



Secure Home Inspections of NY, LLC

Client: J. Smith
123 Main St.
Anytown, NY 10000
(914) 555-5555
info@ny-secure.com

Inspection Date: 3/1/18
Inspector: John Mondello
NY State ID: 16000055914
Report No. 040218-B
jpmondello@outlook.com

Thank you for choosing Secure Home Inspections of NY, LLC !









This home is a well-built, and well-maintained. As with all homes, ongoing maintenance and improvements to the systems of the home will be needed over time. The recommendations included in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home. That said, this home has a practically new boiler and water heater (2016!).



This home inspection report is based on a visual non-intrusive inspection, performed in accordance with the current NY State Standards of Practice for Home Inspectors. It is designed to be as thorough as possible, but also clear and concise. If you have any questions, please call us at (914) 205-6011.

TABLE OF CONTENTS

General Information.....	2
Exterior Walls and Grounds.....	2
Roof & Ventilation.....	4
Attic 1.....	5
Attached Garage.....	6
Air Conditioner	7
Heating System.....	7
Plumbing System.....	8
Domestic Water Heater.....	10
Electrical System.....	10
General Interior.....	12
Fireplace.....	13
Wood Burning Stove	13
Main Bathroom.....	14
Master Bathroom.....	14
Half Bathroom.....	15
Laundry.....	15
Kitchen.....	16
REPORT SUMMARY.....	17

	Comment	For your information
	Repair/Replace	Recommend repairing or replacing
	Safety Issue	Potential safety hazard or associated risk
	Evaluate	... further by a qualified tradesperson or contractor.
	Potential defect	May involve a significant expense
	Monitor	Recommend monitoring in the future
	Maintain	Recommend ongoing maintenance
	Follow Up	... after conditions change: weather, items removed, etc..

General Information

Present at inspection: Buyer, Realtor
Foundation: Slab
Type of house: 1 family house
House Number: On mailbox
Weather condition: Clear
Temperature: Cool



Is House Occupied? Yes
Age of house: Built in 1979
Inspection Start time: 10:00 AM
Ground Condition: Wet
Excluded from inspection: Well & Septic
Overview: Quiet residential neighborhood

Exterior Walls and Grounds

Exterior of foundation walls: Block
Exterior foundation exposure: More than 3 ft
Exterior foundation: minor deterioration
Grading beyond 6 ft of house: About level
Grading within 6 ft of house: Slopes away
Wall structure: Wood frame
Wall covering & Trim: Wood
Condition of wall: Needs paint
Walkway to front entry: Concrete
Walkway condition: Acceptable
Porch steps down: Three or more
Main entry porch: Concrete



Windows: Screens attached
Driveway: Asphalt
Trees & shrubs too close to house: In front
Deck location: Rear of the house
Deck material: Wood
Deck steps to grade: Three or more
Support columns under deck: Wood
Guardrail: Balusters spaced too far apart
Handrail condition: Too wide to be grasped.
Visibility under Upper Deck: 5 ft or more
Visibility under Lower Deck: no view
Deck Support columns: Need evaluation





- 1)   The exterior grounds, foundation walls, grading, walkways and windows were in acceptable condition. Outside GFCI outlets tested and operated as designed.. Did note some paint peeling in small areas of the exterior wood siding and trim . This could result in the wood rotting if left unattended The driveway was graded away from the home and was in acceptable condition. Noted minor asphalt cracks in some areas which could become a problem over time. Recommend monitoring and routine maintenance.

Exterior Continued...




