

Property Inspection Report

Charlie and Mary Sample Residential Inspection

Inspection Date:
11/20/06

Prepared for:
**Charlie and Mary
Sample**

Report number:
60022011

Inspector:
John P. Vagliardo



Vagliardo Inspection Service
Office 607-433-1630
Fax 607-433-1640
www.vagliardoinspectionsservice.com
NYS Lic # 16000004384



NYS Licensed Radon Laboratory # 11908

Vagliardo Inspection Service

Charlie and Mary Sample

Inspection Address:

330 Barnes Road

Sample, New York 13800

Dear Charlie and Mary Sample:

At your request, an inspection of the above property was performed on November 20, 2006. Vagliardo Inspection Service is pleased to submit the enclosed report of this elegant and well maintained home. This report is a professional opinion based on a visual inspection of the accessible components of the property. This report is not an exhaustive technical evaluation.

Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

Your attention is directed to your copy of the Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice and Code of Ethics of the National Association of Certified Home Inspectors (NACHI) prohibit us from making any repairs. We are not associated with any party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use.

Thank you for selecting our company.

Sincerely,

John P. Vagliardo

Vagliardo Inspection Service

This confidential report is prepared exclusively for Charlie and Mary Sample.

TABLE OF CONTENTS

TOPIC	PAGE
INITIAL CONTACT FORM	1
SERVICES ORDER FORM	2
INSPECTION AGREEMENT	3
INVOICE	4
PAYMENT DATE	5
REAL ESTATE PROPERTY ADVERTISEMENT	6
SELLER'S DISCLOSER FORM	7
OVERVIEW	8
THE SCOPE OF INSPECTION	9
FOUNDATION / STRUCTURAL	10
ROOF SYSTEM	13
CHIMNEY / STOVES	15
EXTERIOR COMPONENTS	16
ELECTRICAL	20
HEATING	22
INSULATION / VENTILATION	24
PLUMBING SYSTEMS	25
INTERIOR	27
APPLIANCES	30
ENERGY & ENVIRONMENTAL CONCERNS	31
RADON TEST	32
WATER QUALITY TEST	34
SUMMARY	35

INSPECTION ORDERARE YOU THE ☐ AGENT ☒ PURCHASER ☐ SELLER ☐ OTHER

WILL THE CLIENT BE PRESENT AT THE INSPECTION? YES

WILL THE AGENT BE PRESENT AT THE INSPECTION? YES

CLIENT INFORMATION:

CHARLIE AND MARY SAMPLESTREET ADDRESS PO BOX 10003CITY SAMPLE STATE N.Y. ZIP 13800FAX NUMBER N/A EMAIL N/AREALITY NAME SAMPLE AGENCY LISTING # 00000STREET ADDRESS ONE SAMPLE STREETCITY SAMPLE STATE NEW YORK ZIP 13880AGENT NAME SMITH JONES TELEPHONE 607-433-1630

INSPECTION SITE LOCATION:

STREET ADDRESS 3333 BARNES ROADCITY SAMPLE STATE NEW YORK ZIP 13880TYPE OF HOME: ☒ SINGLE FAMILY ☐ MULTIFAMILY ☐ CONDOMINIUM
☐ COMMERCIAL ☐ OTHERHOW MANY SQUARE FEET IS THE HOUSE APPOX.1800 AGE OF HOUSE 1850BASEMENT YES CRAWL SPACE NO SEPTIC YES WELL YESHOUSE OCCUPIED YES WILL UTILITIES BE ON YES

INSPECTION SERVICE ORDER

INSPECTION DATE MAY 26, 2006 TIME 1:30 PM

SERVICES REQUIRED:

FEE

HOME INSPECTION, 48 HOUR RADON TEST, VISUAL INSECT INSPECTION,
WATER QUALITY BACTERIA TEST, SEPTIC DYE TEST
AND A VISUAL MOLD TEST WILL BE CONDUCTED AT NO CHARGE
WITH A WRITTEN REPORT.

\$000.00

PAYMENT OF CHECK DUE AT DAY OF INSPECTION

X YES

WEATHER CONDITION CLEAR/SUNNYOUTSIDE TEMPERATURE 77 DEGREES F HUMIDITY 18 %ATTENDEES:

MR AND MRS SAMPLE & JOHN VAGLIARDO

INSPECTION AGREEMENT

Page 3

THIS AGREEMENT is entered into by and between Vagliardo Inspection Service, a New York company, and Charlie and Mary Sample, whose address is PO Box 10003 Sample, New York 13800.

WHEREAS, Customer desires to have Vagliardo Inspection Service inspect real property located at One Sample Street Sample, NY 13880.(hereinafter "property");

WHEREAS, Customer has hired Vagliardo Inspection Company to perform an inspection of the property in accordance with the terms, conditions and limitations hereinafter set forth;

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the sufficiency of which and the receipt of which are acknowledged, Customer and Vagliardo Inspection Service agree as follows:

