Home Sweet Home Inspections, Inc.

64 Sally Lane, Ridge, New York 11961
631-924-2523

August 17, 2012

Important Client
10 Old Street
Old Town, New York 11111

Re: 10 New Street
New Town, New York

Dear Mr. Client:

Thank you for allowing our company to be of service to you. We appreciate the trust and confidence you have placed in us.

Enclosed herewith please find the inspection report for the above referenced premises. This report should be read carefully and discussed with your attorney.

If you have any questions after reading the inspection report or after you are in your new home, please feel free to contact our office.

Very truly yours,

James P. Jacobs

JPJ/df

This report was prepared by:

James P. Jacobs
NYS License No.: 16000007038

BUILDING ANALYSIS REPORT

for

10 New Street, New Town, New York

August 17, 2012

SUMMARY

Please note that the full extent of the required repair work, as well as certain defects may be concealed or undetectable unless the item is dismantled, disassembled, or moved. Our inspectors will not dismantle, disassemble or move any items. Any areas or conditions relating to areas beneath, behind, or within other items, that cannot be visually inspected, without dismantling, disassembling, or moving other items are excluded from this inspection.

The remarks and homeowner tips are intended for general informational purposes only and may not apply to your particular home. We always recommend licensed contractors perform all repairs associated with the home as we are unaware of the expertise of our clients.

Current Recommendations:

1. The boiler should be repaired/tuned-up by a licensed heating contractor.
2. The electric disconnect for the a/c system should be relocated by a licensed electrician.
3. The a/c system should be repaired by a licensed HVAC contractor.
4. The electric wires improperly running through the plumbing chase should be properly installed by a licensed electrician.
5. The aluminum wires should be traced by a licensed electrician to ensure they are properly pigtailed or connected to aluminum rated outlets or switches.
6. The outlets in the half bathroom and kitchen areas should be replaced with GFCI outlets by a licensed electrician.
7. The GFCI outlet at the south/exterior of the home should be repaired or replaced by a licensed electrician.
8. A smoke detector should be installed in the basement stairwell.
9. A carbon monoxide detector should be installed outside the bedrooms.
10. The steps to the mud room should be properly supported by a licensed contractor.
11. The windows which are stuck in the closed position should be repaired or replaced by a licensed contractor.
12. The area at the lower roof to siding interface should be properly flashed by a licensed roofer.
13. The two rotted awning windows at the north side of the basement and one on the east side should be replaced by a licensed contractor.
14. The chimney should be repaired/repointed by a licensed contractor.
15. A licensed electrician should install a dedicated outlet for the garage door openers.
16. The retaining wall should be replaced by a licensed contractor.

17. It is recommended you verify that a certificate of occupancy exists for this house in its present configuration as it will be needed for closing. This should be discussed with your attorney.
18. If it is available from the current homeowner, it is recommended the Fire Underwriters Laboratory certificate be obtained to cover any electrical work associated with the house. This should be discussed with your attorney.
19. This report does not address any municipal codes. Your attorney and title company should be aware of the particular municipal codes and regulations effecting this home, and therefore this report should be evaluated by your attorney to determine if any violations exist.

Enjoy your new home.

THROUGHOUT THIS REPORT WHERE THE AGE OF APPLIANCES, ROOFS, ETC., IS STATED, THE AGE SHOWN IS APPROXIMATE, IT IS NOT POSSIBLE TO BE EXACT, BUT AN EFFORT IS MADE TO BE AS ACCURATE AS POSSIBLE BASED ON THE VISIBLE EVIDENCE OR INFORMATION GIVEN BY REAL ESTATE AGENTS AND CURRENT HOMEOWNERS.

WHEN ANY ITEM IN THE REPORT IS REPORTED TO BE IN "ACCEPTABLE" CONDITION, THE MEANING IS THAT IT SHOULD GIVE GENERALLY SATISFACTORY SERVICE WITHIN THE LIMITS OF ITS AGE AND PRESENT CONDITION.

THIS INSPECTION IS BASED ON VISIBLE AND APPARENT CONDITIONS OF THE HOME. ALL INFORMATION IS GIVEN AS OF THE TIME OF THE INSPECTION. THE INSPECTOR MAY NOT MOVE FURNITURE, CARPETING OR DISMANTLE ANY ITEMS.

THIS INSPECTION OFFERS NO GUARANTEE AS TO ANY PURPOSELY CONCEALED DEFECTS AND CONTAINS NO EXPRESS OR IMPLIED WARRANTY.

WHILE THERE IS NO "PERFECT" HOME, MOST HOMES ARE "PERFECT FOR LIVING".

Although the home and equipment may be in good condition when inspected, the condition may change thereafter. It is recommended you do a final walk-through inspection immediately prior to closing.

The walk-through is one of the most important parts of the inspection process. During this time you will be able to view many areas the engineer could not see at the time of the initial inspection due to furniture, stored items, floor and wall coverings. It is important that you go through the home thoroughly to locate any deficiencies or defects which could not be seen on the initial inspection. These items should be brought to the attention of your attorney so that they may be addressed at closing. A closing checklist is provided at the end of this report to assist you in this process.

STRUCTURAL

Type of Home: This home is a colonial style home. It has a wood frame with combination gable (2 level) roof. The home faces primarily north.

Age of Home: Built in 1974 per the listing. The appearance of the home seems to be consistent with the stated age.

Structure:
The foundation wall is poured concrete. The visible sections appear to be in acceptable condition, however some minor cracks are noted. **It is recommended the cracks be properly sealed to help prevent possible water infiltration.**
Floor framing is 2" x 10" wood joists, 16 inches on center, as viewed from the basement. The visible joists appear to be in acceptable condition.
Wall framing is 2" x 4" wood studs, as noted by the thickness of window and door openings. The visible studs appear to be in acceptable condition.
Ceiling framing is 2" x 6" wood joists, 16 inches on center, as viewed from the attic. The visible joists appear to be in acceptable condition.
Roof framing is 2" x 6" wood rafters, 16 inches on center, as viewed from the attic. The visible rafters appear to be in acceptable condition.
The overall support structure appears to be in acceptable condition.

There are no major structural defects noted at the time of the inspection and this home appears in normal condition for its age. The walls and roof framing show no considerable sagging or structural defects.

The first floor of this home contains a dining room, living room, eat-in kitchen, foyer, den, laundry/mud room, and a half bathroom.
The second floor contains a master bedroom, three bedrooms, master bathroom, and full bathroom.

Homeowner Tips: Every building experiences some settlement during which time cracks may develop. Generally cracks under 3/16" wide are due to normal settlement. All cracks should be monitored for any potential further movement. Cracks of this type can easily be repointed or resealed. Unless the crack gets worse or bulging or bowing takes place, it should not be viewed as a major concern.

BASEMENT

This home contains a full basement with open walls and open ceilings.

The floor is concrete, which appears to be fairly level and in acceptable condition.

The walls are concrete, which appears to be fairly plumb and in acceptable condition. No leaks or signs of leaks are detected.

Some sections of the ceiling are covered with drywall. They appear to be fairly level and in acceptable condition.

The visible supports are metal columns. They appear to be in acceptable condition and functioning properly.

There are signs of past dampness as noted by efflorescence in various areas. The basement presently tests wet with the moisture meter. ,**It is recommended the soil at the exterior of the home be regraded and the downspouts be diverted farther away from the foundation to channel water away from the home.**

Homeowner Tip: While every effort is made to identify signs of past or present water entry, it is generally not possible to guarantee an underground area will remain dry, especially when finished walls conceal the building foundation from view.

HEATING AND COOLING

Heating System:
Fuel: Gas Type: Hot water boiler Age: Appears to be mid-life
Brand: Peerless Capacity: Appears adequate

When turned on by thermostat the unit did not fire. **It is recommended the boiler be repaired/tuned-up by a licensed heating contractor.**
A pressure relief valve and extension are present.

There are two heating zones. One thermostat is located in the master bedroom and is a Honeywell brand. The second is located in the dining room and is also a Honeywell brand. Each appears to be in acceptable condition, visually.

It is recommended the system be thoroughly cleaned and serviced by a licensed heating contractor, for proper operation. This should be done prior to the walk-through, and thereafter yearly, to ensure proper and safe operation. This servicing should include all gauges, controls, check for proper chimney draft, efficiency test (including carbon monoxide levels), smoke test and stack temperature, valves, safety devices, etc.

Homeowner Tip: Approximately 5000 BTU's/hour are required for each 100 square feet of space. The filter in the blower compartment should be changed often to help increase the efficiency. Where the heating unit contains filters, they must be kept clean and changed as often as necessary. A dirty filter will impede airflow in the system and reduce its efficiency. It is also important to periodically check that the flue pipe and chimney are clear of dirt and debris and that exhaust fumes are venting properly. Also check that the flue pipes are securely fastened to the chimney so that no backdrafting of harmful gases can occur. It is also recommended that all room vents be periodically vacuumed, checked for debris and left unobstructed to ensure proper operation. An emergency shutoff switch, similar to a light switch, is installed so that in case of an emergency the entire system can be shut down quickly. These switches wear with age just as any light switch and should be periodically checked for proper operation and replaced or repaired as needed.

Fuel Supply: Public Gas Location of meter: Exterior/east side of the home.
The system appears to be in acceptable condition. No leaks or signs of leaks are detected.

Heat Exchanger: The heat exchanger is integral with the heating system and therefore could not be adequately visually inspected. **It is recommended the exchanger be evaluated by a licensed heating contractor.**

Distribution: Copper pipes distribute the hot water to baseboard convectors located throughout the home. The heat distribution could not be tested at this time as the boiler did not fire. **It is recommended the heat distribution be tested prior to closing.** The visible pipes and convectors appear to be in acceptable condition, visually. Any convectors, which are blocked by furniture or stored items, cannot be inspected. Some of the pipes are unable to be visually inspected as they are contained within the structure of the home.

Cooling: Type: Central air conditioning Brand: Goodman Age: Appears to be newer
The compressor is a 4 ton unit located on the east side of the home. It appears to be in acceptable condition and functioning properly.
The compressor is blocking the electric disconnect. **It is recommended the disconnect be relocated by a licensed electrician.**
The controller is located in the bedroom hallway. It appears to be in acceptable condition and functioning properly.

Ductwork distributes the cooled air to registers located throughout the home. The ductwork and registers appear to be in acceptable condition and functioning properly.
The air handler is located in the attic. It appears to be in acceptable condition and functioning properly. A drip pan is present.

The disposable filter appears to be in poor condition and dirty **It is recommended the filter be replaced.**
The system was tested on a random setting and temperature. It appears to be in fair condition with low air flow. **It is recommended the system be repaired by a licensed HVAC contractor**.

PLUMBING

Water service: Domestic water supply to the home is provided by a public water system.
Meter brand: Neptune Meter location: Basement
There is a ¾ inch copper main entering the house. Some pipes are unable to be viewed as they are contained within the structure of the house.
The overall condition of the water supply piping is acceptable with no leaks or signs of leaks detected.

