



Inspection Report

Sophia & Sulman Beg

Property Address:

29 Spruce Street
Valley Stream NY



North Shore Home Inspection Service

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Date: 11/20/2013	Time: 01:30 PM	Report ID: 1095
Property: 29 Spruce Street Valley Stream NY	Customer: Sophia & Sulman Beg	Real Estate Professional:

Comment Key or Definitions

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

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

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

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

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

Standards of Practice:

NACHI National Association of Certified Home Inspectors

In Attendance:

Customer and both agents

Type of building:

Single Family (2 story)

Approximate age of building:

1964

Home Faces:

West

Temperature:

Below 40

Weather:

Sunny

Ground/Soil surface condition:

Dry, Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

Soil Test:

No

Air Quality Test:

No

Asbestos Test:

No

Lead Paint Test:

No

Mold Test:

No

Formaldehyde Test:

No

1. Exterior

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

		IN	NI	NP	RR
1.0	WALL CLADDING FLASHING AND TRIM	X			
1.1	FOUNDATION CONDITION,NOTED FROM EXTERIOR	X			
1.2	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			X
1.3	DOORS (Exterior)	X			
1.4	WINDOWS	X			
1.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			
1.6	EAVES, SOFFITS AND FASCIAS	X			

Styles & Materials

Siding Material:

- Brick veneer
- Vinyl

Exterior Entry

Doors:

- Steel
- Insulated glass

Appurtenance:

- Sidewalk
- Deck

Driveway:

- Asphalt

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

1.1 There are a few of structural settlement cracks noted on the exterior, but are not large enough for concern.



1.1 Picture 1



1.1 Picture 2



1.1 Picture 3

1.2 The rear deck is too low to the ground (earth to wood contact) and there may wood rotting at edges and the underside of the wood, which is not visible. The deck needs cleaning with a "Deck wash" and sealed with a waterproof sealant.

The front hand rail is loose. Proper repairs to secure the hand rail are needed for safety.



1.2 Picture 1



1.2 Picture 2



1.2 Picture 3

1.5 There is some vegetation close to the home. Vegetation too close to the structure can invite moisture and insects into the home. Removal or trimming is recommended.



1.5 Picture 1

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

2. Roofing

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

		IN	NI	NP	RR
2.0	ROOF COVERINGS	X			X
2.1	FLASHINGS	X			
2.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			X
2.3	ROOF DRAINAGE SYSTEMS	X			X

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

Styles & Materials

Roof Covering:

Architectural

Viewed roof covering from:

Ground
Ladder
Binoculars

Sky Light(s):

One

Chimney (exterior):

Brick

2.0 The roof covering is a architectural roof and life expectancy for this type of roof is usually about 30 years. It is very difficult to determine the age and remaining life expectancy, but it appears to have at least several years or more of life remaining. This is my personal opinion. It is beyond the scope of a Home Inspector to determine the life expectancy of any item. The roof covering appears to have 2 layers.

The rear roof has some moss. Moss holds moisture and can shorten the life expectancy of the shingles. Removal is recommended. Tree limbs hanging over roof should be trimmed.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3

2.2 There is one skylight present. Skylights have been known to leak, but I have found no evidence of this at the time of inspection.

A chimney rain cap/spark arrestor is missing and is recommended for the chimney flu.



2.2 Picture 1



2.2 Picture 2

2.3 The gutters appear intact but, I am unable to determine if gutters leaks at seams or spills water. The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. The downspout needs a repair and an extension or buried drain line to carry water away from the home .



2.3 Picture 1



2.3 Picture 2



2.3 Picture 3

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

3. Interiors

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

		IN	NI	NP	RR
3.0	CEILINGS	X			X
3.1	WALLS	X			
3.2	FLOORS	X			
3.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			X
3.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			X
3.5	DOORS (REPRESENTATIVE NUMBER)	X			X
3.6	WINDOWS (REPRESENTATIVE NUMBER)	X			X

IN NI NP RR

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Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Floor Covering(s):
Asbestos floor tile
Carpet
Hardwood T&G
Linoleum
Tile


Interior Doors:
Hollow core
Wood

Window Types:
Casement
Double-hung

Window Manufacturer:
UNKNOWN
ANDERSEN

Cabinetry:
Wood


Countertop:
Corian
Laminate

 **3.0** Closet ceiling on bottom floor has a large opening and needs repairs.



3.0 Picture 1

3.2 The rear bottom floor tiles contain asbestos material. If tiles are intact and not disturbed there is no hazardous condition existing. If ever to be removed, a qualified contractor is recommended.