1. Customer will pay Vagliardo Inspection Service the sum of \$000.00 for an inspection of the property, consisting of the main building and garage or carport; Water Quality Bacteria Test, 48 hour Radon Test and a visual mold inspection.
2. Vagliardo Inspection Service will perform a visual inspection of the property as described herein. Vagliardo Inspection Service will also prepare a written report noting the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. The report may be shared with the customer's real estate agent if one exists and the client's attorney. **LATENT AND/OR CONCEALED DEFECTS, CONDITIONS AND/OR DEFICIENCIES ARE EXCLUDED FROM THE INSPECTION.**
3. The Terms and Conditions attached to this agreement shall define the standard of duty and the conditions, limitations and exclusions of the inspection. The Terms and Conditions are incorporated into this agreement by reference.
4. The Inspection will be performed according to the NACHI Standards of Practice unless specified above in section 1.of this agreement. A copy of the standards will be provided on request or are located on the company's website.
5. Customer understands and agrees that Vagliardo Inspection Service is not an insurer or guarantor against defects in the structure, items, components or systems inspected. **VAGLIARDO INSPECTION SERVICE MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.**
6. If Customer is married, Customer's spouse is equally bound by all terms and conditions of this Agreement, even if spouse has not signed this Agreement.
7. This Agreement constitutes the entire understanding and agreement between Vagliardo Inspection Service and Customer. All negotiations between the parties hereto are merged into this Agreement, and there are no representations, warranties, covenants, understandings, or agreements, oral or otherwise, in relations thereto between the parties other than those incorporated herein and to be delivered hereunder. This Agreement shall be amended, modified or supplemented only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of New York.
8. Payment is expected and due prior to completion of the inspection. Payment will be in the form of cash, check, or cashiers check. There will be a \$50.00 returned check charge. Any, and all, legal fees incurred by Vagliardo Inspection Service to collect fees will be assessed against Customer. If the check is being mailed, it will be received by Vagliardo Inspection Service prior to the release of the reports.
9. **LIMITATION ON LIABILITY:** Inspector's liability for mistakes and omissions in this inspection is limited to a refund of the fee paid for this inspection and report.

CUSTOMER ACKNOWLEDGES THAT CUSTOMER HAS READ THIS INSPECTION AGREEMENT. CUSTOMER FULLY UNDERSTANDS AND ACCEPTS ALL OF THE CONDITIONS OUTLINED HEREIN AND HEREBY ACKNOWLEDGES THIS BY SIGNING THE DOCUMENT BELOW.

Vagliardo Inspection Service

Customer

By

John P. Vagliardo

Date

Date

November 20, 2006



Vagliardo Inspection Service

460 Canterbury Lane
Oneonta, New York 13820
Telephone 607-433-1630 Fax 607-433-1640
www.vagliardoinspectionsservice.com

Job: 60022011

RECEIPT

Customer

Name Carlie and Mary Sample
Address PO Box 10003
City Sample State NY ZIP 13800
Phone 607-433-1630

Date 20-Nov-2006
Order No. 60022011
Rep _____
FOB _____

Qty	Description	Unit Price	TOTAL
1.00	Home Inspection	\$0.00	\$0.00
1.00	Water Quality Bacteria Test	\$0.00	\$0.00
1.00	Visual Mold Inspection	\$0.00	\$0.00
1.00	48 Hour Radon Test	\$0.00	\$0.00
1.00	Written Report	\$0.00	\$0.00
<div style="font-size: 2em; color: red; font-weight: bold;">PAID</div> <p>Thank you. We appreciate your business!</p>			

Payment Details

Check _____ Date: 11/20/2006
Name Charlie and Mary Sample
Check # 0000 _____
\$0.00

SubTotal	\$0.00
Shipping & Handling	
Taxes	
TOTAL	\$0.00

Office Use Only

A copy of the check will be shown here.

----- REAL ESTATE ADVERTISEMENT WILL BE DISPLAYED HERE -----

Property discloser will be posted here if provided

Overview

THE PROPERTY IN PERSPECTIVE

This is a very nice single family home with an unattached garage.

As with all properties, ongoing maintenance is required and improvements to the systems of every home will be needed over time.

The improvements recommended in this report are not considered unusual for a home of this age.

Please also take into consideration that there is no such thing as a perfect property.



CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: denotes a system or component that is considered significantly deficient. Significant deficiencies need to be corrected and are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component that needs corrective action to assure proper and reliable function.

Improve: denotes improvements or upgrading that are recommended but not required.

Monitor: denotes a system or component that will require further investigation and/or monitoring in order to determine if repairs are necessary.

THE SCOPE OF INSPECTION

This report has been prepared based upon the Standards of Practice established by The State of New York and National Association of Certified Home Inspectors – NACHI.

All components designated for inspection in the NACHI Standards of Practice are inspected, except as may be noted within this report.

Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only.

The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or buildings are not included.

This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.

The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Vagliardo Inspection Service is neither a guarantor nor insurer. Not all improvements will be identified during this inspection.

The inspection and related report do not address and are not intended to address code and/or regulation compliance, mold, mildew, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination and any other indoor or outdoor substances unless specified in the contract. The client is urged to contact a competent specialist if information, identification or testing of the above is desired.

The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the inspection contract. Please refer to the inspection contract for a full explanation of the scope of the inspection.

All items mentioned in this report are as they were at the time of inspection unless otherwise noted.

This inspection report shall not be transferred or relied upon by any other person or company without the written consent of Vagliardo Inspection Service or Mr. and Mrs. Sample.

Copyright © 2007 Vagliardo Inspection service - All Rights Reserved

Office: 460 Canterbury Lane Oneonta, NY 13820

Foundation / Structural

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	.Concrete Block-Stone-Brick
Crawlspace	No
Floor Structure:	.Wood beam & Wood joist and sub flooring
Wall Structure:	.Finished walls
Roof, Ceiling:	• Boards- Plaster - Sheet Rock
Attic Access:	.Hall

RECOMMENDATIONS/OBSERVATIONS

The construction of the home was good quality.

The structure exhibits no evidence of substantial movement.

- Some of the original joists were replaced.
- Some of the original joists were replaced. See figure 1 below.



