

Licensed Professional Engineer's Inspection Report

regarding the house at

This sample report was created from an actual home inspection report. Page and item numbers have been changed. For this reason, there will be conflicts in the numbering in this report.

Because this is a sample report, much of the text has been removed to make the sample report shorter. Page number links have been disabled. The purpose of this sample report is to provide you an understanding of how the Professional Engineer's report is structured. The report you receive will contain all of the details.

This actual Professional Engineer's report may be different in some respects than this sample report. The reports are prepared individually for each inspection, and are based on what the Engineer finds.

will help guide you through the report. This report is certified by the principal Licensed Professional Engineer's seal. The certification is found on page█.

Do not use this report, form any conclusions, or make any commitments unless you have carefully read this entire █ page report. This report describes the condition of the accessible and observable areas of the premises *at the time of the inspection*. The condition can change substantially after the inspection in ways that cannot be predicted.



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A table of contents is provided that lets you quickly navigate through the report. PDFs of the inspection report are emailed to you. In the PDF version of the report, you can click on any section of the table of contents and you will be taken to that page. At the top of every page is a clickable link that will take you back to the Table of Contents. (The links have been deactivated in this sample report).

This table of contents, including page numbers, is from an actual report. The page numbers do not refer to locations in this sample report. The page numbers refer to locations in a full inspection report.

In some sections of this sample report, information has been obscured.

The Table of Contents is a rough guide to the various sections of this report. Comments about any particular topic may be found in several sections.

How to Use This Report

1. The electronic version of this report is a Web-linked. This means that there are links throughout the report that allow you to obtain more information. Heimer Engineering does not control the Web sites these links point to. However, the sites selected have historically been accurate and are not selling products. As with any Web site you visit on the internet, exercise caution. If any of the links are non-functional, or the Web pages have added inappropriate or inaccurate content, please let us know. Web links provide additional information on a wide variety of topics of interest to building owners and purchasers. The information contained in the Web links is not required by any pre-purchase inspection standard, and is not necessarily included in this report.
2. There are references to [Wikipedia](#) articles. The [Wikipedia](#) references are included because of the wide range of information available. [Wikipedia](#) articles can be updated by anyone, and the information in the articles may have been changed after we reviewed it. You should use your own judgment when relying on these articles. Use [Google](#) or your preferred search engine to find additional information on any topic.

General information is provided to help you navigate through the report.

- recommended on page Error! Bookmark not defined.. Make sure that a written report is issued to you. If you fail to have a pre-Closing inspection, you will be taking severe risks. More will be said about this throughout the report.
4. Any time that the present tense is used in this report, it means at the time of this inspection. Conditions can change between the inspection and Closing.
 5. Pay careful attention to the **SPECIFIC FINDINGS**, beginning on page 12.
 6. Carefully review all the **INITIAL RECOMMENDATIONS AND OBSERVATIONS**, beginning on page 3.
 7. Call **800.605.1500** or send an email to info@heimer.com with any questions.
 8. Every inspection has

Professional Engineer's Credentials

The inspection and evaluation of the house was conducted by a Licensed Professional Engineer from the staff of [Heimer Engineering PC](#), a professional corporation serving the New York communities of Manhattan, Brooklyn, Bronx, Queens, Staten Island, Nassau County, Suffolk County, Westchester County, Putnam County, and Rockland County.

[Heimer Engineering PC](#) is a consulting engineering firm professionally incorporated in the State of New York that provides consulting engineering services to residential and commercial building owners, Architects, and Attorneys concerning building purchases, new construction, reconstruction, rehabilitation, maintenance, corrective work and upgrading of commercial and residential buildings. During the past four decades the firm has inspected and evaluated over 85,000 buildings for prospective purchasers, owners, attorneys, and other interested parties.