- 2)   **The upper deck footings, railings, and handrails showed signs of wear.** The steps had open risers. This could be a safety hazard for children. Unable to observe the concealed area below the lower deck to examine the footings, ledger boards or joists. The proximity of deck benches to the edges of the lower deck may present a safety issue. Consider installing railings to prevent accidental falls. Recommend a qualified contractor evaluate and repair or replace deck components as necessary.
-



- 3)   **Shrubs were in contact with wood siding.** While there is no evidence of moisture intrusion, over time foliage can stain and/or degrade the siding. Recommend pruning or moving the shrubs. The wood siding and deck showed evidence of repairs from minor insect damage. Recommend evaluation by a qualified pest control company.
-



- 4)  **The front entry stoop and landing** were in acceptable condition. However, a railing was loose, which is a hazard. It should be repaired or replaced by a qualified contractor.
-



PLEASE NOTE: This is a visual inspection limited in scope. A representative sample of exterior components was inspected rather than every occurrence. The inspection did not include an assessment of geological, geotechnical, or hydrological conditions, environmental hazards or erosion control.

Roof & Ventilation


Roof Inspection Method: From ground
Roof covering: Asphalt Shingle
Defects observed: None
Roof Type: Gable & Shed
Roof approximate age: Midlife
Roof penetrations: Chimney & vent pipes
Roof ventilation: Soffit, gable & ridge vents

Spark arrestor/ Flue: Noted
Chimneys made of: Brick
Both chimneys built: Exterior
Gutter extensions: Some too short
Gutter extensions: Drain Pipe
Gutter material: Aluminum
Downspout material: Aluminum



- 5)   Both chimneys were observed from the ground. Unable to evaluate the condition of the flue, chimney caps or spark arrestors. Recommend a qualified chimney technician perform a [Level II inspection](#), and evaluate the condition of the chimney flashing, bricks and mortar and repair or replace as necessary prior to closing.
-



- 6)  From what could be observed from the ground, roof shingles, gutters and downspouts connected to drain pipes appeared to be in serviceable condition. Recommend routine cleaning of gutters and downspouts. This will help keep water away from the foundation.
-

PLEASE NOTE: As we have discussed and as described in your inspection contract, this is a **visual inspection limited in scope** by the following conditions: Some sections of the roofing surface were concealed from view. Not all roof sheathing was able to be inspected for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes.

Attic 1

Attic access: Pull down stairs
Roof system: Rafters
Rafters inches apart: 16 inches
Roof decking: Plywood
Attic floor system: Some flooring

Ventilation: Soffit and gable vents
Insulation location: Floors and sidewalls
Insulation material: Fiberglass roll/batt
Moisture penetration: Some stains on rafters
Bathroom vent ductwork: goes outside



- 7) ✘ The whole house attic fan operated satisfactorily. Did note two attic exhaust fan hoses joined at a "T" connection leading to a single exterior vent. This could allow one of the bathroom's exhaust to return to the other bathroom instead of exiting thru the attic vent. Also, the hose is attached to the sidewall vent with duct tape and is not sufficiently secured. Recommend a qualified contractor evaluate and repair or replace as needed.





- 8) 🔍 🚧 **Stored materials** prevented a complete inspection of the attic. I recommend a follow-up inspection once attic obstructions are removed. Unable to determine if roof soffits were obstructed. Inadequate attic ventilation may result in high attic and roof surface temperatures, reduce the life of the roof covering and insulation materials and increase cooling costs. A qualified contractor should evaluate and repair or replace as necessary.



- 9) 🔍 🏠 **Stained sheathing and rafters** with low moisture readings are an indication of past water intrusion. Despite recent heavy rains and snowfall, these areas were dry on the day of the inspection. These leaks may pre-date the existing roof surface. Recommend cleaning and monitoring these areas in the future to determine if active leaks exist.

Attic 2


- 10)   There was no access to the second attic on the day of inspection. We could not assess the attic framing, ventilation, insulation or whether moisture was present. In addition, we were unable to inspect the air conditioning system components installed there. Recommend a follow-up inspection of the second attic prior to closing. (See Air Conditioning Section below)


Attached Garage

Visibility: limited by stored items
Framing of walls: Drywall covered
Floor: Concrete
Floor condition: Minor surface wear
Walls: Wood frame
Random tested windows: Acceptable
Number of Bays: Two
Non-automobile doors: One
Interior door material: Metal
Interior door rating: Fire rated (20 minutes)
Interior door: Did not self-close

