

**AC&E CORP .**

**Nassau (516) 822-0827 /Suffolk (631) 205-1340**

**Outside long island 1-888-886-1958**

**I would like to thank you for looking over one of our reports. We take great pride in the inspection and report we provide. As you are looking over our reports I know you have many choices to make in choosing a company to perform your inspection. I would like to show you some items you will not find in other company reports. It is not the items that they are finding. It is what they are over looking or not finding that will cost you in the long run.**

- 1) Our reports are custom to your home**
- 2) Look at the details they are not finding in houses for example**
  - a) Are they informing you of the issues with in-ground oil tanks? Or even finding a tank.**
  - b) Look at the roofing photos they provide most are from the ground and not from on the roof.**
  - c) Look at the heating system are they finding cracked internal fire box protective wraps (this can cause a fire)**
  - d) Are they finding missing over pressure relief valves on heating systems? This can cause a boiler explosion.**
  - e) Look at the air-condition systems they are inspecting are they finding leaking air handlers? This can be a full replacement of the air-condition system.**
  - f) Look at the structure photos are they finding temporary lolly columns or just over looking this as well. Temp columns should never be used permanently.**
  - g) Look at the electric panel are they taking the cover off and finding the issues with the panel or finding and identifying bad electric panels?**

**I can go into more details about what other company's just are not finding. It is not they are bad company's but what good is having an inspection if the company over looks half of the items wrong in the house?**

**CLIENT NAME:**

Dear Mr.

In accordance with your request an inspection of the above property was made on 10/17/12. The following report is based on those findings.

If you have any questions or concerns, please feel free to call us so that we may discuss them further. We take great pride in giving you an honest and professional opinion on your new potential property.

A separate termite/wood bore report for your mortgage lender has been mailed.

Thank you for choosing AC & E Corp. As of today's date AC&E has preformed over 100,000 inspections. If any additional services are required here is a list of our certifications and services.

- 1) **NYS Licensed Inspectors & Engineers**
- 2) **Residential Inspections**
- 3) **Commercial Building Inspections**
- 4) **Structure Inspections**
- 5) **Pre-Listing Inspections**
- 6) **VA approved inspectors**
- 7) **NYS Licensed Termite Inspectors**
- 8) **FHA/HUD certified inspectors**
- 9) **203k consultant inspectors**
- 10) **NYS Licensed Lead Paint Inspectors**
- 11) **NYS Licensed Asbestos Inspectors**
- 12) **Certified for In-ground Non-Pressure EPA Approved Tank Testing**
- 13) **Oil tank locating**
- 14) **Soil testing**
- 15) **Mold Testing**
- 16) **Radon Testing**
- 17) **Insurance inspections**
- 18) **Phase I Inspections**
- 19) **Phase II Inspections**
- 20) **Windstorm Inspections**
- 21) **Well Water Testing**
- 22) **Well Mapping**
- 23) **Roof Certifications / Flat roof inspections**
- 24) **EFFIS Synthetic stucco inspections**
- 25) **Cesspool Certifications**
- 26) **Final Walk-through**
- 27) **Thermal Infrared Camera inspections**
- 28) **Energy audit inspections/ Home energy tune-up**
- 29) **Expert witness**
- 30) **Forensic Inspections**
- 31) **Water damage/water leak inspections**
- 32) **Construction disputes**
- 33) **Condo reserve study**

# **AC & E CORP.**

## **CONCLUSION**

**XXXXXXX**  
xxx road  
Southampton NY  
10/17/2012

**DESCRIPTION OF HOUSE: Ranch**



**APPROXIMATE AGE: 48 years (according to the homeowner)**

**TYPE OF BASIC CONSTRUCTION: Concrete block foundation with steel supports and a wood frame**

**GENERAL VISUAL CONDITION: Fair**

**RECOMMENDATIONS: The inspection pertains only to visible items and their conditions at the time of inspection.**

### *Notice to absent clients*

I prefer to have my clients present at inspections so that I can more easily explain complicated or technical issues. Potential buyers often look at a home from a different perspective after receiving the Inspection results. Because you were unable to attend, I strongly encourage you to read the whole report thoroughly. Please contact me if you have any questions.

**At the time of the inspection there was an in-ground xxx gallon oil/gas tank at xx years of age. It is our highest recommendation to accomplish a leak check at this time due to possible contamination to the soil. Often times the owner would rather abandon the tank in place than test, but this would not tell you whether or not the tank is leaking. Past oil bills can possibly determine whether or not there is a large leak in the tank, but would not pick up a small leak. Soil and/or tank testing is the only way you can be sure you do not have an environmental problem. If needed, at AC&E we can accomplish an EPA approved, NON-pressure test and/or soil testing. Please see the enclosed literature on in-ground tanks.**



If soil testing is to be done all test results must be submitted to an independent lab to ensure proper clearance testing. Testing with a PID meter is not accurate.

I recommend viewing a copy of the survey prior to closing to determine if there are any easements or right-of-ways on the property that may affect your future plans for the house.