The owner and Principal Engineer, Harold Krongelb PE is a Licensed Professional Engineer in the State of New York (license number 067890-1). Harold Krongelb PE is a Licensed Home Inspector in the State of New York (license number 16000012642). Harold Krongelb PE is a graduate

Heimer Engineering uses only Licensed Professional Engineers to perform pre-purchase inspections. Information on the firm's and their Engineers' qualifications are included in each report.

playground injuries, exercise equipment injuries, building code compliance in existing buildings, water infiltration, contractor's work, ladders and other construction equipment, defects in newly constructed and renovated buildings, termite damage, water damage, stairway design, storm damage, electrical wiring, automobile dynamics in vehicular accidents, electronic control systems

Harold Krongelb PE. has had two articles published in the Technical Journal of the [National Academy of Building Inspection Engineers](#), *Evaluation of Electrical Systems* and *Do Your Clients Understand You?* He has also peer-reviewed articles for the *Technical Journal of the National Academy of Building Inspection Engineers*. Harold Krongelb PE has been quoted in *Newsday*, and *New York Times* articles, and Cablevision News Stories. Harold Krongelb PE reviewed State of New York Assembly Bill 1191 of 1998 regarding home inspections for the [New York State Society of Professional Engineers](#), and prepared a response and recommendations. Harold Krongelb PE served on the task force that prepared the [National Academy of Building Inspection Engineers](#) Standards of Practice, a standard that is currently used by Licensed Professional Engineers performing pre-purchase Home and Building Inspections.

Harold Krongelb PE has provided Expert Testimony in United States Southern District Court, New York State Supreme Court, Nassau County, Suffolk County, and City of New York Civil Courts, City of New York Landlord-Tenant Court, and the Court of Claims.

Harold Krongelb PE is an Executive Member of the [National Academy of Building Inspection Engineers](#), and a member of the [National Society of Professional Engineers](#), [New York State Society of Professional Engineers](#), [American Society of Civil Engineers](#), [Institute of Electronic and Electrical Engineers](#), the [National Fire Protection Association](#), the [Society of Automotive Engineers](#), and the [International Code Council](#).

Members of the Engineering Staff have an average over 20 years in building engineering related fields. Engineers have attended engineering schools such as [Northeastern University](#), [Syracuse University](#), [Rensselaer Polytechnic Institute](#), [New York University Polytechnic School of Engineering](#), [Cooper Union](#), [New York Institute of Technology](#), [Manhattan College](#), [Pratt Institute](#), [The State University of New York at Stony Brook](#), [The State University of New York at Binghamton](#), [The State University of New York at Buffalo](#), and the [United States Merchant Marine Academy](#). The staff expertise includes technical documentation, termite inspection, software engineering, HVAC systems, and heat and power engineering (in addition to building related engineering). Professional Society Memberships include the [National Society of Professional Engineers](#), [the National Academy of Building Inspection Engineers](#), the [National Fire Protection Association](#), the [American Society of Civil Engineers](#), the [Institute of Electrical and Electronic Engineers](#), the [American Society of Mechanical Engineers](#), the [Society of Automotive Engineers](#), and the [International Code Council](#). Staff Engineers are [Licensed Professional Engineers in the State of New York](#).

The site evaluation was performed by [REDACTED], P.E. on [REDACTED], 2015. The post site evaluation field notes were reviewed and finalized by [REDACTED], P.E. on [REDACTED], 2015. The report was drafted on [REDACTED], 2015 under the supervision of Harold Krongelb, P.E. The final report was finalized under the supervision of Harold Krongelb, P.E. on [REDACTED], 2015, and the report released to the client as soon as possible thereafter. An electronic copy of the report is stored at a secure off-site location.

Following the onsite inspection, the Engineer needs to review the notes. The inspection report must then be drafted, reviewed for quality control, finalized, and emailed to you and your Attorney. For these reasons, it takes a minimum of three hours (and often longer) of off-site processing for each report.

It is a violation of the law for any person, unless he or she is acting under the direction of a Licensed Professional Engineer, to alter an item in any way. If an item bearing the seal of an Engineer is altered, the altering Engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature and the date of such alteration, and a specific description of the alteration.

Introduction and Description

On [REDACTED], April [REDACTED], 2015, the house at 123 Main Street, Yourtown, New York, was inspected on

behalf of Joe Client of Theirtown, New York.
The report begins with a description of the house, condominium unit, co-op unit, or building that the Licensed Professional Engineer inspected on your behalf.

of Main Street. The exterior accessories and the improvements to the site (besides the house itself) include, but are not limited to, the blacktop driveway, the brick and concrete front porch,

the path to the front porch, the rear stoops, and general landscaping.