Interior Pipes: The visible sections of the piping for the branch lines are copper. Some sections of pipe are contained within the structure of the house and are unable to be viewed.
There is a ¾ inch house main present which connects to ½ inch distribution pipes.
The water flow was tested with multiple fixtures operating simultaneously, the toilet was flushed and no appreciable reduction in pressure or flow was observed. The flow rate and pressure appear to be adequate, visually.
The interior piping system appears to be in acceptable condition with no leaks or signs of leaks detected.

Hose Bibbs: There is one hose bibb (exterior water spigot) located on the south side of the home. It appears to be in acceptable condition and functioning properly with no leaks or signs of leaks detected.

Homeowner Tip: It is recommended that these spigots be turned off during the winter months. Turn off the interior shutoff valves and leave the spigot valve open throughout the winter months to prevent water freezing which could result in bursting.

Waste Discharge: Public waste discharge system.
The drains appear to be operating properly and the system appears to be functioning properly with no leaks or signs of leaks detected.
The house trap is cast iron and appears to be in acceptable condition.
The two vent pipes are copper and appear to be in acceptable condition.
The waste lines inside the home are copper and cast iron. They appear to be in acceptable condition. Some sections are unable to be visually inspected as they are contained within the structure of the home.

Water Heater: Brand: General Electric Age: Appears to be newer to mid-life Fuel: Gas
Capacity: 50 gallons, ample for approximately 6 people.
Hot water is felt at various sinks. The temperature and quantity of the domestic hot water supply to the home is determined to be adequate for present demand.
A pressure relief valve and extension are present.
The heater appears to be in acceptable condition and operating properly with no leaks or signs of leaks detected.

Homeowner Tips: Water heaters wear from the inside out and start to leak when they reach the end of their functional lives. We recommend cleaning and draining the water heater on a regular basis to prolong the life and increase the efficiency. The temperature control should be adjusted to suit your personal comfort. Decreasing the temperature setting and wrapping the unit with an inexpensive insulation blanket may produce savings of up to 20%. It is not unusual for internal heating elements or rods to become defective and require replacement. If you notice water on the floor around the base of the water heater it may be an indication that it requires repair or replacement.

BATHROOMS

BATHROOM #1: Is a half bath located on the first floor.
It contains a toilet and a single pedestal sink.
The toilet and sink appear to be in acceptable condition and functioning properly.
No plumbing leaks or signs of leaks are detected.
Ventilation is provided by a window, which appears to be in acceptable condition and functioning properly.
A GFCI electrical outlet is not present. **It is recommended the present outlet be replaced with a GFCI electrical outlet by a licensed electrician for safety purposes**.
The floor covering is ceramic tile, which appears to be in acceptable condition.

BATHROOM #2: Is a full bath located off the bedroom hallway.
It contains a toilet, built-in tub with shower, and a single sink.
The toilet, sink and tub appear to be in acceptable condition and functioning properly.
The tub has a ceramic tile surround, which appears to be in acceptable condition.
No plumbing leaks or signs of leaks are detected.
Ventilation is provided by a fan, which appears to be in acceptable condition and functioning properly, and a window, which appears to be in acceptable condition and functioning properly.
A GFCI electrical outlet is present and operating properly.
The floor covering is ceramic tile, which appears to be in acceptable condition.

BATHROOM #3: Is a full bath located off the master bedroom.
It contains a toilet, stall shower, and a single pedestal sink.
The toilet, sink and shower appear to be in acceptable condition and functioning properly.
The shower has a ceramic tile surround, which appears to be in acceptable condition.
No plumbing leaks or signs of leaks are detected.
Ventilation is provided by a window, which appears to be in acceptable condition and functioning properly.
A GFCI electrical outlet is not present. **It is recommended the present outlet be replaced with a GFCI electrical outlet by a licensed electrician for safety purposes**.
The floor covering is ceramic tile, which appears to be in acceptable condition.

Homeowner Tips: Caulking and grouting around tub and shower enclosures are needed periodically to prevent moisture penetration and damage. Structural damage to the underlying wall may occur if water is allowed to infiltrate. The holes in the walls where the pipes come through should be caulked to prevent leakage. We recommend checking the plumbing behind the access panels occasionally. Early detection of a leak can prevent damage.

ELECTRICAL

Service: Location: East side of the home Meter brand: General Electric
Line entrance: underground Cable size: 200 amps
Type 3 wire capable of supplying both 110 and 220 volts.
The service line entering the house is copper and appears to be in acceptable condition.
The panel box is a Crouse Hinds - 200 amps - with circuit breakers. The box appears to be in acceptable condition and is located in the basement.

There is a sub-panel box present in the shed. It is a Federal Pacific, Stab-Lok model with circuit breakers. This model box is known for defects. The box appears to be in poor condition with rust on the interior. **It is recommended the box be replaced by a licensed electrician**. The power to the shed is off.

The electrical service is grounded to the water main entering the house on the street side of the meter.
The service appears adequate under the present living conditions and in acceptable condition.

We do not calculate the load capacity on panel or sub-panel boxes. If you wish, this can be done by a licensed electrician.

Circuits: Ample circuits appear to be present.
No doubled up breakers are observed. The 30 amp breaker to the sub-panel box is off.
The circuits appear to be in acceptable condition.

Conductors: The conductors are copper and aluminum, as viewed from the panel box.
The visible wiring is romex, which appears to be in acceptable to fair condition. Some romex wiring in the home is improperly installed through a plumbing chase. **It is recommended these wires be properly installed by a licensed electrician.**

The inspector did not trace the aluminum wires. **It is recommended the aluminum wires be traced by a licensed electrician to ensure they are properly pigtailed or connected to aluminum rated outlets or switches.**

Homeowner Tip: In order to verify proper pigtailing, the outlet must be removed, the wire nut must be removed, the manner of pigtailing checked, and the type of oil used be determined.

Outlets, Switches, and Fixtures: Random testing throughout house shows 3 prong outlets, which appear to be properly grounded and properly polarized.
There are an acceptable number of outlets located throughout the house, but you may wish to add additional outlets to satisfy your particular needs.
Random outlets, switches, and fixtures tested appear to be in acceptable condition.
Any outlets and fixtures, which are blocked by furniture or stored items, cannot be inspected.

GFCI outlets are not present in the half bathroom or kitchen areas. **It is recommended GFCI outlets be installed by a licensed electrician in all areas where water and electricity are present for safety purposes.**
One GFCI outlet at the south /exterior of the home is not operating properly. **It is recommended this outlet be repaired or replaced by a licensed electrician.**

Homeowner Tip: The purpose of a GFCI is to prevent serious shocks which can occur when holding a faulty electrical appliance while water or another ground is touched. Many houses do not have GFCI breakers. However they are good safety devices and are now required by many local electrical codes. As part of proper maintenance GFCI switches should be tested every 30 days. If they fail to work properly replacement may be necessary.

Smoke Detectors: There is one smoke detector located in the foyer, one in the laundry room, and one in the bedroom hallway. Each is a battery-operated model, which is operating. **It is recommended an additional detector be installed in the basement stairwell for proper safety.**

Homeowner Tip: It is recommended detectors be tested each month to ensure the units are operating properly and the batteries are live. It is recommended all older smoke detectors be replaced after you move into a home as over time, a film can develop on the sensors which slows down reaction time. Smoke detectors should be present in each bedroom, outside the bedrooms, in the main living area, and in the basement stairwell. Most areas require that they be hard wired and that they communicate with each other, so when one goes off, they all go off.

Carbon Monoxide Detectors: The smoke detector in the foyer is also a carbon monoxide detector. **It is recommended a carbon monoxide detector be installed outside the bedrooms for proper safety.**

Homeowner Tip: Regulations require that at lease one carbon monoxide alarm be present in the immediate vicinity of the bedrooms on the lower floor where the bedrooms are. (e.g. if all bedrooms are on the second floor, that is where the detector goes). The alarms must have UL certification. It is recommended detectors be tested each month to ensure the units are operating properly and the batteries if they are present, are live. It is recommended all older detectors be replaced after you move into a home as over time, a film can develop on the sensors which slows down reaction time.

KITCHEN AND APPLIANCES

Cabinets: Wood cabinets, which appear to be in acceptable to fair condition. Two base cabinets have water damaged interior floors. **It is recommended these cabinets be repaired by a licensed contractor.**

Countertop: Plastic laminate countertop, which appears to be in acceptable condition.

Sink: There is a single, stainless steel sink present which appears to be in acceptable condition.
The sink has a combination faucet/sprayer unit, which appears to be in acceptable condition and operating properly.
The trap appears to be in acceptable condition.
No leaks or signs of leaks are detected.

Dishwasher: Brand: Kenmore Age: Appears to be mid-life
The dishwasher was tested on a random cycle without dishes. It appears to be in acceptable condition and operating properly with no leaks or signs of leaks detected. **It is recommended the area at the underside of the countertop be sealed to prevent moisture infiltration.**

Wall Oven: Brand: Kitchenaid Fuel: Electric Age: Appears to be mid-life
The oven was tested on a random temperature and setting. All elements appear to heat properly.
The door springs and seals appear to be in acceptable condition.
The oven appears to be in acceptable condition.

Cooktop: Brand: Kitchenaid Fuel: Electric Age: Appears to be mid-life
The cooktop contains four elements. All elements appear to heat properly.
The cooktop appears to be in acceptable condition.

Ventilation: Type: Ductless rangehood
The rangehood appears to be in acceptable condition and operating properly.

Refrigerator: Brand: LG frost free model Age: Appears to be newer
The refrigerator and freezer appear to be operating at a proper temperature.
The door seals appear to be in acceptable condition.
There is an in-door ice dispenser present. It is either not connected to the water supply or not on.
The refrigerator appears to be in acceptable condition.

Homeowner Tip: It is recommended the lower and rear units be vacuumed periodically to remove dust to ensure efficient operation.

Floor Covering: Ceramic tiles, which appear to be in acceptable condition.
The dryer is vented to the exterior of the home.

INTERIOR

Floors: The sub-floors are not visible due to hardwood and tiles and are therefore not able to be visually inspected.
The floors appear to be fairly level and in acceptable condition with no soft spots noted.
Any areas, which are blocked by, stored items, furniture, or floor coverings cannot be inspected.

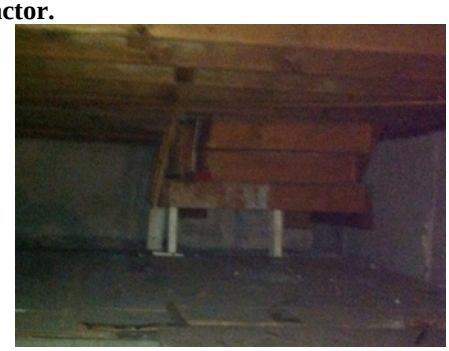
Walls: Drywall - The walls appear to be fairly plumb and in acceptable condition.
Any areas, which are blocked by, stored items, furniture, or wall coverings cannot be inspected.

