



MLD Home Inspections

(516) 902-8793



Home Inspection

Client(s): Woldine Destin

Property address: 7 Lester Ave

Patchogue, NY 11772

Inspection date: Sunday, August 5, 2018

This report published on Monday, August 6, 2018 4:48:07 PM CDT

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Thank you for choosing MLD Home Inspections. We've made every effort to provide you with the best possible home inspection. We hope the information in this report proves to be valuable in your consideration of this property.

This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.









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

If You have questions after viewing this report, please do not hesitate to contact us. If you are satisfied, please tell your friends about us.

Thank you again for your consideration.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Report number: 08052018

Time started: 12:00 PM

Time finished: 2:15 PM

Present during inspection: Client, Property owner, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Hot

Ground condition: Damp

Recent weather: Dry (no rain)

Overnight temperature: Hot

Inspection fee: 450.00

Payment method: Check

Type of building: Single family

Buildings inspected: One house

Age of main building: 51

Source for main building age: Municipal records or property listing

Front of building faces: South

Main entrance faces: South

Occupied: Yes

Grounds


Condition of fences and gates: N/A

Condition of retaining walls: N/A

Site profile: Moderate slope

Condition of driveway: Required repair, replacement and/or evaluation (see comments below)

Driveway material: Poured in place concrete

1)  Major Concern - Cracks, settlement, heaving and/or deterioration resulting in trip hazards and structural concerns were found in the driveway. For safety reasons, recommend that a qualified contractor repair as necessary.


Cost estimate: \$11,500.00



Photo 1-1



Photo 1-2

2)  Major Concern - Several sections of the side yard have sunken and appears that the driveway has settled to the point where the driveway has become a tripping hazard. Consult with a qualified contractor to investigate the cause of the depressions and fix as recommended.


Cost estimate: \$3,600



Photo 2-1



Photo 2-2

3)  The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It can be a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

Cost estimate: \$400



Photo 3-1 Back of house



Photo 3-2 East side of house



Photo 3-3 East side near the front

Exterior and Foundation

Wall inspection method: from a ladder

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame


Wall covering: Vinyl, Brick veneer

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Unfinished basement

Foundation/stem wall material: Poured in place concrete

Footing material (under foundation stem wall): Poured in place concrete

4)  Some sections of siding and/or trim were missing. Recommend that a qualified person repair, replace or install siding or trim as necessary.
Cost estimate: \$120



5)  One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.
Cost estimate: \$80



Photo 5-1

6)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Cost estimate: \$800



Photo 6-1



Photo 6-2

7) Moderate cracks (1/8 inch - 3/4 inch) and/or leaning were found in the cinder block wall behind the house, this wall is not part of the main foundation. This wall was built to enclose an 3' overhang on the original construction. This may be a structural concern or an indication that settlement is ongoing. The client should consider hiring a qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

- Foundation repair contractors who may prescribe repairs, and will give cost estimates for such repairs
- Masonry contractors who repair and/or replace brick veneer
- Geotechnical engineers who attempt to determine if settlement is ongoing, and the cause of the settlement
- Structural engineers who determine if repairs are necessary, and prescribe those repairs

At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including hydraulic cement, resilient caulks and epoxy sealants.

Cost estimate: \$1,200



Photo 7-1

8) Sheetrock was noted in the attic being used on the exterior walls, this practice was used in the late 1950's. This is a structural concern due to the structure not having the same strength as plywood. The sheet-rock has failed/cracked due to the house shifting or settling. Consult with a qualified contractor for further evaluation.

Cost estimate: \$6,500



Photo 8-1

Basement

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Concrete

Beam material: Solid wood

Floor structure above:

9) One split floor joist was noted in the basement, this is not a concern at this time.



Photo 9-1

Roof

Age of roof surface(s): Approx. 15 Years

Roof inspection method: Viewed from eaves on ladder

Condition of roof surface material: Appeared serviceable / appears to be in functional condition at this time.

Roof surface material: Asphalt or fiberglass composition shingles, Rolled composition


Roof type: Gable

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

Gutter and downspout material: Metal

Gutter and downspout installation: Full

10)  Extensions such as splash blocks or drain pipes for one or more downspouts were poorly sloped and/or substandard. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Cost estimate: \$150



Photo 10-1



Photo 10-2

11) The rear gutter mounting spikes are coming loose, consult with contractor to repair the gutter as required.

