

# Inspection Report

**Mr. John Doe**

**Property Address:**  
246 Main Street  
Miller Place New York 11764



## **VINNYS HOME INSPECTIONS**

**Vinny Lana 16000098329**  
**58-26 254th Street**  
**Little Neck New York 11362**  
**917 519-5626**

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<b>Date:</b> 8/7/2020	<b>Time:</b> 03:00 PM	<b>Report ID:</b> Sample #2
<b>Property:</b> 246 Main Street Miller Place New York 11764	<b>Customer:</b> Mr. John Doe	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 10 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

1. Roofing

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.



		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•			•	<b>Roof Covering:</b> Architectural
1.1	Flashings	•				<b>Viewed roof covering</b>
1.2	Roof Drainage Systems	•			•	<b>from:</b> Ground
1.3	Skylights, Chimneys and Roof Penetrations	•			•	Extra Info : with camera mounted on telescopic pole
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	<b>Sky Light(s):</b> <b>Chimney (exterior):</b> Metal Flue Pipe

Comments:

**1.0** Multiple shingles were missing or appear to be lifting. Recommend a full evaluation by a licensed roofer to fully evaluate for repairs - removal to prevent water intrusion into home.



1.0 Item 1(Picture)





1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

1.2 (1) The gutter appears to be leaking at rear left side of home. Needs to be repaired by a licensed contractor.



1.2 Item 1(Picture) rear of home left side

(2) Found downspouts, extensions, elbows, and diverters missing on multiple gutter downspouts. Downspouts, elbows and diverters are important to deliver water away from the foundation to avoid any water or moisture issues to foundation or basement. Recommend repairs by a qualified professional.



1.2 Item 2(Picture) gutter missing downspout



1.2 Item 3(Picture)





1.2 Item 4(Picture)



1.2 Item 5(Picture)

**1.3** Found satellite dish directly mounted on roof shingles which penetrates directly through roofing material. Recommend removal of dish and repair by a licensed roofing contractor.



1.3 Item 1(Picture) Satellite dish

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 2. Exterior

**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.





		IN	NI	NP	RR	Styles & Materials
2.0	Doors (Exterior)	•			•	<b>Siding Material:</b> Vinyl
2.1	Windows	•			•	<b>Exterior Entry Doors:</b> Wood
2.2	Wall Cladding Flashing and Trim	•			•	<b>Appurtenance:</b>
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			•	<b>Driveway:</b> Asphalt
2.4	Eaves, Soffits and Fascias	•				
2.5	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•	
2.6	insects	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:



2.0 Multiple door mouldings at exterior of home were broken or had gaps. Needs to be repaired by a qualified professional to prevent any water intrusion or bug infestation.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



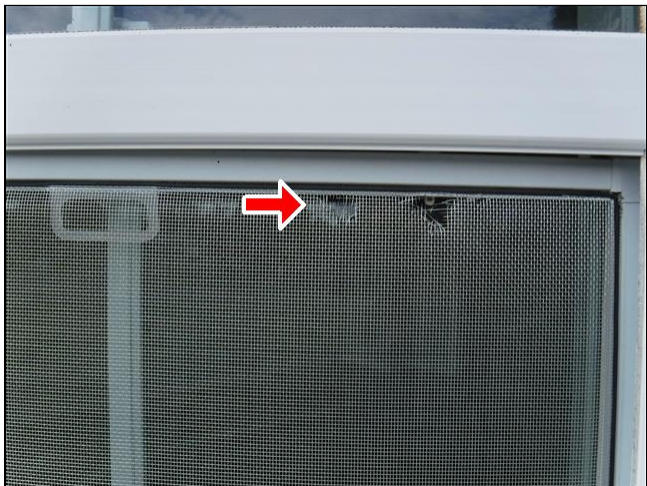


2.0 Item 5(Picture)

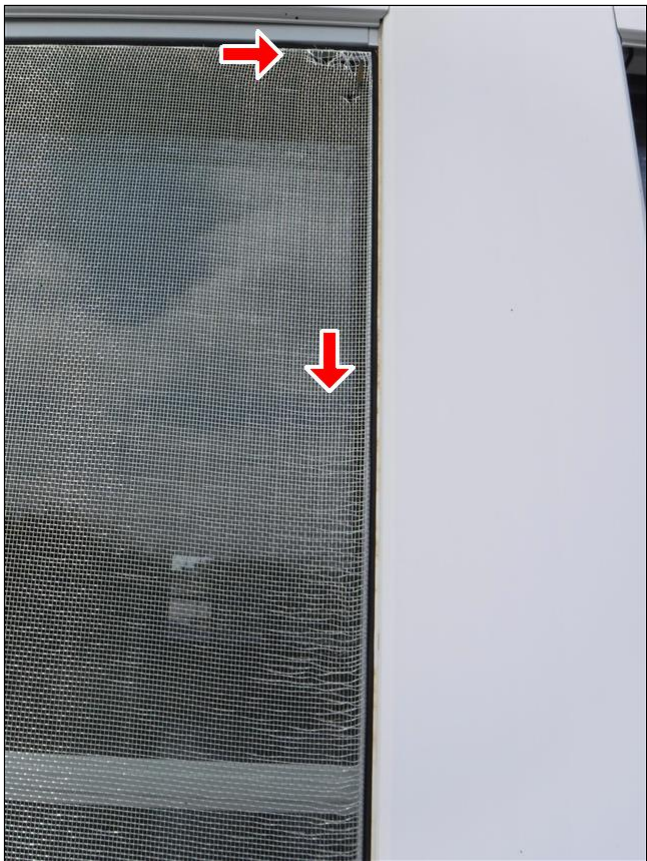


2.0 Item 6(Picture)

2.1 (1) Multiple window screens throughout home were torn. Need to be repaired by a qualified professional.