Figure 1

Basement Water Intrusion

- Monitor: The basement did not show evidence of a lot of seasonal moisture penetration at the time of inspection. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all basements exhibit signs of moisture penetration and most will have water intrusion at some point in time. There was some water seepage on the basement floor from gutters depositing water close to the foundation. The visible evidence is not considered unusual for a home of this age, construction and location. Water intrusion in the basement rarely affects the structural integrity of a home.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the home should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of crawlspace leakage. Please refer to the Roofing and Exterior sections of the report for more information.

Floors

- The floor structure was sound and relatively level. The basement has a wood floor.
- Improve: Pipes and wire entrances through the exterior walls should be sealed to prevent moisture, mouse and insect intrusion.

- There was evidence of powder post beetles. A quote was received from Putnam Pest Control for treatment and attached on page 33. See figure 2 below.



Figure 2

LIMITATIONS OF FOUNDATION & STRUCTURAL COMPONENT INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of visible structural components was inspected. Concealed or inaccessible structural components are not inspected (including items that are within the crawlspace, underground or contained inside walls, concrete slabs, or other closed portions of the building, or otherwise concealed by fixtures, appliances, furnishings, personal property, and/or vegetation).
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Roof System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering:	-Asphalt Shingles - Metal Flashings
Roof Drainage System:	-Metal Gutters
Skylights:	-None
Method of Inspection:	- Various vantage points – From knoll

•

RECOMMENDATIONS/OBSERVATIONS

Sloped Roofing

The roof over the main structure is asphalt shingles. There is 5 years plus of serviceable life left in the roof under normal conditions.

- Monitor: Any debris on the roof should be kept cleaned off as this debris will hold moisture and attract insects.
- Monitor: All roof penetrations should be monitored for leaks and inspected regularly to see if they need resealing.
- The roof sheathing is in good condition. See figure 3 below.



Figure 3

When the report indicates that a roof is "satisfactory," that means it is satisfactory for its age and general usefulness. A roof which is stated to be satisfactory may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Gutters & Downspouts

- Gutters and downspouts have been installed on the roofs of the structure.
- The gutters are metal and satisfactory.
- The downspouts discharge water at least five feet from the foundation or drain into a functioning subsurface drainage system. Storm water should be encouraged to flow away from the building at the point of discharge (a potential source of water entry into the basement).
- Monitor: The gutter system should be maintained and cleaned periodically or as needed.
- Improve: Subsurface drains should be checked periodically to make sure they are not clogged.
- Improve: Gutter extensions have been utilized. See figure 4 below.



Figure 4

LIMITATIONS OF ROOFING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- Leakage can develop at any time and may depend on rain intensity and/or wind direction.

Chimney/Fireplaces

DESCRIPTION OF CHIMNEY/STOVES

Fireplaces: · One
Chimneys , Flues: ·Brick – Concrete Block

RECOMMENDATIONS/OBSERVATIONS

- The fireplace uses the brick chimney.
- The furnace uses the concrete block chimney.
- The fireplace chimney should be cleaned and the flue inspected before use.
- When the roof was installed an old chimney was removed below the roof line. It can still be seen in the attic.
- Improve: Wood for the fireplace is stored in the garage. This is not recommended as it holds moisture creating wood rot and attracts mice and insects. Stored outside covered is a better choice.
- A chimney cap and screen has been installed on the fireplace chimney. A cap and screen should be installed on the furnace chimney. This will keep water from entering the chimney and vermin animals from getting into the chimney. See figure 5 below.



Figure 5

LIMITATIONS OF CHIMNEY INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The interior of the chimney was not inspected.
- The inspection is visual in nature. It does not involve igniting or extinguishing fires.

Exterior Components

DESCRIPTION OF EXTERIOR

Wall Coverings:	. Wood
Soffit, Fascia:	. Yes
Exterior Doors:	.Wood
Window, Door Frames, Trim:	. Wood
Window Glazing:	. Single Pane
Driveway, Walkways:	.Gravel
Steps:	. Wood

RECOMMENDATIONS / OBSERVATIONS

- The lot drainage generally appeared to be conducting the majority of the surface water away from the building.
- The driveway is crushed stone.
- The windows are single pane with storms.
- The front porch steps have a railing installed on both sides. An excellent feature.
- There is no side walk to the driveway or the town road.
- Improve: Any wood to earth contact will need yearly wood treatment.

Exterior Walls

- Repair: All pipe and wire penetrations through the exterior walls should be sealed. Water leaking through non-sealed areas can cause structural damage.
- Repair: The exterior trim and wood window casings need a coat of paint.
- The outside of the home will need occasional painting.
- Monitor: The steps to the road have a handrail on both sides. The concrete is starting to deteriorate. See figure 6 on the next page.

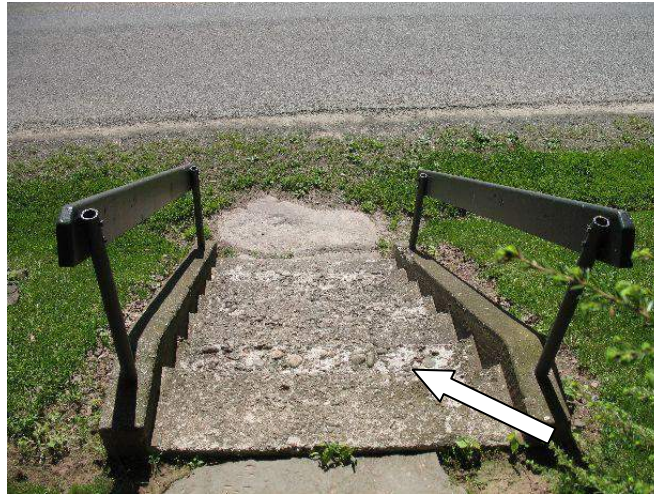


Figure 6

- There is a very nice private patio in the back yard. See figure 7 below.



