

INSPECTION REPORT



**1400 East State Street
Any town, Any state 08873**

**PREPARED BY
LEWIS HOME INSPECTION INC.**

0004438



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May 21, 2006

Mr. Park
300 Main Street.
Any town, Any state

Report: Commercial Web

Re: 1400 East State Street, Any town, Any state 08873

Dear Mr. Park;

The report summarizing the conditions found from the visual inspection of the above referenced property done on May 21, 2006 is enclosed.

All statements regarding the condition of the systems, components and appliances are as of the inspection date and are limited to what was visible and accessible at the time of inspection. Any changes after this date are not the responsibility of this inspector or company. The purchaser is required to re-inspect the property prior to settlement to check for any changes. A final walk-through checklist is enclosed to assist you.

If a radon test was requested, the results will follow. If you have not ordered a radon test, we strongly recommend testing because radon gas is a serious health risk.

If a warranty is provided with this inspection, the documents are attached. To guarantee coverage, please follow the instructions provided carefully. The paper work needs to be filled out and submitted to our office about one week before the property closing date.

Please refer to the inspection contract for what an inspection does or does not cover. Items including but not limited to underground sewage lines, piping and electrical lines inside the wall, buried or environmental issues including the presence of lead paint and mold are NOT part of this inspection.

This inspection is based on a visual inspection of accessible areas of the property that can be accessed without damage to adjacent areas, for example painted-shut access panels or hidden by furnishings and stored items. All major fixed systems will be operated, conditions permitting at the time of inspection. The inspection is not a compliance inspection for building codes or other regulations.

This inspection report and any verbal information given during the inspection and, at any time subsequent to the inspection is **CONFIDENTIAL** and is for the sole use of the client. This report is not transferable or assignable to any third party.

Please contact our office with any questions.



Craig Lewis
LEWIS HOME INSPECTION INC.
CERTIFIED MEMBER ASHI #4479
License # 24GI00019400

XC:



REPORT OVERVIEW

The following items are repairs which require attention:

EXTERIOR - FOUNDATION - BASEMENT

TRIM:

CONDITION:

Water damage was noted on the rear fascia board. Weathered trim was noted on the south wall.

BASEMENT/CRAWL SPACE:

CONDITION

Rot was noted under the side entry door.

ROOF SYSTEM

CONSTRUCTION:

INSULATION TYPE AND CONDITION:

Attic requires re-insulation. Most insulation was displaced.

ROOF:

ROOF COVERING STATUS:

Torn shingles were noted on the rear slope. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

GROUND

DRIVEWAY:

CONDITION:

Repairs are needed to prolong the life of the drive.

SIDEWALKS:

CONDITION:

Repairs are required to prolong the life. Major cracks were noted. Repair is required.

EXTERIOR STAIRS/STOOPS:

CONDITION:

Side entry railing was rusted through.

INTERIOR

DOORS:

DOOR REPAIRS:

Side entry door was rusted through.

INTERIOR WALLS:

CONDITION:

Hole was noted in one center room in unit #102. Mold was detected in the home. Staining was noted: in the first level storage closet and the stored sheetrock in the basement.

CEILINGS:

CONDITION:

Most ceiling tiles require replacement. Stains were noted in the first and second level offices. No moisture was detected.

FLOORS:

CONDITION:

Damage/deterioration is noted; water damage was noted in the bathroom in # 102. Damage was noted in one sauna; lifting tiles. Lifting tiles were noted in the ladies room in the second level hallway.

BATH:

CONDITION:

Toilet was running in the new half bathroom in unit #102.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

VENTING:

Exhaust pipe in the utility room was too close to combustibles.

ELECTRICAL SYSTEM

CONDUCTORS:

BRANCH WIRING:

Open junction boxes are noted which is a hazard i the basement.

SWITCHES & OUTLETS:

CONDITION:

One outlet was inoperable in the second level hallway.