Recommend checking for the existence of a Certificate of Occupancy (C.O.) for any additions, pools, or bathrooms that have been added to the house. Everything on the property should match the original survey or have a C.O.

Recommend checking with the building department/town for any open permit or violations on the home.

I recommend that you inquire about any and all warranties that are transferable to you, as the new owner, on all house systems and appliances.

At the time of the inspection, the outside temperature had fallen below 60 degrees so the central air conditioning system was not operated to avoid the potential for damage to the condensing unit. If possible, I recommend that the air conditioning be operated prior to your final walkthrough or that the current homeowner gives you satisfactory assurance that the air conditioning system is in good working order. The system was installed in 2003.

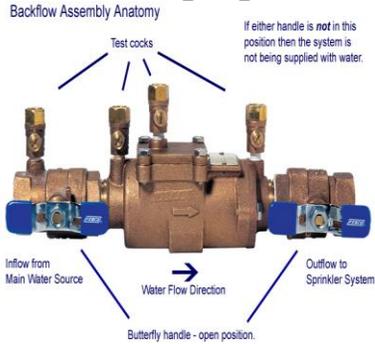


Recommend removing the leaves from the air conditioning condensing unit and covering it while it is out of service for the season to prevent further debris from getting in.

At the time of the inspection, the in-ground sprinklers were turned off and therefore could not properly be inspected. Recommend checking with the current homeowner to make sure the system is in working order.

Recommend having a proper back flow check valve installed on the sprinkler system at this time.

Photo of a proper check valve.

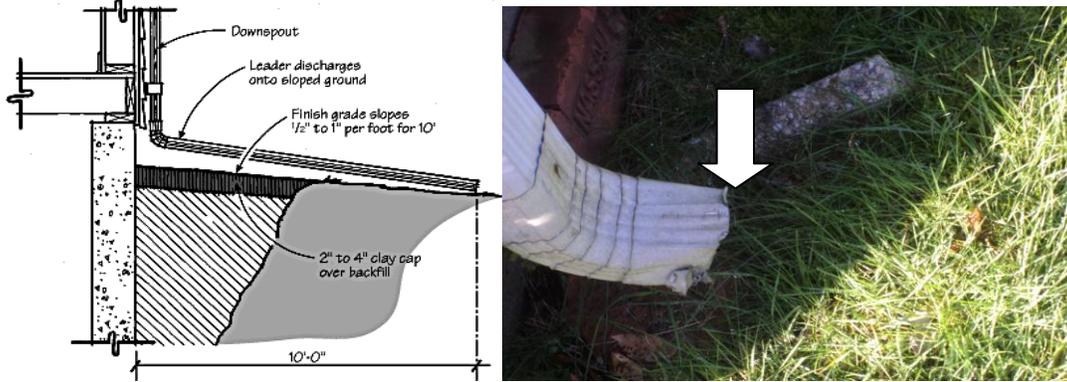


Wood fencing is installed around the perimeter of the property. I recommend power washing and staining/painting to minimize potential for weather damage and to extend its useful service life.

Repair/replace sections of broken fence in the yard where required.



Recommend that gutter extensions be added to downspouts in a couple of locations to channel water away from the foundation during rain events. Additionally, I recommend that roof gutters be cleaned out as part of a regular maintenance program. The present configuration of the gutters allows water to seep into the ground around the foundation creating added stress on the structure and possibly creating a condition for water migration into the house.



Recommend grading the yard in spots to remove the small hills and valleys.

The home had areas of neutral or negative drainage at grade which will route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions.



The ground should slope away from the home 1/4-inch per foot for a distance of at least six feet from the foundation.

The Inspector recommends re-grading these areas to improve drainage near the foundation.

The top of the foundation wall had inadequate clearance from grade. The top of the foundation wall should be a minimum of six inches above soil. Inadequate clearance may result in moisture intrusion of the structure. Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration and may result in conditions which encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Door thresholds should be kept sealed and the base of the exterior walls monitored for moisture intrusion, especially during prolonged periods of rain.



Recommend trimming of trees and bushes away from the house to minimize potential for damage from wind and wood boring insects.

Recommend removing the tree that is too close to the foundation in the front of the house. The tree is also rubbing the roof line.



## EXTERIOR

TYPE: Cedar wood siding and cedar shake shingle

GENERAL VISUAL CONDITION: Fair

RECOMMENDATIONS: Deteriorated wood shingles were observed in a number of areas. I recommend replacement of all affected shingles. Additionally, peeling paint was observed in a number of exterior/interior locations around the house. As the house predates 1978, the potential exists that the paint may contain lead. To minimize the potential for any adverse health effects, I recommend that the paint be properly scraped off and disposed of. Subsequent to that, I recommend that a fresh coat of primer and paint be applied.



Note the house is in need of re-shingle due to the number of worn shingles.

Some wood rot was observed in exterior wood pieces (i.e. garage door frame, etc.). I recommend that all affected wood pieces be replaced.