 **3.3** The interior railings have large openings and are climbable. A small child or pet can easily fall through and injury could occur. Proper railings with balusters not spaced more than 4" apart are required for safety.

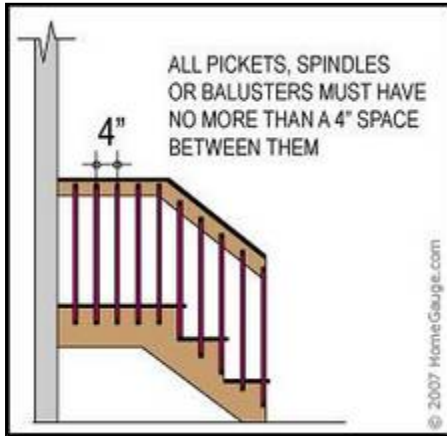
The pull down stairs to the attic is difficult closing. The side hinge needs repair.



3.3 Picture 1



3.3 Picture 2



3.3 Picture 3



3.3 Picture 4

3.4 The kitchen counter top appears to be corian material and has a long crack on the surface. Repairs recommended.



3.4 Picture 1

3.5 The rear sliding insulated door is very difficult to open and close. Repairs are needed.



3.5 Picture 1

3.6 There are 3 windows with leaks in the seals and replacement or repairs are needed.

The window crank is broken for the front bay window.



3.6 Picture 1



3.6 Picture 2



3.6 Picture 3



3.6 Picture 4

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

4. Structural Components

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

		IN	NI	NP	RR
4.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
4.1	WALLS (Structural)		X		
4.2	COLUMNS OR PIERS		X		
4.3	FLOORS (Structural)		X		
4.4	CEILINGS (structural)		X		
4.5	ROOF STRUCTURE AND ATTIC	X			
4.6	WOOD DESTROYING INSECT,TERMITE INSPECTION	X			

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

Styles & Materials

Foundation:

Slab on grade

Floor Structure:

Not visible

Wall Structure:

not visible

Columns or Piers:

Not visible

Ceiling Structure:

Not visible

Roof Structure:

2 X 10 Rafters

Roof-Type:

Hip

Method used to observe attic:

Walked Partial (stored items))

Attic info:

Pull Down stairs

Wood Destroying insects:

At the time of inspection there was no visible signs of wood destroying insects or damage

4.0 No visual signs of harmful water penetrations was noted at the time of inspection.

4.2 Columns and piers are not visible for inspection.

4.3 Floors (Structural) are not visible for inspection.

4.4 Ceiling structure is not fully visible for inspection.

4.6 Termite inspection was negative. There were no visible signs of wood destroying insects at the time of inspection. This information will be in a report from Scientific Pest Management Corp. and mailed directly to the buyer.

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

5. Plumbing System

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

		IN	NI	NP	RR
5.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			X
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X
5.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			X
5.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports)	X			
5.5	MAIN FUEL SHUT OFF (Describe Location)	X			
5.6	SUMP PUMP			X	
5.7	SEWER EJECTOR PUMP			X	

IN NI NP RR

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Styles & Materials

Water Source:
Public

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper

Plumbing Waste:
Cast iron

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
40 Gallon

Manufacturer:
GE

Water Heater Location:
Washer Dryer Room

5.0

- The sink faucet in the kitchen does not stay opened when operated. New faucet is needed.
- The slop sink leaks at the base and there is also a leak in the plumbing trap. This must be repaired because the washer drains into the slop sink. A qualified plumber is recommended.



