



**Prepared For:** Keith Livingston

**Property Address:** 157 Lucille Ave, Elmont, NY 11003

**Inspector:** Steve Enella  
**Company:** WIN Merrick  
dba Steve's Inspection Co INC  
(516) 221-2023  
senella@wini.com

**Services Included in this Report:**

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Extended Full Home Inspection

## NOT A WARRANTY

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## EXPLANATION OF TERMS

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report.

**FUNCTIONAL:** Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indication of failure at the time the services were performed.

**SATISFACTORY:** Items marked Satisfactory appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed. Items that need minor service that do not significantly affect an item's use may be classified as satisfactory.

**ATTENTION:** Items marked Attention appear to be in need of preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately in order to provide additional clarification and/or insight into the item's condition.

**MAINTENANCE:** Items marked Maintenance are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

**ACTION REQUIRED:** Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, other related items, or present a potential health and/or safety hazard.

**PRESENT:** Items marked Present were visible at the time the services were performed and were not tested or inspected due to either the type of device or access limitations.

**NOT INSPECTED:** Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, weather condition or the inspection of the item is not within the scope of the services performed.

**N/A:** Items marked N/A are not included in the report. The item may not be present, not included, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.

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## WIN Home Inspection

### Extended Full Home Inspection

This report contains confidential information and is supplied solely for use by the client(s) of:

**WIN Merrick dba Steve's Inspection Co INC**  
**1643 Hendrickson, Merrick, New York 11566**  
**(516) 221-2023 <http://merrick.wini.com>**

**Work Order Number:** 10005828

**Service Date:** 10/26/2023

**Time:** 8:00 AM

**Site Address:**

157 Lucille Ave, Elmont, NY 11003

**For the purpose of this inspection, the Main Entry Door faces: West**

**Site Information:**

**Weather:** 52 °F - Mild

**Approximate Year Built:** 2023

**Structure:** SF - wood

**Foundation:** Poured concrete

**Bedrooms:** 5

**Bathrooms:** 3.5

**Floors:** 2

**Occupied:** No

**Approximate Square Footage:** 0

**Client:**

**Name:** Keith Livingston

**Address:** 337 Weirfield St, Brooklyn, New York 11237

**Work Phone:**

**Home Phone:**

**Mobile Phone:** (917) 703-2702

**Email Address:** natliv04@yahoo.com

**Client Present at Inspection:** Yes

**Buyer's Agent:**

**Name:**

**Company:**

**Address:**

,

**Phone:**

**Email:**

**Buyer's Agent Present at Inspection:** Yes

**Seller's Agent:**

**Name:**

**Company:**

**Address:**

,

**Phone:**

**Email:**

**Seller's Agent Present at Inspection:** Yes

**Inspector:**

Steve Enella

WIN Merrick

dba Steve's Inspection Co INC

**License / Certification:** 16000006344

**Email:** senella@wini.com

**Notes:**

## SUMMARY SECTION

# Extended Full Home Inspection Summary Report

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

## 1. Exterior Structure - Window Screens

### Maintenance

There are two window screens that are torn and need to be replaced.



## 2. Structure - Bathroom(s)

### 3.5

The second floor hallway bathroom stopper was not functioning at the time of the inspection.



## 3. Structure - Windows, Latches/Locks

### Maintenance

There was one handle missing at the time of the inspection.



# Extended Full Home Inspection Summary Report



#### 4. Electrical Service - G.F.C.I. Protection

##### Attention

At the time of the inspection there needs to be a GFCI installed in the kitchen. A licensed expert should be brought in to make the necessary modifications.



# FULL REPORT



# Extended Full Home Inspection Details

(Italicized comments also appear in the summary report)

## Exterior Structure

1. **Flat Surface Material(s)**  
Combination  
There was EIFS and vinyl.
2. **Siding Condition**  
Functional
3. **Window Glass**  
Functional
4. **Caulking Structure**  
Functional
5. **Eave/Soffit Areas**  
Functional
6. **Fascia Boards/Trim**  
Functional
7. **Window Screens**  
Maintenance  
*There are two window screens that are torn and need to be replaced.*
8. **Double Pane Seals/Insulating Windows**  
Functional
9. **Security Lights**  
Test OK

## Structure Perimeter Exterior

1. **Foundation Material(s)**  
Concrete
2. **Visible Cracks**  
No
3. **Evidence of Separation over 1/4"**  
No
4. **Evidence of Movement**  
No
5. **Site Drainage**  
Maintenance  
The grading around the perimeter of the structure should slope one inch for every foot away from the structure.  
This will help prevent water from penetrating the foundation system. Water should be going away from the structure.
6. **Evidence of Insects**  
No
7. **Evidence of Animal Infestation**  
No
8. **Proper Earth-Wood Clearance**  
Yes

# Extended Full Home Inspection Details

(Italicized comments also appear in the summary report)

## 9. Vegetation Clear from Structure

Yes

## 10. Address Identification

Satisfactory

## 11. Mail Box

Functional

## 12. Window Wells

Need cleaning

Plant debris should be cleared out of the window wells. The inspector recommends gravel be placed in the window well to help with drainage.



