Shower Head and Mixing Valves:	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
Tub & Shower Walls:	Satisfactory - The walls appear to be in satisfactory condition.
Tub/Shower Drain:	Satisfactory - The tub/shower appears to drain at an acceptable rate.
Caulking/Water Contract Areas:	Satisfactory - The caulking in the water contact areas appears to be satisfactory. Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected.
Heat Source:	Satisfactory - There is a heat source in this room.

Partial Bathroom:

Walls:	Satisfactory - The walls in this bathroom are satisfactory.
Windows:	Satisfactory - The windows and associated hardware in this bathroom are all satisfactory.
Ceiling:	Satisfactory - The ceiling in this bathroom is satisfactory.

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Floor:	Satisfactory - The flooring in this bathroom is satisfactory.
Lighting:	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
Ventilation Fans:	None - There is no installed ventilation fan. There is a window installed; and if it used correctly, there is no need for a fan.
Ground Fault Interrupt Outlets:	Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.
Electrical Outlets:	There is a grounded outlet correctly installed.
Light Switch:	Satisfactory - The light switch is satisfactory.
Vanity Cabinet:	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
Toilet Condition	Satisfactory - The toilet in this bathroom appears to be functional.
Caulking/Water Contract Areas:	Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected.
Heat Source:	Satisfactory - There is a heat source in this room.

BEDROOM

Master Bedroom:

Entry Door:	Satisfactory - The entry door on the master bedroom is as I expected, and it is functional.
Closet:	Satisfactory - The closet is functional and of average size.
Walls:	Satisfactory - The walls in the bedroom appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as I expected.
Light and Light Switch.	Satisfactory - The light and light switch were functional at the time of the inspection.
Ceiling Fan:	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
Floor:	Satisfactory - The floors are in satisfactory condition.
Windows:	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Bedroom1:

Entry Door:	Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
Closet:	Satisfactory - The closet is functional and of average size.
Walls:	Satisfactory - The walls in the bedroom appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as I expected.
Light and Light Switch.	Satisfactory - The light and light switch were functional at the time of the inspection.
Ceiling Fan:	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
Floor:	Satisfactory - The floors are in satisfactory condition.
Windows:	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Bedroom2:

Entry Door:	Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
Closet:	Satisfactory - The closet is functional and of average size.

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Walls:	Satisfactory - The walls in this bedroom appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as I expected.
Light and Light Switch.	Satisfactory - The light and light switch were functional at the time of the inspection.
Ceiling Fan:	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
Floor:	Satisfactory - The floors are in satisfactory condition.
Windows:	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
Heat Source Noted:	There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

OTHER LIVING SPACES

Front Entry and Main Hallway:

Front Entry Door:	Satisfactory - The main entry door to the structure is in functional condition. There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature.
Screen/Storm Door:	Satisfactory - There is a combination storm and screen door installed, and it appears to be functional.
Entry Floor:	Satisfactory - The entry floor material is in satisfactory condition.
Main Hallway:	Satisfactory - The main hallway walls and floor are in satisfactory condition.
Smoke Detector:	There is a functional smoke detector installed in the hallway. It was undetermined if the unit is hardwired or battery operated.
Guest Closet:	Satisfactory - The guest closet is functional and of average size.

Living Room:

Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Ceiling Fan:	Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Windows:	Satisfactory - The windows and associated hardware in this room are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Heat Source Noted:	There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Dining Room:

Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Heat Source Noted:	There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Family Room:

Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Ceiling Fan:	Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Heat Source Noted:	There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Study/Den:

- Entry Door:** Satisfactory - The entry door to this room is functional.
- Walls:** Satisfactory - The walls in this room appear to be satisfactory.
- Ceiling:** Satisfactory - The ceiling is functional and as expected.
- Ceiling Fan:** Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.
- Floor:** Satisfactory - The floor in this room is in satisfactory condition.
- Windows:** Satisfactory - The windows and associated hardware in this room are all satisfactory.
- Electrical Outlets:** Satisfactory - The outlets tested in this room are correctly wired and grounded.
- Heat Source**
- Noted:** There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.
- Fireplace:** No

GARAGE

Garage

Garage Type	The garage is attached.
Size of Garage:	Two car garage.
Overhead Door and Hardware Condition:	Satisfactory - The overhead door is in satisfactory condition, and it is functional.
Automatic Overhead Door Opener:	The overhead door opener appears to function appropriately.
Safety Reverse Switch on the Automatic Opener:	Yes - The door opener is equipped with an automatic reverse safety switch.
Outside Entry Door:	The outside entry door to the garage is satisfactory.
Floor Condition:	Satisfactory - The garage floor is in satisfactory condition.
Garage Walls Condition:	The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished. Due to stored items in the garage, I was unable to determine the condition of a portion of the walls hidden from view.
Fire Rated Ceiling:	Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above. Current safety standards require a fire rated separation between the garage and living space above. It is recommended that this addition be made.
Fire Rated Entry Door to Structure:	For safety reasons, there should be a fire rated door or a solid core door, as a minimum, between the garage and living areas of the house.
Garage Roof Condition:	The detached garage roof covering materials are similar to that on the main structure, and they are in a similar condition.
Electric Service to Garage:	Satisfactory - The electrical outlets in the garage tested as correctly grounded.