Monitor Conditions

The following is a list of items that require monitoring. This list may contain items which were previous problems in the home or a list of older systems that are at or exceed the normal life expectancy. This section is to be used as a guide **only**, money should be budgeted for near future replacement of older systems.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

One of the systems an older unit which is approaching the end of its life expectancy. It would be wise to budget for a new one.

Maintenance and Improvements

The following are considered normal maintenance items or suggested improvement items. Failure to maintain a property can lead to major expenses and in some instances injury.

EXTERIOR - FOUNDATION - BASEMENT

BASEMENT/CRAWL SPACE:

CONDITION

Structural modifications were made on one beam in the basement. Obtain paperwork from engineer.

BASEMENT FLOOR AND DRAINAGE:

Symptoms of prior water entry exist. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house must be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain water at least five feet from the foundation. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions.

GROUNDS

GRADING:

SITE:

The site is noted to be flat. Grade at foundation needs improvement. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least four to five feet away from the foundation.

INTERIOR

DOORS:

INTERIOR DOOR CONDITION:

One door was not closing in unit #101 and #203. Missing door in unit #203.

WINDOWS:

WINDOW IMPROVEMENTS:

Some missing hardware was noted in unit 201.

HEATING - AIR CONDITIONING

AIR CONDITIONING:

CONDITION: One unit is an older system. Anticipate in the near future.

CONDENSATE LINE:

In order to reduce the potential for water damage, it is recommended that an auxiliary drain pan be installed below the indoor component of the air conditioning system.

PLUMBING

WATER HEATER:

CONDITION:

Unit in #206 is very old. System is an older unit which appears to be approaching the end of its life expectancy. It would be wise to budget for a new one.

Recommend replacing the hot water heater to prevent future water damage.

ITEMS NOT TESTED

The following items could not be tested at the time of inspection:

HEATING - AIR CONDITIONING

AUXILIARY EQUIPMENT:

THERMAL

Thermal fan could not be tested due to internal temperature of the attic.

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: May 21, 2006.
TIME OF INSPECTION: 08:30:00.
CLIENT NAME: Mr. Park.
MAILING ADDRESS: 300 Main Street.
CITY/STATE/ZIP: Any town, Any state, 08523.
INSPECTION LOCATION: 1400 East State Street.
CITY/STATE/ZIP: Any town, Any state 08873.

CLIMACTIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Wet.
APPROXIMATE OUTSIDE TEMPERATURE: 70 degrees.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: South.
ESTIMATED AGE OF HOUSE: 32 years.
BUILDING TYPE: Commercial.
STORIES: 2.
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Suburb.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Selling agent, Purchaser.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his or her evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and reports are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; playground equipment, efficiency measurements of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any system which are shut down or otherwise secured; water wells(water quality and quantity) zoning ordinances;intercoms;security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non

governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from sales or improvements.. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL:

Brick veneer. A veneer wall is a wood frame wall with an attached masonry facing made of clay, brick, concrete or split stone. The masonry rests on top of the foundation. It is attached to the wood by the means of corrosion resistant metal ties.

Stucco coating. A stucco finish on an exterior wall is basically a concrete sheet that has been built up in layers. Stucco is weather-resistant, immune to rot, rigid and is made from a mixture of cement, sand, lime and water. Stucco may be prepared in a color or painted later. Because stucco is a rigid material, cracks can develop as a result of a slight movement of the house. All cracks should be sealed. Hairline cracks and cracks up to 1/16 of an inch generally can be sealed by a cement-based paint.

CONDITION:

Appears serviceable in most locations.

TRIM:

MATERIAL:

Wooden trim components require regular painting and maintenance. Trim components are often found to be rotted, missing, loose or damaged by vermin. Squirrels, birds and raccoons damage soffits and fascia to gain access to the attic space.

CONDITION:

Water damage was noted on the rear fascia board. Weathered trim was noted on the south wall.



CONSTRUCTION:

MATERIALS:

2x4 construction.

SHEATHING MATERIAL:

Plywood sheathing.