## Site Concrete and Paving

### 1. Driveway(s)/Parking

Functional

### 2. Steps

Functional

### 3. Walkways

Functional

## Attached Garage

### 1. Size

Single Car

### 2. Garage Door(s)

Functional

### 3. Automatic Opener(s)

Functional

### 4. Springs/Mount

Functional

### 5. Door(s), Garage - Building

Functional

### 6. Safety Operation, Opener(s)

# Extended Full Home Inspection Details

(Italicized comments also appear in the summary report)

Functional

There was a sensor for the safety feature of the door. It was tested and found to be operating properly at the time of the inspection. The inspector recommends that it be tested periodic in the future.

## 7. Door Seal

Functional

The seal on the bottom of the garage door appears to be in functional condition and should provide for intended service.

## 8. Floor/Foundation

Satisfactory

## 9. Window(s)

Functional

## 10. Evidence of Insects

No

## 11. Evidence of Undesirable Animals

No

## 12. Lighting

Functional

## 13. Insulation

Finished

## Roof

### 1. Roof Type

Pitched

### 2. Apparent Number of Layers

1 Layer

### 3. Roof Cover Material(s)

Composition Shingle

### 4. Cover Material Condition

Functional

The roof cover material is in functional condition. The material used on this roof has an approximate life expectancy of 30 years from the date of installation if properly and regularly maintained. With proper care, regular inspection and preventive maintenance, the roof cover material should provide a number of years of adequate protection before resurfacing is needed.

### 5. Flashing/Caulking

Unable to see

### 6. Gutters/Down Spouts

Maintenance

The down spouts are draining next to the foundation. Providing drainage modifications to channel rain water at least 4'-6' away from the foundation is recommended.

### 7. Roof Evaluated From

Ground

### 8. Indications of Leaking

No

# Extended Full Home Inspection Details

(Italicized comments also appear in the summary report)

## 9. Ridges

Functional

## 10. Vents/Chimneys/Covers

Functional

## Structure

### 1. Approximate Year Built

Approximate Year Built 2023

### 2. Description

Wood Framed

### 3. Bedroom(s)

Bedroom(s) 5

### 4. Bathroom(s)

Bathroom(s) 3.5

*The second floor hallway bathroom stopper was not functioning at the time of the inspection.*

### 5. Other Room(s)

LR, DR, Kitchen

The inspector recommends that the kitchen appliances, washer, and clothes drier be checked prior to closing during a walk through.

### 6. Repairs Evident

Yes

The inspector recommends that you requesting any warranty information on the materials installed and workmanship performed is recommended.

### 7. Smoke Detector(s)

Maintenance

The inspector recommends that the batteries be replaced.

### 8. Carbon Monoxide Detector(s)

Present

### 9. Alarm/Security System

Yes

The structure is equipped with a security system that should provide for added safety. The system was not tested under the scope of the inspection. The inspector recommends questioning the current home owner on how to operate the system.

### 10. Windows, Latches/Locks

Maintenance

*There was one handle missing at the time of the inspection.*

### 11. Furniture/Storage

Vacant

### 12. Floor Structure

Not Visible

The basement ceiling was finished.

### 13. Ceiling Structure

Wood Framing

### 14. Roof Structure

# Extended Full Home Inspection Details

(Italicized comments also appear in the summary report)

Roof Rafters

**15. Interior Walls**

Plaster Board

**16. Interior Ventilation Method**

Bathroom(s)

**17. Interior Stairway Structure**

Functional

**18. Evidence of Insects**

No

**19. Evidence of Undesirable Animals**

No

## Attic

**1. Access**

Functional

**2. Access Location/Type**

Main Hall

**3. Attic Evaluated By**

Entered

**4. Duct Work Piping**

Functional

**5. Exposed Rafters/Sheathing**

Partial

The roof side was spray foam insulated at the time of the inspection.

**6. Framing condition**

Functional

Roof framing was acceptable at time of inspection based on a visual review. This report does not include calculations for determining the adequacy of the design of the roof system.

**7. Inaccessible Areas**

Yes

**8. Insulation**

Foam

**9. Light Thru**

No

**10. Roof Inspect from Underside**

Unknown

The roof side of the attic was spray foamed.