Figure 7

- The front porch has a very nice wood floor and railing with banisters. The ceiling will need a coat of paint. See figure 8 below.



Figure 8



Figure 9

- **Safety Issue:** The 100 pound propane tank should not be stored within three feet of an opening in the structure. Also, please do not use the grill too close to the wood siding. See figure 9 above.
- **Repair:** All roof penetrations should be caulked where they abut the exterior of the home. This will aid in the prevention of water intrusion into the structure.

Exterior Doors

- **Safety Issue:** The exterior doors can only be unlocked from the inside with a key. This presents a serious hazard. They should be changed. See figure 10 below.
- **Improve:** It is recommended that all exterior doors have dead bolt locks and keyed alike.



Figure 10

- The wall at the bottom of the stairs is moving. The ground level on the opposite side of the wall slopes towards the wall. There is a gutter entering a drain there also. The drain should be checked for proper operation and the ground sloped away from the structure.
- The basement stairs could use a railing on both sides and a railing around the top of the opening. See figure 11 below.



Figure 11

- Repair: Vegetation should be kept back at least 16 inches from the structure. See figure 12 below.



Figure 12

LIMITATIONS OF EXTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The inspection does not include an assessment of geological, geotechnical, hydrological conditions, or environmental hazards.
- Recreational facilities, outbuildings, erosion control, planters, and retaining walls and/or other earth stabilization measures are not inspected.

Electrical

DESCRIPTION OF ELECTRICAL SYSTEM

Service:	-Aerial
Service Conductor Rating:	-150Amp - 120/240Volt
Service Grounding:	-Copper –Ground Rods
Service Disconnect:	-Breaker -Location: Main Distribution Panel
Main Distribution Panel:	-Westinghouse– breaker- Southwest basement wall
Sub-Panels:	-None
Distribution Wiring:	-Conduit -Romex –Copper
Switches & Receptacles:	-Three prong
Ground Fault Circuit Interrupters:	-Yes outside
ARC Fault Circuit Interrupters:	-None Present

RECOMMENDATIONS / OBSERVATIONS

The size of the electrical service is sufficient for typical family needs.
The main distribution box is located in place which convenient.

Dedicated 220-volt circuits have been provided for all 220-volt appliances.

All 3-prong outlets that were tested were appropriately grounded except as noted.

Ground fault circuit interrupter (GFCI) devices should be provided in damp or wet conditions.
These devices are extremely valuable, as they offer an extra level of shock protection.

.

- Repair: A cover is needed on the junction box in the attic by the entrance door.
- Safety Issue: There are exposed wires in the attic that should be checked. They were not inspected at the time of inspection because there is no floor in the attic.
- Improve: The addition of a few more outlets in the home may prove to be handy.
- The electrical entrance is aerial.
- Improve: The sump pump operates from an extension cord. The sump pump is recommended to plug directly into an outlet.
- There is adequate outside lighting to light up the house and garage area at night. There is even an outside light on the garden area.

Electrical Panel

The circuits in the electrical distribution panel should be better labeled.

Outlets

- All outside outlets are GFCI protected. A plus on damp days.
- Improve: All outlets in the basement except the sump pump should be GFCI.
- Safety Issue: All outlets in the kitchen within 6 feet of the faucet are GFCI. Although the GFCI outlet to the left of the sink needs repairing as it could not be tripped.
- Improve: The outlets in the garage area are GFCI.
- There is a 240 outlet in the out building for a hot tub and electric heater.
- Improve: The outlet by the first floor sink is recommended to be GFCI.

ARC Fault Circuit Interrupters

- Improve: The installation of ARC fault circuit interrupter protected circuits is recommended at all bedroom locations. For an additional level of protection all branch circuits that supply 125Volt, single-phase power installed in bedrooms should be protected by ARC-fault circuit interrupter(s). This requirement became effective November 1, 2002 for all new and remodeled construction.

LIMITATIONS OF ELECTRICAL INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of outlets and light fixtures were tested. Concealed electrical components could not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring systems, antennae, computer wiring, satellite or cable TV systems and/or other components that are not part of the primary electrical power distribution system.

Heating

DESCRIPTION OF HEATING SYSTEM

Furnaces: -One
Heating System Type: -Furnace
Heat Distribution Method: -Forced hot air

RECOMMENDATIONS/OBSERVATIONS

- . The furnace is in the basement. MFG-Magic Chef -Model L52-140-20 – Ser#A21305JEB
- The furnace fuel is oil.
- The heat distribution is forced hot air.
- Improve: Cleaning the vents is recommended for cleaner operation.
- The furnace has an Aprilaire 500 humidifier installed on it.
- Improve: The furnace should be cleaned annually and the efficiency rated.
- The furnace was tested and found operational at the time of inspection.
- The fuel filter and shut off is located at the bottom of the tank which is located in the northwest corner of the basement
- The fuel fill pipes are located on the north side of the home.
- The thermostat is located in the dining room.
- Safety Issue: It is highly recommended to install an emergency furnace shut off in the first floor living space.

LIMITATIONS OF HEATING INSPECTION

This is a visual inspection only. The scope of the furnace inspection does not include a detailed evaluation of the heat exchanger. The furnace inspection was limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance was not inspected.
- The interior of the chimneys were not inspected.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Floor Insulation:	-Attic only
Exterior Wall Insulation:	-Unable to verify due to finished walls
Attic Insulation:	-Loose fill – 4 inches
Roof Ventilation:	-Gable – Poor
Exhaust Fan/Vent Locations:	-Kitchen – basement family room - bath

RECOMMENDATIONS/OBSERVATIONS

Insulation levels are typical for a home of this age and construction

- Improve: Adding insulation and improving ventilation when remodeling is highly recommended as the ventilation is rated poor.