Cost estimate: \$250



Photo 11-1

Attic and Roof Structure

Attic inspection method: Traversed

Location of attic access point #A: Garage

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: Fiberglass roll or batt, Vermiculite loose fill

Approximate attic insulation R value (may vary in areas): R-19

Vermiculite insulation present: Yes

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s)

12) + i What appeared to be vermiculite insulation was found in the attic. Vermiculite produced prior to 1991 may contain asbestos, less so if mined after 1991. When vermiculite insulation is present in attics, the EPA recommends that it be left undisturbed and that the attic not be used for storage, and that people (especially children) should not enter the attic. If the client is concerned about this material posing a safety hazard, then consult with a qualified asbestos abatement specialist or industrial hygienist. For more information, visit:

<http://www.reporthost.com/?VERMINS>

<http://www.reporthost.com/?AITH>

Cost estimate: \$6,500



Photo 12-1




Photo 12-2

13) ⚠ Major Concern - Approximately three rafters in the roof structure were pulling away from the ridge beam, this may be due to the house settling and it may be related to the driveway sinking. This may significantly weaken the roof structure. Recommend that a qualified contractor repair as necessary.

Cost estimate: \$3,200



Photo 13-1

14)  The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current standards (R-38). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.

Cost estimate: \$800



Photo 14-1

Garage

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Wood

Condition of exterior entry doors:

Exterior door material:


Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: Adequate

15)  The two extension springs supporting garage vehicle doors had no safety containment cables installed. These cables prevent injury to people located nearby when springs eventually break. This is a potential safety hazard. Recommend that a qualified contractor install cables where missing per standard building practices. For more information, visit:

<http://www.reporhost.com/?GDSC>

Cost estimate: \$150



Photo 15-1



Photo 15-2

- 16) Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.

Electric

Electric service condition: Appeared serviceable

Primary service type:

Service voltage (volts): 120-240

Main disconnect rating (amps): 125

System ground: Cold water supply pipes

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Garage

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: non-metallic sheathed

Solid strand aluminum branch circuit wiring present: Yes

Ground fault circuit interrupter (GFCI) protection present: No

- 17) One or more branch circuits with solid-strand aluminum wires were found. Problems due to expansion and contraction with this type of wiring can cause overheating at connections between the wire and devices such as switches and receptacles, or at splices. This is a potential fire hazard. The Consumer Products Safety Commission recommends either discontinuing use of circuits with aluminum wiring, removing the wiring, or that an electrician determine if copper wire can be pig-tailed onto the ends of the aluminum wire. A qualified electrician should evaluate the full electrical system and repair as necessary. For more information, visit:

<http://www.reporhost.com/?ALWIRE1>

<http://www.reporhost.com/?ALWIRE2>

Cost estimate: \$3,500



Photo 17-1



Photo 17-2 View of electrical panel.

- 18) One or more electric receptacles at the kitchen and/or bathroom(s) had no visible ground fault circuit interrupter (GFCI) protection, or the

inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporthost.com/?GFCI>

Cost estimate: \$200



Photo 18-1



Photo 18-2





Photo 18-3 Bathroom

19) + The electric service was configured so that too many hand movements were necessary to turn off all power for the service. Six or fewer circuit breakers should be required to turn off all power to a residence. This is a potential safety hazard during an emergency when the power needs to be turned off quickly. Recommend that a qualified electrician repair per standard building practices.

Cost estimate: \$3,500





Photo 19-1

20)   Neutral wires were doubled or bundled together under the same lug on the neutral bus bar in panel(s) #A. This is a potential safety hazard in the event that one of the circuits needs to be isolated during servicing. For one neutral to be disconnected, other neutrals from energized circuits sharing the same lug will be loosened. Power surges may result on the energized circuits and result in damage or fire. Also, multiple wires under the same lug may not be secure, resulting in loose wires, arcing, sparks and fire. Recommend that a qualified electrician repair per standard building practices. For more information, visit:

<http://www.reporhost.com/?DTNB>

Cost estimate: \$100

21)   Bare wire ends, or wires with a substandard termination, were found in the basement. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.