Five reasons to Choose a Professional Engineer Inspector

Are you considering using a non-Engineer to inspect the house, building, condo, or co-op that you may purchase? Consider the following:

1. Under New York law, only a Professional Engineer can assess structural integrity, sufficiency of electrical service or heating, etc. *A Home Inspector who is not a Professional Engineer cannot advise you about structural soundness.*
2. Becoming a Professional Engineer requires a minimum of four years of Engineering College, passing Engineering exams, and four years relevant experience with relevant Building Codes, Engineering Standards, etc. *A New York Licensed Home Inspector only needs to take 140 hours, which is the equivalent of one month of training.*
3. If there are structural issues, you need a Professional Engineer to assess them. *If a non-Engineer does not recognize a structural issue, how will you know to call in a Professional Engineer?*
4. A Professional Engineer is required to take continuing education to keep up-to-date. *With many thousands of approved online courses, the Professional Engineer can choose Engineering topics that improve inspection skills.*
5. The Professional Engineer's training and experience help him detect deficiencies that a non-Engineer would miss. *Engineers are, by training and experience, problem solvers. An Engineer can analyze areas of concern and provide you with reliable recommendations.*

Section §197-4.2 of the New York State Home Inspector law requires Home Inspectors to have the following wording in the pre-inspection agreement:

Home inspectors are not permitted to provide engineering or architectural services

THINK about the above restriction and why it is required when choosing who should inspect the home, building, condo, or co-op you are considering purchasing.

Professional Engineer's Initial Recommendations and Observations

Certificate of Occupancy and other inspection recommendations are included. There are web links to help you contact the Department of Buildings.

Visit [REDACTED] for information on how to contact the local Department of Buildings.

2. Make sure an up-to-date Certificate of Compliance exists for the ...
3. Make sure that an up-to-date Electrical Inspection Certificates exist for the...

Safety recommendations are included.

building...

5. There are various regulations for smoke and carbon monoxide detectors in a building that is being sold...
6. Carbon monoxide is a colorless, odorless gas that can be deadly. Ordinary smoke detectors

Energy savings recommendations are included.

7. Obtain the past gas bills. When these homes were built....
8. Utility companies often provide energy conservation recommendations at little or no cost to their customers. This generally involves...
9. You may also be able to purchase energy conserving devices such as programmable setback thermostats from the utility company at a reduced cost. Contact your utility company for more information.

An Engineering inspection is not an environmental inspection. However, recommendations are included regarding common environmental issues.

products break down further, they release small bursts of energy that can damage lung tissue. For more information of radon, visit the [EPA Radon Web site](#).

In outdoor air, radon is diluted to low concentrations. However, in enclosed areas such as a building...

The [United States EPA](#) says that most buildings are not likely to have high radon levels. There is no way to predict radon levels without testing.

The PDF version of the report is web-linked. Clickable links are included to help you research further on many topics.

[download a copy of the booklet...](#)

Federal law requires sellers to disclose known information on lead-based paint hazards in pre-1978 buildings designated as target housing. This building may have been painted with lead-based paint in the past...

Lead was added to paint beginning in the early 1900s as a preservative. At that time, the hazards of lead were unknown. [Click here for the history of lead paint...](#)

Because of lead paint's sweet taste, children and pets may eat or suck surfaces that have been painted with lead-based paint. Sanding or scraping surfaces painted with lead-based paint releases lead particles that can be inhaled or swallowed, which can result in lead poisoning. Lead poisoning can cause serious damage to the brain, kidneys, nervous system,

There are many general and specific recommendations in the report. These help you prepare for home ownership and the expenses involved.

the paint contains lead, good housekeeping practices that keep dust to a minimum will limit exposure to lead-containing dust.

12. Ask the seller for the name of the manufacturer and the color of the paint used in this house...
13. Change all door locks upon taking Title...
14. The finished basement is built on a concrete slab...
15. Ask the owner to explain which light(s) the light switches control...
16. Obtain the bills of sale and any warranties, extended warranties, and service contracts for the...

17. Mold is part of the natural environment and...

All buildings have mold in inaccessible and unobservable areas....

The risk of mold is increased if any of the following conditions...

18. Make sure the Seller provides you with a written explanation of how the heating zones ...

19. Make sure that all automatic garage door opener transmitters...

20. Because contaminated water is a potential health hazard...

21. Some older products and materials used in buildings have been identified by the [United States Environmental Protection Agency \(EPA\)](#) as potentially containing asbestos. For more information, visit the [EPA asbestos Web site](#). Asbestos fibers can cause human health problems. Asbestos may currently exist in this building...

22. Beginning on mid-afternoon of Monday, October 28, 2012, [Hurricane Sandy](#) began to unleash strong winds and rain on the greater New York area. Because of this storm, flood

Information on the risk of recalls, potential Hurricane Sandy impacts, recommended Department of Buildings searches, potential insurance issues, inspection standards, etc. are included in the report.