Bathroom

- Improve: The first floor bathroom does have an exhaust fan installed that vents to the outdoors into the basement entrance way. It should be redirected out doors.
- There is a window that can be opened.

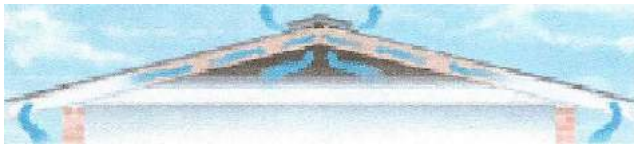
Kitchen Exhaust Fan

- There is no exhaust fan in the kitchen.
- There is a window in the kitchen that can be opened.

Attic Ventilation

- Improve: The roof ventilation is poor. It would keep the home cooler in the summer if ventilation was added.
- There are gable vents on each end of the home.
- Improve: There are no soffit and ridge vents on the home. The installation of soffit, ridge and rafter vents is highly recommended to increase ventilation.
- The ideal ventilation is such the attic temperature is relatively the same as the outside temperature.

One of the critical aspects of a roof system's durability is the ventilation of the attic or space below the roof. Attic ventilation means exchanging the existing air in an attic for fresh air and allowing the fresh air to circulate through out the attic. The two basic



benefits of this air exchange are a cooler attic in the summer and a dryer attic in the winter.



These combined benefits provide greater occupant comfort; savings in the energy used for cooling, and help in maintaining the structural integrity of the roof system. Without adequate venting of the under roof or

attic area, heat and moisture can build up and possibly lead to premature roof aging and/or structural concerns. Two natural forces help provide ventilation, convection and wind. Convection is the natural tendency for warm air to rise. As the warm air rises in an attic, cooler air is pulled in to replace it. Wind flow over a roof system also creates air movement in the attic as areas of positive and negative pressure are created. The positive wind pressure on the upwind side of a home forces in fresh air, while negative pressures on the downwind side draw out warm moist air. However, for any movement of air to take place, there must be adequate intake and outlet vents. For the airflow to be effective, the vents must be sized properly and positioned at the correct locations in the roof.

The principal source of attic heat is solar heat gain from direct sunlight on the roof. Even on a cloudy day there is an appreciable amount of heat transmitted to the roof. This solar heat is transmitted through the roof material and, in turn, is radiated to the attic floor -- or to the top surface of the ceiling insulation. This surface becomes heated, and the attic air in contact with the underside of the roof and the top of the insulating material also becomes heated.

Gradually, the temperature increases until the entire attic, including the roof framing, sheathing, floor, insulation, and air are extremely hot. On a hot summer day with outside temperatures around 95° F the roof sheathing in a poorly vented attic may reach a temperature in excess of 170° F. The attic floor or insulation surfaces may reach 140° F or more.

As the sun lowers in the sky and eventually sets, the roof begins to radiate the heat from the attic to the outside air thus allowing the attic to cool. Sometimes the heat absorbed by the structural materials, however, is not entirely removed during the overnight period. Consequently, in certain situations the heat can build up sooner and stay longer the next day, exacerbating heat related effects on the roof system. High attic temperatures can promote deterioration of roof sheathings and cause wood framing members to split and deform.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed. No destructive tests are performed.

Plumbing Systems

DESCRIPTION OF PLUMBING SYSTEMS

Water Service Entrance:	-Copper- location- South wall of the basement
Water Supply Piping:	-Plastic - copper
Waste, Drain & Vent Piping:	-ABS Plastic – copper
Water Heater:	- Electric - MFG –Hot Point – 40 Gals Ser # HP0606B12787 - Model HE40M01SAG

RECOMMENDATIONS / OBSERVATIONS

The water pressure supplied to the fixtures is satisfactory.

A private well about 120 feet deep on the south side of the structure serves the home.

There is a heat tape on the well pipe and the current owner stated that they have never used it.

- Improve: The water storage tank is beginning to rust. It could be painted.

The sump pump was tested and it operated at the time of inspection.

There is a 3 inch waste vent approximately 16 inches in height that penetrates the rear roof.

The hot water heater recovery time was tested and found okay at the time of inspection

The hot water heater was installed in 2006. The typical life expectancy of water heaters is 9 to 15 years

- The hot water pressure relief valve on the hot water heater was 150 psi and needs an extension installed which should be extended to 6 to 8 inches from the floor. See figure 13 below.

The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this. It is recommended that the temperature not to exceed 120 degrees Fahrenheit. The hot water temperature was 123 degrees Fahrenheit.



Figure 13

- Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.
- Improve: There is an outside hose bib on the home. Any outside hose bibs are recommended to be frost free anti siphon hose bibs. Do not leave the hose connected during the winter months.
- There is a water shutoff on the house side of the water tank.
- There is a sediment filter on the water system. The current owners change the filter 4 times a year.
- A UV light has been installed in the water system. There is a light on the side of the unit. If it is not on and there is power to the unit the UV bulb is out and needs changing. The bulb is recommended to be changed every two years.
- The septic tank is suppose to be about a 500 gallon steel tank on the north side of the home and the clean out is marked with a square piece of stone. It was last pumped about 10 years ago.
- The dry well was new a year ago and is located just above the parking area and the drain field goes towards the drive entrance to the backyard. Between 200 and 300 gallons of water along with dye was put into the system to test the drain field. The test was negative as nothing surfaced and no dye was found on the ground surface or in the near by ditch.
- Repair: There is a water leak in the upstairs shower and drips into the down stairs tub. The owner stated that this will be repaired. See figure 14 below.
- Repair: There is a hot tub in the building next to the home. It is not currently in use. Due to the use of the hot tub in an enclosed area the moisture has caused some mold to grow. It should be washed with boraxo and water.