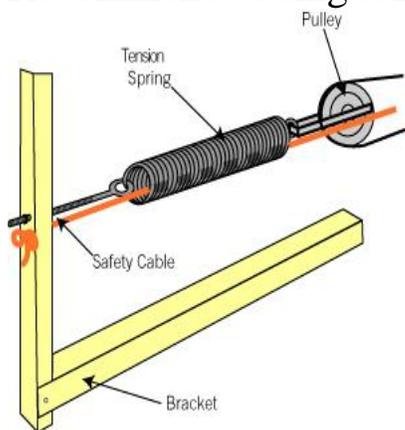
Recommend setting up a budget for replacing the original wood garage doors.

Note the side door leading into the garage improperly opens over a step. Recommend having a landing installed in this location.



Recommend replacing the automatic garage door opener with one with child protection.

Recommend adding safety cables to the garage door springs.



Recommend covering or painting the wood under the bay windows.



At the time of the inspection a number of the basement windows on the house were single pane windows. Due to this they may be drafty during the winter months. At some point in the future, recommend you consider upgrading the windows to newer, more energy efficient windows.

Recommend replacing the broken rear basement window.



Due to ambient conditions, it was not possible to fully evaluate the condition of the windows in terms of stopping drafts.

Recommend adding window well covers to the basement windows.

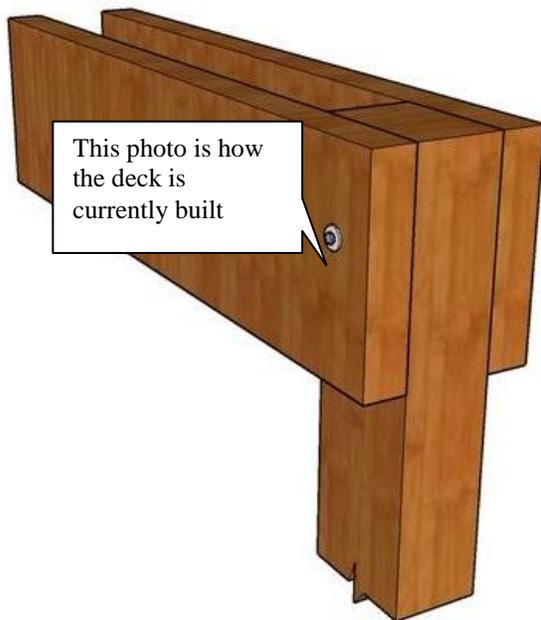
Recommend replacing the rotted wood retainer wall along the driveway.



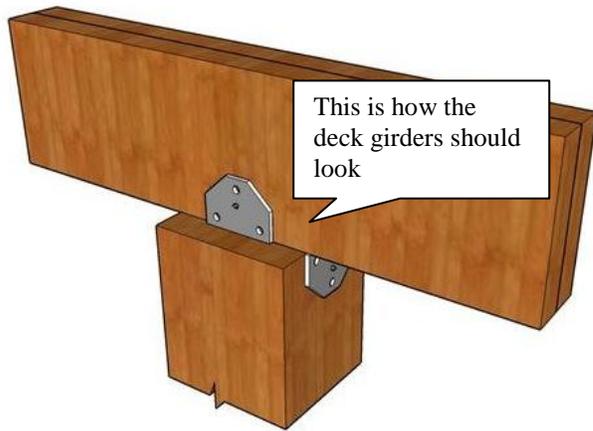
Recommend setting up a budget for a replacement driveway as the asphalt driveway was in poor condition.



The current deck was improperly constructed as the headers are bolted to the supports posts. This type of set up can cause a deck to collapse if the bolts rust out and shear off. Recommend having this deck re-built at this time.



The image above depicts a girder improperly relying on the sheer strength of lag bolts. Girders should bear directly on posts.



The image above depicts a girder properly resting on a post. Girders should bear directly on posts.

An in-ground pool is present in the rear yard. At the time of this inspection, the pool was covered for winter making it inaccessible for a visual evaluation. Recommend the current homeowner verify that the pool (i.e., liner, filter, pumps, heaters etc.) are in proper working order and free of leaks.

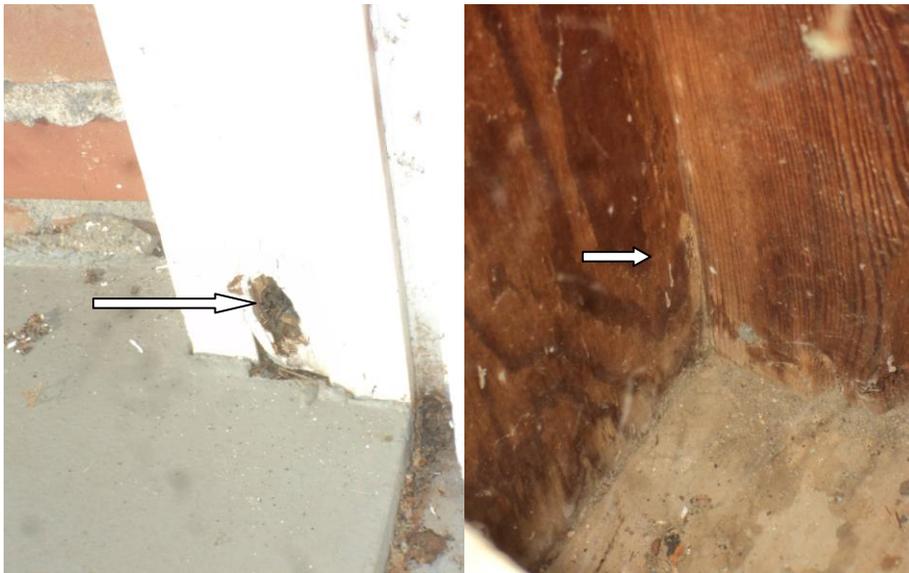


Recommend you have a qualified pool contractor inspect this liner and estimate its remaining service life. Budget to replace the liner as necessary. The realtor stated that the pool liner was in poor condition and in need of replacement.