CHIMNEY:

MATERIAL:

Masonry chimney. Masonry chimneys are usually supported by their own foundation which extend below the frost line and are not dependent on the main structure for support. Open joints between the chimney and the side wall should be sealed. If the chimney is leaning, (no longer vertical) it may indicate excessive settlement and require rehabilitation. Liners are installed in chimneys to prevent damage to the mortar from the deteriorating effects of the corrosive gases. A chimney contractor can assess the condition of the masonry joints in an unlined chimney and/or the condition of an existing liner. If problems are detected by the contractor the condition may be corrected by installing a metal liner down the existing flue.

CONDITION: Appears serviceable.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is fully accessible. Basement door appears serviceable.

BASEMENT WALLS -

TYPE: Concrete block.

EXTERIOR FOUNDATION: All areas appear to be in serviceable condition.

CONDITION: Appears serviceable.

BEAMS: To carry floor and wall loads horizontally to the foundations, walls, or posts. The typical material used is wood (solid or strand board), plywood, or steel.

CONDITION Structural modifications were made on one beam in the basement. Obtain paperwork from engineer.



MATERIALS: 2x12 girders.

SILLS To provide a level, continuous pad between the foundation top and the bottom of the framing system. Typically, the floor joists rest directly on and are secured to the sill. These sills should be anchored to the foundation. In modern construction this is accomplished using bolts anchored into the top of the foundation wall, passing through the sill and secured with a washer and nut. The typical material used is wood. In new construction, the sill is typically a 2x4 laid flat. In older construction it may be a substantial wood beam (e.g. eight inches by eight inches).

CONDITION Appears serviceable. In new construction, the sill is typically a 2x4 laid flat. In older construction it may be a substantial wood beam (e.g. eight inches by eight inches).

FLOOR JOISTS: To carry loads from the floor boards to the foundations, beams or bearing walls. These are horizontal member typically wood 2x8, 2x10, or 2x12, twelve to twenty-four inches apart. They are laid on edge so that the subflooring is nailed to the two inch side. Floor joists should extend at least 1-1/2 inches onto the foundation or beam at either end. The materials traditionally used are wood, metal, plywood, waferboard and wood trusses.

CONDITION Appear serviceable.

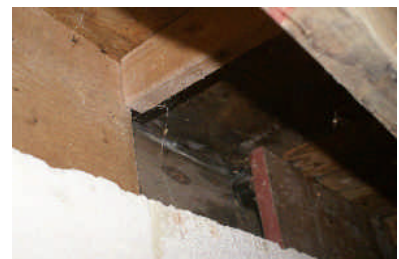
MATERIALS: 2x1 2x12 floor joists floor joists.

SLAB: Concrete floors in residential construction are usually not structural. Basement and garage floor slabs rest on the ground and are usually poured after the house is built. Modern building practices use three inch thick slabs, although old ones may be as thin as 1/2 inch. These may be shifted or broken. Replacement is not a priority, structurally, but is often done to make a basement or garage more usable. Many slabs do not slope to drains. Resloping is rarely done because it is expensive and the problem of water on a floor is rarely serious.

CONDITION Serviceable condition.

SUB-FLOORING: Ply-wood subflooring.

CONDITION Damage was noted on the rear entry door.



**COLUMNS/SUPPORTS:
BASEMENT FLOOR AND
DRAINAGE:**

Appear serviceable.

Symptoms of prior water entry exist. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house must be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain water at least five feet from the foundation. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Attic is considered to be full size. All locations are fully accessible. It is recommended that a thermal fan be installed. Thermal fans can reduce the attic temperature to ninety degrees from one hundred and seventy five degrees. The reduction of attic heat can provide better efficiency for air conditioning and extended roof life.

CONSTRUCTION:

MATERIALS:

To support the roof sheathing and transmit the roof loads to bearing walls or beams below. The term "rafter" is associated with sloped roofs. When these members are found on a flat roof, they are called "roof joists", although they do exactly the same job. Rafters can usually be seen overhead, when standing in the attic. Some rafters support finished ceilings, for example, where there is a cathedral ceiling. In this case, insulation is often fit between the rafters. Truss construction. Conventional rafters are being replaced by prefabricated wood trusses in some modern construction. The engineered can span greater distances less expensively than conventional rafters. Serviceable condition.