Figure 14

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following condition:

- Concealed portions of the plumbing system could not be inspected.

Interior

DESCRIPTION OF INTERIOR

Wall & Ceilings:	<ul style="list-style-type: none">• Plaster - Sheetrock
Interior Doors:	<ul style="list-style-type: none">• Wood
Floor Finishes:	<ul style="list-style-type: none">• Various

RECOMMENDATIONS/OBSERVATIONS

Overall, the interior finishes of the home are considered to be in good condition. Typical flaws were observed in some areas.

The floors of the home are very beautiful and relatively level. The walls are relatively plumb.

The walls and ceilings have normal flaws in them.

Smoke / Carbon Monoxide Alarms

- A smoke alarm was observed in the home at the time of inspection.
- Safety Issue: Properly functioning smoke alarms are required inside and outside of all sleeping areas and all levels within the home.
- Smoke detectors should be replaced every 5 to 7 years.
- A Carbon Monoxide alarm was not observed in the home at the time of inspection. One should be installed by closing.

Kitchen

The kitchen drawers and doors were all operated and they functioned normally.

Windows

- The windows are single pane and most had storms.
- Samples of the windows operated were found to function satisfactory.
- Improve: The inside wood of the windows could use wood treatment.
- Improve: The stairs to the second floor need a handrail installed on both sides of the stairs. Notice the very beautiful railing. A very beautiful accent to the home. See figure 15 on the next page.



Figure 15

- The kitchen floor is very nice mahogany wood. See figure 16 below.



Figure 16



Figure 17

- There are very well kept wide plank floors in the home. See figure 17 above.
- Improve: The use of a dehumidifier in the basement is recommended.
- Improve: If the door to the basement was insulated it would keep the basement warmer.

- A fire extinguisher is recommended on each level of the home and in the garage.
- The garage has a crushed stone floor.
- Monitor: There are droppings in the attic which appear to be from bats. No bats were observed at the time of inspection.
- Improve: There was evidence of mice in the attic. Bait stations are recommended to be placed around the outside of the home.
- Empty cans of insect fogger were observed in the attic at the time of inspection.
- One bedroom had double doors on the closet. This makes easy access to the closet space. Very nice. See figure 18 below.



Figure 18

LIMITATIONS OF INTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Furniture, storage and/or wall hangings are not moved to permit inspection and may conceal defects.
- Carpeting, window treatments, paint, wallpaper, and other finish treatments are not inspected.

Appliances

RECOMMENDATIONS/OBSERVATIONS

The appliances appear to be in good condition.

Clothes Dryer

- The Consumer Product Safety Commission estimates there are 24,000 clothes dryer fires each year in the United States. It is believed many of these incidents could be eliminated by using more durable and efficient venting systems. Metal venting resists crushing better than vinyl or foil, allowing the air and lint to be carried out of the system. Furthermore, reduced airflow from build-up or crushing can cause overheating and wear out the clothes and the appliance faster. Lint accumulation and reduced exhaust airflow feed on each other to provide conditions ripe for a fire. Lint is highly combustible. Decreased airflow causes overheating of the exhaust environment, demanding excessive cycling of the high temperature limit switch and eventual failure. If clothes are taking a long time to dry or come out hotter than normal, or if the vent hood flapper doesn't open, maintenance is needed.

Here are actions available to minimize the potential for dryer fires, even before the warning signs show up: Avoid kinking or crushing the exhaust vent piping to make up for installation in close quarters. This only restricts airflow further. Minimize the length of exhaust duct; it should never exceed 25 feet. Clean the vent pipe regularly.

LIMITATIONS OF APPLIANCE INSPECTION

This is a visual inspection only. The appliances are inspected only to determine the presence of connected fuel supplies, water and drainage piping, where applicable. Appliances are not moved and may conceal defects. Vagliardo Inspection Service makes no representation as to the effectiveness of appliances or guarantee of their continued operation.

It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre closing walk through. Like any mechanical device, an appliance could malfunction at any time

(Including the day after taking possession of the home). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- The inspection of appliances does not include confirmation of thermostat calibration or the operation/function of clocks, timers, or indicator lights.

Energy & Environmental Concerns

Reduce Your Energy Bills

When colder temperatures approach, so does the increase in electricity and natural gas usage. Energy efficiency is the smartest approach to hold down costs while still remaining comfortable. Here are some ways to cut your energy bills:

- Save energy, visit Home Energy Saver at: <http://hes.lbl.gov/>
- To see what energy upgrades would have the greatest payoff, log on to the interactive Home Energy Checkup on the Alliance to Save Energy's <http://www.ase.org/>
- Heating typically accounts for the largest amount of winter energy bills. Your furnace should be professionally "tuned-up" each year. Air filters should be cleaned or replaced at regular intervals.
- You can cut related annual energy expenditures by 30 percent. As heating and cooling equipment, appliances, computers and office equipment, windows, lighting fixtures, and consumer electronics break down or no longer meet your needs, replace them with products bearing the Energy Star label. Visit <http://www.energystar.gov/>
- Your attic and/or roof cavity should be well-insulated. Seal joints in attic air ducts, and make sure they're well insulated, too. See the North America Insulation Manufacturers Association <http://www.naima.org/> for insulation details.
- Plug other energy "leaks." Seal leaks between moving parts (between a door and its frame) with weather-stripping. Fill leaks between nonmoving parts (between window frames and walls) with caulking, and install low-e or spectrally selective windows, glass doors, and skylights.