Automobile doors: Two
Style of Automobile doors: Overhead
of electric openers: Two
Operated electric openers: Yes
Doors operated: Easily
Doors Stopped & Reversed: Yes
Springs condition: Uneven wavelength
Photoelectric device: Worked
Door release rope: Noted
Lift cable condition: Acceptable
Safety cable: Noted



- 11)  . Garage doors, safety cables and the auto-reverse function performed as expected. The garage ceiling, walls and windows were also in serviceable condition. The concrete floor showed minor pitting from salt and other ice melting chemicals over the years. A garage door torsion spring is sagging and worn; this is a safety hazard. Recommend a qualified technician evaluate and repair or replace.

 **PLEASE NOTE:** Stored items prevented a thorough evaluation of the garage on the day of inspection. Recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible.

Attached Garage continued...



12) ✂ The inspector does not determine the adequacy of **firewall** (drywall) ratings as it pertains to attached garage structures, as the requirements for garages vary between municipalities.

⊕ Did note that the garage-house door is fire-rated (20 mins) but the door does not have an **auto-closing device or hinge**. This is a safety concern; an open garage door could allow vehicles fumes or smoke from a garage fire to enter the home. Recommend a qualified carpenter install or repair as needed.

Air Conditioner

A/C Type: Split System

Status: Not operated; temperature below 65°.



13) 🔍👉 The A/C system was not turned on due to cold weather. Did note the compressor was covered in plastic, which can trap moisture and damage the unit. Recommend removing the cover. The system should be thoroughly evaluated by a qualified technician prior to closing. (Please also see Attic 2 section)

Heating System

Energy source: Oil

Combustion air supply: Exterior

System location: Garage

Type of tank: Bottom tap

Oil tank location: Garage

Oil tank age: Older

Vent pipe: 1-1/2 inch or bigger

Vent pipe: Vents outside

Age of unit: 2016

Heating system type: Forced hot water

Distribution: Baseboard convectors

System: Gave heat

Flue pipes: Pitched up to chimney


Boiler safety relief valve: Noted

Emergency shut off: above unit & top of stairs

Safety extension: Noted

Heating System continued...




- 14)  On the day of inspection, the **boiler, thermostat and baseboard heating system** produced heat and operated as designed. Recommend continuing the regular maintenance schedule currently in place.
-



- 15)  **Stored items obstructed the view of the oil storage tank.** However, did observe that the fuel oil components worked properly, and no leaks were detected on the day of inspection. Expected effective life of an oil storage tank is 20-25 years. This tank appears to be midlife or older.

PLEASE NOTE: A full evaluation of fuel storage tanks is outside the scope of this inspection per NY State of Practice. Advise having the tank and oil system components examined by a qualified heating contractor prior to closing.

 Also advise asking whether there is documentation confirming that any **abandoned buried oil tanks** were properly removed from the property.


Plumbing System

Water service type: Private
Well Head Cap: Non-Sanitary
Location: Back Yard
Well type: Drilled (200-1000)
Condition of well: Not observed
Pressure gauge range: 30 - 50 psi
Well components: Holding Tank (75 gallon)
Location of water meter: None noted


Vent pipe observed: Side of house
Waste System: Septic
Waste system pipes: Copper
Interior supply pipes: Copper
Location of main water shut-off: Garage
Main waste line cleanouts: Garage
With multiple fixtures running: Acceptable flow
House trap: Noted

Plumbing System continued...




- 16)  On the day of inspection, the well pump cycled at an acceptable rate and water was delivered to all household faucets under adequate pressure. There were no leaks detected in any of the plumbing systems. There was an acceptable decrease in pressure with multiple fixtures running.
-



- 17)  **The drilled well sanitary cap is too low to the ground and improperly sealed.** This is a health and safety issue because the cap is supposed to prevent contaminants from getting into the water supply. Recommend having a qualified contractor evaluate the well system components prior to closing. Also suggest asking the owner for any well maintenance records.

