Inside√Out INC.

Real Estate Inspection
328 E. Miller Rd. Ithaca, NY 14850
(607)272-1640
www.housewiz.com

Today's Date: February 10, 2010
Inspection Date: February 10, 2010

Mr. xxxxxxxx
2712 N. xxxxxxxxxxxxx Rd.
Ithaca, NY 14850

Reference: **Inside√Out INC. Inspection #021010**
xxxx xxxxxxxx Rd. Ithaca, NY 14850

Dear Mr. xxxxxxxx:

Enclosed please find your Summary Report for the above referenced address. The report is written in a narrative format and only based on the Inspector's visual observations on the above referenced inspection date. I requested your attendance and do hope the experience was both educational and informational.

It is of the utmost importance to follow your equipment manufacturer's recommended schedule of periodic maintenance. The life expectancy of their equipment cannot be realized unless this maintenance schedule has been closely followed. Ask the seller to convey all equipment manuals and warranties to you prior to or at closing on the property. If none are available, consider writing the manufacturer.

If you do take possession of this property, please feel free to contact me to discuss the report or any of the maintenance, repair, or upgrade comments found within the report. And don't forget, I stay on call for the entire time you own this house.

Again, thank you for selecting Inside√Out INC., and good luck with your new home!

Sincerely,
for Inside√Out INC.,

Stephen Shore
Inspector

Inside√Out INC.

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Client/s Name:	Mr. xxxxxxxx 2712 N. xxxxxxx Rd. Ithaca, NY 14850
Phone:	xxx-xxxxxxxxxx
Property Location:	**xxxxx xxxxxxx Rd. Ithaca, NY 14850**
Inspection Number:	#021010
Date of Inspection:	February 10, 2010
Inspector:	Stephen Shore
Inspection Attendees:	Steve Shore, buyers, agent
Weather Conditions:	Overcast w/ snow on roof and ground surfaces
Temperature:	25 degrees
Time:	2:00 PM

NOTE: The following SUMMARY REPORT is considered confidential and was developed for the exclusive use of the above referenced client. Comments made during the inspection and found within this report are not intended as criticisms of the subject property, they are professional opinions regarding conditions present during this LIMITED VISUAL inspection. Conditions that have affected material performance, that are health hazards, or which pose life safety concerns are issues of high priority and are double underlined. These are followed by deferred maintenance or unknown conditions which are single underlined. Low priority conditions that are neglected may become high priority. Determination of appropriate corrective action is out of the scope of work of Inside√Out Inc. and is to be performed by selected professionals retained for detailed evaluation and repair. Please refer to last pages for general information and maintenance tips.

SUMMARY REPORT

(Please find below underlined commentary for your review: a single underline indicates maintenance and/or further evaluations required, issues to be aware of, or unknown conditions. A double underline indicates hazardous or damaged materials, or that repairs are recommended. Also please find general information and maintenance tips at the end of the report.)

Attic: The attic was not entered - a wide, secure walking platform was not available making it unsafe to enter. Consequently, the structural framing, ventilation, insulation, evidence of leaks, and the underside of the roof could not be fully evaluated from the access door. Ventilation of the attic space is in adequate and could be improved by installing a ridge vent at the peak and either soffit vents at the roof overhangs or lower gable vents installed just above the insulation. There were approximately 8 - 10 inches of insulation that is loose cellulose (only the top layer of insulation was visible).

Basement: Water stains were noted at the base of the walls - improve exterior surface drainage and extend all downspout terminations for increased roof water control. To reduce heat loss, install insulation at the tops of the foundation walls. There is a wired outlet touching a metal stair railing leading to the basement - see photo. Basement stairs have settled and the treads are too thin - see photo. Numerous floor joists have been compromised by insect activity and decay - see photos.

Barn: Evidence of decay, inadequate support, decayed floor beams, separated joints, restraint cabling, and missing exterior siding battens are missing - see photos.

Bathrooms: Install an exhaust fan in the 1st floor bathroom and ductwork that extends to the outside air. The gasket around the 1st floor tub is loose - see photo. Water was grey (suspended solids) at 1st floor bathtub. The 2nd floor bathroom fans terminate into the attic - consider extending to the outside air.

Building Occupancy and Codes: Not in the Inside√Out scope of work - refer to local authority. Confirm with current owner if renovations have previously been completed at this property, if building permits were required then applied for and issued, that follow-up inspections were completed by the local code official.