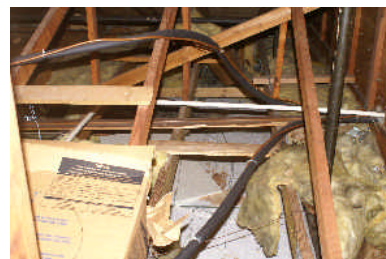
CONDITION: SHEATHING:

To support the roof covering and transmit the load of this material as well as the live loads due to snow, ice and wind to the rafters, trusses or roof joists. The typical materials used are wood plank, plywood or waferboard. For the first half of this century, virtually all roof sheathing was wood plank. Plywood roof sheathing in four foot by eight foot panels became popular in the 1960's and waferboard panels arrived in the 1970's.

Plywood should be laid with the surface grain perpendicular to the rafters, trusses or joists. The eight foot length should be across the rafters with the ends resting on a rafter. Their other edges should also be supported, typically by metal "H" clips located between each rafter. The panel type sheathing is typically separated from adjacent panels by at least 1/16 inch to allow for swelling of the wood members during periods of high humidity. The "H" clips also serve to accomplish this. Plywood roof sheathing. Serviceable condition.

CONDITION: INSULATION TYPE AND CONDITION:

Attic requires re-insulation. Most insulation was displaced.

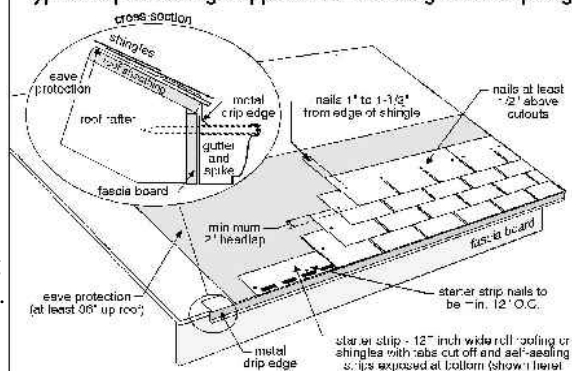


ROOF:**STYLE:****TYPE:**

Gable.

Composition shingles are made by impregnating mats of either an organic felt material or fiberglass with asphalt and covering one surface with mineral granules. The mat is the vehicle for supporting the asphalt, which is water resistant. The granules protect the shingles from the damaging sun rays and also provide color. The average life expectancy of asphalt shingles is fifteen to twenty five years, dependent upon preventative maintenance done by the current owner, of which we are unaware.

Typical asphalt shingle application - showing metal drip edge

**ROOF AGE:****ROOF ACCESS:****ROOF COVERING****STATUS:**

14 years.

The roof was visually inspected from the ground.

Torn shingles were noted on the rear slope. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

ADDITIONAL ROOF AREAS:**ROOF ACCESS:**

The roof was visually inspected by walking on the roof.

EXPOSED FLASHINGS:**TYPE AND CONDITION:**

Metal, Appears serviceable in most locations.

GUTTERS & DOWNSPOUTS:**TYPE & CONDITION:****Material**

Full, Appears serviceable in most locations.

Aluminum gutters do not rust, but dents easily, particularly with tall, heavy ladders. Joints in aluminum gutters are usually riveted together and caulked. The caulking must be renewed every few years. Fortunately, the number of joints required in aluminum gutters is less than with other types of systems, as it is often fabricated on the job site from long rolls of aluminum stock. Aluminum gutters are also pre-finished and, therefore, are low maintenance. Life expectancy is estimated to be twenty to twenty-five years.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Deck and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

Material:

Asphalt driveways should be sealed every two to three years. Deteriorated driveways can often be patched or resurfaced; however, in extreme cases, a new base is required and the entire surface must be removed. Some driveways develop low spots where cars rest. This indicates an inadequate or poorly compacted base. This situation can be corrected by adding and compacting base material when resurfacing. Repair are needed to prolong the life of the drive.