Per New York State (NYS) Building Code, the pool must be enclosed with properly designed fencing; any pedestrian gates to the pool area must open away from the

pool, be self-closing and have a self-latching device. Additionally, the latching device for these gates must be configured so that (a) it is either 54" above the bottom of the gate or (b) it is located on the pool side of the gate, 3" below its top, and there not be any opening through the gate/adjacent barrier greater than 0.5" within 18" of the device's release mechanism. Also, if any exterior walls of the house serve as a barrier to the pool, the pool must have a powered safety cover or all doors that are part of the exterior wall(s) must be alarmed or be self-closing with self-latching devices. At the time of the inspection, the pedestrian gates were not configured per Code. The pool did not have a powered safety cover nor was the rear sliding glass door alarmed or self-closing. Recommend you consult with a knowledgeable pool contractor to determine the best means of installing adequate and required safety measures around the pool area.

There was termite damage noted in the garage to the left side wall and to the garage door frame on the left side of the garage. Recommend replacing any damaged members that are visible or hidden from view within the walls and obtaining treatment at this time.



Recommend replacing the rotted wood on the center garage door frame as the frame moves.

Recommend adding weather seals to the garage doors.

**ROOF:** Asphalt shingle with 2 layers and a rolled asphalt roof.



**GENERAL VISUAL CONDITION:** Fair on the main roof and Poor on the roof over the porch.

**APPROXIMATE AGE:** 10 years on the roof on the house and 15+ on the roof over the porch.

**RECOMMENDATIONS:** A thorough inspection was made from the roof area from the outside, and where visible from the inside. The roof did not appear to be leaking in any location at this time.



Recommend replacing the roll roof at this time as the roof was worn to base.

Recommend having additional insulation installed in the attic as limited insulation was noted.



Recommend opening the gable vent that was blocked on the right side of the house.



Recommend replacing the broken gable vent on the right side of the house.



Recommend having the roof/septic vents properly flashed.



Recommend trimming the tree back from the chimney.



Chimney: I recommend having the chimney flues cleaned and camera inspected by a chimney service company prior to going to closing on the house. Recommend installing a chimney cap for the chimney.

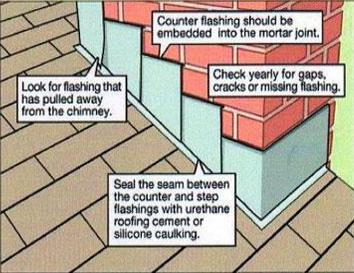


Recommend having both the chimneys properly flashed at this time at the roof line.

**HOME HOW-TO**

### Chimney flashing

The point where the chimney meets the roof is a prime location for water to leak into your home. Flashing prevents rainwater from running down the chimney into living spaces, where it can damage ceilings, walls, rafters or other structural elements.



Counter flashing should be embedded into the mortar joint.

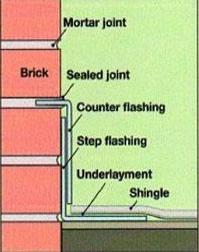
Check yearly for gaps, cracks or missing flashing.

Seal the seam between the counter and step flashings with urethane roofing cement or silicone caulking.

Look for flashing that has pulled away from the chimney.

**Common chimney flashing method**

The most effective flashing is made up of two elements, step flashing and counter flashing. The counter flashing, which overlaps the step flashing, is embedded and sealed in the chimney's masonry joints. These two elements allow both the roof and the chimney to expand or contract at their own rates without breaking the waterproof seal in either area.



Mortar joint

Brick

Sealed joint

Counter flashing

Step flashing

Underlayment

Shingle

Source: www.copper.org

Copley News Service/Bob Kist



Recommend tar seal on exposed bolts.



## HEATING SYSTEM

TYPE: Peerless oil fired hot water heat system with one zone and 116,000 btus.



GENERAL VISUAL CONDITON: Poor

RECOMMENDATIONS: Recommend having the unit serviced and maintaining a service contract. The heating system was working properly at the time of the inspection.

The heating system appears to be original to the house. Due to the age of the system it would be my recommendation to set up a budget for future replacement.