Carbon Monoxide

Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. It would be wise to consider the installation of carbon monoxide detectors within the home.

Smoke Alarms/Detectors

Operational smoke alarms are recommended inside and outside all sleeping areas within the home. Smoke detectors are also required on every level of a home. The National Fire Protection Agency (NFPA) recommends that existing smoke detectors be replaced every ten years.

Continuous Radon Monitor

Model Number: 1028
Calibration Date: 05/11/2007
Monitor Time: 6/13/2007 13:13

Serial Number: 49979075
CF: 3.22

Inspector Information

John P. Vagliardo
Vagliardo Inspection Service
460 Canterbury Lane
Oneonta
NY-13820
Phone Number: 607-433-1630
License Number: 11908

Customer Information

[REDACTED]
[REDACTED]
[REDACTED]
New York [REDACTED]
Phone: [REDACTED]

**Site & Condition**

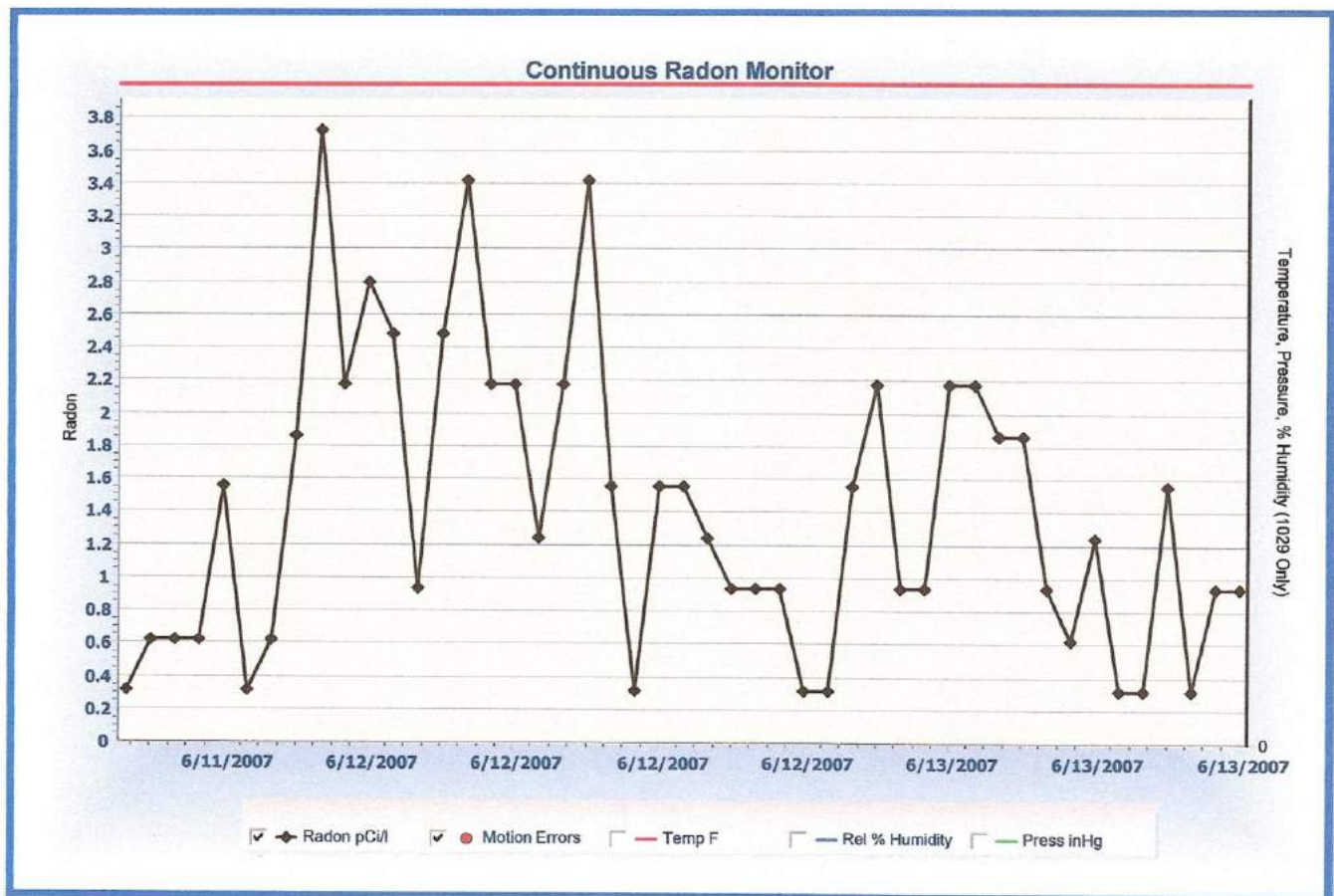
Wind: NA
Year Built: NA
SqFt: NA

Atmospheric Condition: NA
Structure Type: NA
Monitor Location: NA

Test Summary

Start Time: 06/11/2007 13:01
End Time: 06/13/2007 12:01
Measurement Interval(hr): 1.0
Elapse Time: 1 Days 23 hrs

Overall Avg: 1.4 pCi/l
EPA Avg: 1.5 pCi/l



Interpreting This Data: Radon levels are primarily determined by the amount of radon that is in the soil under the building and the air pressures that are present in the house. The amount of radon in the soil is relatively constant. However, the air pressures will vary with such factors as slight changes in wind speed or direction and temperature. Therefore, the hourly radon levels that are recorded in this data will vary. The reported radon result is the average of these hourly readings. The EPA protocols require a two day (46 hour) minimum test period.