2.1 Item 1(Picture) Torn window screens



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)

(2) Basement window glass is cracked . Needs to be repaired by a qualified professional.



2.1 Item 5(Picture) basement window broken



(3) Recommend installing basement window well covers to prevent any water or moisture issues in basement or damage to foundation.



2.1 Item 6(Picture) basement window

2.2 (1) Siding at rear of home is detaching and corner siding post is broken with open void. Needs to be repaired by a licensed contractor.



2.2 Item 1(Picture) Front entrance



2.2 Item 2(Picture) Rear of home



2.2 Item 3(Picture) rear of home



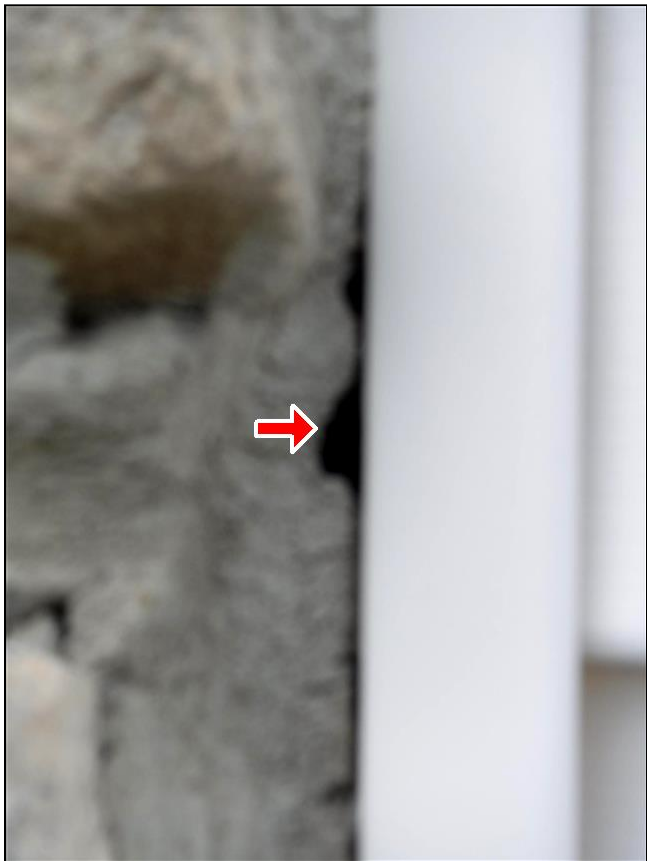
(2) Found multiple areas with missing mortar around joints. Recommend having them filled in by a licensed contractor to avoid any water intrusion or bug infestation into home.



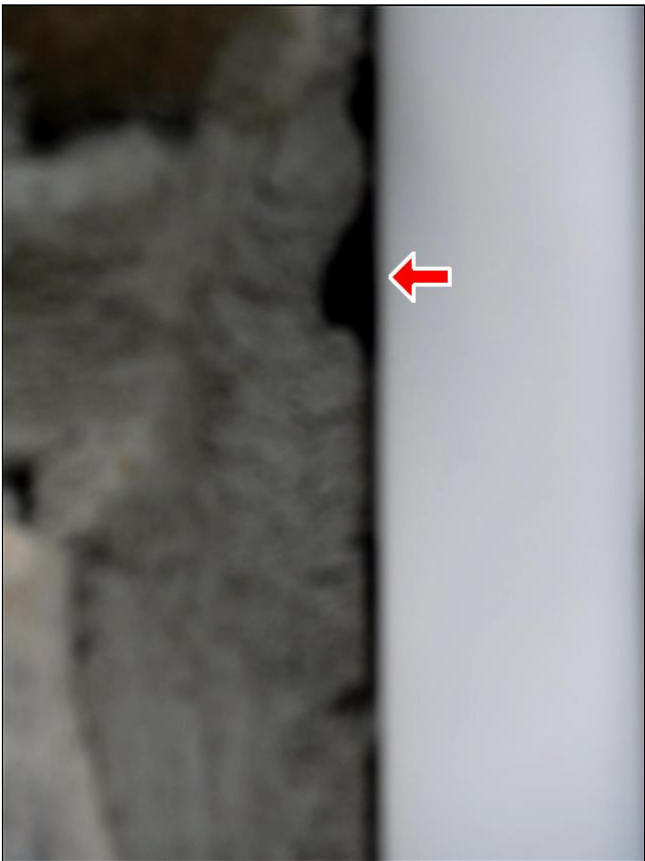
2.2 Item 4(Picture)



2.2 Item 5(Picture)



2.2 Item 6(Picture)



2.2 Item 7(Picture)

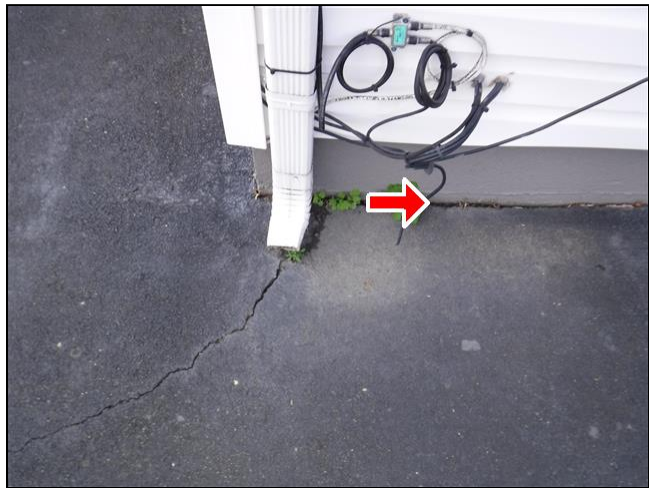


2.2 Item 8(Picture)



2.2 Item 9(Picture)

(3) Perimeter around foundation needs to be sealed to avoid any damage to foundation or water or moisture intrusion into basement.