5.0 Picture 1



5.0 Picture 2



5.0 Picture 3

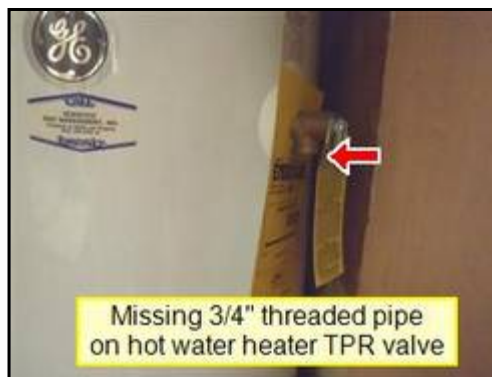
5.1 The bottom floor toilet has a broken handle and keeps running when flushed.



5.1 Picture 1

5.2 According to the ANS on the Hot Water Heater, it was manufactured in 2012. Most Hot Water Heaters have an average life expectancy of 15 -20 years.

The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.



5.2 Picture 1

5.3 The main water shut off is in the laundry room. This information is for the new buyer.



5.3 Picture 1

5.5 The main fuel shut off is at gas meter outside. This information is for the new buyer.



5.5 Picture 1

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

6. Electrical System

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

		IN	NI	NP	RR
6.0	SERVICE ENTRANCE CONDUCTORS, METER PAN AND COMPONENTS	X			X
6.1	SERVICE AND GROUNDING, EQUIPMENT, MAIN OVERCURRENT DEVICES, MAIN AND DISTRIBUTION PANELS	X			
6.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			X
6.3	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
6.4	SMOKE DETECTORS	X			X
6.5	CARBON MONOXIDE DETECTORS			X	X
6.6	ELECTRICAL DEVICES, WIRING, EXTERIOR, INTERIOR	X			X

IN NI NP RR

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

FEDERAL PACIFIC


Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

BX

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-  **6.0** Conduit for electrical service entrance cable is not secured properly and only one strap is holding the conduit to the structure. More straps are required to be secured properly.



6.0 Picture 1



6.0 Picture 2

6.2 You have a Federal Pacific panel which was legal at the time of inspection, but there is a possibility that the circuit breakers may not trip when shorted or over loaded, possibly causing an electrical hazard. Federal Pacific did not comply with UL requirements in 1980 and shortly after, Federal Pacific company went out of business. For further information you can check any website under the listing of Federal Pacific. Replacement is a necessity.

I recommend you consult a licensed electrical contractor for the replacement.



6.2 Picture 1 Federal Pacific panel boxes are fire hazards

6.3 The location of the main panel box is located on the bottom floor front room. This information is for the new buyer.

6.4 There are smoke detectors located in the home and did not work when tested. At least one smoke detector on each floor is necessary, installed to the manufacturer's specifications. Today's electrical codes require one smoke detector in each bedroom and one just outside the bedroom area, in the hallway.



6.4 Picture 1

⚡ **6.5** There is no carbon monoxide detector found in home. It is recommended that one be installed on each floor according to the manufacturer's instructions.

⚡ **6.6**

The following electrical items should be evaluated or corrected, if needed, by a licensed electrician:

- **Recommend all exterior outlets be changed to GFI outlets.**
- **Rear exterior outlet does not have proper wiring, Hot is reversed and no neutral present. GFI outlet is needed.**
- **LB conduit fitting on the side of the house needs repair.**
- **Mini Split AC unit needs to be rewired correctly. Has exposed wires and also needs a disconnect.**
- **2nd floor AC mini split unit should have a disconnect.**
- **Sink disposal did not work when tested.**
- **Roof ventilator could not be tested because of temperature. These fans are thermostatically controlled.**
- **Light in attic is wired with lamp cord and needs to be disconnected or rewired.**
- **The GFI outlet in the main floor bathroom tested with no power.**
- **The outlet in the bottom floor bath should be changed to a GFI outlet.**
- **Missing plate on switch above panel box.**
- **Bottom floor bathroom outlet should be GFI outlet.**
- **Rear lower room has open ground outlets.**
- **The clothes dryer is electric and is hard wired. A disconnect is required by code if the electric panel box is not within site of the dryer.**
- **Transformer above boiler is not wired correctly.**
- **Outlet next to slop sink should be GFI.**