Chimney: The fireplace and heating system chimneys are too tall off the snow-covered roof surface to evaluate and the fireplace insert prevented evaluating flue

tiles and the firebox from the living room - interior flue conditions are unknown where not accessible. The heating system chimney flue tile is broken - see photo. Clean soot from wood burning flue system prior to use. Install a rain hood with animal screen over the top flue tile.

Crawlspace: Reasonable access was not provided under the east side entrance crawl area (see photo) - conditions are unknown in this space.

Electrical: The visible and accessible portions of the electrical system were checked. We do not check service entry wiring or underground cable. That is a job for the power company or a licensed electrician. The electrical service to the dwelling is an overhead three wire service - 2 services were once supplying power to the residence (one has been cut). The overhead clearance is adequate and it exceeds the minimum 10 feet above grade. The main entry box is a circuit breaker design with an apparent 150 amp capacity. Both 110 volt and 220 volt service were apparently available. For the connected electrical loads, the service capacity appears adequate. I did not determine which outlets, switches, and fixtures are connected to each fuse or circuit breaker - engage an electrician for this project. The cover of the main panel was removed. The connections were checked. No loose connections, melted insulation, or signs of arcing were noted. The dwelling appears to be wired with copper circuits. The visible wiring is non metallic sheathed cable, type NM (ie. "Romex") - to provide updated grounding for computers, solid state appliances, etc., consider replacing accessible "runs" of any non-grounded wiring with new Romex circuits that have dedicated ground wires. Accessible, three pronged electrical outlets were randomly checked: those tested were found in service. Live, exposed wires were noted in the basement - see photo.

Exterior: The exterior of the dwelling was examined. The dwelling construction is wood frame. The exterior of the dwelling is covered by wood siding. Areas of peeling paint were noted - scrape, prime, and paint (paint may contain lead). Note unorthodox flashing, loose siding, and hanging lightening protection cables - see photos. The roof gutters should be yearly checked for debris, and after a steady rain, should be checked for proper slope and leaks.

Garage: None.

Heating: Inquire with current (or past) owner if there is a history of buried fuel tanks at this property. The heating system is an apparent 20 (+/-) year old

forced hot water boiler. The circulating pump motor appeared in functional condition. Some leak stains were noted, the exhaust pipe appears excessively long, the chimney thimble has open gaps - see photos. Have a heating technician inspect the boiler for cracks and weakened surfaces, verify the small boiler size will provide adequate dwelling heat, and submit an estimate of the remaining system life. As a safety precaution, consider installing a new relief valve with a drain pipe.

Indoor air quality: With the exception of testing for radon gas which is occasionally requested, no other air test was performed. Combustion appliances (ie. heating systems, hot water heaters, etc.) may produce hazardous combustion gasses. Engage other professionals for evaluation/testing.

Interior: The interior rooms were checked for major structural flaws. In addition, ceilings and walls were checked for past leak sites and for significant cracks; floors were checked for humps or separations; random windows were checked for cracked panes, but most windows were not individually opened; doors were checked for proper closure. The interior rooms appeared serviceable, taking into consideration normal wear and tear. However, some water stains were noted where apparent ice dam water infiltration has occurred. Note water stains in east porch area and sliding door needs adjustment. There is an open drain w/o trap in the laundry floor - see photo. Also, to the right of the fireplace there is an opening to the outside - see photo.

Plumbing: The water piping was checked via a 15-20 minute flow test at the bathtub cold faucet - any unusual visual or audible supply or drain piping conditions are found below. The house is served by a private well. Consider water treatment equipment to eliminate the noted sulfur odor. The visible incoming piping from the source is plastic - conditions and material type are unknown where this pipe exists underground. The main water shut-off valve is located in the basement at the pressure tank - turn this and all other shut-off valves off and on once a year to verify functionality. If a leak develops in the system, shut the water off at this point and have the leak fixed. The visible supply piping in the dwelling consisted of copper and galvanized piping. If at the fixtures the flow and pressure are less than acceptable, consider replacing accessible sections of the galvanized supply piping. No sections of badly deteriorated piping or active leaks were noted. Faucets at random sinks, tubs, and wash basins were operated - no adverse conditions were noted. The visible supply piping appeared serviceable without major repair needs. The visible sanitary piping was checked. All household drains are flushed with water during the inspection to test for leaks and improper drainage