2.2 Item 10(Picture)



2.2 Item 11(Picture)



2.2 Item 12(Picture)



(4) Vent covers were missing on dryer vent and waste line vent. Covers need to be installed to prevent water, bug intrusion or wild animals from entering. Needs to be repaired by a qualified person.



2.2 Item 13(Picture) dryer vent cover missing



2.2 Item 14(Picture) waste line vent cover missing

2.3 (1) Loose railing detached from post at rear left side of home needs to be repaired by a qualified professional.



2.3 Item 1(Picture) left side backyard

(2) Recommend having a handrail installed at rear entrance for safety reasons.



2.3 Item 2(Picture)

2.5 (1) Multiple cracks in asphalt driveway need to be sealed to prevent further spreading by a qualified professional.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

(2) The tree limbs that are in contact with roof or hanging near roof should be trimmed. Tree limbs that are in contact with the roof can affect the life expectancy of the roof covering.



2.5 Item 3(Picture) Branches on roof



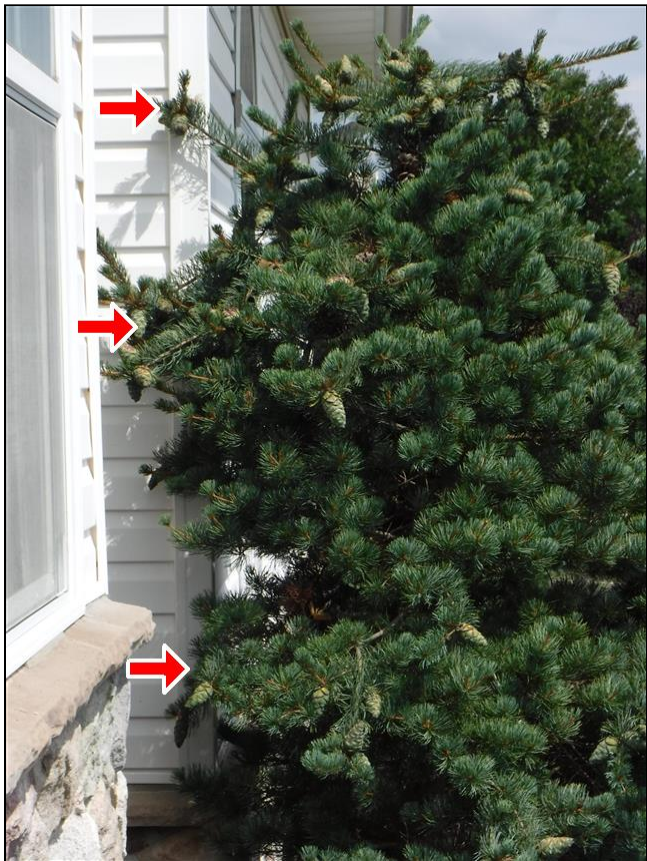
(3) Any vegetation should be a minimum of 12" away from home to prevent moisture buildup or giving insects like carpenter ants or termites easy access to home.



2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)

(4) Found multiple areas on walkways and brick pavers loose and mortar missing in joints. Need to be repaired by a licensed mason to prevent a tripping hazard or any further damage,



2.5 Item 7(Picture)



2.5 Item 8(Picture)





2.5 Item 9(Picture)

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



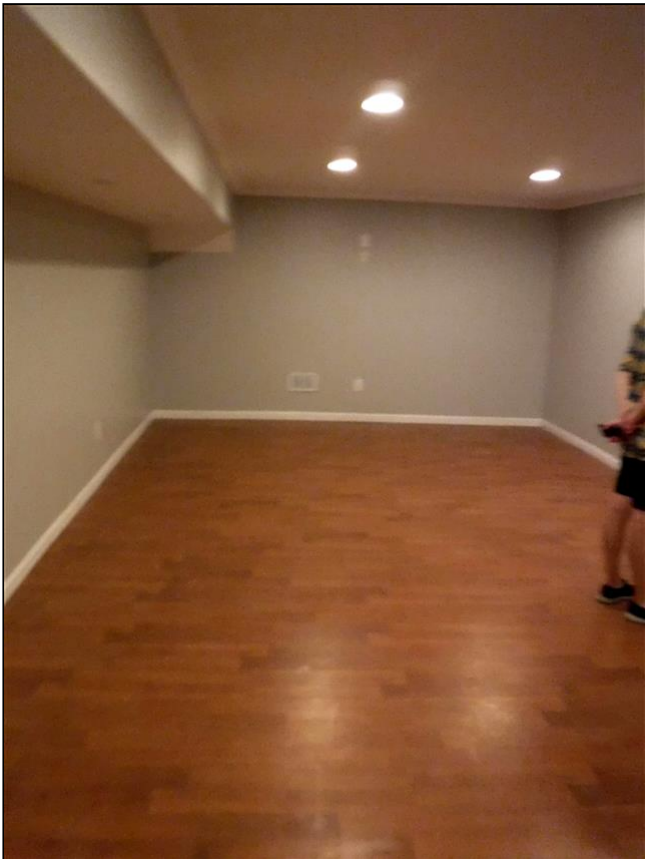
3. Structural Components

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.