23. You should check if any of the equipment or components of this building are the subject of any recall...

24. People have reported reactions because of previous activities in a building such as the use of chemistry sets, using illegal drugs, manufacturing illegal drugs, burning candles, smoking cigarettes or cigars, the use of perfume...

25. You should conduct an internet search on this building...

26. Ask the Department of Buildings if this building...

27. Many people use the term *grandfathered in* to describe...

28. Buildings often have leakage evidence near...

29. If you renovate or repair this house, you may find...

30. You should contact the municipal authorities and find out...

31. This report is a pre-purchase inspection report. The standards used...
32. Ask the Department of Buildings if this building has been designated as being in a landmark district...
33. Contact the Department of Buildings and find out if this building has...
34. Contact the Department of Buildings and find out if this building has met all requirements regarding...
35. Verify that the site is zoned...
36. Check with all agencies having jurisdiction over this building for information...
37. Return to the building, if possible, during a...
38. Many communities have added rules requiring the installation of...
39. Contact the insurance company that you expect to provide insurance on this property well before Closing. Find out about their requirements to provide insurance. If possible, have the insurance company examine the house and provide you with a list of requirements. **The PDF report is designed to be readable on a smartphone. You will need the Adobe Smartphone PDF reader, which is available at no cost.**
40. Contact the Department of Buildings and find out if there are any outstanding permits...
41. Ask the seller for a copy of any...
42. Ask the Seller for a copy of all claims related to...
43. Ask the insurance agent that you expect to provide insurance on this property to run a search of past...
44. The Americans with Disabilities Act (ADA) imposes...
45. The State of New York has passed a law requiring that the Seller of one to four family residential property...

Professional Engineer's Specific Findings

Where cost estimates are provided...

If the seller performs repairs...

1. Evidence of water penetration into the basement was detected. Specifically...

Water penetration into a basement generally does not ...

Determining the nature, scope, and source of water and/or dampness in the basemen...

2. There are indications of past termite control treatment. While there appeared to be no outward evidence of active termites

Observed and potential defects are detailed in the report. Additional information is provided where appropriate.

Note that there may be termite damage...

The termite monitoring stations should...

For your protection, have...

Because of the strict laws governing the use of termiticides...

3. Leaks were observed at the...

Estimated repair costs are provided where applicable. Many of the findings on this page and the next page of the sample report had cost estimates in the actual report.

Leakage may occur if...

6. The rear stoops are.... They should be [REDACTED] at an estimated \$ [REDACTED]
7. The hot water is scalding hot ...
8. There is missing mortar at the...
9. The main wood girder...
10. Minor settlement cracks were noted

11. Floor creaks...
12. The risers on the steps of the front porch...
13. The use of the water in any part of this building can affect the temperature of running water in...

The inspection report includes findings on the house from a Professional Engineer's point of view. The report includes both major and minor items.

5. The fireplace and fireplace chimney flue should be...

16. The foundation stucco ...
17. In any house...
18. The chimney flue should be cleaned ...
19. The use of the water in any part of this building...
20. Because of the age of the building, the s...
21. There were several electrical extension cords...
22. There are fewer electrical outlets in...
23. There was no handrail...
24. The masonry of the rear stoop is...

Many of the findings would be annoyances after you move in. The inspection report helps you prepare for this.

5. Some of the floors in the building are...

27. Rotted wood was observed on the...
28. The bathroom fixture in the master bedroom is...
29. The windows are...
30. There are fewer electrical outlets in some rooms...
31. There are extension cords...

UTILITIES AND STRUCTURE

1. **Boiler, Hot Water, and Heating System:** This [redacted]-zone, [redacted] fired, [redacted] system is sufficient...

The hot water...

If the house is...

Information on the heating system, hot water system, and electrical is included in the report. Because all inspections are performed by Professional Engineers, the sufficiency of these systems can be assessed.

Sometimes, breakers trip...

Insulation deteriorates with...

Aluminum feeder cables may be present inside...

3. **Plumbing and Gas Systems:** All the [redacted] water lines, the [redacted] drain lines, and the [redacted] gas lines were observed to be...

As shutoff valves age...

Some types of plastic plumbing are more likely to develop leakage...

Because all inspections are performed by Professional Engineers, so the structural soundness of the building can be assessed.

