

LATOSKY INSPECTION COMPANY
INSPECTION REPORT



Street Address

Date

PART ONE

BACKGROUND DATA

Date of Inspection:	Date
Date of Report:	Date
Property Location:	Address
Age of house:	90 years, approximately
Time Inspection Started:.....	3:40 P.M.
Time Inspection Completed:	7:10 P.M.
Outside Temperature at Time of Inspection:	50 degrees F.
Weather Conditions at Time of Inspection:	Rain
Previous Days Weather Conditions:	Rain
Inspector Name:	Scott Latosky
Client:	Client

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PART TWO

INSPECTION RESULTS

IMPORTANT NOTES

Identification of right, left, front, and back in this report is based on the view from the street, facing the house. Note that this applies to all issues, both interior and exterior (unless otherwise stated).

Latosky Inspection Company meets the requirements of the Pennsylvania Home Inspection Law that took effect on 12/20/01.

Inspection report notes required by the Pennsylvania Home Inspection Law to be included in the home inspection report:

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

This home inspection is not to be construed as an appraisal and may not be used as such for any purpose.

OVERALL ASSESSMENT OF HOME:

This house has a few specific problems which do not reflect poorly on the house, in general. Overall, this house is in good, solid condition.

LISTING OF MATERIAL DEFECTS:

(As defined in the Home Inspector Law, a material defect is a problem with a residential property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. Also, as noted in the Home Inspector Law, the fact that a structural element, system, or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.)

Heating

BOILER (Potential Major Expense)

Water was found to be leaking through the sheet metal enclosure along the right side of the boiler. Because the sheet metal enclosure could not be removed during the inspection it could not be determined why or what part of the boiler was leaking. Have a heating contractor in for a further evaluation and to make the necessary repairs.



Leak along right side of boiler.

MISCELLANEOUS

A fitting in the hot water heat piping along the left foundation wall in the back basement room leaks. Water was found to be leaking from this fitting at the time of the inspection. Have the heating contractor make the necessary repairs.



Leak in hot water pipefitting.

The boiler also leaks water from its relief valve. This is usually the case because of a waterlogged expansion tank. Drain the expansion tank and allow the systems to refill. This will trap a cushion of air inside the tanks. The cushion of air will eliminate the pressure rise when the water heats up and expands inside the hot water heat piping.

REPAIR ISSUES WHICH SHOULD BE ADDRESSED NOW OR IN THE NEAR FUTURE:

(The issues in this section can be important to buyers because of their relative urgency but these issues have a relatively minor cost of repair and do not represent "unreasonable risk to people" and therefore do not fall into the "material defect" category.)

Roofing

The garage roof shingles have failed. The shingles should be replaced at this time. The shingles have cracks and eroded spots that penetrate the entire shingle thickness in the critical narrow areas between the shingle tabs (where a through-crack provides a direct path for rainwater to leak to the tar paper beneath the shingles). Shingles that no longer function to shed rainwater are no longer fulfilling their intended function. The apparent lack of leakage can be

attributed to the layer of tarpaper underneath the shingles shedding water down the roof slope.

The front porch and back addition roof shingles are nearing the end of their life span. These shingles can reasonably be replaced at this time or, possibly, the shingles can be maintained for another year or two. These shingles have cracks that nearly penetrate the shingle thickness in the critical narrow areas between the shingle tabs (where a through-crack would provide a direct path for rainwater to leak to the tar paper beneath the shingles). In addition to "almost leaking", the shingles have become brittle, which makes it more likely that they will blow off in windstorms.

Note that there are already at least two layers of roofing shingles in place. When new shingles are to be installed, it will be necessary to tear off both layers of existing shingles. This will likely add to the cost of a new roof.

Also, note that the porch and back addition roof shingles have been sealed with tar to the vertical walls of the house. It is not advisable to use tar to seal joints to the shingles because tar tends to crack and to leak. When new shingles are installed, be sure to rely on traditional and professional flashings to seal these joints.

The roof leaks around the chimney structure in the center of the house. Water was found to be leaking into the attic space and second floor hallway ceiling at the time of the inspection. Have a roofing contractor in to make the necessary repairs.



Leak around chimney structure in attic space.

There are few roof shingle tabs missing from the right face of the main house roof. Though these missing shingles do not appear to be allowing the roof to leak the shingles should be replaced to prevent a potential roof leak. Have the roofing contractor replace these shingles.



Missing shingle tabs.

The house gutters are loosely attached to the roof. The gutters are sagging and the back left corner downspout is not connected to the left side gutter. Gutters and downspouts that do not direct rainwater away from the house are a primary cause of wet basements. Have the roofer repair or replace these gutters as necessary.

It is also suggested that gutters be added to the garage roof. This will keep the ground under the footers from being chronically saturated with water (a process which could eventually weaken this ground and thereby cause settling of the garage structure). In addition, the garage walls beneath the gutters will tend to last longer because they won't be as chronically wet.