Ceilings: Drywall - The ceilings appear to be fairly level and in acceptable condition.

Stairs: The stairs to the second floor are constructed of wood. They appear to be fairly level and in acceptable condition. A wood railing is present which appears to be secure and in acceptable condition.

The stairs to the basement are constructed of wood. They appear to be fairly level and in acceptable condition. A wood railing is present which appears to be secure and in acceptable condition.

The steps to the mud room are improperly supported. **It is recommended these steps be properly supported by a licensed contractor.**



Fireplace: A brick, wood burning fireplace is present in the den.
The exterior brick appears to be in acceptable condition. The interior fire brick appears to be in fair condition as the mortar is worn. **It is recommended the interior fire brick be repointed by a licensed mason.**
The hearth appears to be in acceptable condition.
The mantle appears to be in acceptable condition.
A damper is present, which appears to be in acceptable condition and functioning properly.

Homeowner Tips: It is recommended the fireplace be cleaned before use and every one to three years thereafter by a licensed chimney sweep.

Doors (interior): Wood, hollow core doors. Random testing shows the doors to be in acceptable condition and functioning properly.

Windows (interior side): Wood casement windows with insulated glass; and wood awning windows with single pane glass. Random testing shows the majority of the windows to be in acceptable to fair condition. Several are stuck in the closed position. **It is recommended these windows be repaired or replaced by a licensed contractor.** Any windows, which are blocked by furniture or stored items, cannot be inspected.

Homeowner Tip: Where insulated windows exist you should be aware that the seals may break. When this happens, condensation may form between the panes of glass. Over time the windows may become opaque. The windows are still functional, however they are no longer insulated.

All windows require occasional maintenance. This may include adjustments to the balance and operating mechanisms, locks and hardware, replacement of dried out or missing glazing compound and broken or cracked panes of glass. Proper maintenance will insure that the windows stay sound and functional.

ATTIC

Access: The attic has access via one scuttlehole located in the garage and one in the southeast bedroom closet. Each scuttlehole requires a ladder to enter. Access is adequate in both areas.


Moisture stains: No moisture stains are noted.

Homeowner Tip: Increased moisture due to improper grading or gutter set up will lead to moisture conditions within the home, including moisture stains and darkened sheathing in the attic. This moisture condition will need to be corrected to prevent excess moisture conditions within the home.

Storage: The attic area is not floored.

Insulation: Fiberglass mats of an average 3 inches with an R-rating of 11 are installed in the floor of the attic. The amount of insulation does not appear to be adequate for the home. **It is recommended additional insulation be installed by a licensed contractor for energy efficiency**

Homeowner Tip: We recommend an R value of R19 in ceilings and floors and R11 in walls as a minimum of insulation for increased energy efficiency.

Ventilation: Gable end vents, roof vents, and an attic fan provide ventilation for the attic and roof. The vents appear to be in acceptable condition. The fan appears to be operating properly. The amount of ventilation appears to be adequate for the home.

Homeowner Tip: Sufficient air circulation is required to allow the release of moisture and heat buildup. All vents should be kept open and unobstructed at all times. It is recommended that there be 1 sq. ft. of clear ventilation opening for every 300 sq. ft. of attic space.

ROOFING

Location: The entire roof appears to be covered with 2 layers of shingles. The top layer of shingles is 3-tab, asphalt composition shingles.
The shingles appear to be mid-life in age and in acceptable to fair condition as several are lifting and curling. **It is recommended the roof be reshingled within the next 3 years.**
There are no signs of excessive sagging or buckling and no soft spots are noted. There are moss, lichens, and algae present. **It is recommended they be cleaned off.**
The roof was observed by walking it (lower roof) and from the ground using binoculars to view various angles and levels.

Homeowner Tip: Most building codes allow 2 layers of shingles before the need to strip the roof and start over. If an additional layer is installed over a badly aged layer, the new shingles will not be able to lay as flat as they should and the life expectancy will be reduced. You should expect to perform routine maintenance such as resealing the chimney and valley flashings and other areas where the roof membrane has been pierced, such as from antenna guide wires. It is not unusual for pinhole leaks to develop and reseal themselves. You should be aware that unusually harsh weather conditions will reduce the life expectancy of a roof. Tar patches will typically age faster than the surrounding roofing material. If any areas are covered by tar, it is recommended the tar be periodically inspected and re-tarred as it wears to help prevent possible water infiltration.

Roof Leaks: No leaks or signs of leaks are detected.

Homeowner Tip: When snowfall is followed by several days of freezing temperatures, ice dams can form on the roofs of some homes, causing water damage to the roofs and interior ceilings and walls. The dams occur when heat escapes from the home's attic through the roof, melting the snow. The water then flows down the roof until it reaches the colder eaves and freezes, forming a blockage. As the process continues, newly melted snow can back up under shingles and leak through causing damage to walls, floors and ceilings. Since the dams form under snow they can be difficult to spot. One telltale sign is the appearance of icicles, not hanging beneath eaves and gutters, but as part of a layered buildup of ice in the gutters themselves, along the roof's edge or clinging to the sidewalls. If close inspection reveals ice dams, it will be necessary to take steps to make the roof stay cold when it is covered with snow. Insulate the attic floor, not between the rafters, with insulation that meets or exceeds the recommended R-value for your area. Insure a flow of cold air by properly ventilating the attic. If there are adjustable louvers, keep them open to let warm attic air escape. Homes without attics may require a contractor's advice.

Flashing: The flashing is aluminum and copper. It appears to be in acceptable to fair condition. The flashing from the lower roof to the siding is improperly installed. **It is recommended this area be properly flashed by a licensed roofer.**

Gutters and Downspouts: There are aluminum gutters and downspouts on this home which appear to be in acceptable condition.

Homeowner Tip: The installation of gutter screens and guards will help to prolong their life. Seal small leaks from the inside with an exterior sealant or caulk. Aluminum gutters are prone to rust after extended exposure to the elements, but periodic painting will help prolong their life. If ice is allowed to accumulate in the gutters, ice dams may form. These dams can allow water to back up under the roof and enter the attic causing moisture damage and rot to occur. This leakage may go undetected until staining occurs on the ceilings below or on the walls. We recommend all downspout ends be extended at least 18 to 24 inches from the foundation of the house. Splashblocks or extenders should be installed at the ends of the downspouts as needed.

EXTERIOR

Exterior Doors:
Front door: Insulated metal entry door with an aluminum storm door, both of which appear to be in acceptable condition and functioning properly.

Side door: Wood entry door with an aluminum storm door, both of which appear to be in acceptable condition and functioning properly.

Back door: Sliding glass door with double pane glass, which appears to be in acceptable condition, and functioning properly.

Homeowner Tip: We recommend the installation of weatherstripping around all exterior doors for energy efficiency.

Windows (exterior side): Vinyl casement windows with insulated glass; and wood awning windows with single pane glass. The exterior of the windows appears to be in acceptable condition, except two awning windows two the north side of the basement and one on the east side. **It is recommended they be replaced by a licensed contractor.**

Homeowner Tip: Where storm windows exist the weep holes or drain ports should be kept open to allow any moisture or water accumulation to drain out and prevent rotting of the sills or interior penetration. If water is allowed to accumulate on the sill it will soak down into the wood and cause rot. The easiest way to repair a rotted sill is to replace the rotted section and cover it with aluminum. Routine painting is also required to prevent damage to the wood.

Exterior Wall Covering:
Front: Cedar shingles and brick, both of which appear to be in acceptable condition.
Sides and back: Cedar shingles, which appear to be in acceptable condition.

Homeowner Tip: Caulking should be maintained at all points where cables and pipes enter or leave the house, and around the meter to prevent possible water infiltration.

Exterior Trim: The fascia, trim and soffits are wood. Some areas are aluminum clad. They appear to be in acceptable condition.

Chimney: There is a brick chimney located on the east side of the home. It appears to be in fair condition as the mid-section has loose bricks and mortar. **It is recommended the chimney be repaired/repointed by a licensed chimney contractor.**

The chimney has two ceramic flues. The visible sections appear to be in acceptable condition.
As the full length of the flues cannot be visually inspected, you may wish to have them further evaluated by a licensed chimney contractor.

It is recommended the chimney be cleaned before use and every one to three years thereafter by a licensed contractor for safety purposes.

Garage: There is a two bay garage attached to the home. It appears to be in acceptable condition. There is drywall on the walls and ceiling. The drywall tape is peeling on the ceiling. **It is recommended it be respackled by a licensed contractor.**
The two bay doors are wood and appear to be in acceptable condition and functioning properly.
The bay door has an automatic opener, which appears to be in acceptable condition and functioning properly.
Each opener is improperly using an extension cord to connect it to the electric supply. **It is recommended a dedicated outlet for the openers be installed by a licensed electrician.**
Approximately 5% of the garage is filled with stored items and therefore visibility is limited.

GROUNDS

Grading: The grading, slope and drainage immediately around the perimeter of the home do not appear to be proper. **It is recommended the soil at the perimeter of the home be regraded to properly channel water away from the foundation.** The grading, slope, and drainage extending further outward appear to be proper.

Homeowner Tip: All grading around the perimeter of the home should be sloped away from the foundation. It is not uncommon for areas to settle or erode, thereby allowing water to flow back towards the foundation, possibly finding its way inside. Regrading is an ongoing process and required as part of normal maintenance. Soil should be pitched at a minimum of 15 degrees away from the foundation to help prevent seepage into the basement.

Walkway: A brick walkway is located from the driveway to the front door. It appears to be in acceptable to fair condition due to uneven settling. **It is recommended the walkway be repaired by a licensed contractor.**

A brick walkway is located from the driveway to the back yard. It appears to be in acceptable condition with a fairly even surface.

Driveway: The driveway is asphalt with a Belgium block border. It appears to be in fair condition with cracks. **It is recommended the driveway be repaired or replaced by a licensed contractor.**

Retaining Wall: A landscape tie retaining wall is present on the west side of the back yard. It appears to be in poor condition due to age and damage. **It is recommended the wall be replaced by a licensed contractor.**

Plantings: There is various vegetation located throughout the property, which appears to be in acceptable condition, however some is overgrown. **It is recommended the plantings be trimmed away from the house and roof to help prevent possible damage.**

Fencing: A 6 foot stockade fence is located on the east side of the back yard; and on the rear property line. It appears to be in acceptable condition.

A 4 foot metal fence is located between the front and back yards. It appears to be in acceptable condition.

A 4 foot stockade fence is located on the west side of the back yard. It appears to be in fair to poor condition due to age and damage. **It is recommended the fence be repaired or replaced by a licensed contractor.**

Patio: A patio is located off the rear of the home. It is constructed of brick and appears to be in acceptable condition with a fairly even surface.

Steps to Home: Brick and slate steps lead to the front door. They appear to be in acceptable condition with a fairly even surface.

No railing is present. **It is recommended a railing be installed by a licensed contractor for safety purposes.**

Brick steps lead to the back door. They appear to be in acceptable condition with a fairly even surface.