The sewage from this building...

4. **Structural System:** The accessible walls were [redacted] and the accessible floors were [redacted] within normal tolerances for a building of this size, age, and construction type. The condition of the accessible [redacted] was satisfactory. Indirect examination of the inaccessible structural members indicated no significant problems. We rate this building as being in structurally sound condition.

5. **Flooring:** [redacted]

There is always the risk ...

6. **Walls and Ceilings:** [REDACTED]

There is the risk ...

7. **Fireplaces and Dampers:** [REDACTED]

We recommend that the fireplaces...

8. [REDACTED] **Driveway:** [REDACTED]

Information on areas of the house, condo, coop, or building without any significant defects is included in the report. By doing this, you are provided with information on areas that have no Engineering defects.

1. **FRONT PORCH:** [REDACTED]

There may have been water penetration...

12. [REDACTED] **Path to The Front Stoop:** [REDACTED]13. [REDACTED] **Deck:** [REDACTED]14. **Fencing:** [REDACTED]15. **Landscaping:** [REDACTED]16. **Foundation Cracks:** [REDACTED]

Most foundations fulfill...

17. [REDACTED] **Siding:** [REDACTED].

Storms can weaken or damage...

Bricks are especially at risk to damage during...

Note that Hurricane Sandy...

18. **Leaders and Gutters:** [REDACTED]19. **Roof:** [REDACTED]

Every roof...

Note that Hurricane Sandy...

20. **Exterior Doors:** [REDACTED]

21. [REDACTED] **Chimney:** [REDACTED]

Gaps between the chimney and the house...

Fire Marshals recommend...

22. **Unusual Odors:** [REDACTED]

23. **Garage Door:** [REDACTED]

Improper operation of garage doors...

24. **Garage Door Opener:** [REDACTED]

25. [REDACTED] **Air Conditioning System:** [REDACTED]

A central air-conditioning system is designed...

It is recommended that the ducts...

26. [REDACTED] **Interior Banisters:** [REDACTED]

27. **Sampled Window Operation:** [REDACTED]

You should...

28. **Condition of Windows:** [REDACTED]

29. **Condition of Doors:** [REDACTED]

30. **Sampled Electric Outlets and Lights:** [REDACTED]

Some of the lights were inoperative...

31. **Main Steps:** [REDACTED]

32. **Evidence of Rodents:** [REDACTED]

Because rodent droppings can promote the spread of diseases...

SUMMARY OF EXPENSES

Before reviewing the expense estimates in this report, make sure...

Based on our findings, the total estimated expenses is [REDACTED]. The breakdown is as follows:

A. High Priority Expenses

These [REDACTED] in high priority expenses are necessary to either repair conditions which are hazardous to the structure, hazardous to people, or may cause harm or damage to the structure, people, property, or appurtenances, or for other urgent reasons. Plan on these expenses either immediately or soon after Closing:

	Cost
Carpenter	\$ [REDACTED]
Chimney Cleaning Contractor	\$ [REDACTED]
Garage Door Contractor	\$ [REDACTED]
General Contractor	\$ [REDACTED]
Mason	\$ [REDACTED]
Pest Control Service	\$ [REDACTED]
Plumber	\$ [REDACTED]
TOTAL	\$ [REDACTED]

A summary of the estimated expenses is included.

B. Upcoming Expenses

You will probably encounter these expenses within the next three to five years because of the age of the equipment or other reasons. Hopefully, these expenses will be in the future, but they could occur at any time. The life expectancy is based on the apparent condition of these items now. As the items age, indirect damage may occur and increase the expense. Although these items are upcoming expenses now, conditions could worsen by Closing:

	Cost
Electrician	\$ [REDACTED]
General Contractor	\$ [REDACTED]
Heating Contractor	\$ [REDACTED]
Plumber	\$ [REDACTED]

Roofer.....	\$	██████
TOTAL.....	\$	██████

C. Future Expenses

You will encounter these expenses at some time in the future because of the age of the equipment. Hopefully, these expenses will be well in the future, but they could occur at any time. There is no way to fix a life expectancy on these items. Although these are future expenses now, conditions could change by Closing:

	Cost
General Contractor	\$ ██████
Mason	\$ ██████
Plumber	\$ ██████
TOTAL.....	\$ ██████