Plumbing Issues

The water heater is vented improperly. The metal fluepipe, which usually connects the water heater to the chimney flue, is routed outside through a window opening in the left foundation wall of the house under the left side porch. The water heater should be vented into the chimney. The metal fluepipe could rust through from being installed improperly, which could allow carbon monoxide to escape into the basement atmosphere. Note that the exterior section of fluepipe under the porch has already rusted to a significant extent. Have the heating contractor, a plumber or a chimney sweep in to properly vent the furnace.

Two natural gas leaks were found using a combustible gas meter. The leak locations were marked with red tape. Have a plumber in to make

the necessary repairs. The plumber may conduct a pressure test on the entire system. This test is performed at a higher differential pressure than normal gas line pressure. Using this technique, it is possible that other leaks may be located (including leaks in joints not accessible for inspection with a combustible gas meter).

The soft copper tube feeding gas through the floor in the back addition laundry room should be evaluated by the plumber called in to fix the gas leaks noted above. Most building codes require pipes routed through floors to be protected by a sleeve (and hard piping may be required, as compared to the soft copper tubing which is more prone to mechanical damage). Also, note that the pipe is route through the middle of the floor.

The back yard concrete patio drain is plugged. It is most likely that the drains will operate properly once is cleaned and possibly snaked.

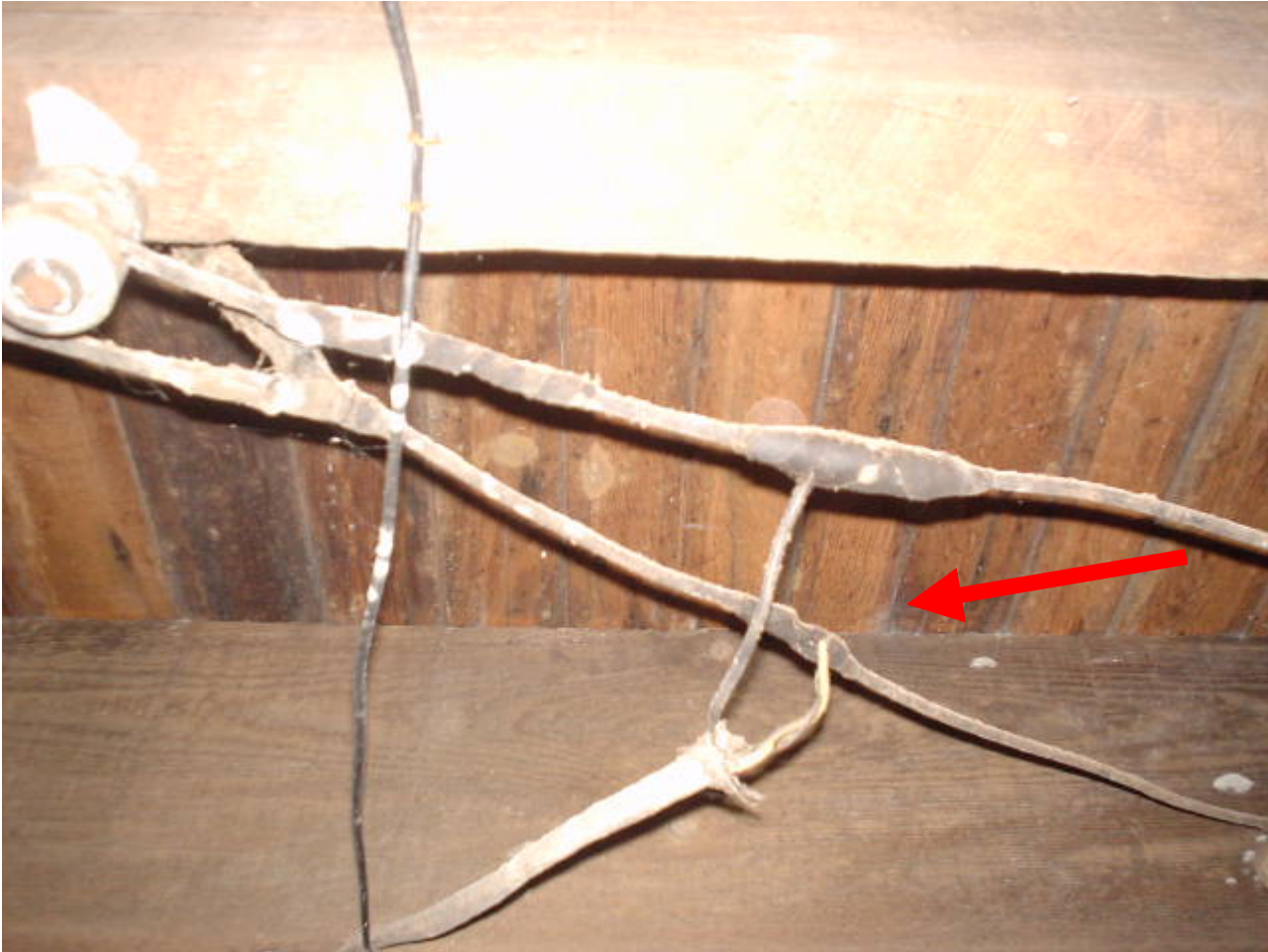
However, there is the possibility that the drainpipe could be permanently clogged or crushed. Have the drain unplugged and further evaluated as necessary.

