WARREN ENGINEERING

PRO-ENGINEERED INSPECTIONS

Douglas J. Burgasser, P.E.
Thomas D. Wurzer, P.E.

Inspection:

Date: [redacted]

Property Address: Spencerport, NY 14559

Inspector: **Michael P. Yun, P.E.**

Client:

Name: [redacted]

Mailing Address: [redacted] Rochester, NY 14624

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INTRODUCTION

At your request, we performed a limited structural and mechanical inspection of the above subject property. The following report is our complete response to that request and it should be read in full. It supersedes any discussions that may have occurred during the inspection.

This inspection and report were done pursuant to a contract (*Agreement for Building Inspection*), which you signed prior to the inspection. You selected our *Standard Inspection*, which is a limited visual inspection and an overview as opposed to our *Comprehensive Inspection*. The contract defines the limitations of our *Standard Inspection*. A sample copy of the contract is included at the end of this written report. The contract you signed should be considered part of this written report. If you have any questions about this report, our inspection, or the contract please call our office immediately for clarification.

GENERAL PROPERTY DESCRIPTION

This is a two-story house with mostly vinyl sided exterior walls and an asphalt shingle roof surfacing.

The basic construction of these premises consists of block foundation walls and a column-girder system for the support of the first level floor joist members. This is a standard method of construction.

STRUCTURAL

Where visible, the basic structural components appear to be in serviceable condition. Please be advised that since insulation has been installed on most of the foundation walls and since there were many stored items in the basement and attached garage, our view of components was limited. This does tend to inhibit our structural analysis. However, at the time of inspection, we did not note evidence which would indicate significant structural deterioration. We did note minor floor slopes in some areas of the house. This is not uncommon, and is the result of slight sag or settlement over a long period of time.

In the basement there is a cut in one of the floor joist, approximately above the laundry area. This may be long-standing and might have been done at the time of construction to provide adequate clearance for the exhaust ductwork for the dryer. Sistering or reinforcing the cut floor joist would be recommended if significant floor slopes or large cracks in wall and ceiling surfaces were to occur in the living room in the future.

Cut in floor joint above the laundry area in the basement

It is evident that additions have been made to this house over the years. We recommend ensuring that proper permits and approvals were obtained for additions and modifications to the house, including recent improvements to plumbing and electrical systems. This would include obtaining proper certificates of compliance, proper inspections by electrical inspection agencies, etc. No inspections in terms of code compliance were performed as part of our inspection.

The rear right portion of the house is constructed over a shallow crawlspace that is not accessible. We mention this for your information.

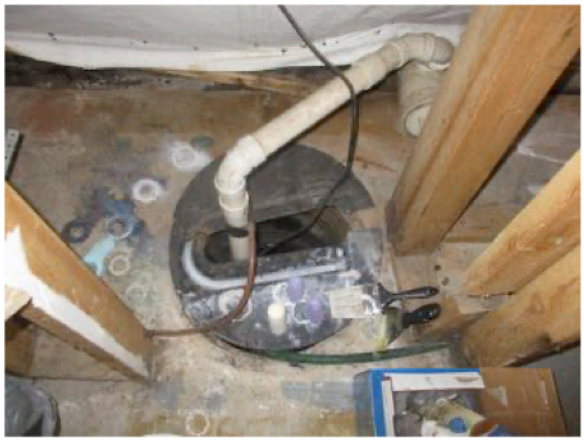
As with all homes, there may be problems that are not visible during an inspection where we can undertake no destructive or exploratory actions. A reasonable effort is made to determine the condition of the structure of this house. However, if you do undertake work on this house which involves removal of interior or exterior surfaces, etc. you should recognize the possibility of discovering deficiencies which will require repair. This is part of the nature of owning a home.

As regards basement moisture penetration we offer the following: It is our policy to include in every report a statement regarding apparent basement moisture penetration. Evidence of previous moisture seepage through foundation walls was noted. There are moisture stains on the foundation wall and on wood framing in the basement. This is most apparent at the front right corner. This is the result of the type and condition of foundation walls, ground sloping conditions, soil conditions, etc. The lower portions of the foundation walls and parts of the basement floor will be wet with some frequency. At times, you could also experience above average amounts of moisture/seepage.