6.6 Picture 1



6.6 Picture 2



6.6 Picture 3



6.6 Picture 4



6.6 Picture 5



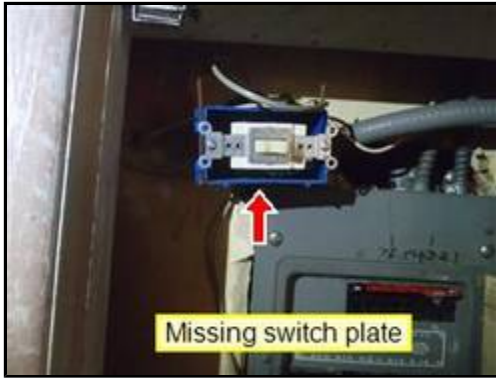
6.6 Picture 6



6.6 Picture 7



6.6 Picture 8



6.6 Picture 9



6.6 Picture 10



6.6 Picture 11



6.6 Picture 12



6.6 Picture 13



6.6 Picture 14



6.6 Picture 15



6.6 Picture 16

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

7. Heating / Central Air Conditioning

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

		IN	NI	NP	RR
7.0	HEATING EQUIPMENT	X			X
7.1	NORMAL OPERATING CONTROLS	X			
7.2	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
7.3	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X	X		X
7.4	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X	
7.5	GAS/LP FIRELOGS AND FIREPLACES			X	
7.6	COOLING AND AIR HANDLER EQUIPMENT		X		
7.7	NORMAL OPERATING CONTROLS		X		

IN NI NP RR

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Styles & Materials

Heat Type:

Circulating boiler

Energy Source:

Gas

Number of Heat Systems (excluding wood):

One

Heat System Brand:

AMERICAN STANDARD

Ductwork:

N/A

Cooling Equipment Type:

In wall units


Mini Split

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

Fujitsu Mini Split

 **7.0** The heating equipment is old. Remaining life expectancy cannot be determined. There are 3 heating zone valves and 2 were not operating at the time of inspection, the top main floor and the bottom front room. There is also a leaky valve at the bottom of the boiler and the gauge has a broken glass. I could not tell if the pressure or temperature was correct in the boiler. The gauge may not be reading correctly. A qualified Heating Company is suggested for a professional opinion on replacing the unit or repairing the present defects, since the unit is so old.

The wiring for the bottom floor thermostat had also been disconnected.




7.0 Picture 1



7.0 Picture 2



7.0 Picture 3

 **7.3** Chimney flues should be inspected by a qualified contractor before the heating system is used.

7.6 There are 2 mini split units installed with 2 blowers. It is beyond the scope of a Home Inspector to determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. **I did not test these units. AC units cannot be operated below temperatures of 65.**

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

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR
8.0	INSULATION IN ATTIC	X			
8.1	INSULATION UNDER FLOOR SYSTEM		X		
8.2	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
8.3	VENTING SYSTEMS (Kitchens, baths and laundry)	X			X

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

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

Styles & Materials

Attic Insulation:

Fiberglass

Ventilation:

Soffit Vents

Roof vent

Dryer Power

Source:

220 Electric


Dryer Vent:

Flexible Vinyl

Floor System

Insulation:

Not all visible

 **8.3** The dryer is vented with a vinyl venting hose. Metal or flexible metal is recommended for safety.



8.3 Picture 1

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

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

		IN	NI	NP	RR
9.0	COMMENTS		X		
9.1	WASHER AND DRYER (laundry room)	X	X		X

IN NI NP RR

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

Styles & Materials

Dishwasher

Brand:

GENERAL ELECTRIC

Disposer Brand:

UNKNOWN

Exhaust/Range hood:

CYRESS

Range/Oven:

GENERAL ELECTRIC

Built in

Microwave:

NONE

Trash

Compactors:

NONE

Refrigerator:

GENERAL ELECTRIC

9.0

It is beyond the scope of a Home Inspector to inspect and operate appliances. Appliances were not inspected. I recommend operating all appliances upon a final walk through.

9.1 The washer is draining into the slop sink. This is okay providing the slop sink is in working order. At the time of inspection, the slop sink could not be used for this purpose. The plumbing trap has a leak and needs to be repaired..