basement



		IN	NI	NP	RR	Styles & Materials
3.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			•	<b>Foundation:</b> Poured concrete
3.1	Roof Structure and Attic	•				<b>Wall Structure:</b> Masonry
						<b>Roof-Type:</b> Hip
						<b>Method used to observe</b> <b>attic:</b> Walked
						<b>Attic info:</b> Attic hatch

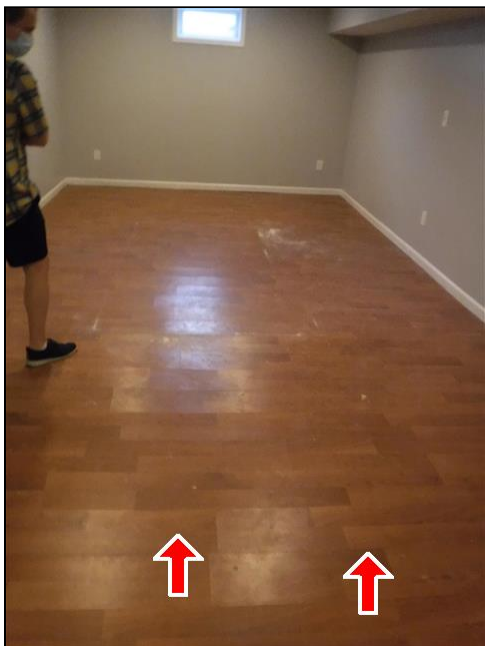
Comments:

**3.0** The basement is partially covered making a fully structural inspection not possible. Sections of the basement were in the process of being renovated and not completed. The basement had signs of water penetration and staining in some areas. Recommend a full evaluation by a licensed contractor for completion and repairs. Any fungi like growth should be fully evaluated by a licensed mold inspector.



3.0 Item 1(Picture) Fungi like growth

3.0 Item 2(Picture)



3.0 Item 3(Picture)

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



#### 4. Heating / Central Air Conditioning

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.







		IN	NI	NP	RR
4.0	Heating Equipment		•		
4.1	Normal Operating Controls		•		
4.2	Automatic Safety Controls		•		
4.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
4.4	Presence of Installed Heat Source in Each Room	•			
4.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
4.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			
4.7	Normal Operating Controls	•			
4.8	Presence of Installed Cooling Source in Each Room	•			
4.9	Cooling and Air Handler Equipment	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Styles & Materials

Heat Type:  
Heat Pump Forced Air  
(also provides cool air)

Energy Source:  
Gas

Number of Heat Systems  
(excluding wood):  
Two

Heat System Brand:  
WEATHERKING

Operable Fireplaces:  
One

Cooling Equipment Type:  
Heat Pump Forced Air  
(also provides warm air)

Cooling Equipment Energy  
Source:  
Electricity

Number of AC Only Units:  
Two

Central Air Brand:  
WEATHERKING

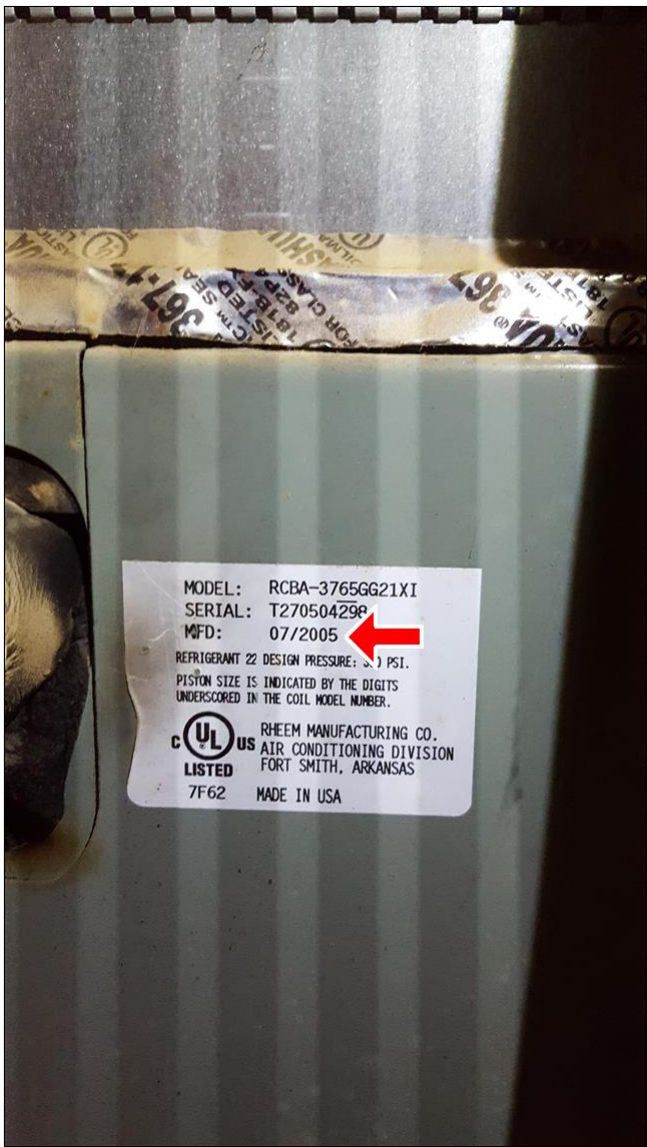
Comments:



4.0 Gas was not on at time of inspection making it not possible to determine if heat system is working properly. Heating system needs to be fully evaluated by a licensed hvac contractor when gas is turned back on. This Weatherking combo heat system also provides cooling and was manufactured in 2005. It has a life expectancy of around 20 years but can last longer with proper care and maintenance.