At the rear of the house, near the heat pump unit, there is a relative low spot in the grading along with gutters that drain to this area. Piping or extending the downspout away from this area better and improving the grading away from the house at this corner can help to minimize the chances of seepage in this basement corner in the future.


Revise downspouts to discharge further away from the house

This house has a floating slab type basement floor with a crock and sump pump. The pump was working at the time of inspection. Systems of this type are usually effective in controlling moisture when installed and working properly. However, one cannot determine conclusively by visual examination, that the perimeter system is in fact working adequately. Past experience is usually the best indicator of what can be expected. We therefore recommend discussing with the owner, the extent to which there has been any uncontrolled leakage in the past.



Crock and sump pump

Operation of a dehumidifier in the basement area during the spring and summer months is recommended to help control humidity.

Some basement waterproofing contractors tend to be critical of houses which experience noticeable seepage and they will tend to overstate the severity of seepage and specifically its effect on the structural integrity of the foundation. Extensive perimeter drainage systems are routinely prescribed. Such systems can be very effective but they are also costly. Whether such a system is justified depends on the amount of seepage that is experienced.

The insulation on the foundation walls serves an energy saving purpose. However, the lower portions of the insulation are of minimal benefit. The insulation should be trimmed in any areas

where moisture becomes trapped. The insulation should not be allowed to become wet or saturated.

There is evidence of leakage at one of the rear basement windows. Keeping the window well on the exterior clean and clear of debris along with maintaining the plastic cover on the window well is recommended.

Evidence of leakage at rear basement window

MECHANICAL

Heating/Air Conditioning

Heat is provided by a forced air electric heat pump system with electric resistance back-up. This system was put into operation in both modes at the time of inspection, and at that time it was found to be operable.

Electric furnace

Air conditioning is provided by the same equipment utilized by the heat pump. The air conditioning cycle could not be tested due to lower ambient temperatures at the time of inspection. You should obtain assurance from the seller that the air conditioning cycle is functioning properly.

It should be kept in mind that we did not make measurements or conduct testing using instruments. We did observe the condenser unit in operation in the heating mode. We judged that the condenser was providing heating based on the apparent temperature (to the touch) of the heating/cooling lines.

It is recommended that the heating/cooling system be fully cleaned and serviced once yearly. This servicing should include the motor-blower unit, the filter, all electrical controls and devices for starting and operating, etc.

The filter for the heating and cooling system is relatively dirty. Filter replacement is recommended at this time. Typically, replacing the filter on a monthly basis is recommended as maintenance.

In the basement, we noted closed dampers in supply ductwork feeding areas such as the foyer, kitchen, family room, etc. This is not uncommon. The dampers can be adjusted to provide uniform airflow throughout the house.

Examples of closed dampers in the basement

In the interest of safety, the following recommendation is made: One or more carbon monoxide detectors should be installed as a means to detect this potentially lethal gas which can come from fuel burning appliances (furnaces, fireplaces, stoves, cars, generators, etc.) that are not burning and exhausting properly.

Plumbing

The public water service is plastic and enters at the front of the basement. The plumbing supply is copper and drains are PVC. Where visible, supply and drain lines appeared to be in serviceable condition. Water pressures in the various plumbing fixtures were normal. All interior fixtures were tested and found to be in working order, with one exception. We did note that the kitchen sink sprayer does not fully divert all water to the spray handle when the sprayer is in use. This unit can be repaired or replaced in the interest of water conservation.

Public water service

The toilet reservoir tanks in the half bathroom and master bathroom are loosely mounted. These should be properly secured or shimmed to help prevent leakage and damage.

The drain stopper for the half bathroom sink is disconnected. Repair is recommended. This is a simple task to perform.

The separate hot water heater was in operation and its size appeared adequate for the normal needs of this size house. The water heater is relatively old. Near term replacement may be necessary.