One of the second floor bathroom tub controls is missing a stop. The control continuously rotates when operated. Repair as necessary.

The kitchen sink faucet assemblies hand held sprayer leaks between the sprayer and flexible hose when the water is on. Repair as necessary.

Electrical Safety Issues

The building wiring includes visible, active knob and tube type wiring in the basement ceiling and attic space (and certainly elsewhere in the building, obscured within walls and ceilings). There is at least one location in the front right crawlspace ceiling where an electrical connection has been made between the original knob and tube wiring and updated wiring. This connection has not been made inside a junction box and was not per code when the work was done. Primarily, however, this splice can cause more current to flow through the original knob and tube wiring than originally intended. The usual corrective action in this situation is to remove the visible active knob and tube wiring in the process of fixing the connection. This usual approach allows the knob and tube wiring within the walls and ceilings to remain (because, when properly connected to the house wiring system, the obscured knob and tube wiring is less problematic).



Wire splice between updated electrical wiring and knob and tube wiring.

Electrical outlets with improper grounding, which violates electrical codes and which can be a shock hazard: Second floor front left room right wall outlet; Second floor back right room outlets; Second floor back left room outlets; First floor front room back and right wall outlets; First floor back left room right wall front outlet. Repair in accordance with prevailing electrical codes.

The second floor bathroom electrical outlet has a ground fault interrupt receptacle (that is, the type with the test and reset buttons on the outlet). This receptacle provides electrical power but does not trip off when tested electrically or with the test button. Therefore, the anti-shock safety feature is not functional. This receptacle should be replaced with a new ground fault interrupt receptacle.

The outside electrical outlet on the back porch has reverse polarity. That is, the hot wire is secured to the terminal screw to the longer receptacle slot. This is a code violation. Repair in accordance with prevailing electrical codes.

The first floor front room left wall electrical outlet does not have power. Have an electrician check it to make sure that it is not without power because of a potentially dangerous loose wire.

The kitchen right wall light switches should be repaired or replaced as necessary. There are poor contacts in the switches. The switches do not respond properly when the switches are turned on and off.

There is a junction box on the front wall in the garage that does not incorporate cable clamps. Without cable clamps, the integrity of the wiring connections in the junction box is more suspect. Repair in accordance with prevailing electrical codes.

The electrical junction boxes above the kitchen dropped ceiling do not have cover plates. These boxes should be fitted with cover plates in accordance with prevailing electrical codes.

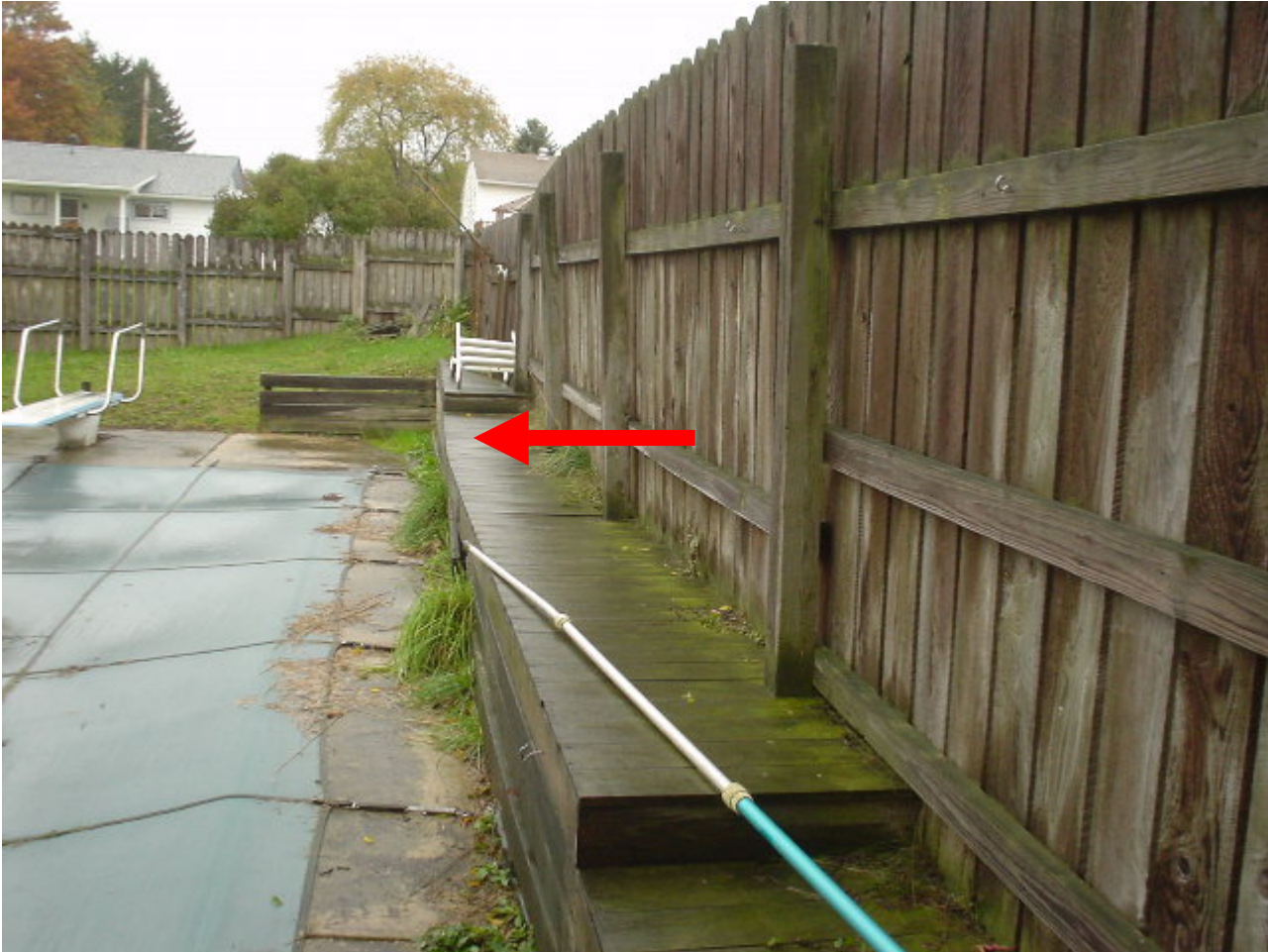
Suggestion for improved safety: Install Ground Fault Interrupt type electrical receptacles in electrical outlets located by sinks, outside and in the basement/garage (where not already installed). Ground Fault Interrupt electrical receptacles provide more safety from shocks, especially in potentially wet locations.