Outbuildings: A shed is located in the back yard. It is constructed of treated wood and measures approximately 9 feet by 9 feet. The shed appears to be in fair condition as the lower section is water damaged. **It is recommended the damaged areas be repaired or replaced by a licensed contractor.** It sits on a concrete base.

Underground Sprinklers: The system is not covered by this inspection.
The sprinkler pipes are severed on the exterior. **It is recommended the 11 old sprinkler pipes (3/4 inch copper) on the east side going through the wall be removed and the holes in the wall be sealed by a licensed contractor.**

PROVIDERS LIST:

ALARM SYSTEMS:		
ADT	Kevin	516-551-4063
ARCHITECT:		
John R. Van Velsor, P.C.	John Van Velsor	631-929-5789
ASBESTOS:		
Silver Wolf Environmental	Harry Walsh	631-806-8018
CHIMNEY CONTRACTOR/SWEEPS:		
Chief Chimney	Diane or John Pilger	631-863-2460
CLEANING AND RESTORATION:		
Servpro	Ed Landesman	631-476-5300
CONSTRUCTION/CONTRACTORS:		
AC Serdock, Inc.	Arthur Serdock	631-744-8519
Clear Pointe Construction, Corp.	Quinn Moosmueller	631-698-7530
DRYER VENTING AND CLEANING		
Dryer Vent Wizard	Jamie Krohmer	1-866-498-7233
ELECTRICAL:		
BYCO Electric, Inc.	Barry Young	516-315-5091
FLOORING/REFINISHING:		
P&G Flooring	Paul Gallo	631-981-4037
HEATING AND AIR CONDITIONING/HVAC:		
Soundview Heating and Air Conditioning	Phil Sullivan	631-209-1744
LANDSCAPE SERVICES:		
Naturescapes	Laurie	631-732-7074
LEAD PAINT TESTING:		
Silver Wolf Environmental	Harry Walsh	631-806-8018
MOLD TESTING:		
Silver Wolf Environmental	Harry Walsh	631-806-8018
PDI, Inc.	Paul Gressin	516-295-2581
MORTGAGE CONSULTANTS:		
Evergreen Mortgage	Michael Braun	631-650-0600x121
Consumer One	Larry Harrison	631-543-1800x2220
OIL TANK TESTING AND ABANDONMENT:		
Century Utility Systems, Inc.	Frank Kelly	631-224-9133
Windmill Tank Service	Richard Whitehead	516-459-4813
PAINTING:		
M. Bodas Painting, Inc.	Michael Borreca	631-924-2412

PLUMBING/HEATING:

K&M Plumbing & Heating	Ken Resnick	631-224-3460
Gerard Steuart, Inc.	Jerry Steuart	516-241-3492

ROOFING:

Ansen Home Improvements	Allen Ansen	631-481-5557
Anthony's Roofing	Anthony Botiglione	631-951-9117
A-1 Roofing and Siding of L.I.	John	631-928-1826

TERMITES/PEST MANAGEMENT

Home Sweet Home Pest Management	Debbie or Jim	631-924-0478

The above companies have been used by past clients with a positive result. You should check any company's background prior to using them, and always get at least three estimates.

REMARKS CONCERNING FOUNDATIONS

Most homes experience settlement (the movement of a building to a point below its original position) within the first few years. Cracks often develop in the foundation, slab, masonry veneer, ceilings, or walls and these are not considered structural. Cracks are generally considered to be of a structural nature when they exceed one quarter inch in width. Settlement, which occurs as a result of soil compaction reaches a point of stability, which is why even a substantial crack might not be a concern.

One of the indicators of possible moisture intrusion is a white, powdery or crystalline substance sometimes found on the surface of concrete, plaster and masonry. Known as efflorescence, it occurs as water containing soluble salts evaporates from the surface of an object. On exterior surfaces, it is usually only an aesthetic concern. When found indoors, however, it indicates water or moisture intrusion which could lead to mold amplification and possibly structural damage. The soluble salts originate from the building materials themselves or from the ground. As water travels through the soil, wall, or building foundation, it dissolves the salts, transporting them to the surface. Then, as the water evaporates, it leaves the salts behind. These deposits are usually white, but can also be green, brown, or gray, depending on mineral composition. Efflorescence will continue as long as there is a source of salts and water. Interior salt deposits should be addressed immediately, as they can be signs of ground water intrusion, leaky pipes, defective drains, etc.

REMARKS CONCERNING INSECTS

Insect Boring Activity and Rot

Subterranean Termites: Build mud tunnels or tubes to travel between the soil and wood. Wood close to the soil and warm moist conditions attract termites. You may see tubes, damaged wood, or swarming of winged termites during the warmer months. Treatment usually involves chemical treatment which if done properly, can last longer than 20 years. Termites have straight antennae, a thick waist, and same size pairs of wings.

Carpenter Ants: These insects are large black to reddish-black, with elbowed antennae, narrow waist, and the front wings are longer than the back. They are attracted to moist environments. They damage the wood solely for nesting purposes and the damage is usually more localized than termite damage.

Carpenter Bees: These large black and yellow bees tunnel into the wood to lay eggs. You can usually spot them as they hover near the nest or you will see 3/8” holes in the trimwork at the nest area. They are not aggressive creatures. Treatment involves spot treatment and plugging up the holes.

Wood Destroying Beetles: Beetles are most likely to inhabit older homes. They deposit eggs in cracks or holes in wood. The larva then feeds on the wood, and after months, or sometimes years, exit as adults. They are mainly found in subgrade and attic areas. Indications are a fine wood powder falling from the holes, or viewing of the adults. Spot treatment of the area or coating the wood should prevent re-infestation.

It is usual for the homes of Long Island to fall prey to wood destroying insects due to the soil conditions and climate. If there is an inaccessible basement or crawl space, there is a possibility that past or present termite activity and/or rot exists in this area. Since no visual inspection can be made, it is not possible to make a determination of this damage if it exists.

REMARKS CONCERNING HEATING AND COOLING SYSTEMS

Testing the Air Conditioning System: If the outside temperature has not been at least 60 degrees for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on a one-time start-up and cool-down basis when warmer weather allows.

Central Air Conditioning: The major elements of a central air system include an evaporator coil and fan, condenser coil and fan, circulating refrigerant, and a compressor. The refrigerant liquid passes through an expansion device into the evaporator coil and expands to a gas which absorbs heat from the air forced over and through the evaporator coil. The cooled air is blown from the coil into an air collection chamber where it is distributed through ductwork into the home.

Normally a system has a life span of 8 to 15 years. The first element requiring repair is usually the compressor. To keep the system functioning properly, you should make sure that all air inlets and outlets are not blocked and are free from dust. The air filters should be cleaned or replaced monthly in season. If there is a drain pan under the unit, the pan should be kept clean and the condensate drain open. Keep the thermostat at a comfortable setting above 78 degrees F and don't change it. You may wish to use a set-back thermostat for energy efficiency. Insulate all ductwork that passes through hot areas, such as attics.

During the beginning of the season, turn on the system in advance to energize the compressor crankcase heater. Run the fan only, with the cooling thermostat set on high.

Electric Furnace: Electric furnaces have a normal life of 15 to 20 years, although at times the heating elements have to be replaced.

Oil and Gas Fired Furnaces: Oil and gas fired forced air furnaces have a normal life of 15 to 20 years.

Heat Exchanger: The heat exchanger in a gas or oil furnace is hidden from view; some cannot be examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that a service contract be placed on the unit and a service call made prior to settlement to check the condition of a heat exchanger.

Air Filter: Air filters should be changed once every 30 to 60 days to provide proper air circulation throughout the house.

Humidifier: During a visual inspection it is not always possible to determine whether the humidifier is operating properly. It is recommended that it be serviced at the same time as the furnace, and be cleaned regularly.

Cast Iron Boiler: Cast iron hot water boilers have a normal life of 30 to 50 years.

Steel Boiler: Steel hot water boilers have a normal life of 15 to 30 years.

Circulating Pump: Circulating pumps have a normal life of 10 to 15 years.

Heat Pump: This is an electric powered dual system which attracts heat from the outside air (or water) and transfers it inside the home in cool weather. In warm weather, it reverses the cycle, taking heat from indoors and transferring it outdoors. In warm weather the refrigerant is heated and pressurized as it passes through the compressor. In the condenser, heat is removed from the refrigerant by blowing outside door over the condenser fins causing a change to liquid state. It then passes through an expansion device into the evaporator coil expanding to a gas. As it does, it absorbs heat from the passing air. The resulting cool air is distributed through the home via a ductwork system. In cold weather a reversing valve automatically changes the director of the flow of the refrigerant. Electrically heated homes require adequate wall and

ceiling insulation, as well as thermopane windows and doors to keep electricity bills at reasonable levels. Heat pumps require a high volume of air to maintain a reasonable compression ratio at the compressor. Higher volume ductwork is required to maintain a satisfactory comfort level.

Outside units have a normal life of 5 to 10 years. Heat pumps need to be serviced at least once a year. Adequate air flow is more critical than with other forced air systems; the filter should be kept clean. It is not advisable to shut off supply grilles to rooms except as required to balance heat and cooling. You may have to set the thermostat 3 to 4 degrees higher than the desired temperature to compensate for system designing and be sure to keep the fan switch in the on position.

Heat pumps cannot be checked on the heat cycle if the outside temperature has been over 70 degrees within the past 24 hours.

Electric Baseboard Heater: Electric baseboard heaters have a normal life of 10 to 15 years. If the home has electric baseboard heat, you should obtain copies of the homeowner's last 12 months electric bills to ascertain your utility costs.

Steam Heater: Water is heated in the same way as a whistling tea kettle. As the water is heated to 212 degrees, it turns to steam and pressure increases within the system. The steam rises through the pipes to the radiators. On each radiator an air vent will open as air pressure builds within. When the steam reaches the vent, it closes. As the heat radiates into the room, the steam in the radiator condenses to water and returns to the boiler to be reheated. Most systems have a manual feed valve to allow for periodic addition of water. This should be done once a month to maintain the gauge water level at approximately one-half to two thirds full. The water level is determined by observing the sight glass or water gauge mounted on the boiler. All steam boilers should have a pressure relief valve and a low water cut off.

Hot Water Systems: These type of systems use a pump to circulate heated water throughout the home. When the boiler is activated by thermostat the water in the boiler is heated. When it reaches a certain temperature, the circulator pump will begin circulating water throughout the distribution system. As the heated water expands it is forced up into the expansion tank to prevent excessive pressure build-up. A pressure relief valve is required for all hot water systems. Water temperatures will range from 160 to 220 degrees F and pressure between 12 to 18 psi. Periodic maintenance should include cleaning and servicing of the burners, lubrication of circulation pumps, checking for water leaks and vacuuming of the radiators to remove dust and dirt build-up. It is best not to drain a boiler as added minerals and oxygen can have a detrimental effect on the boiler.