Electric hot water heater

There is a loosely capped waste pipe at the front of the basement. We recommend properly securing the pipe cap to help prevent sewage odors from leaking into the basement. This is a simple job to perform.

In the basement, the legs for the laundry sink have been removed and the sink is mounted on top some trim. Better supporting and securing the laundry sink is recommended.

Uncapped waste pipe in the basement

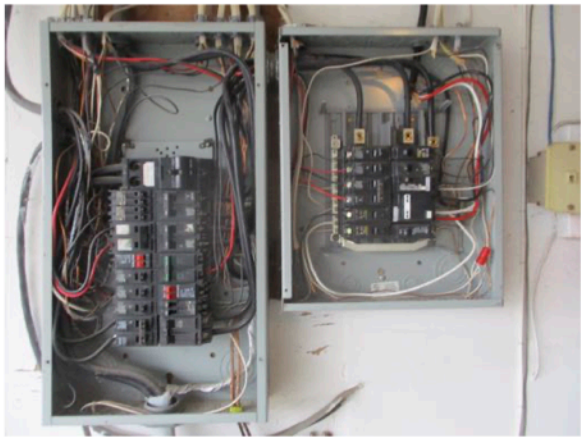
Laundry sink

Waste disposal for this house is apparently provided by public sewers, but this would need to be verified through the local building department or sewer authority.

Electrical

Our investigation of the electrical system is limited to the visible components, the entrance cable, meter box, service panel, outlets and switches, and the visible portion of the wiring. Where possible, the cover of the service panel is removed to investigate the conditions inside. A larger portion of the electrical system is hidden behind walls and ceilings, and obviously, all the conditions relating to these unseen areas cannot be known. When there are deficiencies in the system, some are readily discernible. However, not all conditions that can lead to the interruption of electrical service, or that are hazardous can be identified.

The electrical power entering these premises consisting of a three-wire service, 120/240 voltage and with 200 amperes available, is adequate in capacity to serve the needs of this house as it now stands. There are two subpanels. One of the subpanels is located in the garage adjacent to the main electric panel, and the other subpanel is located in the basement.



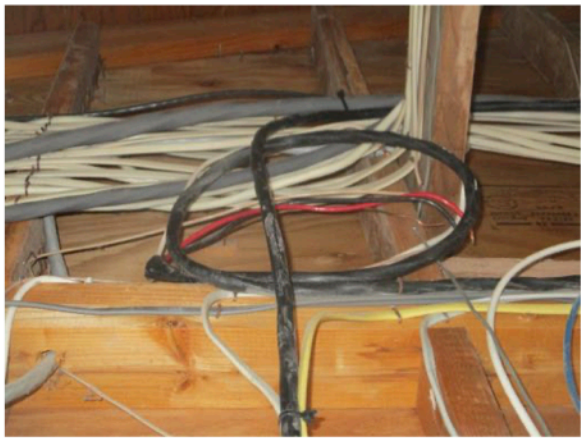
Electric panels

[redacted] [redacted]

Outlets are considered to be adequate throughout. Please be advised that outlets, switches and light fixtures were not tested.

We did note that this electrical system contains several ground fault circuit interrupters (GFCIs). This is a special type circuit breaker or receptacle which is installed as a safety precaution in any areas that are wet or potentially wet. A sample of GFCIs were tested. The GFCI receptacle at the rear of the garage did not trip off when tested, and replacement is recommended for safety.

We did note the need for a small degree of electrical clean up in the house. Conditions include some poorly supported wires in the basement, an open junction box above the pool storage room, a loose wire above the panels in the garage, a loose wire connection above the shop area in the basement, etc. A closer examination by an electrician may reveal the need for additional repair.



Loose wire above the electric panels in the garage

Open junction box above the pool house

We noted a number of circuit breakers in the main electric panel that are double-tapped; meaning that two wires are attached to the terminals of these circuit breakers. This is a very common condition, but it does not fully comply with standards. This should eventually be corrected by your electrician.