Retaining Walls

The wood retaining wall along the left side of the back yard and behind the house has tilted and bulged significantly. Forces from the ground behind the wall are pushing the wall. The wall is not ready to fall over but continued shifting can be expected because the forces haven't been reduced and the wall is becoming less capable of withstanding these forces - as the wall departs from its original flat and vertical or back tilting configuration). Continued shifting will eventually cause the wall to fall over. The wall will eventually need to be rebuilt. Note that this also applies to the retaining wall along the right side of the pool.



Bulging retaining wall along left side of back yard.



Bulging retaining wall along right side of pool.

REPAIR ISSUES WHICH SHOULD BE ADDRESSED BUT WHICH DO NOT REQUIRE IMMEDIATE ACTION:

(The issues in this section are provided as a road map for repairs, which do not require near-term action. This is primarily because the conditions discussed are (1) not expected to degrade significantly in the near-term; (2) not expected to cause other problems and (3) not related to significant safety issues.)

Miscellaneous Exterior Issues

The right yard is sloped downward toward the house. This slope encourages rainwater to infiltrate into the basement. To reduce or eliminate any infiltration into the basement, as discussed at the inspection, consider regrading the yard within a few feet of the side wall of the house or install a surface drain to direct rainwater away from the house.

The concrete sidewalk in front of the house several steps between concrete pads (caused by tree roots). These steps are tripping hazards. For the simplest solution, consider troweling on concrete ramps to eliminate the steps and thereby reduce the tripping hazard. Alternatively, have the raised concrete pads replaced. Note that increases in the tree root diameters can be expected to continue to slowly shift the sidewalk slabs.

The front yard concrete walkway bottom step has cracked and deteriorated significantly and has created a tripping hazard. There is not much use in attempting to repair the concrete in this step. The step should be replaced.

The exterior wood siding on the house, wood trim and front porch wood has peeling paint that should be scraped and painted soon to avoid deterioration to the underlying wood. Note that a few sections of the wood have already weathered significantly and will likely need to be repaired before painting.

The wood siding on the addition along the ground has rotted from chronic contact with dampness. Sections of this siding may need to be replaced. It is suggested that the appropriate steps be taken to obtain clearance between the grounds the siding.

The back yard concrete walkway has a few small ledges between adjacent slabs. These ledges constitute relatively minor tripping hazards. Consider grinding down the high sides of the ledges until the ledges are eliminated. Alternatively, consider installing a small ramp of concrete to eliminate the ledge.

The left side yard walkway has settled unevenly. The walkway is sloped down the hill. Repair as necessary.

The exterior end cap of the second floor bathroom exhaust vent in the soffit on the right side of the house is missing. The vent duct is exposed to the exterior without the protection of the flap normally a part of the end cap. Repair as necessary.

Consider installing a handrail along the back yard steps.

Miscellaneous Interior Issues

WATER INFILTRATION & MOLD

There were signs of water infiltration into the basement. Primarily, water leaks into the basement through the back and right foundation walls.