A gas burner should be equipped with a safety device to cut off the gas flow in the event the pilot goes out. Some new boilers have a burner which utilizes electronic ignition rather than a pilot. It is suggested the pilot be left burning on gas fired units to prevent condensation and rust formation on the boiler during inactive periods, especially if the unit is in a damp area.

If the unit has an oil burner, it should be cleaned annually. Soot build-up on the boiler walls restrict heat transfer. Service should include a check of the liner around the burner as this tends to deteriorate with age.

Warm Air Heating: Circulating air enters the furnace where a filter or electronic air cleaner traps dirt. The blower forces the air into the heat exchanger which contains metal passageways heated to temperatures of several hundred degrees by rising combustion gases. The air is then forced by a blower into the ducts for distribution throughout the house. A fan control switches the blower on and off and shuts the blower off if the temperature gets too high. Temperatures of the air are between 110 and 125 degrees F. It is important to make sure that thermostats are not placed in cold hallways or hot kitchens as the thermostat will provide an inaccurate reading as to the heat needs. To conserve energy, the air filter should be changed regularly. Annual maintenance includes cleaning, adjusting dampers, oiling the blower motor and fan, and adjusting pulley belts. You should check the filter monthly. Permanent filters should be cleaned often during the heating season and disposable types replaced when they become dirty.
A gas burner should be equipped with a safety device to cut off the gas flow in the event the pilot goes out. Some new boilers have a burner which utilizes electronic ignition rather than a pilot. It is suggested the

pilot be left burning on gas fired units to prevent condensation and rust formation on the boiler during inactive periods, especially if the unit is in a damp area.

It is very important to maintain any humidifiers and air conditioning condensate drains to prevent them from overflowing or leaking onto the heat exchanger causing rust and eventually failure.

Buried Oil Tanks: There has been some concern over the years pertaining to metal buried oil tanks leaking. The major concern from Health Services pertains to tanks over 1100 gallons. Tanks over 15 years old are considered elderly. If you are concerned about the possible presence of leaks, pressure and volume testing can be obtained, but may do damage to a weak tank. They are also very costly. There are also several non-invasive tests, but again they are costly, averaging approximately $400.00. It is recommended you discuss this aspect of the home with your attorney. Information may also be obtained by contacting the Division of Environmental Health Services.

To keep your buried tank in good condition it is recommended you keep the tank as full as possible to reduce acidity and prevent possible chemical deterioration inside the tank from causing damage.

If you wish to abandon your buried tank, you should contact your local municipality as each Town has its own regulations pertaining to the proper procedure for same.

REMARKS CONCERNING PLUMBING

Hot water warning:
According to the Consumer Safety Commission:
At 120 degrees F, it takes 5 minutes of constant contact to produce a third degree burn.
At 130 degrees F, the exposure time is reduced to 30 seconds.
At 140 degrees F, the exposure time is reduced to 5 seconds.
At 150 degrees F, the exposure time is reduced to 1.5 seconds.
Remember - lowering the temperatures can reduce the risk of burns and save money on your energy bill.

Wells
A water test and interior examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by a licensed laboratory.

Septic Systems
The certification of septic (cesspool) systems is not included in our visual inspection. You should have a licensed cesspool company certify the condition of a septic system. In order for the septic system to be checked, the house must have been occupied within the last 30 days.

Water Pipes
Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed.

Hose Bibbs
During the winter months it is necessary to make sure the outside faucets are turned off. This can be done by means of a valve located somewhere in the home. Leave the outside faucets open to allow any water standing in the pipes to drain, thereby preventing them from freezing.

Hot Water Heater
The life expectancy of a hot water heater is 8 to 12 years. Hot water heaters generally need not be replaced unless they leak. The heating element in a electric hot water heater may require replacing prior to the end of the life expectancy of the heater itself.

Leg Tubs
If a bathroom has an older leg tub, it is probable that the waste lines are lead. In many jurisdictions, the lead waste pipes must be changed to copper or PVC pipes when remodeling work is performed in the bathroom.

Ceramic Tile
Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub\shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below. Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the file and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations and seams in corners and along the floor.

Stall Shower
The metal shower pan in a stall shower has a probable life of 8 to 10 years. Although a visual inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

Private Water Systems
The source of private water systems is ground water. Shallow wells draw water from less than 25 feet below ground level, and deep water wells from below that.

There are three types of pumps: submersible, jet and piston. A jet pump consists of a jet assembly and a centrifugal pump. The pump increases the velocity and pressure of the water and sends some of it to the assembly where it creates suction which draws well water into the assembly and pushes it back to the pump where it is circulated to the house. A submersible pump is located in the well and operates under water. Water is drawn up through screened openings and pumped through a discharge pipe. Piston pumps are not generally used in homes today. A private water system usually consists of a storage tank which is partially filled with air. As the water pressure decreases, the pump is activated and forces more water into the tank.

The water temperature of well water is usually 52 to 55 degrees. Therefore condensation can occur on the tank and piping which can cause sweating, dripping and rusting. Insulation can be installed on the tank and pipes to alleviate this condition.

REMARKS CONCERNING ELECTRIC AND APPLIANCES

An electrical service of 100 amps is generally the minimum required for today's modern appliances. Additions to the home in the way of space or appliances may require a minimum of 150 amps. Service lines carry power from the utility company to the house. They can be either overhead or underground (buried) lines. Your local electric company is responsible for any repair or adjustment to these lines.

The panel box is the connection between the power line and the house wiring. It may contain fuses in older homes, or circuits. All circuits or fuses should be labeled to identify which area they serve. It is recommended the service contain a main disconnect to shut the entire system off quickly in an emergency. Household wires are usually 14 or 12 gauge and should be protected by 15 or 20 amp fuses or circuits, respectively. Only one circuit should be connected to a breaker for safety reasons. Any rust on the interior of a panel box could indicate moisture infiltration and should be evaluated by a licensed electrician.

A continuous electric ground must be provided from all points in the system with a secure connection from the panel to a grounding rod or to an approved element such as a water main. The ground should never be disconnected for any reason. If the inspector finds any improper grounding, this should be evaluated and immediately corrected by a licensed electrician for proper protection.

Reversed polarity occurs when the hot and neutral lines to a receptacle are reversed. The receptacle still functions, but the potential for electric shock is present.

Our inspections do not include a code compliance inspection due to time constraints. We do not remove breakers to check the areas behind them.

Types of Wiring

Aluminum: Used from 1965 to 1973. Aluminum has a greater resistance to current flow, and is subject to more deterioration from oxidation than copper. It also has a greater expansion/contraction rate which increases the chance of a connection loosening. This can lead to a gap between the wire and the connector which causes arcing of the electric current between the two, thereby causing sparks which could ignite materials. Also, corrosion can develop from the contact between aluminum and non-aluminum metals which can generate excessive heat. Areas of greatest concern are switches and receptacles. Signs of problems include a coverplate which is hot to the touch, flickering lights, or sporadic appliance operation. The older the system, the greater the potential for problems.

Pigtailing (using a wire nut with a short piece of copper connecting to the device) and crimping (using a pigtail in a special heat sealed capsule connector) are used to correct these situations.

Aluminum on the main service line into the house and also on major appliances should not be a concern.

Knob and Tube: This can be found in very old homes. Due to the age of these systems, they most likely have brittle insulation and will not be properly grounded. This type of wiring should be replaced immediately by a licensed electrician.

Low voltage: Used primarily for exterior lighting systems.

Power usage of major appliances and mechanical equipment

Electric range	30-50 amps
Electric dryer	24-40 amps
Electric hot water heater	25 amps
Electric central air conditioning	30 amps
Room unit air conditioner	7-20 amps
Electric heat	50-75 amps
Electric heat pump	50-75 amps

Dishwashers and Disposals

Have a normal life of 5 to 12 years.

Ranges, Ovens and Refrigerators

Have a normal life of 15 to 20 years.

The self-cleaning feature of an oven and its components are not tested.

Clothes Washers and Dryers

Cannot be properly inspected without a load of laundry, so these appliances are not usually tested other than to determine whether they are operating. A washer or dryer has an average life of 6 to 12 years. When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house. Washers and dryers often are not included in a sales contract or are included in an "as is" condition.

Smoke Detectors
If no smoke detectors are presently installed in the home, it is recommended that at a minimum, smoke detectors be installed in the basement stairwell as well as in the ceiling of the hallway outside bedrooms. Smoke detectors installed in the house should be checked monthly to insure they are functioning.

Ground Fault Interrupters (GFI's)
Are recommended on all outdoor outlets and on interior outlets in wet areas such as bathrooms and kitchen counter areas. GFI's should be tested monthly to insure they are functioning.

REMARKS CONCERNING THE INTERIOR OF THE HOME

Nail Pops
Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed and are of no structural significance.

Plaster on Wood Lath
Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster will be fragile and caution is needed when working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

Plaster on Gypsum Lath (Rock lath)
Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound, or drywall can be laminated over the existing plaster on the ceiling.

Wood Flooring
Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely once or twice in the life of the floor.

Floor Coverings
Where carpeting, tile, or sheetgoods has been installed, the materials and condition of the floor underneath cannot be determined.

Windows
Types of windows:
Double hung consist of two sashes which go up and down in the frame. Newer windows have a friction fit to hold the windows open. The fit is adjusted or replaced as needed when it can no longer hold the window open. Older windows have weights or springs connected to sash cords. Replacing the sashes or springs may become expensive.
Sliders move side to side along sill tracks. One side may be stationary, or both may move.
Casement windows have the sash hinged at the top and bottom and move outward. They are operated by a push bar or crank. As they become older, they may become difficult to close.
Awning windows are hinged on the sides and open out at an angle.
Jalousie windows have narrow, horizontal glass panels or slats which are connected by a crank mechanism. They are the least energy efficient of the types of windows.
Hopper (hinged) windows are usually found in basements. They are hinged at the top or bottom and open by a handle.

Fireplaces and Stoves
Our inspections do not include a test of the operation of a fireplace or stove.

Stoves:
A stove should not be set directly upon a wood floor or carpet and there should be proper clearance from walls. Even masonry walls may contain wood beams that could ignite at higher temperatures.

The stove pipe should not pass directly through a wall or ceiling without a regulation “thimble” or an 18 inch clearance. The horizontal section should not be more than ¾ as long as its vertical portion above the connecting point. It should be the same diameter as the flue collar, be as straight and short as possible, and have no more than 90 degree elbows. There should be a damper or draft regulator to control combustion.

A chimney should rise 3 feet above any roof ridge and within 10 feet of the ridge. No more than one heating device should be connected to the same chimney. Never use an unlined chimney. Always have the chimney cleaned at least once a year to prevent creosote build-up and creosote fire. To reduce the chances of such a fire, you should always maintain a moderate (not high) fire. Do not allow fires to smolder. Never burn anything but wood, preferably seasoned, dry, hardwood. Avoid stove pipe accessories such as heat reclaimers as they reduce pipe temperature adding to creosote build-up. Never start a fire with any flammable liquid or use an artificial log in a stove.