There are some smoke detectors in the house, but a more generous number is recommended, including a smoke detector in each bedroom.

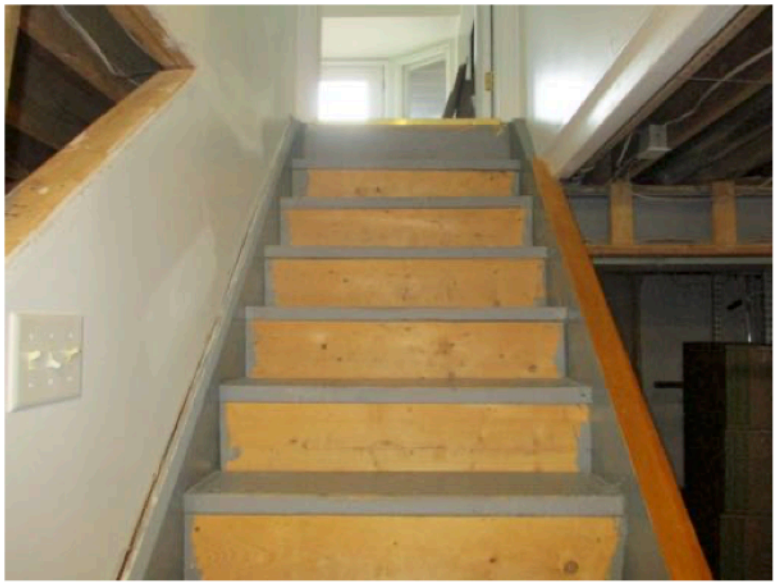
INTERIOR

The interior walls and ceilings of this house are mostly drywall, and are in generally good condition. We did note minor cracks or slight imperfections on some of the wall and ceiling surfaces, which is not uncommon. These areas can be properly repaired prior to repainting or redecorating.

Flooring materials, where visible, are in generally serviceable condition. Signs of wear were noted and cosmetic preferences will generally dictate when repairs or replacements are necessary. Some areas were not viewed, due to rugs and furnishings.

We noted a considerable number of cracked ceramic floor tiles throughout the house. We would offer that the flooring is considered to be in generally serviceable condition. However, if you find the cracked tiles objectionable replacement would be warranted if a suitable match can be located. You may wish to obtain an estimate for this work as tile repair can be costly. Also, the threshold at the door between the garage and living space is somewhat loose and should be better secured for safety reasons.

The basement stairs lack a handrail and the open side of the basement stairs lacks a guardrail. Proper guards and railings should be installed at all stairways and landings.



Basement stairs lacks a handrail and a guardrail

In regard to windows and doors we would offer that they appeared to be in generally serviceable condition. Please keep in mind that these were only spot checked and the primary method of evaluation was visual. Some amount of servicing and adjustment or even repair may be necessary. This is common with window and door units.

There are two skylights above the pool storage room. There are moisture stains on the lower wood trims. Roof leakage may have occurred. We recommend that the skylights be kept under observation. Repair would be necessary if leakage occurs. You should keep in mind that skylights are vulnerable to leakage and should be inspected and maintained regularly.

Windows throughout this house are thermopane. As you may know, as thermopane windows age, they can develop leaky seals which means that condensation will form between the panes. This does not indicate that there will be water leakage or air leakage or significant heat loss. Rather, it is more a cosmetic problem. We did not note apparent leaky seals at the time of inspection (obvious condensation or streaking between the panes). However, this can be difficult to see and can develop over time.

Appliances were not tested except as follows: The surface burners on the electric stove were tested on the high setting and found to be operable, and the bake and broil elements were tested

briefly and found to be operable. We also briefly tested the garbage disposal it to be operable. The dishwasher was full of clean dishes at the time of inspection and was not tested. The refrigerator was in operation at the time of inspection. The ice and water dispensers were also found to be operable.

Prior to taking ownership, please refer to our Pre-title Checklist to confirm that all appliances are operating properly. This is because the condition of appliances can change at any time. Further, we suggest that all manufacturers' literature on the proper and safe operation of all appliances, equipment and systems be obtained from the owner or manufacturer.