characteristics - blockages in piping and other problems may exist or could develop later that this inspection did not identify during the brief visit made to this property. The visible sanitary wastes drain through lengths of glued plastic (PVC) and cast iron piping. All visible waste stacks were examined for cracks, active leaks, or badly deteriorated areas. There is an active leak where the main drain pipe leaves the foundation - see photo. There are at least two PVC drain pipes that terminate into the floor or ground and not into the septic system - see photos. The condition of hidden drain piping could not be evaluated during this inspection, however, no other leaks or deteriorated sites were noted at the time of the inspection. The toilet facilities were operated and the bowl checked for firm bolting to the floor. No signs of backup were noted at floor drains when the drains were used. The visible sanitary piping appeared serviceable without major repair need. Underground sewer piping was not a part of this inspection. This dwelling appears to be served by a septic tank system which are not part of this inspection. A record of inspections and cleanings should be kept. It is a good idea to plot the locations of the septic tank and its inspection tile and the disposal lines. Consult with the home owner to determine when the unit was last inspected and cleaned. Also inquire as to the exact location of the tank and drain field.

Roofing: Snow was on the roof surfaces - material conditions are unknown where not visible/accessible. Depending on shingle thickness, attic ventilation, number of layers, etc., asphalt shingle roofing has a normal service life of approximately 15 to 20 years - less for asphalt roll roofing. Based on the visual examination, remaining service life of the shingles, NOT THE FLASHINGS, ROOF TO ROOF OR ROOF TO WALL INTERSECTIONS, DAMAGED OR PATCHED AREAS; AREAS OF ADVANCED WEAR, HOLES, OR CRACKS; AMATEUR WORKMANSHIP, OR MANUFACTURER'S DEFECTS was ESTIMATED at (UNKNOWN) years under normal weather conditions with ADEQUATE ventilation AND general maintenance.

Septic system: Not evaluated (material/functional conditions unknown) - have pumped, inspected, and certified by others.

Smoke detection: If units are installed, confirm operational prior to "house closing".

Structure: The visible and accessible portions of the foundation and of the main structural members were examined. The underground support system is not known (existence of piers, width of footings, specific load bearing quality of subsoil, etc). Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage, and deterioration. A full

basement is provided. The foundation walls are stone (original) and concrete block (rebuilt sections). There were no visible serious wall cracks, or separations, or signs of recent settlement. The base of the walls were noted to be dark (high moisture content) - improve exterior surface drainage. Numerous floor joists have been compromised by apparent insect infestation - see photos. Supplemental posts have been installed at various locations - weak, sagging, or squeaking floors are the apparent cause.

Surface drainage: The surface drainage characteristics were checked. A flat area exists at most of the dwelling perimeter - in these areas, if the basement walls or floor become wet or foundation cracks develop or widen, the ground against the foundation should be filled with well tamped, sloped soil (2" per foot) to cause rainwater and melting snow to flow away from the dwelling. The importance of proper surface water drainage in maintaining proper foundation support conditions and in reducing water seepage into the basement should not be taken lightly.

Water heater: The water heater is electric and appears to be 6 years old - inquire about a transferable warranty.

Well water systems: Only a cursory evaluation would be made of a dwelling's water supply. If a well exists, typically, a certain amount of water resides in the "bore" of a well casing. This provides enough "standby" water to test the sinks, bathtubs & showers, laundry, the well pump, pressure gauge, etc. Care is taken not to run too much water as to cause cloudiness or a water source to run dry. If a more exhaustive evaluation is deemed necessary, please engage a professional in that field of expertise.

NOTE: It is recommended that before you purchase any home you have it inspected by a wood boring insect control firm. We DID NOT inspect more than a limited area of the basement, crawlspace, and exterior for the presence or absence of wood boring insects and resultant wood decay. Wood boring insects are cyclical and may be dormant during this inspection. If wood boring insects and/or decay are found we will be happy to determine if the damage is structural in nature.

In closing, may we point out the fact that all our observations and conclusions are based on areas of the house, structure, and systems which are visible at the time of the inspection. Hidden conditions which exist behind, above, or below floors, walls, and ceilings, service panels, or requiring disassembly are

beyond our visual scope. For a more detailed inspection of any area covered by this general inspection, please refer to specialists (licensed electricians and plumbers, environmental testing labs, authorized heating and cooling companies, masons, roofing or foundation contractors, or Professional Engineers, etc).

CONCLUSION

This structure appears to be of standard quality, in need of miscellaneous repairs and upgrading. There is also maintenance in need of attention. Examples of these conditions have been described in this report. If performed routinely, this type of construction requires average maintenance to keep it in serviceable condition.