PLEASE NOTE: Secure Home Inspections of NY will collect samples for a **water quality test** to be performed by a NY State certified laboratory. Testing private well water is recommended because it establishes a water quality record that can be used to help identify the cause of a contaminant problem should one arise. There is an additional fee for this service. For more information on private well contamination: [CLICK HERE](#)

- 18)  **The home uses a septic waste system,** which is outside the scope of this inspection per NY State Standards of Practice for Home Inspectors. Repair or replacement of septic system components can be a major expense. We recommend a complete evaluation by a qualified septic contractor prior to closing.
-

Domestic Water Heater

Energy source: Oil
Location: Garage
Type: Indirect
Estimated age: Manufactured in 2016
Supply valve: Noted
Rust or corrosion: Not noted

Capacity: 50 Gallons
Safety relief valve: noted
Safety extension: noted
Drain discharge to: Floor
Water test: Hot water received at multiple faucets.

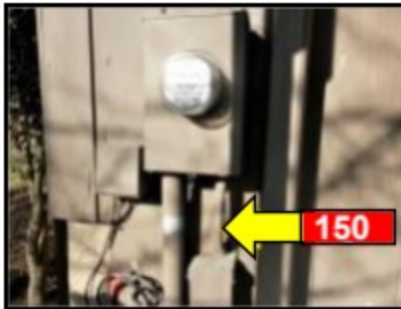
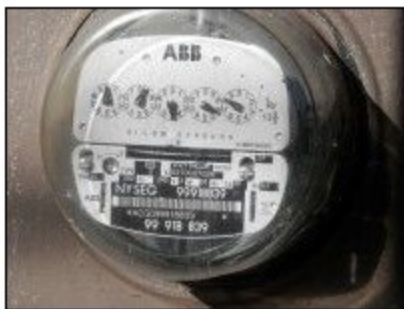


- 19) The hot water heater is part of the boiler system and operated as designed on the day of the inspection. It has a properly installed temperature relief valve and extension. For more in how indirect water systems work: [CLICK HERE](#).

Electrical System

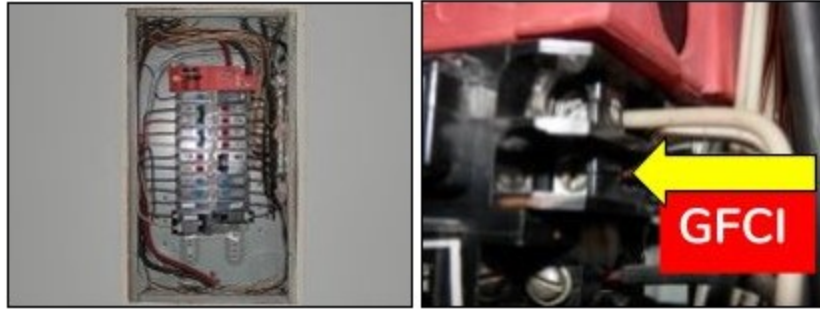
Electrical Service Type: Underground
Service Size: 150 Amps
Voltage: 120/240
Grounding observed to : 2 Exterior Rods
Grounding connection feels: Secure
Location of main panel: Downstairs bedroom
Location of main disconnect: Top of panel
Service conductor material: Aluminum
Aluminum branch wiring present: No

Type of branch circuit wiring: BX
Additional panel: No
30 amp breaker: 10 Gauge wire
20 amp breaker: 12 Gauge wire
15 amp breaker: 14 Gauge wire
Type of protection: Circuit breakers
Type of protection: GFCI breaker
Double tapped breakers: No
Missing covers: No



- 20) Noted the underground service entrance conductor was rated for 150 amps and appeared to be securely fastened to the side of the home. Also noted 2 ground rods securely fastened.

Electrical System Continued...