**11. Ventilation**

Functional

**12. Evidence of Insects**

No

**13. Evidence of Undesirable Animals**

# Extended Full Home Inspection Details

(Italicized comments also appear in the summary report)

No

## Utility Basement

### 1. Access (Stairs)

Satisfactory

### 2. Access Location

Hall

### 3. Cracks 1/4" Separation

Unknown

The basement walls were spray foamed.

### 4. Evidence of Insects

No

A visual inspection has revealed no evidence of insect activity in the basement of the house that could cause harm to the structure(see enclosed WOOD DESTROYING INSECT INFESTATION REPORT). The inspector recommends inspecting the basement on a regular basis for active presence as a preventive maintenance measure.

### 5. Exposed Ducts/Piping

Satisfactory

### 6. Floor/Walls

Satisfactory

### 7. Lighting

Satisfactory

### 8. Living Area

No

### 9. Moisture/Dampness

Satisfactory

### 10. Odor

No

### 11. Utilities

Combination

### 12. Ventilation

Satisfactory

### 13. Window(s)/Door(s)

Satisfactory

## Air Conditioning

### 1. Manufacturer Specifications

Two -two and half ton

The manufactures date of the unit is 2022. The life expectancy of a unit is 15-20 years.

# Extended Full Home Inspection Details

(Italicized comments also appear in the summary report)



## 2. Type of Units

Combination

## 3. Location of Units

Combination

There was one unit in the attic and one unit in the basement.



## 4. Systems Operation

Not Tested

The A/C System was not tested due to the outside temperature conditions at the time of the inspection. Severe damage can occur to air conditioning compressors if they are turned on when the outside temperature is below 60° F. Temperatures of above 60° F for a 48 hour period prior to starting the unit are recommended for proper testing.



# Extended Full Home Inspection Details

(Italicized comments also appear in the summary report)

## 5. Service Records/Last Service

New Systems

## 6. Energy Source

Electrical - 240 Volts

## 7. Condensing Coil Condition

Satisfaction

## 8. Condensate Drain System

Functional

## 9. Power Disconnect Location

At or Near the Unit

## 10. Ducting

Satisfactory

The ducting for the air conditioning system appears to be in functional condition. Inspecting the ducting on regular intervals is recommended. Any leaking ducts should be repaired any missing insulation on the ducting should also be replaced when needed.

## Heating System

### 1. Location(s)

Other

There was a unit in the basement and the attic.



### 2. System Type(s)/Info

Combination

### 3. Thermostat Location(s)

# Extended Full Home Inspection Details

(Italicized comments also appear in the summary report)

Various

**4. Thermostat Type**

Electronic Programmable

**5. Thermostat Condition**

Functional

The inspector recommends that the system be turned on prior to closing.

**6. On/Off Check**

Functional

**7. Operation Noise**

Functional

**8. Vents/Flues**

Functional

**9. Ducts/Returns/Radiators**

Functional

**10. Service Notes**

New Units

## Water Heater

**1. Location(s)**

Basement

**2. Type**

Natural Gas

The date of installation, as shown on the installation sticker, read 2022. The life expectancy of a water heater is typically 10-12 years from the date of installation, although there are exceptions on both sides.

## Extended Full Home Inspection Details

(Italicized comments also appear in the summary report)



**3. Size Main/Aux (Gal)**

Approximately 50 US Gallons

**4. Evidence of Leaks**

No

**5. Evidence of Encrustation**

No

**6. Safety Valve**

Functional

**7. Discharge Pipe**

Functional

**8. Installation**

Functional

### Electrical Service

**1. Panel/Sub-Panel Location(s)**

Garage

There was a sub-panel in the hallway. The inspector removed the cover to inspect the sub panel.

## Extended Full Home Inspection Details

(Italicized comments also appear in the summary report)