Cost estimate: \$80



Photo 21-1



Photo 21-2

22)   Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](http://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit:

<http://www.reporhost.com/?SMKALRMLS>

Cost estimate: \$80

Plumbing / Fuel Systems

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water meter: Side yard

Location of main water shut-off: Basement
Service pipe material: Copper
Condition of supply lines: Appeared serviceable
Supply pipe material: Copper
Condition of drain pipes: Appeared serviceable
Drain pipe material: Galvanized steel
Condition of waste lines: Appeared serviceable
Waste pipe material: Cast iron
Location(s) of plumbing clean-outs: Basement
Vent pipe condition: Appeared serviceable
Vent pipe material: Plastic
Sump pump installed: None visible

23) All visible plumbing was inspected no leaks were noted at this time.



Photo 23-1

Water Heater

Condition of water heater: Appeared serviceable
Type: Tank
Energy source: Natural gas
Capacity (in gallons): 40
Manufacturer: State
Model number: PR640NBRT
Serial number: 803423193
Location of water heater: Basement
Hot water temperature tested: Yes
Water temperature (degrees Fahrenheit): 110

24) The water heater was operated using normal controls, the unit was working normal at the time of the inspection.



Photo 24-1

Heating, Ventilation and Air Condition (HVAC)

Condition of burners: The heating system was inspected by using normal operating controls . We inspected for material defects . Feel free to ask the seller to have the heating system inspected and certified by a HVAC professional prior to closing . Annual inspection and service is needed

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

Condition of cooling system and/or heat pump: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Location of heat pump or air conditioning unit: east

Type: Split system

Estimated age of heat pump or air conditioning unit: Appox. 15 Years

Condition of cooling system and/or heat pump: Goodman

Condition of controls: Appeared serviceable

Condition of whole house fan: Appeared serviceable

25) The AC unit was working normal at the time of the inspection. No recommendations at this time.



Photo 25-1

Fireplaces, Stoves, Chimneys and Flues

Condition of wood-burning fireplaces, stoves: Appeared serviceable

Wood-burning fireplace type:

Wood-burning stove type: Freestanding

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: Masonry

Kitchen

Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of dishwasher: N/A (none installed)
Condition of range, cooktop or oven: Appeared serviceable
Range, cooktop or oven type: Natural gas
Type of ventilation: None visible
Condition of refrigerator: Appeared serviceable
Condition of built-in microwave oven: Appeared serviceable


26)  No exhaust hood, ceiling or wall-mounted exhaust fan or downdraft exhaust system was found for the cook top or range. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor install a venting system per standard building practices.
Cost estimate: \$1,500



Photo 26-1

27) Open bypasses were noted under the kitchen sink, these should be sealed with insulation to prevent vermin or loss of heat in the winter.
Cost estimate: \$60



Photo 27-1

Bathrooms, Laundry and Sinks

Location #A: Full bath, second floor
Location #B: Half bath, first floor
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable


Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Required repair, replacement and/or evaluation (see comments below)

Bathroom and laundry ventilation type: Windows

240 volt receptacle for laundry equipment present:

28)  The exhaust fan in second floor was inoperable. Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person clean, repair or replace fans as necessary.

Cost estimate: \$1,500



Photo 28-1

29) The bathroom exhaust duct terminated in the attic space area. Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person install, repair or replace the duct as necessary so it terminates outdoors, and per standard building practices.



Photo 29-1



Photo 29-2

Interior, Doors and Windows

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Metal

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall


Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Condition of concrete slab floor(s): Required repairs, replacement and/or evaluation (see comments below)

Flooring type or covering: Carpet, Laminate

Condition of stairs, handrails and guardrails: Appeared serviceable / The general condition of the stairs, handrails appear functional at the time of the inspection.

30)  Significant settlement was found in the south west corner sections of concrete slab floors. Recommend that a qualified contractor repair or replace concrete slab floors where necessary.


Cost estimate: \$1,500



Photo 30-1



Photo 30-2 No damage noted on the exterior

31)  Minor cracks were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

<http://www.reporhost.com/?ECC>

Cost estimate: \$350



Photo 31-1

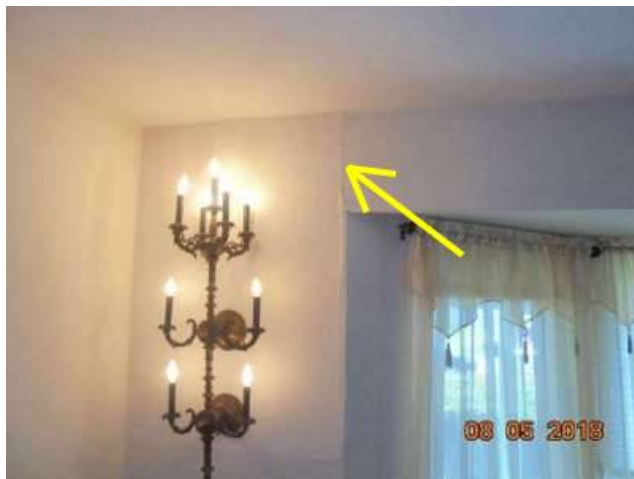



Photo 31-2

32)  Carpeting in one or more areas was significantly stained or past its life expectancy. Recommend having carpeting professionally cleaned as necessary.