The gas insert and associated blower were tested briefly and found to be operable.

In the attic space, there is insulation in the attic floor, and the amount of insulation is considered to be adequate for the most part. We recommend insulating and weather stripping the attic access hatch to help prevent heat loss.

Attic space

Ventilation in the attic space appears to be functionally adequate in terms of preventing condensation formation. This is not uncommon for a house of this age and style. Some ventilation improvements would be beneficial and should be considered when the roof is resurfaced. For example, ventilation can be improved to a small degree by installing an exhaust fan in the family bathroom that discharges directly to the exterior. Ventilation is very important for all buildings. Good ventilation serves the purpose of preventing condensation formation in the winter and it also helps prevent heat build-up in the summer which will help keep the house more comfortable and may help extend the life of the roof. Good ventilation along with good insulation can reduce the amount of snow melting from roofs, which reduces the occurrences of ice damming and related leakage.

EXTERIOR

Rear view of the house

The exterior walls and siding are in generally serviceable condition. Some of the siding and trim at the rear lower portions of the house are damaged and sloppy. There is also small area of warped siding and trim. We suspect that this is due to placing a hot grill too close to the house. Siding and trim repairs are recommended. Minor weathering or slight damage on exterior wood trim was found in spots. There are also several areas where cracked and chipped trim paint exists. Rotted trim should be removed and replaced. Regular trim paint maintenance will be necessary for this house.

Examples of siding and trim damage at the rear of the house

We did not some minor cracks and open joint in the stone front façade. This is not uncommon. Periodically pointing cracks is recommended as maintenance.

The prime windows of the house are thermopane and therefore, storm windows are not deemed mandatory. We did note at least one damaged screen at the rear of the house. We recommend

that you verify that a screen is available for each operable window. Damaged and missing screens should be replaced.

The roof was inspected from the ground with the aid of binoculars. The roof is asphalt shingle. It is original, which makes it approximately 23 years old. As discussed, a roof of this age is considered to be relatively old. In fact, there are a small number of missing shingles and several nail pops. These conditions are not uncommon for a roof of this age. Replacement of missing shingles is recommended. It should be understood that many roofers would rather replace the entire roof than make small repairs. Complete replacement should be considered, at least if you choose a more cautious approach.

Few missing roof shingles

With any roof, regardless of age, minor leakage should be expected from time to time. This can occur along the edges of the roof, at joints between different roof surfaces, house walls, roof penetrations and around the chimney. Normally, these conditions are relatively easily repaired.

The gutter and leader system appeared to be in generally serviceable condition. Periodic cleaning is recommended to assure proper operation. You also should monitor the performance of the gutters and downspouts during rain events to ensure that they are adequately channeling roof run-off away from the house. We recommend that improvements be made to downspouts to better direct the discharge of roof runoff away from the house.

The attached garage was briefly examined and appeared to be in serviceable condition. The garage door opener and associated safety beam was tested and found to be operable.

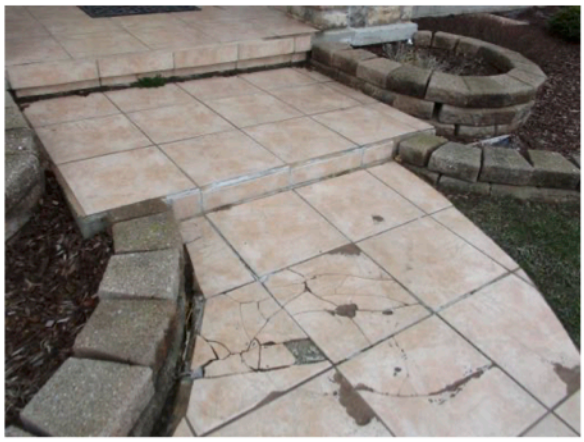
The pool house and shed were briefly examined. There are many stored items in the pool house and shed, and this greatly inhibits our view. Overall, the structures appear to be in generally serviceable condition but have been lightly constructed. It should be understood that some contractors would be critical of construction such as this. You should obtain a key for both structures from the seller, prior to closing. The rear portion of the shed roof has a shallow pitch. Roofs with minimal pitch such as this can be more troublesome and they must be kept well maintained.