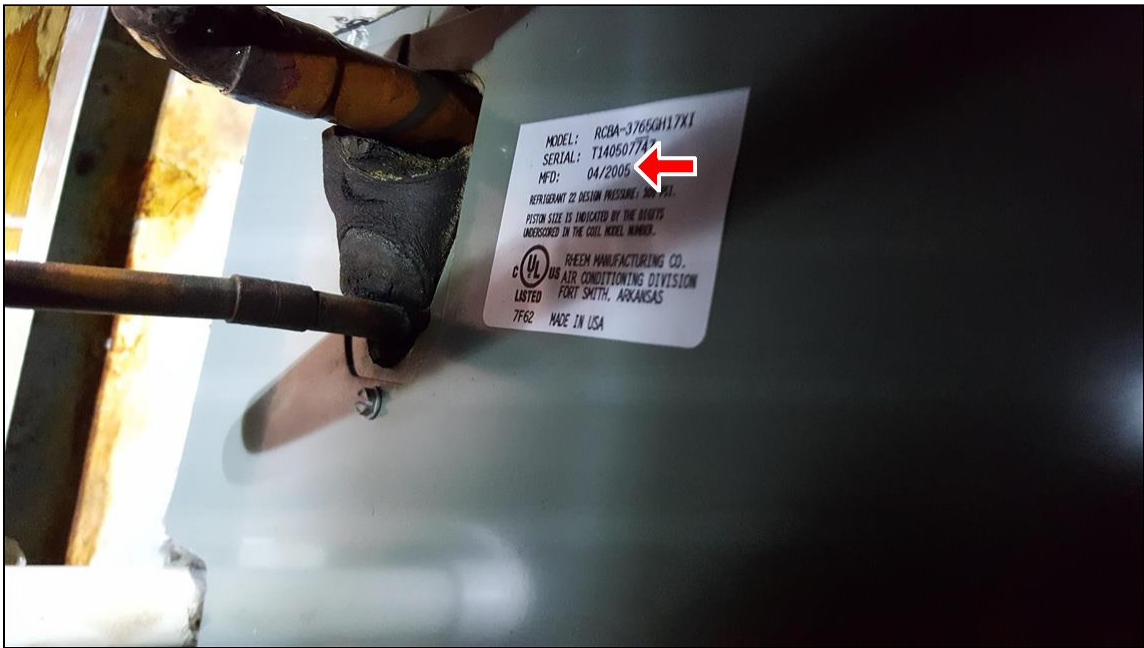
4.0 Item 1(Picture) heating system



4.0 Item 2(Picture)



4.0 Item 3(Picture) heating cooling system in attic



4.0 Item 4(Picture)



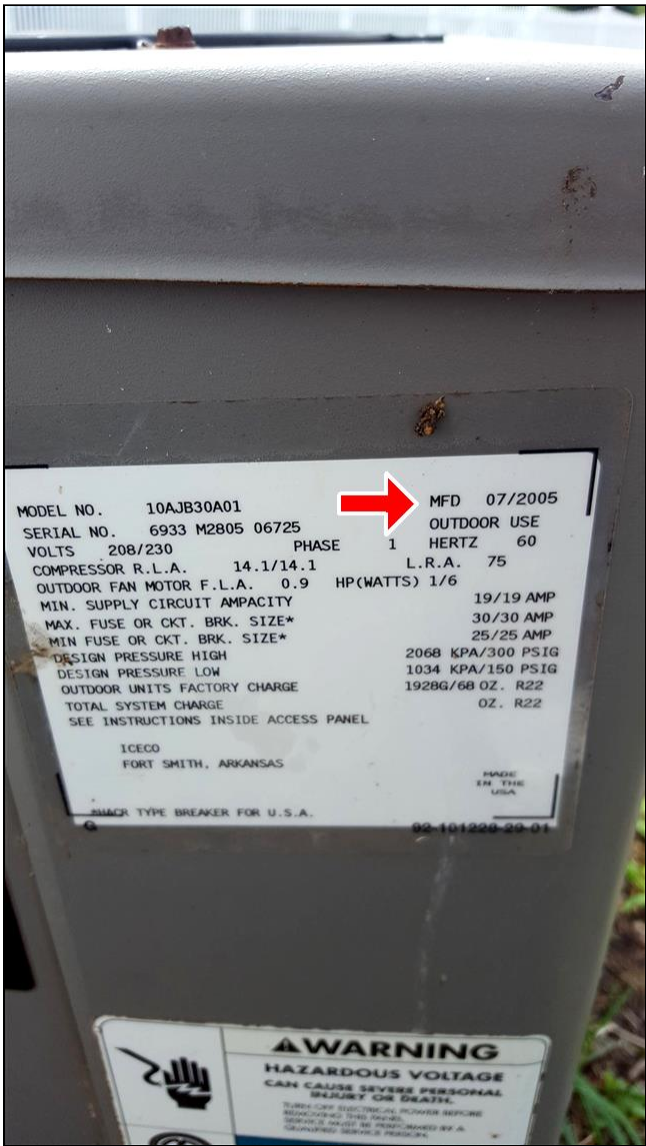
4.9 The air conditioning was working at time of inspection. The air condensers were manufactured in 2005 and have a life expectancy of 15 to 20 years.