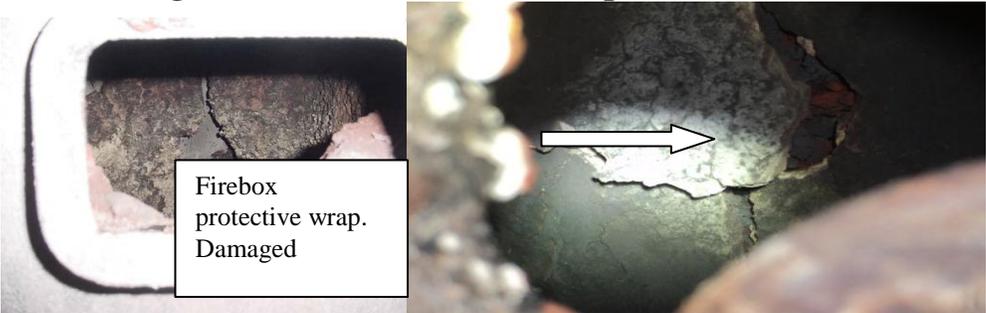
At a minimum, 5/8” thick fire-stop sheet rock has to be installed above the boiler at this time for fire stopping purposes.



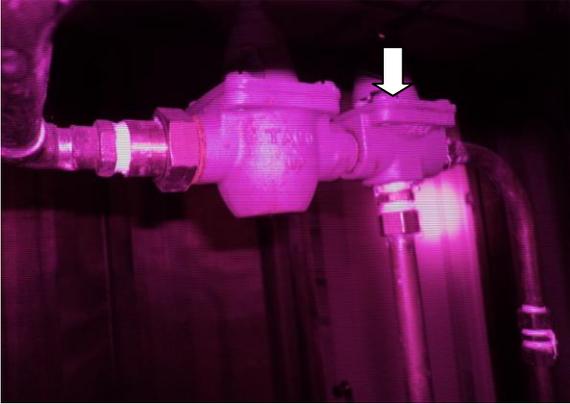
Recommend replacing the dry rotted/leaking coil gasket.



At the time of the inspection the internal protective wrap on the firebox in the boiler was damaged and in need of re-wrap at this time.



The pressure relief valve on the boiler was only a pressure relief valve and not a temperature release valve. This system needs temperature relief valve installed on the rear of the boiler at this time for safety.



This type of relief valve responds only to water pressure and may be located at some distance from the heating boiler itself.

**Watch out:** this older equipment does not provide the same protection as a pressure/temperature relief valve.

**Pressure and Temperature Relief Valve** on heating boilers: a TP valve is installed on all modern heating boilers to release hot water and pressure should the boiler's internal pressure or temperature rise to an unsafe level.



Currently, the hot water in the house is heated from a 50 gallon oil fired hot water heater.



Recommend replacing the leaking hot water heater.



Hot water heaters and storage tanks can rupture with little or no warning. At the first sign of any leak, it is our highest recommendation that the tank be replaced. The service life of a heater is limited; therefore I recommend that the owner produce paperwork stating when the system was installed.

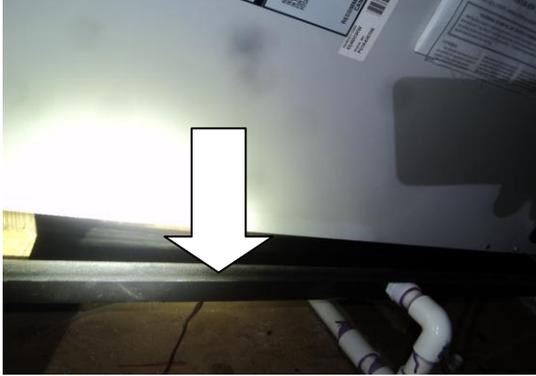
The discharge pipe of the boiler pressure relief valve was leaking. Recommend replacing the valve.



Recommend sealing around the flue pipe on the heating system at this time.



At the time of the inspection there was water noted in the emergency over flow pan in the attic. Water should never be in this pan. Recommend having an HVAC company come out at this time and repair the system as required.



Recommend adding glass doors to the fireplace.



Replace the filters on the return air registers.

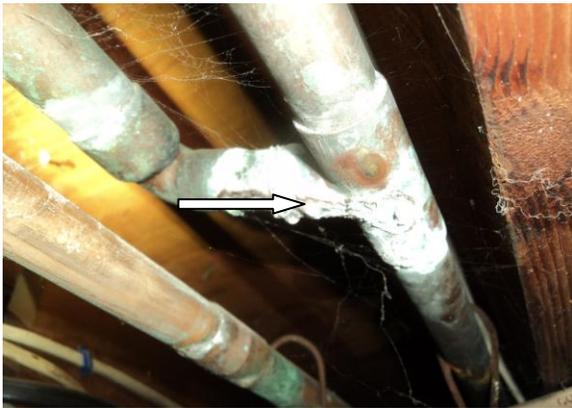
Recommend having the air ducts in the house cleaned at this time.

## PLUMBING

TYPE: Cast iron, copper, and PVC on the septic side and copper on the pressure side

GENERAL VISUAL CONDITION: Fair

RECOMMENDATIONS: Recommend repairing the leaking pipe on the ceiling near the boiler.