CONDITION:

SIDEWALKS:

TYPE:

CONDITION:

Concrete.

Repairs are required to prolong the life. Major cracks were noted. Repair is required.



LANDSCAPING:

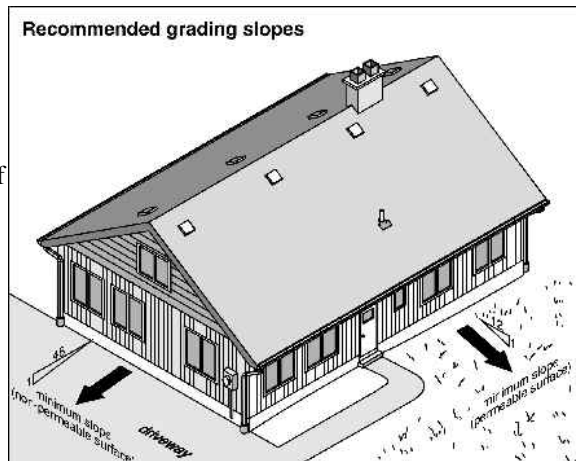
CONDITION:

The landscape is properly maintained. Shrubs must be kept cut back away from the house.

GRADING:

SITE:

The site is noted to be flat. Grade at foundation needs improvement. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least four to five feet away from the foundation.



EXTERIOR STAIRS/STOOPS:

CONDITION: Side entry railing was rusted through.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Appears to be in serviceable condition. The faucet is in serviceable condition.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Gas, Free-standing, Tested and appears to be in serviceable condition.

VENTILATION:

TYPE AND CONDITION: External, fan/hood is noted to be operational.

REFRIGERATOR:

TYPE AND CONDITION: Tested and found to be operational.

INTERIOR COMPONENTS:

COUNTERS AND

CABINETS:

Counters are Formica (plastic laminate). Appear to be in serviceable condition.
Cabinets appear to be in serviceable condition.

WALLS/CEILINGS/

FLOORS:

Walls and ceilings appear to be in serviceable condition. Appears to be in serviceable condition.

WINDOWS/DOORS:

SWITCHES/FIXTURES/

OUTLETS:

Were tested and appear serviceable.

Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

BATHROOM

BATHROOM AREA:

BATH LOCATION:

All first level. Three bathrooms were noted.

CONDITION OF SINK:

Appears serviceable, Drain appears serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING**FIXTURES:**

Toilet was running in the new half bathroom in unit #310.

TUB/SHOWER AND**WALLS:**

Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION:

Appears serviceable.

BATHROOM AREA:

BATH LOCATION:

All second level bathrooms. Four bathrooms were noted.

CONDITION OF SINK:

Appears serviceable, Drain appears serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING**FIXTURES:**

Appears serviceable, Drain appears serviceable, Condition of showerhead:

TUB/SHOWER AND**WALLS:**

Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION:

Appears serviceable.

INTERIOR

The interior of walls behind wall coverings, paintings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected.. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and the flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR: OTHER EXTERIOR DOORS:

Appears to be in serviceable condition.

Standard side/rear door. A decal should be installed on the glass door as a safety consideration, to prevent people from walking into the door. Appears to be in serviceable condition.

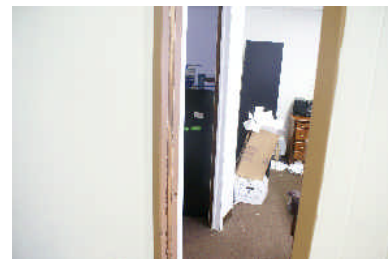
DOOR REPAIRS:

Side entry door was rusted through.



INTERIOR DOOR CONDITION:

Adjustments needed to operate properly. One door was not closing in unit #301 and #303. Missing door in unit #203.