A basement with this extent of dampness facilitates the growth of mold and can make the return of insects (including wood destroying insects such as termites and carpenter ants) more likely.

Molds have the potential to cause health problems. The EPA has a web site regarding mold in the home:

<http://www.epa.gov/iaq/molds/moldguide.html>

It is suggested that this web site be reviewed for complete and authoritative information regarding mold in the home.



Suspected mold on basement ceiling joist.

Generally, the EPA web site suggests that the mold be removed and that the dampness that causes the mold be eliminated.

Also, take care not to store articles directly on the floor in basement until appropriate remedial action is taken (or until long term monitoring shows that the floor, in certain areas, remains dry).

In addition, it is suggested that a dehumidifier be operated. Running a dehumidifier will reduce the volume of water that condenses on the cooler inside surfaces of the foundation wall.

MISCELLANEOUS

The wood floor structure for the back addition room is in contact with the dirt floor of the crawlspace under the addition. Wood should not be in contact with open soil because chronic dampness facilitates rotting of wood and insect infestation. Note that a few sections of the wood floor structure under the back addition have rotted as a result of being in contact with open soil. Consider eliminating as much of the contact between the open soil under the crawlspace and wood as possible and repair the wood structure as necessary.

The garage door has springs that are stretched when the door is closed. These springs have been known to break. When they break, they can whip around the garage and cause injuries. It is suggested that cables be routed through the springs to control their movement if they break.

The right wall of the garage has been bulged inward by the weight of the ground behind the wall being retained by the wall. The wall is presently structurally sound and, therefore, no immediate remedial effort is required. To reduce the force of the ground pushing on the wall, consider digging a trench behind the wall and backfilling it with large size gravel or rocks. This will reduce the force on the wall by allowing water to drain effectively from behind the wall. In addition, install gutters.

Also, note that termites have caused some amount of damage to the bottom wall plate of the right garage wall. The damage is not structurally significant in that there are no signs of crushing or displacement of the garage structure, in general. Repair as necessary.

The beams in the garage ceiling have been notched to allow installation of a garage door opener. The notching is in the middle of the span of the beams and is at the bottom edges of the joists (which is the worst location for notches with regard to joist weakening). In addition, the chain on the garage door opener binds on the beams when the door is opened and closed. Consider removing the garage door opener, reinforce the beams and install the garage door opener properly to prevent the chain from binding.

Consider installing plastic sheeting over the dirt floor in the crawl space. Be sure to seal the plastic to the foundation walls and to seal between the strips of sheeting. This will help to keep the crawl

space dryer and more "healthy". Wet dirt floors in crawl spaces can facilitate the growth of mold and fungus, which can have health consequences and which can damage the wood framing in the crawl space ceiling.

Repair or replace the counter weight mechanisms in the second floor front left room left wall window and second floor bathroom window. The bottom window sashes do not stay up when the windows are opened. Counter weights hold the window sashes in place when the windows are opened.

The third floor attic space windows should be made child proof. These windows are low to the floor, which could allow a child to access and fall from the windows.

The second floor back left room ceiling fan wobbles when the fan is running. Balance the fan blades in accordance with manufacturer's recommendations.

MAINTENANCE ISSUES TO BE ADDRESSED IN THE NEAR FUTURE:

(The issues noted in this section are considered to be part of the normal house maintenance.)

The wooden fence should be chemically cleaned and preserved. Consider re-preserving every year or two to maintain the wood in good condition for as long as possible.

NOTATIONS:

Report Addenda

Refer to Addendum A for a description of the systems and components in the house. It is suggested that this addendum be read carefully because it contains such information as the age of the furnace versus the normal life span of a furnace.

Refer to Addendum B, which describes the scope of the inspection performed (i.e., what the inspector looked for during the inspection).

Refer to Addendum C for an important discussion of the limitations of the inspection process.

Miscellaneous Notes

The pool and associated equipment were not inspected. Consider having a pool installation or maintenance company in to conduct this specialized inspection.

The low voltage exterior landscaping lighting system was not checked.

There is no central heating to the second floor back left and back right rooms. A supplemental heating source will likely be necessary.

The cracks adjacent to the chimney structure in the center of the house are the result of wood framing existing adjacent to a masonry chimney column. This type of cracking is normal and is not evidence of a structural problem. The cracks are the result of different expansion and contraction properties of the masonry and wood materials. Proper repair of the cracks (with drywall tape and spackling compound) will help prevent the return of the cracks.

The cracks in the brick mortar joints along the right side of the house at the front right corner and the brick mortar joint cracks in the along the back of the house at the back left corner are not structurally significant. No repairs are necessary.

Use of Report

This report is intended for the use of the client identified in Part One and is not intended for third party dissemination. Latosky Inspection Company accepts no responsibility if this report is relied upon by third parties (for instance, if this report is relied upon by a party not the client for a subsequent sale of this property).