Sincerely,
for INSIDE/OUT INC.,

Stephen Shore
Inspector

FINAL NOTE TO CLIENT: Steve's recommendations and comments are based solely on visual and accessible conditions noted during the inspection. He encourages you, if underlined text was noted in **ANY** section of the report, to engage a professional to develop a plan of action to evaluate or remediate any noted or underlined condition, ie., structural, foundation, support members, heating, plumbing, electrical, water or air infiltration, roofing, wood decay, exterior of building, interior of building, foundation and/or surface drainage, environmental hazard, wood boring insect infestation, ventilation, unknown or other conditions noted at the above referenced property during the above referenced inspection. Conditions considered typical household maintenance can, if neglected, deteriorate and require repair and/or replacement. Prior to "closing" on this property, consider conducting a walk-through to verify furniture, rugs, and/or stored goods (present during this inspection) were not covering wood decay, material damage, other problems of concern that you may want the current owner to address.

General Information & Maintenance Tips

Attic: Good ventilation prevents ice dams, moisture and heat build-up, and mildew on the underside of the roof sheathing. If found to be less, consider increasing the insulation to 12 inches (R-38).

Basement: Without adequate exterior surface and roof drainage control, water entry into basements and foundation damage can occur. Improve exterior surface drainage, gutters should be installed at the roof overhangs, and downspout terminations should be no closer than 4 - 6 feet from the foundation walls. To reduce heat loss, install insulation at the tops of the foundation walls.

Bathrooms: If missing, install a GFCI outlets to provide increased occupant protection. Bathroom fans should terminate to the outside air. If there isn't a fan, consider installing one.

Electrical: All electrical repairs and maintenance should be performed with the power shut off at the service panel. For an increased margin of safety, consider installing a ground fault interrupter (GFCI) as a supplementary circuit breaker to automatically cut off power to electrical outlets where electrical tools or hand held appliances may be used (outdoors, kitchen, basement, garage, and in bathrooms). The GFCI receptacle is designed to prevent serious shock hazards from faulty electrical equipment - these must be tested monthly by the homeowner to provide protection as designed.

Energy conservation: Insulation, weatherstripping, warm-air heating system dampers, double-glazed windows, and set-back thermostats are features that help reduce heat loss or gain and increase system and appliance efficiency. Our visual inspection includes a review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Older windows may loose heat and allow air infiltration - consider upgrading to conserve energy. If thermostats are the manual style, consider upgrading to a programmable to conserve energy.

Environmental concerns: These may include but are not limited to asbestos containing materials, lead paint, lead in water, toxic waste, formaldehyde, electromagnetic radiation, buried fuel tanks, ground water contamination, radon gas, and soil contamination. We may perform a screening test for or make reference to these concerns during the inspection and/or include them in the report. If you desire conclusive identification of these or other environmental hazards, the advice and services of the appropriate specialists should be retained.

Heating: If after a technician's testing, your system's efficiency proves to be at 80% or greater, to protect masonry chimney flue tiles, mortar and bricks, consider installing a metal liner. Heating system exhaust pipes should have a slight rise to the chimney to prevent "back drafting" of combustion gasses into the house. A yearly service call should occur each August and include a combustion efficiency test, adjusting the burners, inspecting the barometric damper, checking the boiler for cracks and leaks, checking controls for functionality, testing for carbon monoxide, replacing worn fan belts or pump bearings, etc.

Interior: Older houses tend to have sagging floors and out of square door and window frames. If any leveling is done, because small cracks may develop that require minor repair, consider doing this prior to moving into dwelling. VAT (vinyl asbestos tile) was installed in older homes in kitchens, bathrooms, hallways, basements, etc. If found, for conclusive identification, send a sample to Buck Environmental Labs, 3845 R. 11 South, Cortland, NY 13045. At least once a year, consider cleaning out the clothes dryer exhaust duct - this will improve efficiency and prevent possible heat buildup (possible fire) in duct.

Plumbing: To prevent seizing, all accessible water valves should be turned off and on once a year, with the valve being set back 1/4 turn from full open.

Roofing: Flashings are installed at all flat and vertical surface intersections. Installed correctly, they are one of the best defenses against water infiltration. Water entering the roofing system through unsealed or poorly installed flashings can result in water damage to the roofing, wood framing, and insulation. Flashings could only partially be seen. Periodic touch-up maintenance to seal flashings is a continuing need.

Surface drainage: Without adequate exterior surface and roof drainage control, water entry into basements and foundation damage can occur. The yard should be checked during several periods of heavy rain for pooling near the foundation and for drainage toward the foundation. Correct as needed. Normally, the soil level at the foundation should be six to twelve inches higher than the level six feet away to direct rainwater run-off away from the foundation.

Water heater: Drain water out of the tank once a year and inspect this water for mineral deposits, bacteria, etc.