Any "P" indicators that appear next to the hourly readings or on the graph indicate power interruption at the monitor.

Any "T" indicators that appear next to the hourly readings or on the graph indicate movement of the monitor.

"P" and "T" indicators commonly appear on test data and quite often do not have any bearing on the accuracy of the test.

Any of these indicators that are present are evaluated prior to release of the report. If these conditions were deemed to have affected the test, they are discussed in the "EPA Protocol" section above.

The radon result was 1.4 pCi/l which is below the EPA action level of 4.0 pCi/l.

This report has been issued for the exclusive use of our client Charlie and Mary Sample and his/her authorized agents in this transaction. Any third party use of this report without express permission of the client is prohibited and may result in legal liability.

SINGER WILLIAMS WATER LABORATORY
LABORATORY ANALYSIS REPORT

SAMPLE / REPORT NUMBER:

300806-3

FEDERAL ID #

SAMPLE SUBMITTED BY:

VAGLIARDO INSPECTION SERVICE

ADDRESS:

460 CANTERBURY LANE

ONEONTA, NY 13820

SAMPLE SITE (if different than above):

Mr. And Mrs. Sample
164 Sample View Lane

COLLECTED BY:

J.P. VAGLIARDO

SAMPLING POINT:

KITCHEN SINK

WATER SOURCE:

UNCHLORINATED POTABLE WATER

SAMPLE TYPE

DRINKING WATER

RES. CL2-(mg/L)

0.0

DATE COLLECTED

01-8-06

DATE RECEIVED:

DATE ANALYZED:

01-6-06

DATE COMPLETED:

01-6-06

01-7-06

MICROBIOLOGICAL TEST RESULTS:

ONPG-MUG TEST (COLILERT) SM 18 9223B

TOTAL COLIFORM /100ml

ESCHERICHIA COLI 100mL

NEG

NEG

SAMPLE DOES NOT MEET THE N.Y.S. AND U.S.E.P.A. POTABLE WATER STANDARDS FOR BACTERIA.
THIS ANALYSIS IN NO WAY IMPLIES YOUR WATER IS ENTIRELY SAFE TO CONSUME. CHEMICAL
AND PHYSICAL CONTAMINATES WERE NOT TESTED FOR AND MAY BE PRESENT.

LABORATORY APPROVAL BY:

SUMMARY

Page 10

The structure is scheduled to have tie downs installed on Monday 7-23-2007.

Page 11

Improve: The crawlspace should be well vented in the summer months to allow the crawlspace to dry out.

Improve: Installing a vapor barrier on the ground of the crawlspace will aid in keeping the area drier. The skirting should be insulated all the way around the crawlspace to keep it warmer in cold months.

Improve: Pipes and wire entrances through the exterior walls should be sealed to prevent moisture, mouse and insect intrusion. Steel wool is a good choice.

Improve: Placing outdoor bait stations for mice is recommended.

Page 13

Monitor: Any debris on the roof should be kept cleaned off as this debris will hold moisture and attract insects.

Monitor: All roof penetrations should be monitored for leaks and inspected regularly to see if they need resealing.

Page 14

Improve: Gutters and downspouts should be installed on the home. Cleaning and maintaining on a regular basis. This will help prevent the water from running into the crawlspace.

Improve: Proper extensions should be installed to direct roof water at least 5 feet from the foundation.

Page 16

Repair: The lot drainage generally appeared to be conducting most of the surface water away from the building. The back of the house should be monitored.

Monitor: The driveway is gravel and should be monitored for holes appearing. Repair as needed.

Repair: All pipe and wire penetrations through the exterior walls should be sealed. Water leaking through non-sealed areas can cause structural damage.

Repair: The exterior wood of the home and shed should be checked for the need of wood treatment in the spring.

Monitor: There is an existing ditch in the rear of the home to direct water from the hill around the home. This should be maintained

Page 17

Monitor: The ditch in the rear of the home should be maintained to keep the water flowing away from the structure.

Repair: The rear deck roof is nailed to the fascia board. Installing posts is recommended.

Monitor: Vegetation growing on or within sixteen inches of exterior walls should be kept trimmed away from the siding, window/door trim, and the eaves

Page 18

Improve: All exterior doors should have deadbolt locks installed. A very good security choice.

Safety Issue: The front deck should have a railing with balusters 4 inches apart installed.

Page 19

Safety Issue: The rear steps should have a railing installed on both sides

Page 20

Repair: Some of the circuits in the electrical distribution panels were labeled. The rest of the circuits should be labeled correctly.

Safety Issue: There are breaker openings in the electric panel which should be sealed with plastic insert plugs.

Page 21

Safety issue: The two outlets under the kitchen sink for the dishwasher and garbage disposal should be GFCI outlets. Also the island outlet should be GFCI

Monitor: The pool is plugged into the GFCI outlet in the living room. It is light switch activated. It is on the same circuit as the computer room ceiling light which dims considerably when the pool switch is operated.

Page 22

Safety Issue: There is a furnace shut off by the furnace. A shut off switch with a red cover plate should be installed in the living area.

Page 25

Repair: The waste pipe in the crawlspace has a sag in it that is filled with waste. The pipe should be supported so there is a gradual flow and waste does not accumulate in the pipe.

Page 26

Improve: The waste vents do not extend at least 16 inches above the roof line. They should.

Page 27

Repair: The closet door of one of the bedrooms was off and behind the entrance door.

Page 28

Safety Issue: The back door is equipped with an animal door. Be careful not to let unwanted visitors use the entrance.

Page 30

Safety Issue: The dryer vent hose is plastic and should be changed to flexible metal.

Improve: The dryer vents to the crawlspace. It should be directed outside.