**2. Service Size (Amps)/(Volts)**

200 Amps -240 Volts

**3. Over Current Devices**

Breakers

**4. Service to Panel**

Copper

**5. Panel to Structure**

Copper

**6. Panel Cover**

Functional

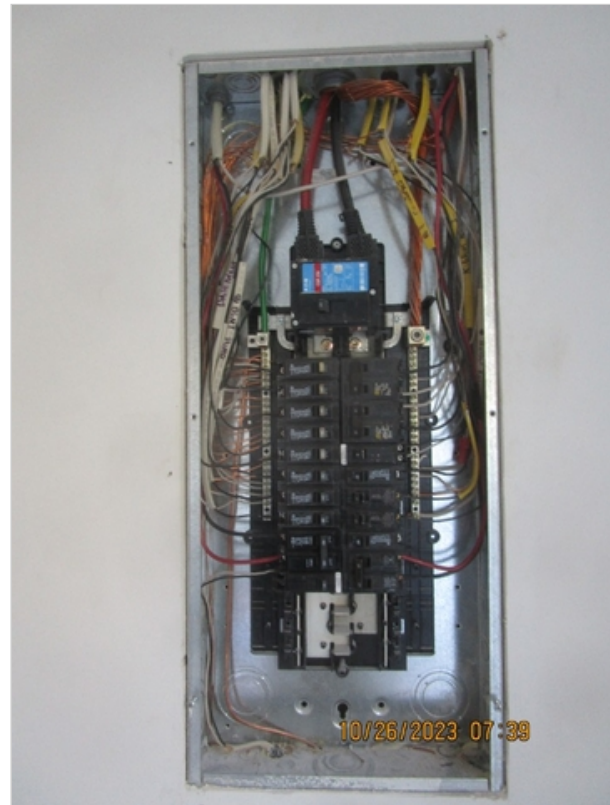
**7. Panel Cover(s) Removed**

Yes

The cover was removed at the time of the inspection.

# Extended Full Home Inspection Details

(Italicized comments also appear in the summary report)



## 8. Breaker Configuration

Functional

## 9. Wire-Over Current Compatibility

Functional

The visible wires appeared to be properly sized to the breaker over current rating, however not all the wire ends were visible where they connected to the breakers. An over current incompatibility condition may exist in the panel. The only way to find out is to turn off the breakers and remove the wires for inspection. This however is well outside the scope of the national home inspection standards of practice and is considered invasive.

## 10. Receptacle Ground Verify

Functional

## 11. G.F.C.I. Protection

Attention

*At the time of the inspection there needs to be a GFCI installed in the kitchen. A licensed expert should be brought in to make the necessary modifications.*

## 12. Service Ground Verified

Yes

The main ground for the electrical service appears to be grounded. In addition, a grounding rod has been noted on the exterior of the structure.

## 13. Outlets, Switches, Junction Boxes, Lighting

Functional

## 14. Wire Method

Romex

## 15. Service Bonding



# Extended Full Home Inspection Details

(Italicized comments also appear in the summary report)

Functional

At the time of the inspection the inspector has identified proper bonding of the water pipes.

## Utility Services

### 1. Electrical Services

Overhead

### 2. Electrical Service Condition

Functional

### 3. Water Source

City

### 4. Water Meter Location

Basement

### 5. Water Shutoff

At Meter

### 6. Sewer

City

The sewer main line appears to be Cast Iron where it enters the ground. Cast Iron piping typically has a serviceable life of 50 years and up. This inspection does not cover failure to sewer lines due to their inaccessibility to inspection. Periodic clearing of cast iron drain piping is often needed due to debris blockage caused from the rough inside of the piping.

### 7. Sewer Line Clean-out

Basement

### 8. Gas Service

Natural

### 9. Gas Odors

No

### 10. Service Shut Off(s)

Meters and Appliances

## Plumbing

### 1. Size Service to Structure

1 Inch

### 2. Structure Pipe Material

Combination

### 3. Waste Pipe Material

Combination

### 4. Pipe Rumble Noise

No

### 5. Surge Bangs

No

### 6. Encrustations Evident

No

### 7. Water Pipe Insulation

## Extended Full Home Inspection Details

(Italicized comments also appear in the summary report)

No

### 8. Evidence of Leaks

No

An inspection of the readily accessible sections of the plumbing water supply, waste pipes, faucets and fixtures identified no visible leaks that require repair at this time. A program of regular inspection by the homeowner should be considered in order to identify any visible leaks prior to causing any substantial damage.

### 9. Interior Water Flow

Functional

The inspector recommends that all the plumbing fixtures be turned on during your walk through prior to closing.



# File Addendum

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Title: Termite Report

Description: Termite Report

# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

## Section I. General Information

Inspection Company, Address & Phone

Win Merrick  
1643 Hendrickson Ave.  
Merrick, NY 11566  
516-221-2023

Company's Business Lic. No.

16000006344

Date of Inspection

10/26/2023

Address of Property Inspected

157 Lucille Ave  
Elmont, NY 11003

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

Steven J Enella C-1822146

*Steven J Enella*

Structure(s) Inspected

Structure/Att Garage

## 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:**

☒ **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 ☐ 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 1,5,9,

☐ Crawlspace \_\_\_\_\_

☒ Main Level 1,3,4,6,9

☒ Attic 4,5,9,11

☒ Garage 1,3,

☒ Exterior 17,23

☐ Porch \_\_\_\_\_

☐ Addition \_\_\_\_\_

☐ Other \_\_\_\_\_

The inspector may write out obstructions or use the following optional key:

- |                         |                                        |
|-------------------------|----------------------------------------|
| 1. Fixed ceiling        | 13. Only visual access                 |
| 2. Suspended ceiling    | 14. Cluttered condition                |
| 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

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 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.
- 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.**