The kitchen sink uses a corrugated tailpiece drain. These are not allowed for sanitary reasons. Replace with piping that has a smooth interior surface.



Recommend re-caulking the wall in the main bathroom shower.

It is our recommendation to have the homeowner provide the exact location of the cesspool/septic tank cover and have a qualified contractor pump the cesspool. The cesspool cover was not located on grade; therefore, the exact location could not be ascertained. The exact location of the cesspool(s) can be ascertained by examining appropriate documentation (e.g. municipal sewer authority records, town records, house surveys, cesspool pump-out contracts, etc.). It is important that the exact

location and configuration of the cesspool system is established. Configurations of cesspool systems can vary. There may be more than one cesspool (multiple overflow pools), there may be an in-line septic tank (no leaching) designed for solids collections that are routed to liquid overflow pools, or there may only be a single cesspool. When the cesspool(s) system requires typical maintenance in the form of pump-outs or piping repair (house-to-pool or pool-to-pool) or repair of collapsed sections, it will be necessary to know the exact location of all components of the system. Realize that cesspool systems require regular maintenance depending on the number of occupants of the house and usage. Usually, the system should be pumped every 3-4 years. During these times, care should be exercised when dealing with older septic systems (i.e.; not preformed concrete pools). The removal of liquids and solids may destabilize the cesspool's structure and cause a collapse due to the force of the surrounding sand and soil. Discuss safe maintenance with a qualified cesspool contractor.

Photo of a septic system and photo of a cesspool (basic set ups). Only the home owner or Cesspool Company would know what you have installed on your property.



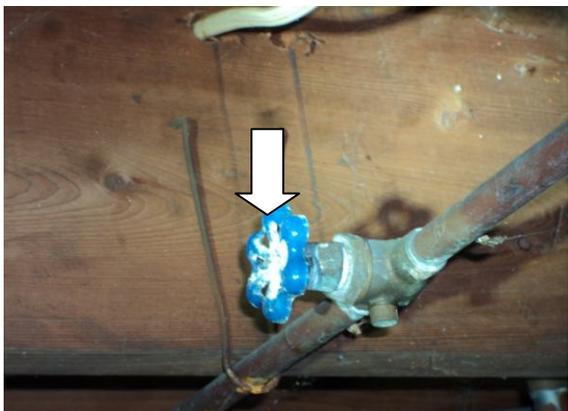
At the time of the inspection it did not appear that the septic system had been properly serviced for some time. It would be my recommendation to have the cesspool pumped at this time to maintain proper drainage and to establish a baseline. The system should then be pumped out every 3-4 years. **The system passed a septic dye test at this time.**

Recommend you find out the age of the existing on-site sewage disposal system, from the current homeowner or from a cesspool contractor, as that its pools do have a limited life span.

Additionally, check for any formerly used and possibly abandoned cesspools. Unused cesspools must be properly abandoned by filling with sand, tamping to prevent settlement, and installing a suitable cover to bring to grade. Cesspools not properly abandoned may be unsafe and could collapse without any warning.

The washing machine and dishwasher are currently discharging into the on-site sewage disposal system. The introduction of soaps and other chemicals into the system has the potential of upsetting the bacterial balance necessary for an optimally functioning system. If local ordinances allow, it is recommended that a separate drywell is installed to receive “grey” water from these appliances.

Several copper pipes and valves were observed to have surface corrosion and should not be handled or a leak could occur. Recommend replacing all old valves.



Recommend insulating all pipes in the basement/crawl space at this time.

## ELECTRICAL

SERVICE: 100-amp service with 240 volts and 17 total breakers with copper incoming service and copper branch circuits throughout the house



GENERAL VISUAL CONDITION: Poor

### RECOMMENDATIONS:

Recommend having the electric meter and wire secured to the house.



Recommend checking for a Fire Underwriters Certificate for the current electric service as it exists today.

100-amp service is the minimum typically required for operation of today's standard appliances. The client may find this service inadequate depending on the type of high

amperage draw appliances to be operated in the house. Recommend that the client consider upgrading the electrical service.

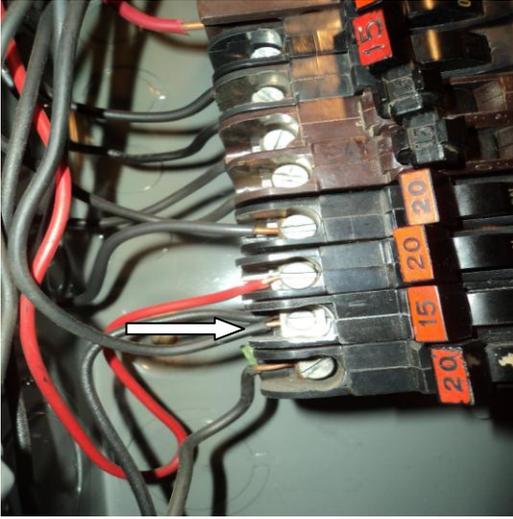
The overhead service-drop conductors have inadequate clearance from the deck. This is designed to prevent persons from coming into contact with energized electrical conductors, a shock/electrocution hazard. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified contractor to discuss options and costs for correction. Any work on the service conductors should be performed by a qualified electrical contractor only.