WINDOWS:

TYPE & CONDITION:

Double hung, A representative sampling was taken. Windows as a grouping are generally operational.

WINDOW IMPROVEMENTS:

Some missing hardware was noted in unit 301.

INTERIOR WALLS:

MATERIAL:

Plaster and drywall are essentially the same material. Drywall is premanufactured while plaster is mixed and applied by trowel on site. Plaster and drywall are made largely of gypsum. In some cases aggregate or fibers are added to the gypsum as stabilizers and strengtheners. These interior finishes are very common because they are inexpensive, relatively easy to apply and afford good fire resistance.

CONDITION:

Hole was noted in one center room in unit #102. Mold was detected in the home. Staining was noted: in the first level storage closet and the stored sheetrock in the basement.

**CEILINGS:****MATERIAL:**

Suspended tile became popular residentially in the 1960's, and can be made of fiber board or fiber glass, for example. Some have a plastic coating. Combustible plastics, such as polystyrene, should not be used as ceiling tiles. This system utilizes a metal T-bar grid supported by wires from the original ceiling. One disadvantage of this type of system residentially, is that it does require lowering the ceiling at least two to three inches. Advantages include relatively good acoustic properties, ease of removal to access anything above the ceiling, and individual tiles can be replaced readily.

CONDITION:

Most ceiling tiles require replacement. Stains were noted in the first and second level offices. No moisture was detected.

**FLOORS:****MATERIAL:**

Wool is an expensive carpeting material favored for its look, feel and durability. A synthetic products have improved and remain less expensive, wool is becoming rare as a broadloom carpet material. It is used in many carpets, blended with a synthetic material. Wool is a natural product and is less resistant to water damage than synthetics. It also has less resistance to stains than some synthetics.

Generally considered to be high quality materials, ceramic or quarry tiles are hard fired clay products which may be glazed or unglazed. These materials stand up well to heat, water and normal wear and tear, and have good resistance to stains and cuts. These are brittle floor systems, subject to cracking if not well supported. A conventional wood flooring system generally has too much flex to permit ceramic or quarry tile. Better installations include a concrete base for the tile, typically one inch to five inches thick. Ideally, the tiles are pressed into the concrete while it is still setting. Joints are then grouted. Tiles are typically 1/4 inch to 1/2 inch thick and may be any size from one inch by one inch to twelve inches by twelve inches. Several shapes, colors, patterns and finishes are available.

CONDITION:

Damage/deterioration is noted; water damage was noted in the bathroom in # 102. Damage was noted in one sauna, lifting tiles. Lifting tiles were noted in the ladies room in the second level hallway.



STAIRS & HANDRAILS:

CONDITION: Interior stairs were in serviceable condition.

SMOKE / FIRE DETECTOR:

COMMENTS: Smoke alarm(s) responded to test button operation.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that the inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

Note: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be performed by a laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timing functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure testing on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgement of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, beyond the scope of the inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY

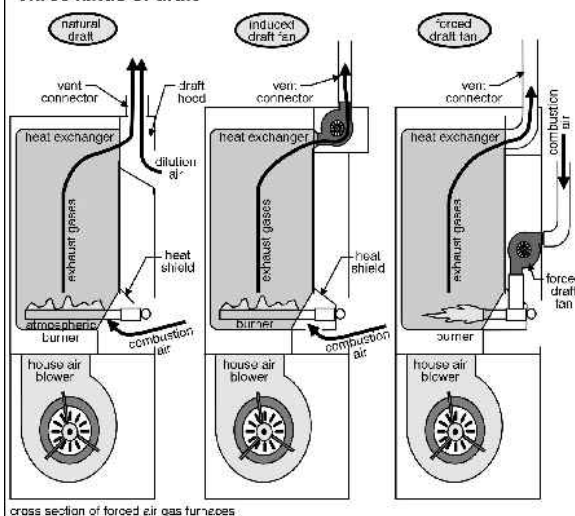
UNIT:

SYSTEM TYPE:

Attic & Utility Area.