PART THREE

ISSUES REQUIRED TO BE REPORTED PER AMERICAN SOCIETY OF HOME INSPECTORS GUIDELINES:

Report signs of water penetration into the basement:

There were signs of dampness and infiltration into the basement and crawlspaces along the right and back foundation wall.

As a first try, ensure that the gutters and downspouts are flowing properly. Also, ensure that the grading adjacent to the house is sloped such that rainwater flows away from the house; and seal up any gaps in the foundation walls and exterior siding.

If these measures do not result in a sufficiently dry basement, consider contacting a professional water proofing contractor for an evaluation.

Report signs of water penetration into living spaces:

None.

Report signs of abnormal or harmful condensation on building components:

None.

Report whether the garage door operator automatically reverses or stops when meeting reasonable resistance during closing:

The garage door reversed when subjected to a reasonable amount of hand force.

Report aluminum branch circuit wiring:

No single strand aluminum wiring which is the type to be concerned about.

ADDENDUM A
DESCRIPTION OF SYSTEMS AND COMPONENTS

Property Address: Address
Date of Addendum: Date

It is suggested that this report section be carefully read because it contains important information, such as the age of the furnace versus the normal life span of a furnace.

STRUCTURAL COMPONENTS

Type of Foundation:

Stone.

Type of Floor Structure:

Wood joists with hardwood flooring directly on joists.

Type of Exterior Wall Structure:

Wood frame.

Type of Interior Wall Structure:

Wood studs with plaster on wood lath.

Type of Ceiling Structure:

Wood joists with plaster on wood lath.

Type of Roof Structure:

Wood rafters with board sheathing.

Access method for inspection of crawl space:

Via doorways.

Access method for inspection of attic:

Via stairs.

EXTERIOR

Type of Wall Cladding Materials:

Brick and wood siding.

ROOFING

Type of Roof Covering Materials:

Main house roof: The left roof face is covered with slates in good overall condition. At this time, there are not any slates that need to be replaced. Note: It is recommended that a roofing inspection be performed every year or two. As a result of each of these inspections, expect to replace a few slates, those which have deteriorated since the previous inspection. The slates should last for many more years with a modest amount of maintenance.

The right roof face is covered with composition shingles, generally with 5 to 7 years of expected remaining life. The shingles have relatively minor cracking of the mineral surfacing top layer (which protects the base layer from the deteriorating effects of the sun). Eventually, these cracks will extend through the shingle thickness or the cracks will allow the mineral surfacing top layer to fall off in spots where the shingle base material will start to erode. (See discussion in main body of report.)

Garage roof: (See discussion in main body of report.)

Front porch and back addition roofs: (See discussion in main body of report.)

Report methods used to observe the roofing:

Via ladder.

PLUMBING

Water Supply Piping Materials:

Steel is visible.

Distribution Piping Materials:

Copper is visible.

Drain, Waste and Vent Piping Materials:

PVC plastic is visible.

Type of Water Heating Equipment:

Gas fired water heater with a capacity of 40 gallons and an age of 5 years. Water heaters generally last at least 10 years. Replacement costs are approximately \$300.

ELECTRICAL

Service Amperage and Voltage:

100 amps, 240 volts. (Adequate)

Fuses or Circuit Breakers:

Circuit breaker box.

Service Entry Conductor Materials:

Aluminum.

Service Type (Overhead or Underground):

Overhead.

Location of Main and Distribution Panels:

Main: Basement. Distribution: Not applicable.

Wiring Methods:

Older cloth covered Romex style cables, newer plastic covered Romex style cables, and metal clad BX type cables. Original knob and tube wiring was is visible in the basement ceiling and attic space. (See discussion in main body of report regarding knob and tube wiring.)

HEATING

Energy source:

Natural gas.

Type of Heating Equipment and Distribution Type:

Gravity circulated hot water heat boiler.

Age of boiler is approximately 40 to 50 years. (See discussion in main body of report.)

CENTRAL AIR CONDITIONING

Energy source:

Not applicable.

FIREPLACE AND SOLID FUEL BURNING APPLIANCE

Type of fireplace or solid fuel burning appliance:

Not applicable.

INSULATION

Insulation and vapor retarders in unfinished spaces or absence thereof:

Poured insulation in attic floor.

ADDENDUM B

SCOPE OF INSPECTION

THE FOLLOWING SYSTEMS AND COMPONENTS, IF APPLICABLE, WERE INSPECTED.

Important Note:

IF THE SYSTEMS AND COMPONENTS LISTED BELOW ARE NOT SPECIFICALLY ADDRESSED IN THE INSPECTION REPORT FOR THIS PROPERTY, THEY ARE JUDGED TO BE IN SATISFACTORY CONDITION/WORKING ORDER. PLEASE NOTE THAT THE FOLLOWING LIST MERELY DETAILS THE MAXIMUM EXTENT OF OUR INSPECTION.