21) There were no visible defects in the main panel at time of inspection. Recommend new home owners become familiar with the main panel GFCI breaker, connected to several bathroom and kitchen outlets at once.. If not GFCI-protected, receptacles in wet areas pose a shock hazard. In this home, if a GFCI breaker is tripped, it must be reset at the panel in the downstairs basement. For more information, visit [HERE](#)



22) . A representative sampling of outlets and light fixtures were tested. Most outlets were 3-pronged. Furniture and/or storage restricted access to some electrical components which may not be inspected. Electrical components concealed behind finished surfaces are not inspected. The inspection does not include remote control devices, alarm systems and components, doorbells or any other low voltage wiring systems.

General Interior

Floor coverings: Hardwood
Generally floors feel: Level
When bounced on: A normal amount of bounce
Ceiling style: Flat & Cathedral
Most Ceilings / Condition: Drywall / Acceptable
Walls / Condition: Drywall / Acceptable
Mostly doors / Condition: Hollow / Acceptable

Most Windows: Vinyl & wood /Acceptable
Windows were mostly: Sliding
Insulated glazing noted in: Most
Stairs condition: Acceptable
Second Floor Railing: Acceptable
Carbon Monoxide detector: Not noted
Smoke detectors: Noted on each floor



23) On the day of inspection, **numerous wall, floor and other surfaces were obscured** by furniture or stored items, preventing a full evaluation of some areas of the home. No defects were noted in what could be observed in the general interior. Walls, ceilings, doors, floors, stairs and a representative sampling of windows, wall outlets and switches were in acceptable condition.

24) **No carbon monoxide detectors** were located in the home. The smoke alarms were not tested as this is outside the NY Standards of Practice for Home Inspectors. It is a good practice for new owners to replace all smoke alarms, CO detectors and fire extinguishers, with careful attention to proper placement by a licensed electrician.

25) **The inspector does not evaluate** any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible.


PLEASE NOTE: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage lighting systems. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. Determining the cause and/or source of odors is not within the scope of this inspection.

Fireplace

Flue pipe connections: Looks secure
Fireplace Location: Living room
Damper: Operated and performed as designed
Depth to nearest flammable material: 12 inches
Gas or wood stove location: Lower level

Gas or wood stove material: Metal
Flue liner: Noted, appeared in good condition
Depth of fireplace hearth: 16 inches
Fireplace material: Stone
Inspected: Level 1 Inspection




- 26)  A Level 1 inspection was performed. The fire box condition was acceptable and the damper performed as designed. Did note an area of concern: there were gaps between fireplace metal frame and the stone surround. Given the proximity of the wood floor and adjacent curtains, this could create a fire hazard. Recommend a Level II inspection of all fireplace components by a qualified chimney sweep technician prior to closing.
-

Wood Burning Stove

Wood Stove Location: 1st Floor Den
Flue pipe connections: Looks secure
Depth of fireplace hearth: 16 inches

Gas or wood stove material: Metal
Flue liner: Not observed




- 27)  The wood stove was not operating on the day of inspection. Recommend a Level II inspection of the wood stove components by a qualified chimney service contractor prior to closing.
-

Main Bathroom

Bathroom location: 2nd Floor hallway
Toilet: Flushed
Number of sinks: One
Sink type: Vanity
Shower: Stall
Toilet condition: Acceptable
Caulking: Intact

Floor: Ceramic tile
Floor condition: Acceptable
Outlets: Two
GFI's: Yes
Ventilation: Fan
Functional Flow Test: Acceptable drop in pressure
Leaks: None noted




28)  **No noted defects in bathroom.** The GFI outlet performed when tested (please also see the Electric Section). There was an acceptable drop in pressure when the functional flow test was performed.

Master Bathroom

Bathroom location: Master Bedroom
Toilet: Flushed
Number of sinks: One
Sink type: Vanity
Shower: Stall
Toilet condition: Acceptable
Caulking: Intact

Floor: Ceramic tile
Floor condition: Acceptable
Outlets: Two
GFI's: Yes
Ventilation: Fan
Functional Flow Test: Acceptable drop in pressure
Leaks: None noted




29)  **No noted defects in bathroom.** The GFI outlet performed when tested (please also see the Electric Section). There was an acceptable drop in pressure when the functional flow test was performed.