Forced hot air. The average life expectancy of warm air systems is twenty five to thirty years. Warm air systems have advantages over other types of heating systems in that the air in the house can be cleaned. Another advantage of a warm air system is that a central cooling system can be readily installed. The major disadvantage of warm air systems is that, in the event of a faulty heat exchanger, the exhaust gases will mix with the circulation air around the house. A yearly service contract which includes inspections prior to the start of winter season is recommended. Installation of carbon monoxide detectors must be considered.

Three kinds of draft



cross section of forced air gas furnaces

FUEL TYPE AND NOTES:

CAPACITY OF UNIT: APPROXIMATE AGE IN

YEARS:

ADDITIONAL HEATING

SYSTEMS:

Natural Gas.

Two at 100,000, Two at 120,000 and one at 112,000.

Four at 10 years and one at 32 years.

Forced hot air.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

System was operational when tested. One of the systems is an older unit which is approaching the end of its life expectancy. It would be wise to budget for a new one.

BURNERS/HEAT

EXCHANGERS:

BLOWER FAN:

COMBUSTION AIR:

VENTING:

Burner Flame(s) appear typical when tested.

Appears to be in serviceable condition.

Appears to be in serviceable condition.

Exhaust pipe in the utility room was too close to combustibles.



AIR PLENUM:

AIR FILTERS:

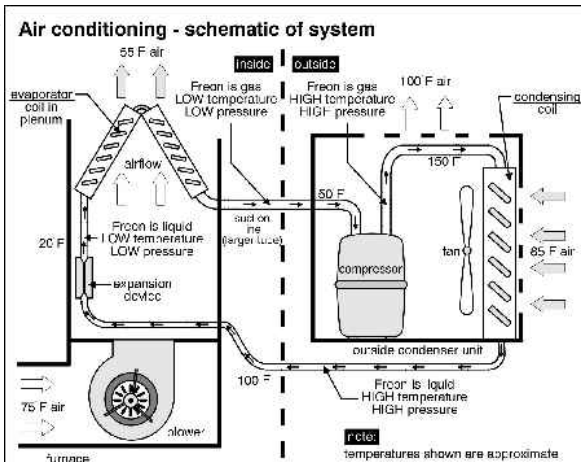
Appears to be in serviceable condition.

There are several different types of conventional air filters; however, they all perform the same function - to filter the air before it travels into the furnace and out through the registers. Conventional air filters sit in the return air plenum, just upstream of the blower. Some are cleanable while others are disposable. Regardless of the type, they should be checked monthly.

AIR CONDITIONING:

TYPE:

Central, Electric, Appears to be operational.



POWER SOURCE:

COMPRESSOR AGE IN

220 Volt.

YEARS:

Two at 4 years, two at 6 years and one over 14 years.

CAPACITY OF UNIT:

RETURN AIR

Undetermined.

TEMPERATURE:

70 degrees.

SUPPLY AIR

TEMPERATURE:

60 degrees.

AIR TEMPERATURE

DROP:

15 degrees.

SYSTEM CONDITION:

Appears to be in serviceable condition. One unit is an older system. Replacement must be anticipated in the near future.

CONDENSATE LINE:

In order to reduce the potential for water damage, it is recommended that an auxiliary drain pan be installed below the indoor component of the air conditioning system.

**NORMAL CONTROLS:**

Appear to be in serviceable condition.

DUCTWORK:**TYPE:**

Sheet metal ducting.

DUCTS/AIR SUPPLY:

Appears to be in serviceable condition.

AUXILIARY EQUIPMENT:**THERMAL**

Thermal fan could not be tested due to internal temperature of the attic.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack light bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke alarms should be installed within 15 feet of all bedrooms., and tested regularly.