Fireplaces:
Smoke stains can indicate inadequate venting, an oversized fire, or operating the fireplace with a closed damper. Smoke chambers and flues are usually lined with a heat resistant material to prevent damage to the chimney and leakage of combustion products.

A damper is installed in the smoke chamber to close off the flue when the unit is not in use. Dampers can warp or become damaged with use and may need to be repaired or replaced.

A chimney cap should be installed on all flues to prevent birds and other animals from entering the chimney, as well as rainwater. Chimneys should be swept a minimum of once a year by a licensed chimney sweep. Gummy or glazed deposits over ¼ inch thick can be dangerous.

Creosote is an oily substance which results from incomplete combustion. It accumulates on relatively cool chimney linings and can cause an extremely dangerous fire if ignited. You should always maintain a moderate fire, hot enough to prevent a cool flue liner, but not hot enough to ignite the creosote. Never burn trash, coal, charcoal or polystyrene materials in the fireplace. Use only one artificial log at a time as using more could produce too much heat for some fireplaces to handle. Kindling should be used to start a fire rather than newspaper as newspaper can send burning ashes up the chimney and can ignite a dirty chimney or roof. Never use flammable liquids such as kerosene or gasoline to start a fire as they can explode and send vapors the length of a room.

REMARKS CONCERNING INSULATION:

One measure of the effectiveness of insulation is its resistance to heat flow, "R-value". The higher the R-value the greater resistance to winter heat loss or summer heat gain. The table shows the typical R-value for various types and thickness of insulation

R-Value insulation type:	11	13	19	22	30	38
Batts/Blankets:						
Fiberglass	3 1/2"	4"	6"	7"	9"	12"
Rock Wool	3"	4"	5 1/2"	6"	8 1/2"	11"

Loose Fill:						
Fiberglass	5"	5 1/2"	8 1/2"	10"	13 1/2"	17"
Rock Wool	4"	4 1/2"	6 1/2"	8"	10 1/2"	13"
Cellulose	3"	3 1/2"	5 1/2"	6"	8 1/2"	11"
Vermiculite	5"	6"	9"	10"	14"	18"

Install insulation in all areas between conditioned (heated or cooled) and unconditioned spaces. For example: ceilings, walls, heated basements, floors above unheated basements or crawlspaces, the perimeter of slabs, ductwork and piping in unconditioned areas.

R-19 is the minimum ceiling insulation and R-11 for exterior walls. For Long Island, R-33 is preferrable. Compressing insulation into an area does not provide proper insulating properties. The amount of insulation should fit the size of the space. For example, a 6 inch deep area, should be filled with only 6 inches of insulation.

Types of insulation:
Rock Wool: Manufactured from extruded rock or slag fibers. It is resistant to decay, fire and insect damage. It comes in blanket or loose form and was used predominantly prior to 1950.

Fiberglass: Manufactured from fibers extruded from glass. It is resistant to decay, fire and insect damage. It is most commonly used since the 1950's and is more resilient than rock wool.

Cellulose: Loose insulation made from scrap paper or wood products. It is organic and therefore combustible and subject to decay, insects and water absorption. If it was installed after 1979, it is most likely chemically treated for fire retardancy. Cellulose is subject to settlement of compaction which may reduce its effectiveness.

Do not surround heat producing recessed light fixtures or chimneys with insulation. Always leave a 2 to 6 inch clearance unless labeling specifically states otherwise.

REMARKS CONCERNING ATTICS AND VENTILATION

Excessive heat build-up in an attic can shorten the life of roofing and increase a temperature in a home. Excessive moisture in an attic or crawlspace can attract insects, lead to mildew and in severe circumstances, even cause wood decay. As warm air contacts cold surfaces, it condenses and over a long period, may cause decay. Cold weather concerns are generally directed toward the north side of the home. A warm unvented attic is often the cause of ice dam formation. Also, heat infiltration from living spaces into an attic or crawlspace can lead to heating loss and higher energy costs.

It is recommended that there be one square foot of ventilation for each 150 feet of attic floor area. Soffit vents, ridge vents, and gable end vents can be utilized. They should be left open year round for proper function. Make sure vents are not blocked by insulation or stored items, especially soffit vents, which are often mistakenly covered with insulation. Electric attic fans are effective in circulating hot humid air to the exterior of the home and are usually controlled by a thermostat. It is important to ensure adequate air intake is provided, or the fan will not operate properly. Whole house fans are also used for ventilation. Exhaust fans should be installed in kitchens and bathrooms and clothes dryers should be vented to the exterior of the home. Vents and ductwork should not end in an attic or crawlspace. Of course, all fuel burning appliances should be vented according to the manufacturer's recommendations.

Crawlspaces located below the home should be vented. Dampered vents, either automatic or manual, should be used. Insulation should be installed between the floor joists or on the crawlspace walls depending on the method of ventilation used. Vents should be placed near the foundation corners and

should allow for cross ventilation. There should be at least one square foot of ventilation for every 1500 square feet of crawlspace. A vapor barrier should be placed over any exposed dirt floors.

REMARKS CONCERNING ROOFING

Inspection of Roof: Many roofs are hazardous to walk on and in most cases can be satisfactorily inspected from the ground with or without binoculars, or from a window with a good view of the roof. Some roofs, such as asbestos, cement, slate, clay, or concrete tile, shingles and shakes, may be seriously damaged by persons walking on them. Accordingly, the home inspector may base the inspection report on visible evidence which can be seen without walking on the roof. The condition of a built-up or flat metal roof often cannot be determined unless it is possible for the inspector to closely inspect its surface.

Maintenance:
Trees should be trimmed to prevent scuffing the shingles and damage from falling limbs.
Do not puncture the shingles to install antennas, etc.
Replace missing or damaged shingles immediately to prevent water infiltration.
Check flashing for worn or lifted spots.
Maintain adequate ventilation.

"Acceptable" Roof Covering: When the report indicates that a roof is "acceptable" that means it is acceptable for its age and general usefulness. A roof which is stated to be acceptable 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.

Asphalt and Fiberglass Shingles: On Long Island, asphalt and fiberglass shingle roofs have a normal life of 15 to 25 years (roofs with a southern exposure may experience a shorter life span). If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. If two layers of roofing have already been installed, most building codes require that both layers must be removed before installing a new roof.

Roll Roofing: Salvage or asphalt roof roofing is an inexpensive type of roof with a life of 5 to 10 years.

Built-Up Roof: Four-ply built-up roofs have a normal life of 15 to 20 years if they drain properly. If there is standing water on the roof, the rate of deterioration is doubled. One-ply flexible sheet membrane roofs have a normal life of 15 to 20 years.

Slate Roof: Slate roofs have a normal life of 30 to 75 years depending upon the grade of slate. Slate roofs do need annual maintenance and it is necessary to replace defective individual slates and tar ridges as required from time to time. Check flashings and nails. If improperly installed, the nails fastening slates will sometimes rust through, individual slates can be lifted and relaid with copper slating nails. When one set of nails rusts through it is likely it will happen soon to other slates, so lifting and relaying of all the slates may be required in the near future.

Wood shingles or shakes: Shingles are uniform in shape and have a life span of 15 to 20 years. Shakes are thicker, sometimes handsplit, and last somewhat longer with care. The acid in the wood can corrode metal flashings, so it is important to check the flashing regularly. Weathered, split or curled shingles and shakes should be replaced. Remove leave and moss build up to help prevent damage.

Clay Tile Roof: A clay tile roof has a normal life of 30 to 50 years, but individual pieces can become cracked or broken or the nails may rust out. Tiles may have to be replaced periodically.

Flat Roofs: Water ponding on a roof will increase the chance of leakage. Drainage or evaporation should occur within a day of rain. If the surface is worn and requires replacement, it is usually recommended the existing roofing material be removed down to solid decking.

Asbestos Cement Shingles: Asbestos cement shingles have a normal life of 30 to 50 years, but they are brittle and individual shingles should be replaced as needed. In many states removal of asbestos cement shingles must be according to EPA standards.

Metal Roof: Metal roofs have a very long life if the exposed metal is kept coated with paint. When a metal roof has been tarred, it is impossible to determine the condition of the metal under the tar. While there may be no evidence detected of any ongoing leaks, it is possible the roof has rusted through and will need replacement in the near future.

Stucco: It is important to prevent cracks from forming in exterior stucco since water can seep into cracks, freeze, expand and cause deterioration of the framing as well as further cracking of the stucco.

Flashing: What many people believe to be roof leaks are in fact flashing leaks. Flashings are barriers designed to divert water where a roof plane changes, or at protrusions such as chimneys. Water will enter a home if flashings are not sound and properly fastened.

REMARKS CONCERNING THE EXTERIOR OF THE HOME

Sidewalks and Driveway
Cracks in concrete should be filled with an appropriate material to help prevent water infiltration which will cause deeper, or additional cracks. Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended.

Window Wells
The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

Retaining Walls
Retaining walls deteriorate because of excessive pressure build-up behind them, generally due to water accumulation. Often conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure. Retaining walls sometimes suffer from tree root pressure or from general movement of top soil down the slope. Normally these conditions require rebuilding the retaining wall.

Exterior Wood Surfaces
All surfaces of untreated wood need regular applications of oil based paint or special chemicals to resist rot. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will rot within a year or two. All posts and wood members with ground contact should be of treated wood or constructed of wood which has natural resistance to rot, such as redwood. Decks should always be nailed with galvanized or aluminum nails.

REMARKS CONCERNING WATER INFILTRATION

Roof and Surface Water Control (Gutters and Grading)

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water are diverted from the house. There should be one downspout every 30 feet. The major cause of gutter failure is clogging due to debris.

There are two types of gutters, hanging and built-in. Built-in are usually made of wood and are difficult to maintain. Hanging gutters are usually metal or vinyl. They should be cleared of debris and inspected for sagging to prevent water from backing up behind the gutters and entering the home. The best time to check gutters is during a heavy rainstorm. Downspouts should be directed away from the foundation of the home.

Basement dampness

Basement dampness is frequently noted in houses and the conditions which cause it are usually capable of determination by an experienced home inspector. Often, however, in houses which are being offered for sale, the visible signs on the interior of a basement which would indicate a past or present water problem are concealed. For example, an area may be painted over, or basement storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection signs of past water penetration may not be visible. In such cases, the building analyst may not be able to detect the signs of basement dampness or water penetration.

Most dampness in basements, garages and crawlspaces are caused by the following:
Downspouts which exit at the foundation causing seepage through cracks in walls, doorways and window wells.
The ground near the basement is flat or slopes toward the house allowing water to pool against the foundation walls.
No gutters or downspouts (or defective ones). Rain falls off the roof and erodes the soil near the foundation.
Condensation on cool surfaces.
The crawlspace or basement is at or below the ground water level.
Check drywells which tend to clog up.