The above ground pool was not inspected.

The hot tub was not inspected.

The asphalt driveway appeared to be in serviceable condition. Some cracks were noted. This is not unusual. Periodic application of an asphalt sealant is recommended when weather permits.

The front walkway consists of ceramic tiles that have been installed in a less than professional manner. Some of the tiles are cracked, broken, loose, etc. Also, the tiles might be slippery in the winter. Replacement of the front walkway is recommended for safety reasons.



Ceramic tile front walkway

Low spots were noted in the grading around the perimeter of the house and yard. Ideally, these areas should be re-graded so that the ground surface encourages water to drain away from the outside of the house and to eliminate low spots where water can collect. This can help to reduce basement moisture penetration to a small degree. You should re-grade as part of any significant landscaping improvements that you may intend for these areas.

To a small degree, it appears that regular maintenance to the wood structure above the hot tub has been deferred. Most of the decorative trim at the top of the structure is badly weathered and damaged and the roof is older. You should anticipate the need for some degree of maintenance and repair to the structure. You can also remove the structure all together as another option.

The balcony was briefly examined and it appeared to be in generally serviceable condition. The balcony is lightly constructed by today's standards. This is not uncommon for structures of this age. We would encourage the installation of joist hangers and appropriate size lags as an improvement.

The dryer vent is relative dirty and cleaning is recommended at this time and periodically in the future, as maintenance.

ABOUT MOLD:

It has been reported that for some individuals the presence of mold may aggravate certain respiratory conditions or cause more serious health problems. We are not mold experts and we do not inspect for the presence of mold. This is a specialized area of expertise. We strongly urge anyone who is concerned about mold or who may be susceptible to mold to contact an independent New York State licensed mold assessor. You should become familiar with the provisions of the NYS DOL Mold Program, including Article 32. More information about mold can also be obtained from the EPA.

CLOSING

This report is furnished at your request in strict confidence by us as your agent and employee for your exclusive use as an aid in determining the physical condition of the subject premises. You may be required to provide the information contained in this report to other parties in order to comply with disclosure obligations under federal, state and/or local law(s). However, no disclosure of this report to other parties, including prospective buyers, shall be deemed to create or give rise to a duty of care or performance on the part of us toward such other parties.

This report is not to be construed as a guaranty or warranty of the premises or equipment therein or of their fitness for use. Furthermore, this report is not to be used as a basis for determining the value of such premises or whether same is or is not to be purchased.

The primary purpose of this report is to provide a general understanding of the property under consideration. We look for problems; particularly those we would consider major deficiencies. Any building will have minor items deserving attention. Often, these are matters of personal preference. It is not the intent of our inspection to detail every defect we might find. Furthermore, this report is not an exhaustive technical evaluation. Such an evaluation would cost many times more and would involve a much greater commitment of time.

Owning any building involves some risk. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider relevant to your ownership. Further, without disassembling the building, not everything can be known. This report is intended to cover only such portions of the premises and the equipment therein as may be examined visually without removing surface materials.

You, as a responsible buyer or owner, should examine the portions of this building for which you are most able to judge acceptability. This includes such things as floor coverings, degree of floor slopes, interior wall and ceiling finishes, appliances, etc. As Professionals, it is our responsibility to evaluate readily available evidence relevant to the major systems in this building. We are not responsible for conditions that could not be seen or were not within the scope of our service at the time of the inspection.

The inspection check sheets, which contain additional information, have been provided to you. These are part of the overall evaluation.

Since the condition of equipment and materials can change unexpectedly, damage can occur during the moving process, and conditions can be seen that were not visible when the premises were furnished, we suggest that the house be visited just prior to transfer of ownership to confirm that everything is operating properly and in good order. We have prepared a "Pre-title" checklist to use for this purpose, which has been provided to you. We strongly recommend that this list be used as a guide during any pre-closing walk-through or similar process.