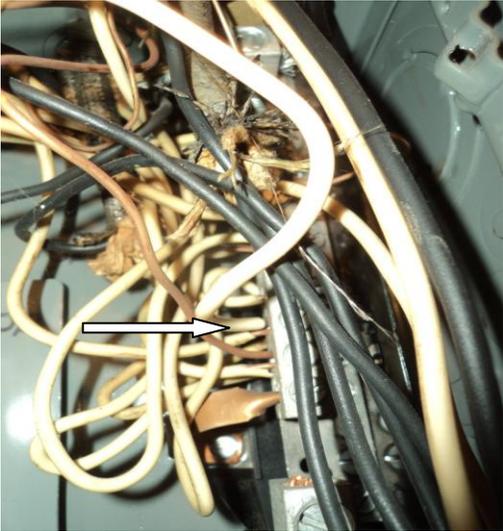
Recommend replacing the incoming electric service line as the outer jacket was frayed.

At the time of the inspection the house had a **Federal Pacific Stab-lok** electric panel to the main and sub panel. This type of panel had had a number of recalls in the past with breakers failing to trip and breakers when turned off still allowing electric to flow. It is our recommendation to have this panel replaced at this time. Some insurance companies now require that their policy holders replace FPE Stab-LOK equipment in the home before they will issue homeowners insurance for the property. Recommend replacing the panel.

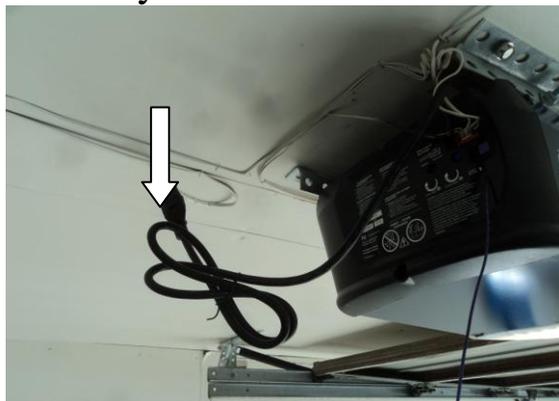
There were two wires in the service panel that were doubled up on one breaker. The wires should come off at this time and go on their own breakers.



At the time of the inspection there was more than one white wire under a screw head on the side bus bar in the electric panel. Only one white wire should be under a screw head in this location. Recommend having an electrician correcting.



Recommend having an outlet installed above the automatic garage door opener as currently it is run off an extension cord.



There are a number of ungrounded two prong outlets in the house. Recommend their upgrade to grounded three prong outlets. The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current safety standards.

If not currently installed, I recommend that you consider replacing all exterior outlets, outlets in kitchen, bathrooms, and garage with G.F.C.I. outlets. GFI's automatically trip when an electrical imbalance in the circuit occurs. This imbalance could occur when a person becomes part of the electrical circuitry. Without the GFI, there is a serious electrical shock risk. The GFI protects users by quickly disconnecting the power source. After the problem is corrected, the GFI can be reset.

All wires should be enclosed in UL listed junction boxes and all light switches/receptacles should be properly covered. Recommend capping the open electric junction box in the attic.



Recommend repairing the light in the back right bedroom closet that was not working and adding globes to all lights in closets.

## INTERIOR

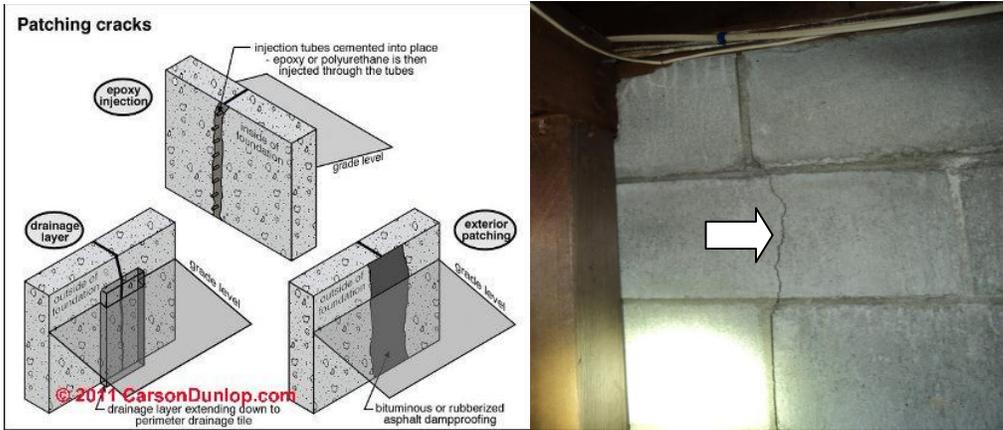
GENERAL VISUAL CONDITION: Fair

RECOMMENDATIONS: The inspector was unable to confirm the presence of insulation in the walls. The exterior walls would typically have limited insulation at the time of original construction in a home of this age. Recommend having insulation installed.