4.9 Item 1(Picture) Condensers



4.9 Item 2(Picture)



4.9 Item 3(Picture)



4.9 Item 4(Picture)



4.9 Item 5(Picture)

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



5. Plumbing System

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.





water meter front lawn



water supply to washermachine



gas line for dryer



gas meter

		IN	NI	NP	RR	Styles & Materials
5.0	Plumbing Drain, Waste and Vent Systems	•			•	<b>Water Source:</b> Public
5.1	Plumbing Water Supply, Distribution System and Fixtures	•			•	<b>Plumbing Water Supply</b> <b>(into home):</b> Copper
5.2	Main Water Shut-off Device (Describe location)	•				<b>Water Heater Power</b> <b>Source:</b> Gas (quick recovery)
5.3	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			•	<b>Water Heater Capacity:</b> 75 Gallon
5.4	Main Fuel Shut-off (Describe Location)	•				<b>Water Heater Location:</b> Basement
		IN	NI	NP	RR	<b>WH Manufacturer:</b> RHEEM

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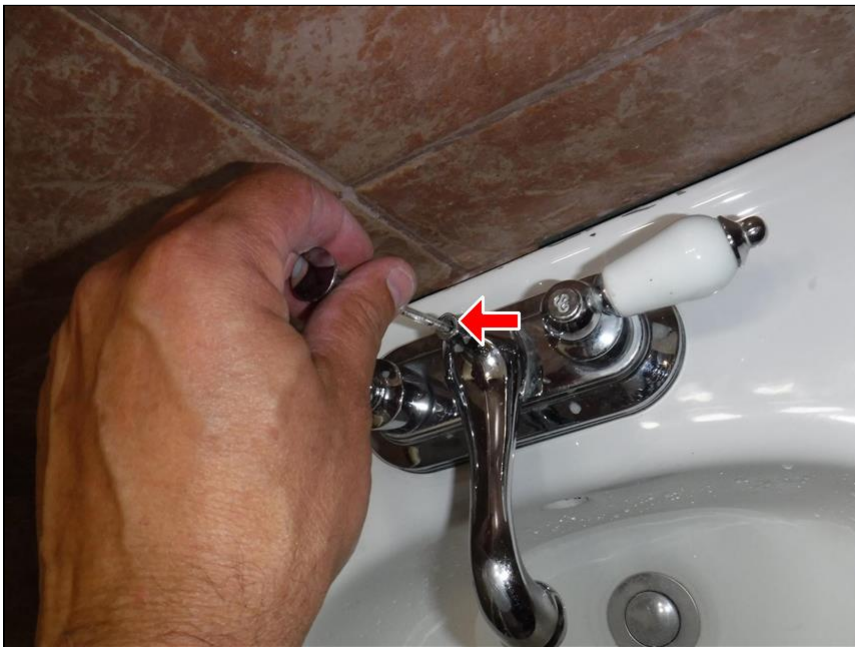
Comments:



5.0 (1) Basement bathroom sink stopper handle is missing preventing water from draining properly.

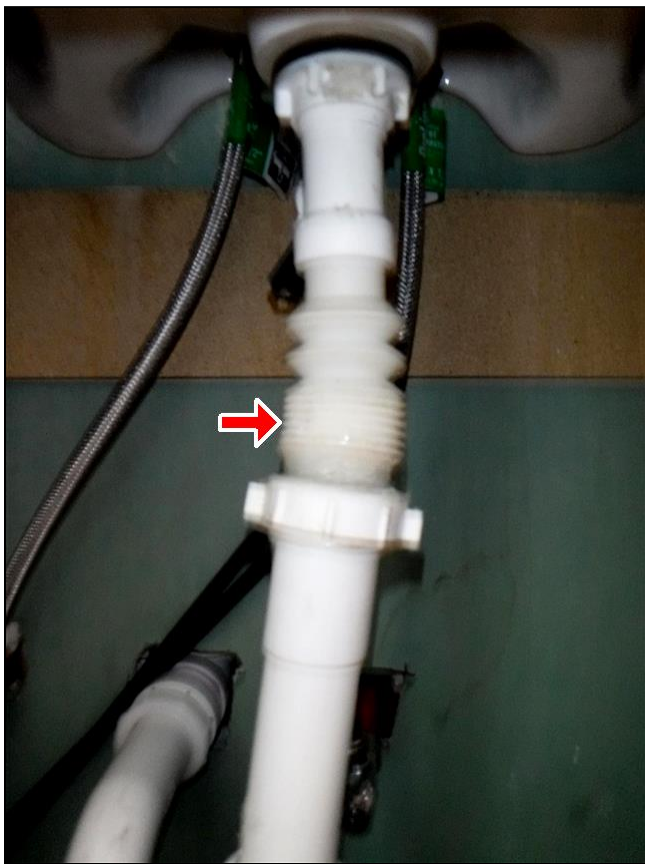


5.0 Item 1(Picture) 2nd floor bathroom



5.0 Item 2(Picture) 1st floor bathroom

(2) Flexible tailpipes and drains are incorrect and made of accordion plastic. It can catch debris which is supposed to flow down the drain smoothly. Recommend repair by a licensed plumber.



5.0 Item 3(Picture) 1st floor bathroom sink trap

(3) The dishwasher drain pipe should be pinned up high to avoid backflow contamination from sink.



5.0 Item 4(Picture) Dishwasher drain line

(4) The toilet is loose at 1st floor and 2nd floor bathrooms. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



5.0 Item 5(Picture) 2nd floor toilet



5.0 Item 6(Picture) 1st floor toilet

(5) Recommend keeping drain at basement entrance clean of debris to avoid any water intrusion into basement.



5.0 Item 7(Picture) basement entrance



(6) Bathroom sink on 2nd floor was draining very slowly. Needs to be repaired by a licensed plumber.



5.0 Item 8(Picture) 2nd floor bathroom sink

(7) FYI cesspool is located in front yard and should be periodically serviced every 3- 5 years.