Cost estimate: \$4,500

Wood Destroying Organism Findings

Visible evidence of active wood-destroying insects: No, See Attached Report

Visible evidence of active wood decay fungi: No


Visible evidence of past wood-destroying insects: Yes

Visible evidence of past wood decay fungi: No

Visible evidence of damage by wood-destroying insects: Yes

Visible evidence of damage by wood decay fungi: No

Visible evidence of conditions conducive to wood-destroying organisms: No

33)  Evidence of past infestation of subterranean termites was found in the coat closet by the front door in the form of with visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.

Cost estimate: \$900



Photo 33-1



Photo X-1 View of roof. No recommendations at this time.



Photo X-2 Underground termite bait system.



Photo X-3 Termite bait system.

Thank You For Choosing MLD Home Inspections

Luis A Vasquez

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Massapequa, NY 11758
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www.mldhomeinspections.com

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone
MLD HOME INSPECTIONS

Company's Business Lic. No.
16000095353

Date of Inspection
08/05/2018

Address of Property Inspected
7 Lester Ave
Patchogue, NY 11772

Inspector's Name, Signature & Certification, Registration, or Lic. #

Luis Vasquez

Structure(s) Inspected
HOUSE

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

A. No visible evidence of wood destroying insects was observed.

B. Visible evidence of wood destroying insects was observed as follows:

1. Live insects (description and location): _____

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____

3. **Visible** damage from wood destroying insects was noted as follows (description and location): _____

THE DOOR FRAME IN THE COAT CLOSE WAS OBSERVED TO HAVE TERMITE DAMAGE - SEE SKETCH FOR DETAILS.

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:
DRILL HOLES WERE OBSERVED AND BAIT STATIONS WERE NOTED SURROUNDING THE HOUSE.

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

No treatment recommended: (Explain if Box B in Section II is checked) _____

Recommend treatment for the control of: _____

TERMITES BY A WAY OF GROUND BAIT OR AN ACCEPTABLE SYSTEM.

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

Basement 6, 7, 13

Crawlspace N/A

Main Level 1, 3, 4, 6, 7, 8, 11

Attic 11

Garage 1, 3, 7, 11

Exterior _____

Porch N/A

Addition _____

Other _____

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments SEE SKETCH

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

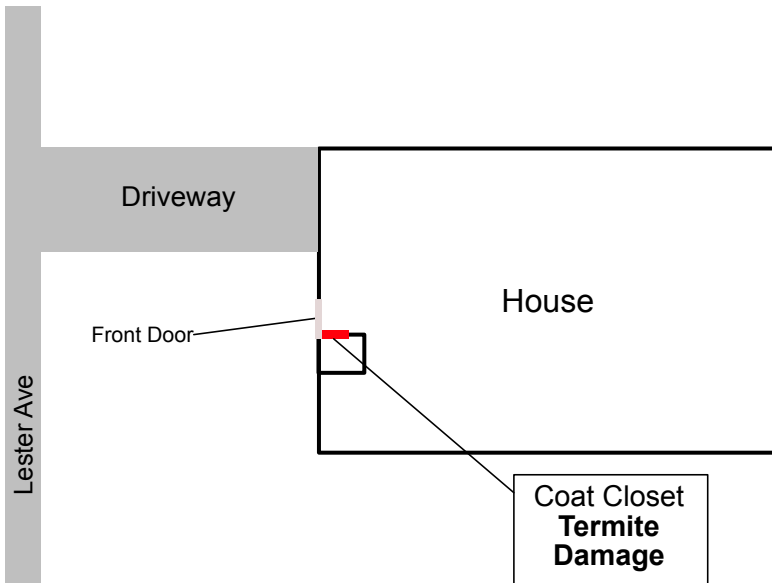
Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** **This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**



NOTE: Additional damage or active termite may be uncover not noted due to inaccessible areas at the time of the inspection.