EXTERIOR INSPECTION

FOUNDATION AND RELATED FEATURES (See the Important Note at the beginning of this Addendum)

- Foundation stability; foundation mortar/pointing condition; hose bib function; electrical ground stake condition, if visible and accessible; window well structure/drainage; encroaching vegetation

WALLS AND RELATED FEATURES (See the Important Note at the beginning of this Addendum)

- Encroaching vegetation; wood siding and paint condition; wood siding too close to ground; aluminum siding condition; hardboard siding condition; brick condition; brick mortar/pointing condition; wall stability/soundness; non-roof flashing condition

PORCHES/BALCONIES (See the Important Note at the beginning of this Addendum)

- Column condition; deck/railing condition; structural stability

DOORS/WINDOWS (See the Important Note at the beginning of this Addendum)

- Door security/weatherproofing; windowsill/frame/glass condition; awning stability/condition, if installed

EXTERIOR TRIM (See the Important Note at the beginning of this Addendum)

- Soffit, fascia, door/window trim, shutter paint and general condition

GUTTERS (from ground) (See the Important Note at the beginning of this Addendum)

- Overhanging trees; visible leakage

ELECTRICAL SERVICE (See the Important Note at the beginning of this Addendum)

- Service wires acceptable location; service wires contacting trees/objects; drip loop/weather head design/location; service entrance cable condition/ampacity; electric meter seal intact; electric meter secure

GROUNDS DRAINAGE (See the Important Note at the beginning of this Addendum)

- Proper grading; visible water service pipe leaks; apparent stability of hillsides

MECHANICAL EQUIPMENT (See the Important Note at the beginning of this Addendum)

- Central air conditioning equipment condition; heat pump equipment condition

DRIVEWAYS/WALKWAYS/ETC. (See the Important Note at the beginning of this Addendum)

- Driveway condition; sidewalk and walkway condition; patio condition; retaining wall design/condition; stair design/condition

DECKS/FENCES (See the Important Note at the beginning of this Addendum)

- Deck design/condition; fence design/condition

DETACHED GARAGE (See the Important Note at the beginning of this Addendum)

- Garage door condition/operation; entry door condition; electrical fixture/receptacle operation/safety; hose bib function; overall structure condition including roof covering

HOUSE ROOF (See the Important Note at the beginning of this Addendum)

- Condition/method of installation of roofing material; roof flashing design/condition; skylight design/condition; gutter design/condition/cleanliness; chimney design/condition

BASEMENT INSPECTIONS

GENERAL BASEMENT (See the Important Note at the beginning of this Addendum)

- Basement living spaces; stability of foundation walls; evidence of water infiltration (See Note 1 below); condition of concrete flooring; condition of floor drains; sill plate and floor joist rot/insect problems (See Note 2 below); stability of floor joists; functioning of sump pumps; (See Note 3 below for exclusions relating to asbestos, lead paint, etc.)

Note 1: Latosky Inspection Company uses state of the art moisture detection equipment in an effort to detect latent moisture problems. Sometimes, however, a dry period before the inspection will cloak a water infiltration problem. The combination of a dry period with the intentional or unintentional concealment of visible evidence of past water infiltration can cause a water infiltration problem to go undetected. Latosky Inspection Company makes every effort to avoid missing water infiltration problems.

Note 2: Because extermination of wood destroying insect infestations and repair of damage caused by the infestations can be expensive, it is strongly recommended that the services of a qualified pest inspector be obtained. Latosky Inspection Company can either provide such a service or subcontract for the services of a qualified pest inspector. Latosky Inspection Company can perform a thorough general inspection and, in doing so, may identify wood destroying insect infestations. Note, however, that a pest inspection is conducted with a different focus than apples during a general inspection. Therefore, a pest inspection will be more reliable in identifying wood destroying pest activity than a general inspection.

Note 3: When a substance suspected to include asbestos is found in the home, this report will be so annotated. However, locating all possible sources of asbestos is not included in the scope of

the inspection provided by Latosky Inspection Company. Latosky Inspection Company will, upon request, provide the names of companies qualified to perform this type of inspection. Also, Latosky Inspection Company does not report on the possible presence of lead paint, urea formaldehyde, or other similar potentially harmful substances. Upon request, Latosky Inspection Company will provide the names of companies qualified to perform these types of inspections.

PLUMBING SYSTEM (See the Important Note at the beginning of this Addendum)

- Condition of visible portion of water service piping; condition of water distribution piping; safety, condition and functioning of water heater; condition and design of drain, waste and vent system

Note: Every effort is made to run a significant amount of water from a variety of plumbing fixtures. This is done for two main reasons: (1) Some plumbing leaks don't show up until a significant volume of water has been run. (2) A blockage or partial blockage of the sewer line from the house outside to the municipal sewer line may not show up until a significant volume of water is run into the sewer. The blockage will likely show up as a back up of water from the basement floor drain. Often, however, a partial blockage will not appear until a significant volume of sewage including solids is flushed into the sewer system. This condition, of course, cannot be duplicated during the inspection process.