**5.1** (1) Jacuzzi tub was not working at time of inspection. Power button appeared to be stuck. Needs to be fully evaluated and repaired by a licensed professional.



5.1 Item 1(Picture) jacuzzi tub

(2) Bathtub on 2nd floor was leaking at spout at time of inspection and would not shut. Needs to be repaired by a licensed plumber.



5.1 Item 2(Picture) 2nd floor bathtub

- 5.2 Water main shutoff is located in basement.
- 5.3 Hot water heater was not working at time of inspection due to gas being off. The water heater was manufactured in 2004. Hot water heaters have a life expectancy of 8 to 12 years. Recommend having hot water heater replaced by a licensed plumber as it has reached its life expectancy.



5.3 Item 1(Picture) Hot water heater



5.3 Item 2(Picture)

5.4 Gas meters located outside on side of house

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

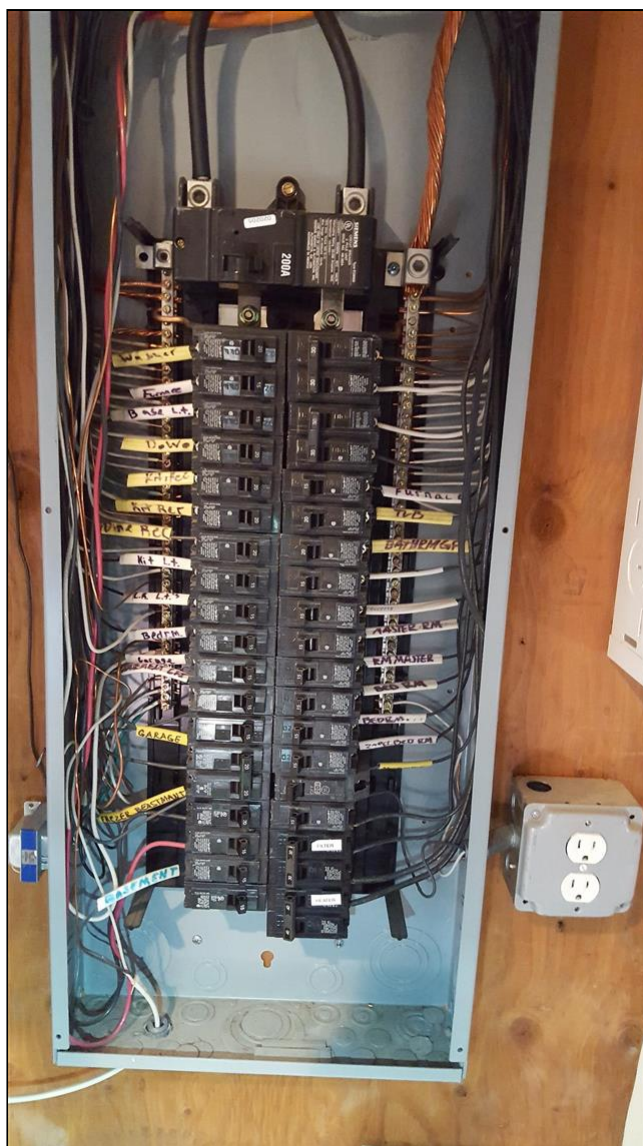


**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

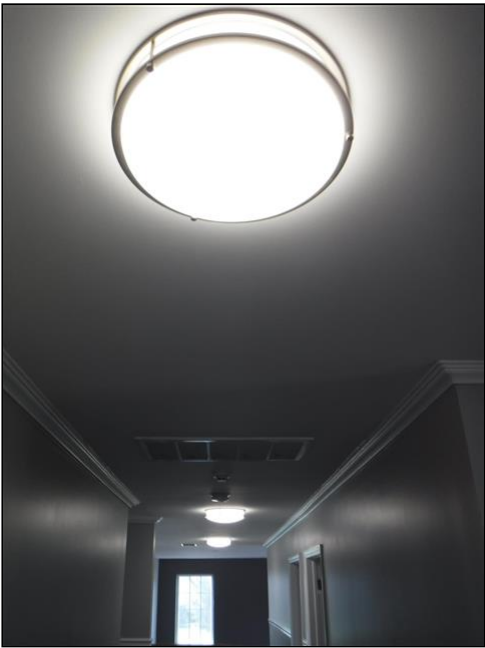


Electrical panel





electric meter







smoke detector

		IN	NI	NP	RR	Styles & Materials
6.0	Service Entrance Conductors					<b>Electrical Service</b>
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			•	<b>Conductors:</b> Below ground
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				<b>Panel Capacity:</b> 200 AMP
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			•	<b>Panel Type:</b> Circuit breakers
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			•	<b>Electric Panel</b> <b>Manufacturer:</b> SIEMENS
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
6.6	Location of Main and Distribution Panels	•				
6.7	Smoke Detectors	•				
6.8	Carbon Monoxide Detectors	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

**6.1** (1) Found a double tapped breaker at electrical panel. A double tapped breaker is when two wires share one breaker that is designed for one wire. This can cause overloading causing the breaker to overheat. Recommend a full evaluation by a licensed electrician as this can be a safety issue.



6.1 Item 1(Picture) Double tapped breaker

(2) Screws were missing on electrical panel. Needs to be corrected by a licensed electrician.