I trust that the foregoing report plus our inspection check sheets and our conversations at the time of inspection will provide the information you require. However, if you have any questions, please contact me.

Very truly yours,

Douglas J. Burgasser, P. E.
NYS Licensed Professional Engineer #068181
NYS Licensed Home Inspector #16000012216

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Encls.

AGREEMENT FOR
Building Inspection

This is to confirm that [Client Names] have retained Warren Engineering (the inspector) to inspect the property at [Street Address, City, State] on [Date] at [Time].

Option 1 - Standard Inspection

This is a visual and functional inspection to identify significant deficiencies and/or repairs needed, as well as to provide a general understanding of the building. This is a limited inspection based on visible and functional evidence readily available during the inspection (without moving furnishings, etc.) and is the opinion of the engineer performing the inspection. The use of specialized testing or diagnostic procedures is not included as part of this inspection, unless otherwise noted. Equipment, items and systems will not be dismantled.

The areas of the building addressed include: Structural condition; electrical; plumbing; water heater; heating and air conditioning; basement moisture penetration; general interior condition; built-in kitchen appliances; examination of fireplaces from the interior of the building; attic and accessible crawlspace insulation and ventilation; general exterior condition including siding, roof, gutters, chimneys, porches, trim, and storm windows. The roof and chimney(s) are examined from the ground and may be examined by accessing the roof surface when conditions allow (e.g. weather, roof height, roof slope, roof texture) utilizing a 12-foot ladder or access from upper floor windows.

Areas and items not examined or addressed, due to their specialized nature or lack of accessibility **(unless otherwise noted)** include: Swimming pools/spas; water treatment/filters; water wells; docks, bulkheads or retaining walls; playgrounds, tennis courts, or other recreational or leisure equipment; lawn or fire sprinkler systems; septic systems; portable appliances (e.g. washers, dryers, window air-conditioners); wood stoves; security and fire alarm systems; telephone, networking or television systems; exterior insulation and finish systems (EIFS); pests including rodents, termites and other insects; environmental or health hazards including radon gas, lead, asbestos, combustible gas leaks, magnetic fields, underground fuel storage tanks, chemicals or contaminated soil. This is not a compliance inspection or certification for conformance to past or present codes or regulations of any kind.

MOLD EXCLUSION: This inspection does not include any examination for mold, mildew, fungus, or other similar organic substances.

The inspection is not a guarantee or warranty regarding the condition of the building and it is agreed that inspector's liability will be limited to the amount of the fee charged.

Home inspectors are licensed by the NYS Department of State. Home Inspectors may only report on readily accessible and observed conditions as outlined in this pre-inspection agreement, Article 12 B of the Real Property Law and the regulations promulgated thereunder including, but not limited to, the Code of Ethics and Regulations and the Standards of Practice as provided in Title 19 NYCRR Subparts 197-4 and 197-5 et seq. Home inspectors are not permitted to provide engineering or architectural services. As professional engineers, we are permitted to provide engineering services, if required as part of the inspection process.

If immediate threats to health or safety are observed during the course of the inspection, the client hereby consents to allow the home inspector to disclose such immediate threats to health or safety to the property owner and/or occupants of the property.

At your request, as a convenience, we can arrange for additional inspections by independent specialists. Additional inspections by specialists will only be performed as part of this agreement if noted specifically in the fee description below.

ACCEPT STANDARD INSPECTION: Fee: $ (as quoted)

_____ Date: _____
Client Signature (One signature binds spouse and/or other clients)

Option 2 - Comprehensive Inspection

This is an exhaustive inspection to identify significant deficiencies and/or repairs needed as well as to provide a general understanding of the property. This inspection is not limited to readily visible evidence. As opposed to the standard inspection, this inspection will include: Much greater on-site time by the inspector; invasive testing and probing as needed to determine structural condition; exploratory dismantling of mechanical systems; services provided by other contractors and consultants; other laboratory or instrument testing.