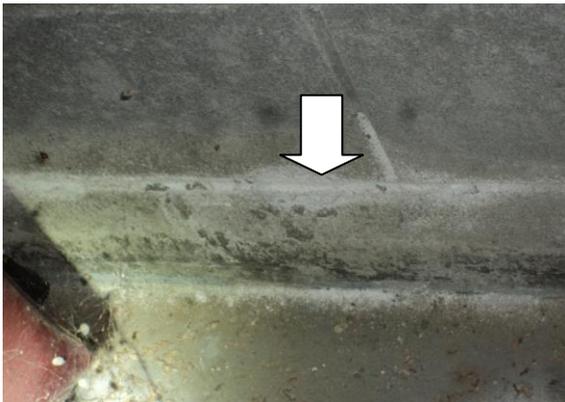
There were some small cracks noticed in portions of the walls and/or ceilings in the house. This could indicate that there was some minor settling of the house. It cannot be determined in one inspection whether the cracks and/or spacing are expanding or have stabilized over the years. Monitor these conditions over time to determine if there is any active movement.

At the time of the inspection the house had some settling cracks. Due to the very nature of cracks water may seep through at certain times. Recommend checking with the current homeowner as to whether the house has had any water problems in the past and if it has, recommend consulting a water proofing company. All cracks should be sealed to prevent leaks or water freezing in cracks and cracks expanding.

Sketch below shows three common methods used to seal cracks in masonry walls in an effort to stop foundation leaks.



There was also efflorescence on the concrete foundation. Efflorescence is a white mineral accumulation that occurs when moisture seeps through the foundation and then evaporates, leaving behind minerals that had been dissolved in the water. Therefore, the presence of efflorescence indicates the foundation has been subject to historical and continual moisture infiltration. Consult with a water proofing company to determine the best means and methods of addressing this moisture infiltration.



### COMPROMISED WATERPROOFING

Along the exterior of the basement wall a protective coating is placed on the wall to prevent water from migrating through the wall and into the basement. As a house ages this coating may be compromised and requires replacement. Water seepage into the basement may be the result of this. See diagram of various paths of seepage.



Detail provided by U.S. Waterproofing

### COMPROMISED STORM CONNECTION

There is no ventilation in the basement/ crawl level. Recommend fresh air vents or some other means of ventilation is installed at the basement level.

If not currently installed, also recommend installing smoke detectors and carbon monoxide detectors throughout the house, especially in the boiler area. The equipment (alarms and detectors) manufacturer should be consulted for locations for maximum protection and performance.

The security system was not tested at the time of the inspection. It would be my recommendation to test it at your final walkthrough.

The crawlspace/basement had numerous signs of rodent activity including feces, and evidence of nest-building activity. An effort should be made to seal the crawlspace/basement from animal entry and you may wish to consult with a pest control service or set traps.



Recommend adding a concrete scratch slab to the dirt floor in the crawl space.



Recommend closing gaps on the sides of the basement steps and adding a wood backing to the basement steps.

At the time of the inspection there was a mold smell noted in the basement/crawl space of the house. Recommend having a mold testing accomplished at this time.

Recommend adding a hanger strap under the header in the basement that was toe nailed.



Recommend closing the areas in the foundation that were starting to undermine due to the loss of soil under the foundation in the crawl space.



Recommend removing the old hot water heater and water tank from the basement.



Excess rail space was noted to the handrails for the 2<sup>nd</sup> floor. Rail space should not exceed 4 inches.



Recommend having the temporary lolly columns replaced with permanent steel lolly columns at this time.



## Telescoping Adjustable Columns Should *Not* Be Used As Permanent Support In the U.S.



Telescoping  
Adjustable  
Column

Telescoping adjustable columns are also known as "tele posts," "sectional columns," "double-sectioned columns," "jack posts," or "jacks." They come in two or more hollow steel tube sections that are assembled on site. A smaller diameter tube is fitted into a larger diameter tube and the sections are held in place with steel supporting pins which pass through the pre-drilled holes of both tubes. Telescoping adjustable columns are regularly used in construction to adjust or level a structure before installing a permanent column. Or, they're used as temporary supports during the course of a building repair. But many inspectors in the U.S. encounter these telescopic columns in permanent use.

This is a defect because no telescopic adjustable column has been evaluated by a U.S. evaluation firm and none of their manufacturers cite an engineering report to prove these columns' ability to carry a specific load. Also, according to the IRC, a steel column has to be at least 3 inches in diameter. All telescopic columns are all less than 3 inches in diameter. You must therefore assume that these adjustable columns are not designed for permanent structural use. Think of these telescopic columns the way you would think of a car jack. They only exist to temporarily "jack up" a part of a building and should be replaced with a permanent column when the jacking up is done.



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**If any additional inspections are needed for mortgage requirements such as:**

- **Lead Paint inspection or certification**
- **Roof certification**
- **Cesspool/septic certifications**
- **Oil tank testing or soil testing**
- **Well water testing**
- **Asbestos inspection**
- **Mold testing**
- **Windstorm inspection**

**Or any other testing/services please contact us and we will be happy to assist you.**