D. Potential Expenses

These are costs that a limited inspection, such as this one, does not provide sufficient information to allow the Licensed Professional Engineer to formulate a proper evaluation. Note that when more information is obtained, it may turn out that the expenses are higher than the what we have estimated:

	Cost
General Contractor	\$ ██████
Plumber	\$ ██████
Waterproofing Contractor	\$ ██████
TOTAL.....	\$ ██████

E. Other Expenses

These expenses are related to repairs which are of desirable nature but which are not imperative in an engineering sense:

	Cost
Bathroom Contractor	\$ ██████
General Contractor	\$ ██████

Heating Contractor	\$	██████
Plumber.....	\$	██████
Window Contractor.....	\$	██████
TOTAL.....	\$	██████

Contractor Selection

Note that the following are general considerations any time a contractor performs work, and are not necessarily applicable in all cases.

Before any work is performed...

Before an excavation is performed, you must call 811 to check that no underground utilities are going to be disturbed. Visit www.dignetnycli.com (New York City and Long Island) or www.digsafelynewyork.com (elsewhere in New York State) for more information.

When selecting a contractor, you should consider....

Helpful information on how to select a contractor for repairs is included. Remember that Heimer Engineering does not recommend specific contractors, as that would be a conflict of interest.

Analysis and Conclusions

The total expenses are [REDACTED]. There are [REDACTED] in high priority expenses itemized on page [REDACTED] and [REDACTED] in future expenses. As far as the [REDACTED] in potential expenses itemized on page [REDACTED] are concerned, you should be aware of the risks associated with these expenses.

You should also review the other expenses of [REDACTED] itemized on page [REDACTED], determine which are important to you *personally*, and budget accordingly. In addition, you should budget for any redecoration, refurbishment, upgrading, modernizing, maintenance, remodeling, reconditioning, exterior landscaping, new appliances, initial cleanup, and repair of any interior or exterior imperfections and cosmetic damage as you see fit.

The Professional Engineer's summary of the building's condition is included in the inspection report.

The Heimer Rating

The sum of the above high priority expenses and upcoming expenses is ...



Heimer Rating Comments

<p>Better Than Average</p>	<p>Considering the general condition and cost estimates, the findings are better than are normally found considering the size, age, and construction type of this house. There will be less work and fewer expenses than in a house in As Expected condition.</p>
<p>As Expected</p>	<p>Considering the general condition and cost estimates, the findings are typical considering the size, age, and construction type of this house.</p>
<p>The Heimer Rating is included to help you understand how the house, condo, co-op, or building you are considering purchasing compares with similar buildings.</p>	
	<p>needed to bring this house up to an As Expected condition.</p>
<p>Below Average</p>	<p>Considering the general condition, cost estimates, size, age, and construction type of this house, many more issues were found than would be expected of an average inspection. There will generally be a lot of work and significant expenses needed to bring this house up to an As Expected condition.</p>
<p>Considerably Below Average</p>	<p>Considering the general condition and cost estimates, size, age, and construction type of this house, far more issues were found than would be expected of an average inspection. Expect to do major repairs and have significant expenditures to bring this house up to an As Expected condition.</p>

Professional Engineer's Certification

We certify as follows:

We have read this entire report, investigated the facts set forth in the report and the facts underlying the report, and conducted the visual inspection referred to above with due diligence in order to form a basis for this certification.

We certify that this report which is prepared by us discloses all the material facts which were discernible from a one-engineer, limited time, limited observation, walk-through visual inspection of those accessible and observable areas of the building that were inspected. This certification is made for the benefit of the buyer. We certify that this report, which is based on our visual inspection:

- (i) sets forth in narrative form the physical condition of the accessible and observable areas of the building and is current and accurate as of the date of inspection;

Because all inspections are performed by a Licensed Professional Engineer, an Engineer's Certification is included in every report.

- (ii) affords, in our professional opinion, potential purchasers an adequate basis upon which to base their judgment concerning the reported aspects of the physical condition of the building provided that the purchaser reads this report, follows our recommendations, and calls our offices with any questions that might result from that reading;
- (iii) does not omit any material fact;
- (iv) does not contain any untrue statement of a material fact;
- (v) does not contain any fraud, deception, concealment, or suppression;
- (vi) does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
- (vii) does not contain any representation or statement which is false, where we:
 - (a) knew the truth;
 - (b) with reasonable effort could have known the truth;
 - (c) made no reasonable effort to ascertain the truth, or
 - (d) did not have knowledge concerning the representations or statement made.