Half Bathroom

Bathroom location: 1st Floor
Toilet: Flushed
Number of sinks: One
Sink type: Pedestal
Shower: no
Toilet condition: Acceptable
Caulking: Intact

Floor: Ceramic tile
Floor condition: Acceptable
Outlets: One
GFI's: Yes
Ventilation: Fan
Functional Flow Test: Acceptable drop in pressure
Leaks: None noted




30)  **No noted defects in bathroom.** The GFCI outlet performed when tested (please also see the Electric Section). There was an acceptable drop in pressure when the functional flow test was performed.

Laundry

Location: Downstairs
Drain pipe & Electric: Are a safe distance
Dryer power: Electric
Vented to: Exterior


Washing machine: Noted
Connections from water, drain & electric: Noted
Dryer: Noted
Dryer vent material: Flexible ribbed metal



31)  **There were no leaks observed** from the laundry room sink or plumbing on the day of inspection. Evaluation of appliances is outside the Standards of Practice for Home Inspectors. As a courtesy we noted that the appliances did power up. Recommend having your realtor ask if there are any appliance warranties that are transferable.

Laundry continued...




32)  A note on dryer venting: an accordion-type flexible vent hose can trap lint and is susceptible to kinks or crushing. A corrugated semi-rigid metal duct is preferred. Exhaust hoses and vents should be routinely cleaned.

Kitchen

Cabinets: Wooden
Cabinets are secure: Yes
Opened and closed and found: seemed to function
Range type: Electric
Operated range: All burners working
Oven: Part of stove
Ventilation: Fan built in
Kitchen sink: Stainless steel


Countertops: Granite
Counter tops securely fastened: Yes
Ran water and found: No leaks
Kitchen floor: Wood
Dishwasher: Noted
Refrigerator: Noted
GFCI outlets: Three or more
Number of regular outlets: 3






32)  **There were no apparent defects in the kitchen.** The cabinets and counters were securely attached, GFCI outlets operated as designed, there were no leaks and the doors, windows, walls and ceiling were all in acceptable condition.


PLEASE NOTE: Home Inspectors are not required to observe or report on the condition of household or kitchen appliances. As a courtesy we take notes on all kitchen appliances and they seemed to be an acceptable working condition on the day of inspection. Recommend you discuss with your realtor the age of the appliances, and whether there are any warranties that can be transferred if they are part of the sale.



REPORT SUMMARY



 **The upper deck footings, railings, and handrails showed signs of wear.** The steps had open risers. This could be a safety hazard for children. Unable to observe the concealed area below the lower deck to examine the footings, ledger boards or joists. The proximity of deck benches to the edges of the lower deck may present a safety issue. Consider installing railings to prevent accidental falls. Recommend a qualified contractor evaluate and repair or replace deck components as necessary. (P. 4)


 **The front entry stoop and landing** were in acceptable condition. However, a railing was loose, which is a hazard. It should be repaired or replaced by a qualified contractor. (P. 4)


  **Both chimneys were observed from the ground.** Unable to evaluate the condition of the flue, chimney caps or spark arrestors. Recommend a qualified chimney technician perform a [Level II inspection](#), and evaluate the condition of the chimney flashing, bricks and mortar and repair or replace as necessary prior to closing. (P.5)



 **The whole house attic fan** operated satisfactorily. Did note **two attic exhaust fan hoses joined at a "T"** connection leading to a single exterior vent. This could allow one of the bathroom's exhaust to return to the other bathroom instead of exiting thru the attic vent. Also, the hose is attached to the sidewall vent with duct tape and is not sufficiently secured. Recommend a qualified contractor evaluate and repair or replace as needed.. (P. 6)


  **Stored materials** prevented a complete inspection of the attic. I recommend a follow-up inspection once attic obstructions are removed. Unable to determine if roof soffits were obstructed. Inadequate attic ventilation may result in high attic and roof surface temperatures, reduce the life of the roof covering and insulation materials and increase cooling costs. A qualified contractor should evaluate and repair or replace as necessary. (Page 6)


