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P.O. Box 3393
Syracuse, New York 13220
www.HireTotalHome.com

Property Address: 128 Hudson St. - Syracuse, NY 13204

INVESTMENT INSPECTION FORM

Many buyers choose to perform a walk-through inspection to review the property's condition. A systematic review of the building's components will help you develop a baseline of the building's condition and will provide a status report on any agreed upon repairs or modifications.

Roofing	N/A	YES	NO	OTHER
Indications of roof leakage?			X	
Serviceable				
Signs of roof surface, flashings, vent or chimney damage?			X	
<p>Aged expect repairs</p> <p>No Access to Attic Space noted deteriorated shingles noted near Chimney otherwise fair</p>				
Basement or common area	N/A	YES	NO	OTHER
Support columns and /or beams satisfactory?		X	X*	
Indications of water entry?		X		
Walls major cracks, bow, deterioration			X	
Indications of foundation movement? Walk			X	
Musty odors or signs of mold or mildew?			X	
<p>* Recommend future observation of Post & Beams for Additional Support</p>				

Electrical	N/A	YES	NO	OTHER
Service Entrance cable satisfactory?		X		
Main Panel box serviceable		X		
Properly grounded		X		
Outlets functional?		most		
GFCI outlets at kitchen, bathrooms, exterior and garage?			X	
Open/broken junction boxes, outlets, switchplates		X		
Dangling or exposed wiring?		X		
Extension, lamp cord, or zip cord used as permanent wiring?			X	
2 newer 100 AMP Service boxes				

Plumbing	N/A	YES	NO	OTHER
Adequate water flow at fixtures and drains?		X		
Faucet or drain pipe leaks?			X	
Adequate water pressure?		X		
Hot water provided?		X		
DHW tanks serviceable		X		
Water heater has cold water & gas shut off		X		
Water heater has proper pressure/temperature relief?		X		
2 mid - age units				

Heating/Cooling	N/A	YES	NO	OTHER
System functional?		X		
Serviced recently?		X	X	
Adequate heat/cooling distribution to rooms?		X		
2 - newer mid efficiency - 1 corsaire 1 - Rheem				

Attic Area	N/A	YES	NO	OTHER
Rafters / Trusses				
Ventilation				
Insulation levels				
Signs of Moisture				
No Access				

Total Home Inspection agrees to conduct a walk thru inspection for the sole purpose of allowing the client to make a better informed decision to complete his/her offer. It is NOT intended to warranty or guaranty the adequacy, performance, or condition of any inspected or non-inspected item or system. It is a limited visual inspection and does NOT include ANY environmental dangers including but not limited to mold, asbestos, lead, pesticides, water, soil, radon, chemicals, airborne or otherwise. It is a limited visual inspection and the client understands and agrees that it is limited to the time and date here of the inspection and that conditions may and often do change daily. This inspection is not intended to be a completely exhaustive study of the components as that would take several days and thousands of dollars and this client has declined such an inspection. The company's liability, including that of the inspector, if he/she has any, for any loss or damages suffered by the client which is related to or arises out of the inspection, is limited to the amount paid for the service described above. The client also agrees that no action can be brought towards the company or inspectors subsequent to the properties closing date, time being of the essence.

Client(s): *Susan Li (Coldwell Banker); Representing American Dream Investments*

Client Signature(s):  _____

Inspector Signature:  _____ (Mark E. Smith)

Date: 1/19/10

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