To correct these situations you should do the following:
Make sure gutters and downspouts are not clogged or leaking. If possible, extend the downspouts further away from the foundation.
Keep window wells clear of debris and make sure they are the proper height. Cover them with plastic covers to shed excess water.
Run a dehumidifier in the basement during the damp season.
Regrade the ground at the exterior of the home to a slope of 3 inches per foot for approximately 3 feet (for a 15 degree angle or 1 inch per foot). Do not allow the soil to touch or cover the house siding.

If these steps alleviate the problem, then you should coat the interior of the basement walls with waterproof paint. Clean the walls, seal all joints, cracks and holes with waterproof caulk and paint the area. The paint does not prevent water penetration, but helps control dampness.

Expensive solutions to basement dampness problems are frequently offered, and it is possible to spend many thousands of dollars for such unsatisfactory solutions as a system for pumping out water that has already entered the basement or the area around or under it. Another solution sometimes offered is the pumping of chemical preparations into the ground around the house. This has been found not to be of value.

If you have a basement dampness problem that persists in spite of efforts you have made in following the instructions of your inspector, call him for further consultation and advice.

REMARKS CONCERNING LEAD PAINT

The rules regarding disclosure (Lead-Based Paint Hazard Reduction Act of 1992, a/k/a Title X, Section 1018) are effective as of December 6, 1996. Sellers and landlords must disclose known lead-based paint and provide available reports to purchasers. Purchasers get a 10 day period to conduct a lead-based paint inspection. Sales contracts must include certain notification and disclosure language. Sellers, lessors, and real estate agents share responsibility for ensuring compliance.

This rule does not require any testing or removal of paint by sellers or landlords and this rule does not invalidate sales contracts.

The rule covers private housing. Housing not covered includes houses built after 1977; homes with no bedrooms; short term rentals (less than 100 days); housing for handicapped and elderly; rental housing that has been inspected by a certified inspector and found to be lead free; and foreclosure sales.

Lead based paint that is in good condition is usually not a hazard. Peeling, chipping, chalking, or cracking lead based paint is a hazard and needs immediate attention. It can also be a hazard on surfaces that children can chew or that get a lot of wear and tear, for example: windows and doors including the sills and frames, stairs and railings; porches and fences. Lead chips get on to surfaces and objects that people may put into their mouths. Lead dust can enter the air when people vacuum, sweep or walk through it.

Tests for lead paint involve a visual inspection, lab tests of paint sample, surface dust tests, or a portable x-ray fluorescence machine.

Lead hazards can be reduced by painting over any lead paint, wallpapering lead paint, or putting sheetrock over lead paint. These are all interim controls. To permanently remove the hazard, you should hire a lead abatement contractor. Trying to permanently remove the hazard yourself may lead to airborne lead particles and increase your health hazard.

For additional information contact the National Lead Information Clearinghouse at 800-424-LEAD.

REMARKS CONCERNING ASBESTOS AND OTHER HAZARDS

Asbestos is a mineral fiber found in rocks which is known to cause cancer of the lung and stomach. The asbestos can break into small fibers which can be inhaled. The fibers cannot be seen by the human eye and will pass through the filters of normal vacuums. A health risk exists only when the asbestos fibers are released from the material.

Asbestos has been used in ceilings, wall and pipe coverings, floor tiles, and exterior wall and roof coverings.

If you need to have damaged asbestos removed from your home it is always best to contact a licensed asbestos abatement company as they are familiar with the proper methods for removal and disposal.

Asbestos fiber in some form is present in many homes but it is often not visible or cannot be identified without testing. If there is a reason to suspect that asbestos fiber may be present and if it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards. We make no guarantee as to these items.

HOME SAFETY

Emergency Telephone Numbers:

Home Inspector: Home Sweet Home Inspections, Inc. 924-2523

Ambulance: 911

Fire Department: 0 for operator

Police Department: 911 for emergency

Poison Control Center: _____

Family Doctor: _____

Family Dentist: _____

Family Attorney: _____

Pharmacist: _____

Hospital: _____

Taxi: _____

Nearest Relative: _____

Nearest Neighbor: _____

Business: _____

Business: _____

Oil Service Company: _____

Exterminator: _____

Lighting Company: _____

Gas Company: _____

ASBESTOS:

Asbestos is a mineral fiber found in rocks. There are several kinds of asbestos fibers, all of which are fire resistant and not easily destroyed or degraded by natural processes.

Asbestos has been used in a wide variety of products, including household and building materials such as appliances, ceiling, wall and pipe coverings, floor tiles and some roofing and siding materials.

In most applications, asbestos is bound to the product material and under normal use does not emit fibers into the atmosphere. However, some applications of asbestos, most notably when used as an insulating material, make use of asbestos in a form known as "friable" - which means that the material can be crumbled, pulverized, or reduced to powder by hand pressure. This form is considered most likely to pose a health hazard as microscopic fibers could become airborne and be inhaled.

If necessary, asbestos containing material can be removed but work of this nature should be performed by specially trained asbestos abatement contractors only.

For further information regarding asbestos call toll free 1-800-638-2772.

FIRE SAFETY:

One home is consumed by fire every 57 seconds in the United States. People lose their homes, their possessions and sometimes their lives. Four out of five deaths due to fire occur in the home and for every death there are about 100 injuries. You cannot be over insured when it comes to fire. Review your insurance policy regularly to determine if you are adequately covered. Provide your insurance agent with an inventory of your possessions, save all receipts for major purchases, write down serial numbers and take photos of all items. Keep all this information in a fire proof safe, or in a safe deposit box at your bank. Should anything ever happen, this will assist the insurance adjustor in processing your claim.

FIRE AND SMOKE ALARMS:

These devices are now required to be installed in newly constructed multiple family dwellings. For maximum protection, smoke detectors should be installed on every floor of the house, including the basement. Review your floor plan for the most advantageous placement. There are battery and electric models which are hard-wired into the home. Both models should be tested regularly to ensure proper operation.

More expensive and sophisticated fire alarm and sprinkler systems provide protection by means of heat sensors located throughout the house. They are designed to detect the presence of heat and/or smoke and alert the inhabitants as well as sending a signal to the fire department.

FIRE DRILLS:

Be prepared. Protect your family. Have a fire drill.

1. Work out two escape routes for each room if possible. Make sure there are no obstructions blocking the escape routes. As you leave rooms, shut the doors.
2. If windows are part of the escape route make sure everyone can open them easily.
3. Hold fire drills, including some at night, so everyone will know what to do.
4. Assign a family member to be responsible for very young children or elderly adults to ensure their safety.
5. Designate a meeting place outside the home and instruct everyone to meet there.
6. Designate one person to go to a neighbors to contact the fire department.
7. Once you are outside, stay together. Do not go back inside for personal belongings.

FIRE EXTINGUISHERS:

Fire needs three elements to burn: heat, fuel and oxygen. All fire extinguishers remove one of these elements. Gas fire extinguishers are filled with heavy inert gas, usually carbon dioxide or carbon tetrachloride which will blanket the flames and starve them of oxygen. Because gas does not conduct electricity, they are ideal for electric fires. Water is a most common substance used in fire extinguishers and is suitable for most fires with the exception of those involving live electrical equipment or burning liquids. When water hits the fire it vaporizes, cutting off the air supply and simultaneously reducing the temperature of the material on fire. Water extinguishers must **never** be used on electrical or grease fires. Water is a good conductor of electricity and could produce a shock. On grease, it may spread the fire. You should keep a small gas, foam or power extinguisher in the kitchen for electrical or grease fires.

Foam Fire Extinguishers: Used on flammable liquids such as gasoline, kerosene, paint and spirits. The foam is aimed at the wall behind the fire so that the extinguisher discharge is broken and the foam can spread over the surface of the burning liquid and smother the fire.

Carbon Dioxide Fire Extinguishers: Used for electrical fires and small amounts of burning liquids. In electrical fires the extinguisher discharge is aimed directly at the fire; in liquids, at the near edge- driving the fire back with a sweeping motion of the extinguisher horn.

Dry Powder Fire Extinguishers: For grease fires. If an extinguisher is not available, smother the flames with baking soda. Always leave the pan cool, very hot fat can flare up again on contact with air.

Water Filled Fire Extinguishers: Suitable for all fires except grease or electrical. The extinguisher discharge is directed at the base of the fire and is swept back and forth across the fire until all flames are quenched.

Home Fires: If a fire occurs. DO NOT PANIC. Evacuate the premises. If you must search for someone who may be trapped, cover your face with a wet cloth to protect your lungs from smoke and heat. As you leave the building close all doors behind you. Open doors and windows increase the draft and accelerate the fire's progress. Call the fire department from a neighbor's home.

Clothing fires: Buy only flame-retardant fabrics whenever possible. Launder as directed on the tag. Dry-cleaning, bleaching and using fabric softeners and non-phosphate detergents can greatly reduce the flame-retardant properties. If someone's clothing is on fire, knock them to the ground immediately so that rising flames cannot engulf the head. Smother the flames with a rug, woolen coat or blanket, roll the person on the ground until the flames are out. Call an ambulance quickly.

If trapped by a fire: Close the doors and windows but stay near a slightly opened window for fresh air, if possible, make a tent over your head with a blanket or coat. Place towels, clothes or sheets (wet if possible) in the door and window cracks to prevent smoke from seeping into the room. Remember smoke and heat rise, so stay with your head as low as possible (about 18" above the floor). Alert others that you are trapped. Use the phone or hang something out the window to get their attention.

FIRE PREVENTION:

Fireplace safety:

1. Have the heating components of your heating systems checked and tested regularly by a professional heating company.
2. Have your chimneys and fireplaces cleaned regularly.
3. Never use a flammable liquid to start a fire in the fireplace.
4. Keep a metal screen in front of a fireplace to prevent flying embers from escaping.
5. Do not use excessive amounts of paper to build roaring fires in fireplaces. You may ignite soot in the chimney by overbuilding a fire.
6. Never use charcoal in the fireplace or use a charcoal broiler or hibachi inside your home. Burning charcoal gives off deadly amounts of carbon monoxide.
7. Make sure no flammable materials hang from or decorate your mantel. A spark might ignite these.
8. When going to bed or leaving the house, make sure the fireplace fire is out. Never close the damper with hot ashes in the fireplace. Closed dampers can help hot ashes build up heat to the point where a fire could flare up and ignite the room.

Supplemental Space Heating:

1. Before using any supplemental space heating units in your home, check with your local municipality or insurance company to determine if the heater is approved.
2. Never use fuel burning appliances without proper vents to the exterior. Burning fuel consumes the oxygen from the air and can also produce deadly fumes.
3. Be sure the home wiring is adequate for an electric space heater. Avoid overloading circuits and using extension cords.
4. Do not use electric space heaters in bathrooms and never touch one when you are wet.

Kitchens Stoves and Ranges:

1. Never use your gas range or oven to heat the kitchen. Any unvented fuel burning appliance is capable of producing deadly levels of carbon monoxide.
2. Do not leave lit oven doors open. Children could burn themselves.