NATURAL GAS DISTRIBUTION SYSTEM

- Check of each accessible connection, fitting and valve for leaks using a combustible gas meter; identification of improper gas pipe routing; under certain circumstances, overall gross check of the piping system downstream of the gas meter by use of the check dial on the meter

Note: The underground portion of the exterior gas piping cannot be checked by Latosky Inspection Company. This portion of the gas piping, which is the homeowner's/building owner's responsibility, is occasionally surveyed by the gas company. If a leak is detected in this piping, the gas company will require the gas piping from the street to the house/building be replaced (at significant cost to the owner). See the note in the inspection report regarding the advisability of obtaining Gas Company supplied insurance coverage for this eventuality (if available).

HYDRONIC HEATING SYSTEM (See the Important Note at the beginning of this Addendum)

- Boiler leaks; relief valve design; acceptability of flue piping and chimney; visual evaluation of combustion efficiency; radiator functioning

FORCED AIR HEATING SYSTEM (See the Important Note at the beginning of this Addendum)

- Heat exchanger leakage (See Note below); acceptability of flue piping and chimney; visual evaluation of combustion efficiency; air flow at each accessible register; acceptability of return system; condition of air filter

Note: Latosky inspection Company performs a thorough visual inspection of the furnace heat exchanger. Every possible effort will be taken to identify cracks and rusted-through areas in the heat exchanger. This inspection includes a heavy reliance on mirrors to view as much of the heat exchanger internal surface area as possible. However, the heat exchanger internal surface is not entirely accessible. Therefore, it cannot be stated with 100% confidence that cracks or rusted-through areas do not exist. As a back up to the visual examination, Latosky Inspection Company employs various other techniques (including carbon monoxide testing of the heated air stream) to help determine whether a heat exchanger is breached.

CENTRAL AIR CONDITIONING SYSTEM (See the Important Note at the beginning of this Addendum)

- General evaluation of system; temperature differential achieved, weather conditions permitting; condition of primary condensate drain

HEAT PUMP SYSTEM (See the Important Note at the beginning of this Addendum)

- General evaluation of system; temperature differential achieved; functioning of auxiliary and emergency electrical heating coils if applicable

ELECTRICAL (See the Important Note at the beginning of this Addendum)

- Proper wiring practices; condition of main and distribution panels; condition of service entrance cables; proper grounding of

system

INTERIOR INSPECTIONS

INSPECTIONS COMMON TO ALL ROOMS

- Receptacle wiring adequacy; function and condition of windows and interior doors; wall/ceiling evidence of structural problems; floor stability; recessed lighting safety - where visible from attic; safety of fireplace and wood stove installations

BATHROOMS

- Functional water flow rate; shower enclosure water damage; sink and tub plumbing design and function; toilet leakage and function; exhaust fan function; shower stall leakage (See Note below)

Note: A thorough visual inspection is made to determine whether a shower pan that provides the waterproof layer under a walk-in shower is currently leaking. Also, the shower is operated at length and state-of-the-art moisture detection equipment is employed to identify damp plaster. However, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use. Past leakage from actual use may have dried if the shower had not been used recently.

KITCHEN

- Sink plumbing design and function; microwave function; stability of built in cabinets; exhaust fan function; stability of countertops and flooring; refrigerator, dishwasher and stove function (See Note below); garbage disposal function

Note: The refrigerator inspection includes confirmation of cooling and the general visible condition. Not included are evaluations of the thermostat or the self-defrosting characteristics. The dishwasher inspection includes an evaluation of the filling and draining capabilities and of the gaskets but not of the actual washing capability. The stove inspection includes verification that the burners/elements and oven operate. Not included is an evaluation of the timer, thermostat or self-cleaning features.

ATTIC

- Stability of roof structure; adequacy of ventilation; evidence of roof leaks; adequacy of insulation

ADDENDUM C
THE INSPECTION PROCESS

Latosky Inspection Company provides the most thorough standard-scope home inspection available. We use state of the art detection equipment and we never hurry the inspection process. We use our considerable experience to try to identify even hidden problems, based on visible evidence often associated with the hidden problems.

However, it is an impossibility to detect every possible problem or blemish in the house. In order to adequately determine all problems, it would take between 3 and 4 person-days, inserting video cameras in the chimneys, moving furniture and personal articles, lifting numerous dropped ceiling tiles, looking behind insulation batts, dismantling furnaces and bringing in various specialists to address all aspects of the house. The cost of such an inspection would be a minimum of \$2000.

Instead, Latosky Inspection Company inspects in conformance with the widely accepted standards of the American Society of Home Inspectors.

Latosky Inspection Company believes that the costs involved with performing a more thorough scope of inspection are not warranted on a usual basis. That is, the small possibility of finding additional significant problems not uncovered by the standard-scope inspection is not worth the certainty of paying close to 10 times the price of a standard-scope inspection. However, the decision to pursue a more thorough scope of inspection during the inspection period is certainly an option available to the client.