9.1 Picture 1

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

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2007 : Licensed To North Shore Home Inspection Service

General Summary



North Shore Home Inspection Service

www.northshorehomeinspectionsservice.com

Lic. Insured, NY State Home Inspector

Certified (National Association of Certified Home Inspectors)

Greenlawn NY, 11740

Office (631) 261 1468

Cell Ph. (631) 988 4079

Customer

Sophia & Sulman Beg

Address

29 Spruce Street

Valley Stream NY

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

1. Exterior

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

Inspected, Repair or Replace



The rear deck is too low to the ground (earth to wood contact) and there may wood rotting at edges and the underside of the wood, which is not visible. The deck needs cleaning with a "Deck wash" and sealed with a waterproof sealant.

The front hand rail is loose. Proper repairs to secure the hand rail are needed for safety.

1. Exterior



1.2 Picture 1



1.2 Picture 2



1.2 Picture 3

1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected



There is some vegetation close to the home. Vegetation too close to the structure can invite moisture and insects into the home. Removal or trimming is recommended.



1.5 Picture 1

2. Roofing

2.0 ROOF COVERINGS

Inspected, Repair or Replace



The roof covering is a architectural roof and life expectancy for this type of roof is usually about 30 years. It is very difficult to determine the age and remaining life expectancy, but it appears to have at least several years or

2. Roofing

more of life remaining. This is my personal opinion. It is beyond the scope of a Home Inspector to determine the life expectancy of any item. The roof covering appears to have 2 layers.

The rear roof has some moss. Moss holds moisture and can shorten the life expectancy of the shingles. Removal is recommended. Tree limbs hanging over roof should be trimmed.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3

2.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace



There is one skylight present. Skylights have been known to leak, but I have found no evidence of this at the time of inspection.

A chimney rain cap/spark arrestor is missing and is recommended for the chimney flu.



2. Roofing

2.2 Picture 1

2.2 Picture 2

2.3 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace



The gutters appear intact but, I am unable to determine if gutters leaks at seams or spills water. The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. The downspout needs a repair and an extension or buried drain line to carry water away from the home .



2.3 Picture 1



2.3 Picture 2



2.3 Picture 3

3. Interiors

3.0 CEILINGS

Inspected, Repair or Replace



Closet ceiling on bottom floor has a large opening and needs repairs.

3. Interiors



3.0 Picture 1

3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected, Repair or Replace



The interior railings have large openings and are climbable. A small child or pet can easily fall through and injury could occur. Proper railings with balusters not spaced more than 4" apart are required for safety.

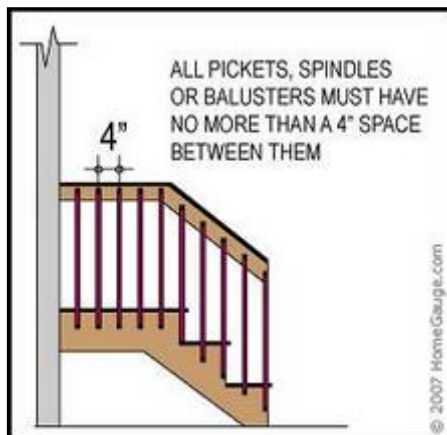
The pull down stairs to the attic is difficult closing. The side hinge needs repair.



3.3 Picture 1



3.3 Picture 2



3.3 Picture 3



3.3 Picture 4

3.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected, Repair or Replace



The kitchen counter top appears to be corian material and has a long crack on the surface. Repairs

3. Interiors

recommended.



3.4 Picture 1

3.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace



The rear sliding insulated door is very difficult to open and close. Repairs are needed.



3.5 Picture 1

3.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace



There are 3 windows with leaks in the seals and replacement or repairs are needed.

The window crank is broken for the front bay window.



3.6 Picture 1



3.6 Picture 2

3. Interiors



3.6 Picture 3




3.6 Picture 4

8. Insulation and Ventilation

8.3 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

-  The dryer is vented with a vinyl venting hose. Metal or flexible metal is recommended for safety.