  **We were denied access to the second attic on the day of inspection.** We could not assess the attic framing, ventilation, insulation or whether moisture was present. In addition, we were unable to inspect the air conditioning system components installed there. Recommend a follow-up inspection of the second attic prior to closing. (P. 7)



 **. Garage doors,, safety cables and the auto-reverse function** performed as expected. The garage ceiling, walls and windows were also in serviceable condition. The concrete floor showed minor pitting from salt and other ice melting chemicals over the years. A garage door torsion spring is sagging and worn; this is a safety hazard. Recommend a qualified technician evaluate and repair or replace. (P 7.)



 Did note that the garage-house door is fire-rated (20 mins) but the door does not have an **auto-closing device or hinge**. This is a safety concern; an open garage door could allow vehicles fumes or smoke from a garage fire to enter the home. Recommend a qualified carpenter install or repair as needed. (P. 8)

  **The A/C system** was not turned on due to cold weather. Did note the compressor was covered in plastic, which can trap moisture and damage the unit. Recommend removing the cover. The system should be thoroughly evaluated by a qualified technician prior to closing. (P. 8)


 A full evaluation of **fuel storage tanks** is outside the scope of this inspection per NY State of Practice. Advise having the tank and oil system components examined by a qualified heating contractor prior to closing.


 Also advise asking whether there is documentation confirming that any **abandoned buried oil tanks** were properly removed from the property. (P. 9)

  **The drilled well sanitary cap** is too low to the ground and improperly sealed. This is a health and safety issue because the cap is supposed to prevent contaminants from getting into the water supply. Recommend having a qualified contractor evaluate the well system components prior to closing. Also suggest asking the owner for any well maintenance records. (P. 10)

  **The home uses a septic waste system**, which is outside the scope of this inspection per NY State Standards of Practice for Home Inspectors. Repair or replacement of septic system components can be a major expense. We recommend a complete evaluation by a qualified septic contractor prior to closing. (P. 10)

Report Summary continued...

 **A Level 1 fireplace/chimney inspection was performed.** The fire box condition was acceptable and the damper performed as designed. Did note an area of concern: there were gaps between fireplace metal frame and the stone surround. Given the proximity of the wood floor and adjacent curtains, this could create a fire hazard. **Recommend a Level II inspection** of all fireplace components by a qualified chimney sweep technician prior to closing. (P. 12)

 **The wood stove was not operating** on the day of inspection. **Recommend a Level II inspection** of the wood stove components by a qualified chimney service contractor prior to closing. (P. 12)

We strongly encourage potential buyers to secure quotes from qualified contractors for the remedy of any of the adverse conditions noted within this report - prior to the expiration of the contingency period as noted on the purchase agreement and prior to the close of escrow.

- **This is not a code inspection nor is this an engineering report.** As such, it is not technically exhaustive. Please refer to the signed Inspection Agreement to review our procedures and for clarification of items for inspection.
- **Discovery of open building permits is outside the scope** of the NY Standards of Practice for home inspectors. Secure Home Inspections of NY is not responsible for open building permits and advises buyers that it is important to clear up unpermitted work prior to closing
- Secure Home Inspections of NY recommends you **change the locks on your new home.** Over the years, previous owners may have distributed the keys to family and friends. A new set of locks insures privacy and security. We also recommend changing the remote access codes on the garage door-opener.
- Throughout this report you will note that certain components were not evaluated because they fall outside the scope of this inspection per the NY Standards of Practice for Home Inspectors. Please refer to your signed **Inspection Agreement** for additional information about limitations and liability.
- For a complete list of responsibilities of Home Inspectors, please see the [NY State Code of Ethics and Regulations for Home Inspectors](#)

Published Tuesday, March 3, 2018 11:45:22 AM EDT
This report is the exclusive property of Secure Home Inspectors of NY, LLC
and the client(s) listed in the report title.
Use of this report by any unauthorized persons is prohibited.