Miscellaneous Precautions:

1. In the event the pipes in your home freeze, do not try to thaw them with a blow torch or any other type of open flame. Use hot water or a UL labeled device designed for thawing only or a fire could result.
2. If there is a fire hydrant in front of your home be sure to shovel snow away from it. This may save precious time if your home should go on fire.
3. Contact your local fire department for advice and questions on home fire safety.

BURGLARY PREVENTION

Update locks: When you move into a new home, change all the locks. Be sure all outside entrances to your home are equipped with secure locks, including garage doors. Choose the highest quality lock you can afford. Use dead bolt or other key operated type locks wherever possible. However, avoid locks which require a key to be used from the inside which could prevent quick departure in the event of a fire. Quality locks should also be used for windows. Sliding glass doors should be equipped with a locking bar type lock to prevent them from being pried open.

Keep track of all keys to the home: Never leave an extra key in the mailbox, under doormats, or any other likely place. Every family member should have their own key. If someone is parking your car, leave only the car key. Take all other keys with you. Never put an identification tag on a key ring. This is an invitation for a burglary who finds or takes your keys to rob your home. Always remove your keys when checking or hanging your coat in public places.

Never allow anyone to enter your home: This includes door-to-door salesman, utility employees or others without proper identification. If any doubts arise call the company the person claims to work for while they are waiting. If they are legitimate they won't mind waiting.

Exterior Lighting: This acts as a deterrent to burglars. When installed in strategic locations. Two lanterns should be installed at the main entrance. One light at each other exterior entrance and a light located above the garage. Illuminate walks, gates and driveways if possible.

Vacation Precautions:

1. Keep several lights on different timers while you are away to automatically turn the lights on and off.
2. Keep night lights on in several rooms.
3. Leave a car in the driveway if possible.
4. Do not close blinds, shades or curtains.
5. Have the post office hold your mail.
6. Tell a trusted neighbor that you will be away and have them keep an eye on the house.
7. Store your valuables in a safe deposit box at the bank.

Personal Property Protection:

Many law enforcement agencies suggest etching your social security number or driver's license number on the back of large items such as televisions and other electronic equipment.

Keep a list of the serial numbers of your possessions in a safe place such as a safe deposit box along with photos of the items and receipts of purchase.

Make sure you have adequate insurance coverage. Most homeowners' policies include coverage up to specified limits. Check this coverage periodically and review any exclusions or limitations. You may need to have items such as furs, artwork, jewelry and silver insured separately.

Install a burglar alarm. There are currently many affordable alarms on the market. Some systems have a horn or siren which frighten potential burglars, and others are the silent type which transmit a signal to the police department. If you decide to install a sophisticated system, make sure every door and window is equipped with a glass breakage sensor to ensure maximum efficiency.

Consider joining or starting a neighborhood watch program. Your local police department will gladly provide assistance in setting up the program.

GENERAL SAFETY CHECKLIST AROUND THE HOUSE

Kitchen Safety Check:

1. Don't overload electrical outlets.
2. Check all appliance cords for wear or damage.

3. Leave electrical wiring repair to the experts.
4. Never put out a grease fire with water.
5. Keep sharp utensils safe from children in drawers with locks.
6. Keep poisons and cleaning fluids away from children and pets in locked closets.
7. Check all gas appliances for gas odors which could indicate a leak.
8. Turn pan handles toward the inside of the stove when cooking.
9. Keep a clear insulated work space near the stove for placing hot dishes.
10. Always keep oven door close.
11. Cabinet doors should be kept closed.
12. Use non-slip polish on floors.

Never stand on an unstable stool or chair to reach a high shelf.

Never use chipped or cracked glass or china, not only is it dangerous, but the crevices can harbor organisms that cause food poisoning.

Bathroom Safety Check:

1. Keep all medicines clearly marked and out of children's reach.
2. Never keep medicine if the label is missing.
3. Be sure wall mounted heaters are UL approved and never mounted over a tub or sink.
4. Test bath water temperature before putting a child or yourself into it.
5. Use non-slip mats in bathtub and shower areas.
6. Electricity and water are a deadly combination. Make sure electrical appliances are only plugged into properly installed, GFI receptacles.
7. All appliances used in the bathroom should be plugged into individual outlets, never use a multiple-outlet adapter plug.
8. Use non-slip backing on all area rugs.
   Install handrails if there are elderly or infirm individuals in the home.
10. Have only child-proof containers for medicine if children live or visit your home.
11. Keep a first-aid kit in the bathroom for emergencies.

Garage and Work-Shop Safety:

1. Never keep the car engine running in the garage, carbon monoxide emissions may be fatal.
2. Always wear safety goggles when using power tools.
3. Wear a face mask when spraying paint, varnish or chemicals.
4. Keep all chemicals clearly labeled, in their original containers with tight fitting lids.
5. Make sure work areas are well ventilated to protect against poisonous fumes and vapors.
6. Read and observe all manufacturer's warnings on tools and chemical products.
7. Keep all power tools in good repair.
8. Put all tools away immediately after use if you have small children present who may wish to play with them.
9. Switch off and unplug all electrical equipment before repairing.

Garden and Landscaping Safety-Check:

1. Keep all walkways and steps in good repair.
2. Never leave gardening tools lying on the ground where people may trip or injure themselves.
3. Store fertilizers, herbicides and pesticides in clearly marked containers and out of children's reach.
4. Ornamental ponds should be fenced off if there are small children in the area.
5. All outdoor electrical wiring should be checked periodically to ensure it is in good working condition.
6. Wear protective shoes or boots when mowing the lawn.
7. Never use an electric mower when the lawn is wet and never leave the mower out in the elements.
8. Never cut the grass by pulling the mower towards you and never pick up the mower while it is running.
9. If using a rider mower on a hill, ride up and down the hill rather than across as the mower may tip.
10. Have the mower tuned-up once a year.

Common Toxic Plants:

Holly (Ilex aquifolium) - Berries cause violent vomiting and dysentery.
Poison Ivy (Rhus radicans) - All parts are dangerous, causes severe skin irritation.
Poison Sumac (Rhus vernix) - All parts are dangerous, effects are similar to poison ivy.
Poison Oak (Rhus toxicodendron) - Same effects as poison ivy.
Deadly Nightshade (Atropa belladonna) - Fatally poisonous, causes respiratory failure.
Henbane (Hyoscyamus niger) - All parts are poisonous but seldom eaten due to the foul taste.
Jimson Weed (Datura stramonium) - Seeds and capsules are very dangerous, and are very attractive to children.
English Ivy (Hedera helix) - Leaves and berries cause vomiting and diarrhea.
Laburnum (Laburnum anagyroides) - Seeds cause vomiting, convulsions, coma and death.
Hemlock (Conium maculatum) - Young leaves and unripe fruit are particularly dangerous. Death due to respiratory failure.

Swimming Pool Safety:

1. Keep electrical appliances away from the pool area so they are not accidently knocked into the water.
2. Keep a safety line ring at poolside at all times.
3. Instruct children in the proper use of diving board and slide.
4. Use visible depth markers to prevent swimmers from diving in to shallow water.
5. Evacuate all persons from the water at the first sign of lightning or thunderstorms, insist on taking shelter away from the pool

6. As the owner of the pool, it is your duty to ask all first time guests if they can swim. Any time a non-swimmer is in the pool, make sure a strong swimmer is present.
7. Explain the rules of the pool to children at the beginning of each pool season.
8. Never mix chemicals together, add them to the pool separately.
9. Store chemicals in a cool dry clean place in closed properly labeled containers.
10. Never add water to chemicals, always add chemicals to water.
11. Use separate, clean metal or plastic measuring cups for each chemical.

STORM TIPS

1. Have a battery-powered radio or television to keep track of the weather. Local utility companies may issue regular bulletins to radio and TV stations.
2. Keep an operable flashlight for each member of the family.
3. Do not open the refrigerator and freezer door except when absolutely necessary.
4. Fill the bathtub and several containers with water if you know a storm is coming is you have an electric pump for your water. If the electricity goes off, you may be left with no water.
5. In the event a power line falls, stay away from the wires. Never touch or go near any broken or fallen wires. Call your local power company, police or fire department immediately. If you are in a car that comes in contact with a fallen wire, stay in the car. You are safe as long as you remain in the car and do not touch the ground.
6. Portable generators can help minimize inconvenience of long term power interruptions and are a necessity for people on life support systems. Always have the generator and electrical work installed by a licensed electrician and ask him about safety precautions and proper operation.
7. If any of your family members are dependent on electrically powered life support systems, notify your local power company in writing. Knowledge of these conditions before it becomes a life threatening situation will allow the utility to give priority service to you in the event of a power outage. Keep emergency numbers for police, ambulance and fire departments handy in case of a problem. If you do not have a standby generator, advance arrangements should be made to get the person to a place where proper life support can be provided.

CLOSING/WALK-THROUGH CHECKLIST

BASEMENT:

___ Look at the walls for any signs of leaks.

___ Make sure all stored items are removed.

COOLING AND HEATING SYSTEMS:

___ Turn the thermostat to a higher setting. Feel each radiator or register for warmth.

___ In the summer months, (exterior air temperature must be higher than 60 degrees) turn the air conditioning to a lower setting. Feel each register or room unit for cool air.

___ Obtain copies of all manufacturers manuals and warranties for the heating system and air conditioning system if available.

___ Obtain the name of the heating or air conditioning contractor presently servicing the system.

___ If the heating system is a heat pump or electric baseboard system, you should obtain copies of the last 12 months electric bills to estimate your energy cost.

___ Operate all ceiling fans.

PLUMBING AND BATHROOMS:

___ Run the water in all the sinks at the same time and flush the toilet to check the pressure.

___ Turn on the hot and cold water in each fixture.

___ Turn on all hose bibbs.

___ Operate all fans.

ELECTRICAL:

___ Turn all light fixtures on and off.

___ Test all smoke detectors.

___ If any work has been performed on the electrical system since the home inspection, obtain the Fire Underwriters Certificate for same.

___ Test all alarm systems. Obtain copies of all warranties and operating manuals. Get information concerning any central monitoring companies as well as a copy of their security agreement. Change all security codes immediately after closing.

KITCHENS AND APPLIANCES:

___ Turn on the faucet and sprayer.

___ Operate all appliances, fans and rangehoods. Don't forget the washer and dryer.

___ Check the brands of all appliances to make sure they have not been replaced.

WINDOWS AND DOORS:

___ Open and close all windows and operate all locks.

___ Open and close all doors and operate all locks.

___ Operate any automatic garage door openers and obtain the transmitters.

___ Operate all door bells and intercoms.

___ Change all exterior locks immediately after closing.

ROOFS, GUTTERS AND DOWNSPOUTS:

___ Check the interior of the home for leaks.

___ Look for missing shingles, shakes, or tiles.

___ Check to see that gutters and downspouts are secure.

FIREPLACES AND STOVES:

___ Make sure your attorney has a c/o for the stove or fireplace.

___ Obtain operating and installation instructions for stoves if available.