8.3 Picture 1

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

Electrical Summary



North Shore Home Inspection Service

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Cell Ph. (631) 988 4079

Customer

Sophia & Sulman Beg

Address

29 Spruce Street
Valley Stream NY

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

6. Electrical System

6.0 SERVICE ENTRANCE CONDUCTORS, METER PAN AND COMPONENTS

Inspected, Repair or Replace

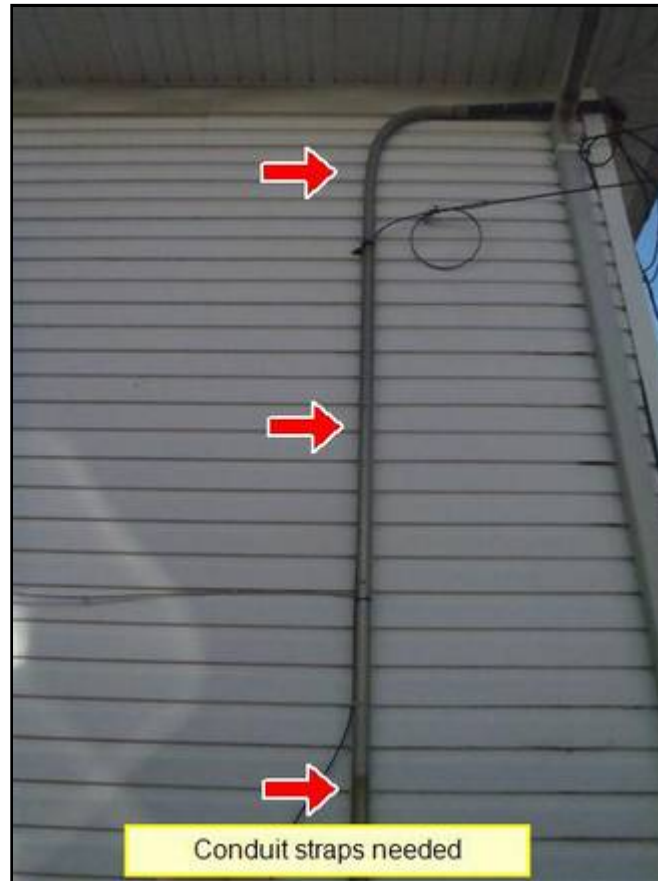


Conduit for electrical service entrance cable is not secured properly and only one strap is holding the conduit to the structure. More straps are required to be secured properly.



6.0 Picture 1

6. Electrical System



6.0 Picture 2

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace



You have a Federal Pacific panel which was legal at the time of inspection, but there is a possibility that the circuit breakers may not trip when shorted or over loaded, possibly causing an electrical hazard. Federal Pacific did not comply with UL requirements in 1980 and shortly after, Federal Pacific company went out of business. For further information you can check any website under the listing of Federal Pacific. Replacement is a necessity.

I recommend you consult a licensed electrical contractor for the replacement.



6.2 Picture 1 Federal Pacific panel boxes are

6. Electrical System

fire hazards

6.4 SMOKE DETECTORS

Inspected, Repair or Replace



There are smoke detectors located in the home and did not work when tested. At least one smoke detector on each floor is necessary, installed to the manufacturer's specifications. Today's electrical codes require one smoke detector in each bedroom and one just outside the bedroom area, in the hallway.



6.4 Picture 1

6.5 CARBON MONOXIDE DETECTORS

Not Present, Repair or Replace



There is no carbon monoxide detector found in home. It is recommended that one be installed on each floor according to the manufacturer's instructions.

6.6 ELECTRICAL DEVICES, WIRING, EXTERIOR, INTERIOR

Inspected, Repair or Replace



The following electrical items should be evaluated or corrected, if needed, by a licensed electrician:

- **Recommend all exterior outlets be changed to GFI outlets.**
- **Rear exterior outlet does not have proper wiring, Hot is reversed and no neutral present. GFI outlet is needed.**
- **LB conduit fitting on the side of the house needs repair.**
- **Mini Split AC unit needs to be rewired correctly. Has exposed wires and also needs a disconnect.**
- **2nd floor AC mini split unit should have a disconnect.**
- **Sink disposal did not work when tested.**

6. Electrical System

- **Roof ventilator could not be tested because of temperature. These fans are thermostatically controlled.**
- **Light in attic is wired with lamp cord and needs to be disconnected or rewired.**
- **The GFI outlet in the main floor bathroom tested with no power.**
- **The outlet in the bottom floor bath should be changed to a GFI outlet.**
- **Missing plate on switch above panel box.**
- **Bottom floor bathroom outlet should be GFI outlet.**
- **Rear lower room has open ground outlets.**
- **The clothes dryer is electric and is hard wired. A disconnect is required by code if the electric panel box is not within site of the dryer.**
- **Transformer above boiler is not wired correctly.**
- **Outlet next to slop sink should be GFI.**