This inspection includes the areas included in the standard inspection; and also includes a much more comprehensive examination and testing as defined on the back, or next page (page 2), of this document.

(Acceptance signature space for the Comprehensive Inspection is on page 2 of this document.)

Option 2 - Comprehensive Inspection (continued)

In some cases, the customer may wish to consider a more comprehensive "battery" of inspections in addition to our limited visual inspection to give greater assurance of property condition.

This is available and can be quoted separately. (A minimum of $4,000 would be charged). This would include: Our visual examination but of much greater duration to assess the property in greater detail. It would also be accompanied by the following additional inspections which we would fully coordinate.

Heating system evaluation by a heating specialist
Fireplace/chimney evaluation by chimney specialist
Roof/Gutter/Flashing evaluation by roofing specialist
Plumbing evaluation by plumbing contractor
Electrical evaluation by electrician
Termites/Ants/Pests evaluation by exterminator
Well (where applicable) flow and potability test
Swimming pool (when applicable) evaluation by swimming pool specialist
Special Structural Condition evaluation by structural specialist
Soils/Hillsides (where applicable) evaluation by geotechnical engineer
Radon Test
Mold testing and evaluation by an industrial hygienist
Other Toxic Substances evaluation only at the direction of the customer
Other - as determined necessary by mutual agreement of inspector and customer or as determined necessary by the inspector during the inspection

The typewritten report would include an explanation of all of the findings of our visual inspection and all of the additional inspections.

This offers distinct advantages over the limited visual inspection. Contractors who are expert on specific areas can focus strictly on those areas and can use testing methods and devices including dismantling that can go far beyond the limited visual inspection. The drawbacks are cost which is typically several times the cost of the limited visual inspection and a greater time commitment.

ACCEPT COMPREHENSIVE INSPECTION: Fee: _____ (A minimum of $4,000 but will be dependent on scope agreed upon)

_____ Date: _____

Client Signature (One signature binds spouse and/or other clients)

PRE-TITLE CHECKLIST

The attached report is intended to focus on the major engineering systems (structure, heating & cooling, plumbing and electric) in the building you are considering. While spot checks of many components were made during the inspection and significant deficiencies (if present) were noted in this report, it is important to understand that the condition can change at any time. Damage can occur during moving, leaks can occur, or components can fail. Often weeks and months pass between our initial inspection and your closing on the property. Therefore, we highly recommend one more visit be made to these premises before taking title. **This checklist is offered as a guide for you to personally check conditions during your pre-closing walk through.**

Allow sufficient time to comfortably complete the list. Please note that not all of these items will apply to every building.

Property Address_____ Date Completed_____

_____By _____

	OK	NOT OK		OK	NOT OK
DISHWASHER	____	____	WINDOWS	____	____
GARBAGE DISPOSAL	____	____	LAWN SPRINKLER	____	____
KITCHEN STOVE	____	____	SWIMMING POOL EQUIP	____	____
REFRIGERATOR	____	____	SIDEWALKS	____	____
CLOTHES WASHER	____	____	DRIVEWAY	____	____
CLOTHES DRYER	____	____	SEPTIC/WASTE SYSTEM	____	____
WATER PUMP	____	____	AIR CONDITIONING	____	____
LIGHT FIXTURES	____	____	GARAGE DOOR OPENER	____	____
PLUMBING FIXTURES	____	____	HEATING SYSTEM	____	____
FIREPLACE/STOVE	____	____	SECURITY SYSTEM	____	____
BROKEN GLASS	____	____	TILE WORK IN BATH	____	____
LEAKS (WALL, CEILING)	____	____	DOOR LOCKS & LATCHES	____	____
			(ALL KEYS AVAILABLE)	____	____

MISCELLANEOUS ITEMS AND NOTES _____

_____

_____

Your involvement in making this final inspection will assure you of the house you deserve.

This Pre-Title Checklist is provided compliments of: ***WARREN ENGINEERING***