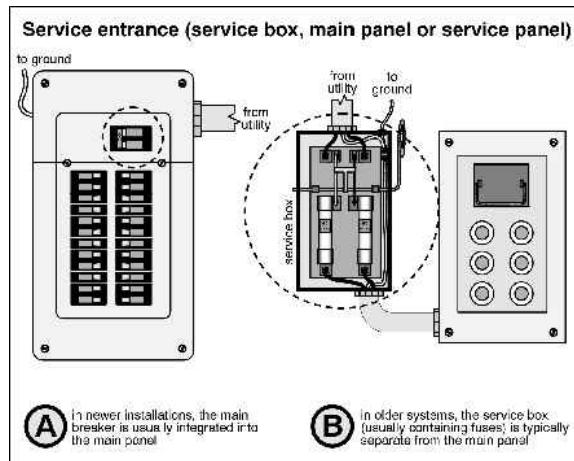
SERVICE:

TYPE AND CONDITION: Overhead, One at 200 Amp, one at 100 Amp, three at 50 Amp, 110/220 Volt, Circuit breakers, Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:

Located in the utility area.
Appears to be in serviceable condition.



Inspector Notes:

Circuit and wire sizing correct so far as visible. Grounding system is properly installed.

OF 110 VOLT

CIRCUITS:

60.

OF 220 VOLT CIRCUITS:

12.

CONDUCTORS:

ENTRANCE CABLES:

Aluminum- OK.

BRANCH WIRING:

Copper. Open junction boxes are noted which is a hazard i the basement.



SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. One outlet was inoperable in the second level hallway.

PLUMBING

Water quality or hazardous materials(lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinklers use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above the floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:
CONDITION:

Copper.

Appears serviceable where visible. Main line is one and a quarter diameter. Water pressure appears adequate for the dwelling demands.

SUPPLY LINES:

MATERIAL:
CONDITION:

Copper.

Appears serviceable where visible.

WASTE LINES:

MATERIAL:
CONDITION:

Cast Iron, Copper, Plastic.

No trap was noted on the utility sink in unit #301. Plumbing vents appear serviceable where visible.

HOSE FAUCETS:

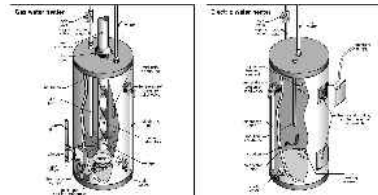
OPERATION:

Cut off type which require draining prior to the winter. DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE. Sample operated, appeared serviceable.

WATER HEATER:

TYPE:

Three gas hot water heater and two electric units. The average life of a hot water heater is eight to twelve years dependent on maintenance. It is recommended to drain about a gallon of water from the bottom of the tank every few months to flush out any sediment which accumulates at the bottom. The sediment burn off is bad for the life expectancy, efficiency and the operating noise level.



Electric hot water heater. The average life of a hot water heater is eight to twelve years dependent on maintenance. It is recommended to drain about a gallon of water from the bottom of the tank every few months to flush out any sediment which accumulates at the bottom. The sediment burn off is bad for the life expectancy, efficiency and the operating noise level.

SIZE:
LOCATION:
CONDITION:

One 7 gallon, four 50 gallons and one 80 gallon.

Attic, utility room and basement.

Unit in #206 is very old. System is an older unit which appears to be approaching the end of its life expectancy. It would be wise to budget for a new one. Recommend replacing the hot water heater to prevent future water damage.

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone
Lewis Home Inspection, Inc.
P. O. Box 941
Pennington, NJ 08534
609-818-0308

Company's Business Lic. No.
27005B

Date of Inspection
05/21/2006

Address of Property Inspected
1400 East State Street, Any town, Any state 08873
Report Number 0004438

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

Craig Lewis, # 27005B



Structure(s) Inspected

Commercial Building

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:**

X 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): _____

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 **X** No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment: _____

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: _____

Section IV. Obstructions and Inaccessible Areas

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

- Basement _____
- Crawlspace _____
- X** Main Level 2,3,4 _____
- Attic _____
- Garage _____
- Exterior _____
- Porch _____
- Addition _____
- Other _____

- | | |
|-------------------------|--|
| 1. Fixed Ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered conditions |
| 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 _____

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

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.

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. 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.