6.6 Picture 1



6.6 Picture 2



6.6 Picture 3



6.6 Picture 4

6. Electrical System



6.6 Picture 5



6.6 Picture 6



6.6 Picture 7



6.6 Picture 8



6.6 Picture 9



6.6 Picture 10



6.6 Picture 11



6.6 Picture 12

6. Electrical System



6.6 Picture 13



6.6 Picture 14



6.6 Picture 15



6.6 Picture 16

Plumbing Summary



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Customer

Sophia & Sulman Beg

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

5. Plumbing System

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace



- The sink faucet in the kitchen does not stay opened when operated. New faucet is needed.
- The slop sink leaks at the base and there is also a leak in the plumbing trap. This must be repaired because the washer drains into the slop sink. A qualified plumber is recommended.



5.0 Picture 1



5.0 Picture 2

5. Plumbing System



5.0 Picture 3

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace



The bottom floor toilet has a broken handle and keeps running when flushed.



5.1 Picture 1

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace



According to the ANS on the Hot Water Heater, it was manufactured in 2012. Most Hot Water Heaters have an average life expectancy of 15 -20 years.

The T&P (Test and Pressure) valve on water heater needs a 3/4" threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.



5.2 Picture 1

9. Built-In Kitchen Appliances

9.1 WASHER AND DRYER (laundry room)

Inspected, Not Inspected, Repair or Replace



The washer is draining into the slop sink. This is okay providing the slop sink is in working order. At the time of inspection, the slop sink could not be used for this purpose. The plumbing trap has a leak and needs to be repaired..



9.1 Picture 1

Heating Cooling / Summary



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Cell Ph. (631) 988 4079

Customer

Sophia & Sulman Beg

Address

29 Spruce Street

Valley Stream NY

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

7. Heating / Central Air Conditioning

7.0 HEATING EQUIPMENT

Inspected, Repair or Replace



The heating equipment is old. Remaining life expectancy cannot be determined. There are 3 heating zone valves and 2 were not operating at the time of inspection, the top main floor and the bottom front room. There is also a leaky valve at the bottom of the boiler and the gauge has a broken glass. I could not tell if the pressure or temperature was correct in the boiler. The gauge may not be reading correctly. A qualified Heating Company is suggested for a professional opinion on replacing the unit or repairing the present defects, since the unit is so old.

The wiring for the bottom floor thermostat had also been disconnected.

7. Heating / Central Air Conditioning



7.0 Picture 1



7.0 Picture 2



7.0 Picture 3

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

Inspected, Not Inspected, Repair or Replace



Chimney flues should be inspected by a qualified contractor before the heating system is used.



INVOICE

North Shore Home Inspection Service
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Home Inspectors)
Greenlawn NY, 11740
Office (631) 261 1468
Cell Ph. (631) 988 4079
Inspected By: Richard Toscano
Lic.#16000035186

Inspection Date: 11/20/2013
Report ID: 1095

Customer Info:	Inspection Property:
Sophia & Sulman Beg Customer's Real Estate Professional:	29 Spruce Street Valley Stream NY

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method: Paid through Angie's List
Payment Status: Paid
Note:



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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments



The address of the property is: 29 Spruce Street Valley Stream NY

Fee for the home inspection is \$Paid through Angie's List (\$55.00 Additional fee for Termite Inspection).Total due at time of inspection,\$395.00.INSPECTOR acknowledges receiving a deposit of \$ from client.

THIS AGREEMENT made on 11/20/2013 by and between *North Shore Home Inspection Service* (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report.The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. **CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.Client understands the Inspector will not be testing for the presence of radon-a colorless radioactive gas that may be harmful to humans.Unless otherwise indicated below,CLIENT understands that INSPECTOR will NOT be testing for mold.Unless otherwise indicated in a separate writing,CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos,lead,formaldehyde,molds,soil contamination,and other environmental hazards or violations.**
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to

enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

INSPECTOR
President, North Shore Home Inspection Service

CLIENT OR REPRESENTATIVE