6.1 Item 2(Picture) screws missing at panel



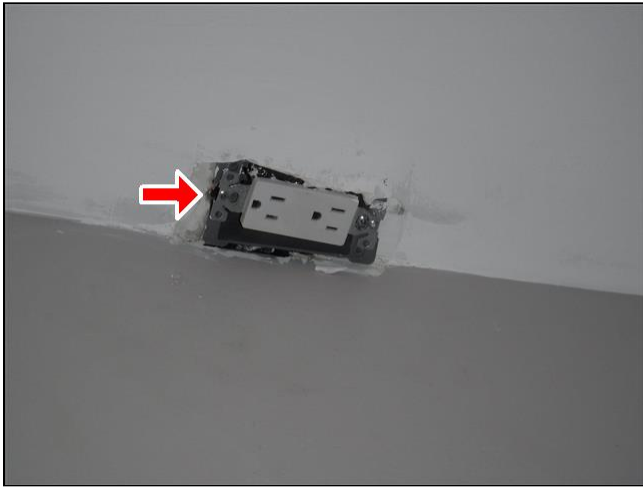
6.1 Item 3(Picture)



**6.3** (1) At time of inspection found open electrical wiring in basement and exterior of home which is a safety issue. Any open wiring should be concealed in a junction box or have proper plates and covers installed. Recommend repairs be made by a licensed electrician.



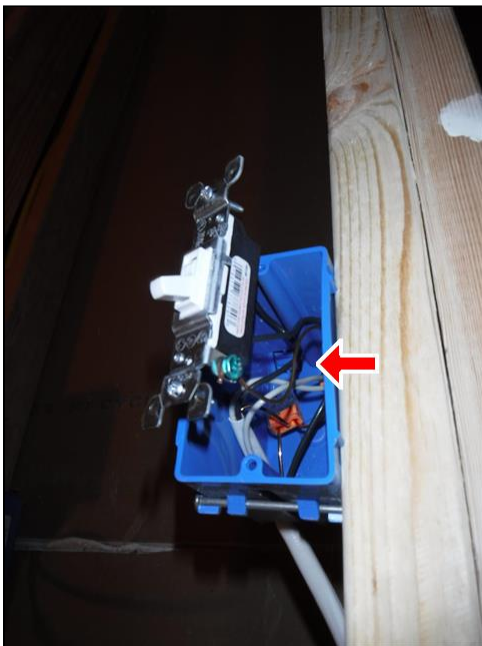
6.3 Item 1(Picture) exterior



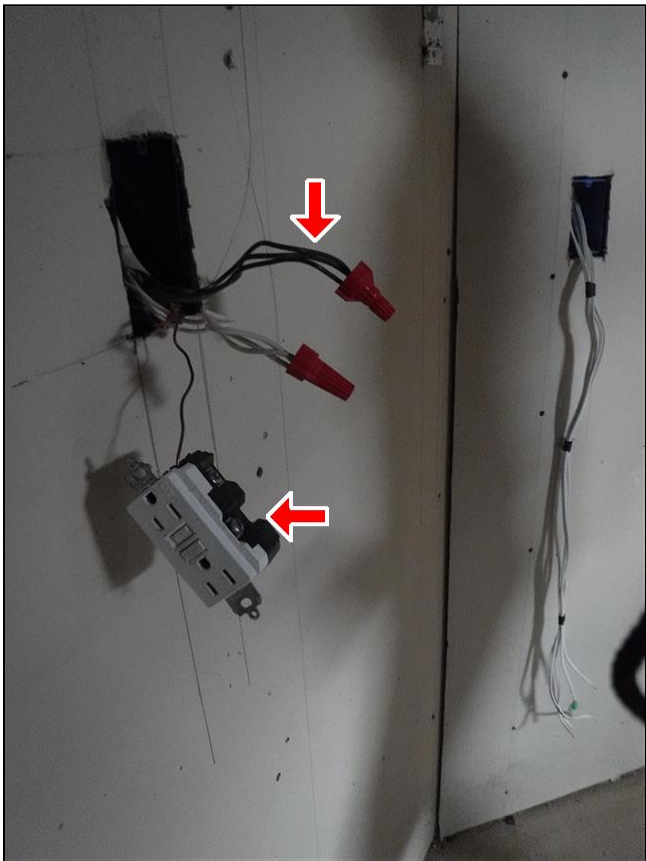
6.3 Item 2(Picture) 1st floor( converted garage area)



6.3 Item 3(Picture) basement



6.3 Item 4(Picture) basement



6.3 Item 5(Picture) basement



6.3 Item 6(Picture) exterior



6.3 Item 7(Picture) exterior



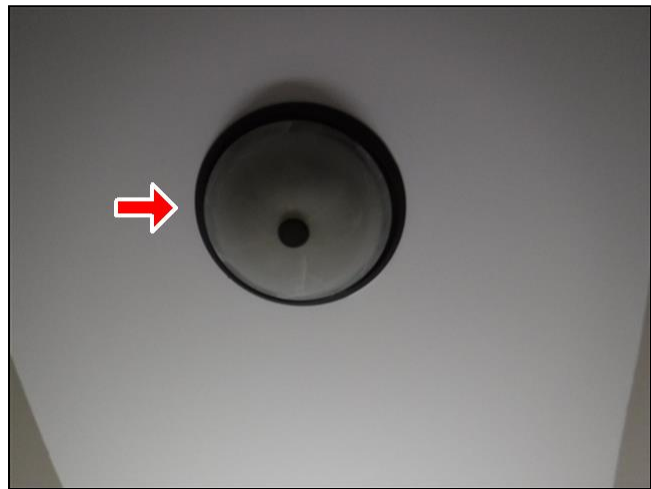
(3) Found loose lighting fixture and multiple lighting fixtures that did not turn on. Unknown if bulbs are just out. Needs to be fully evaluated-repaired by a licensed electrician.



6.3 Item 8(Picture) loose lighting fixture



6.3 Item 9(Picture)



6.3 Item 10(Picture)



6.3 Item 11(Picture)

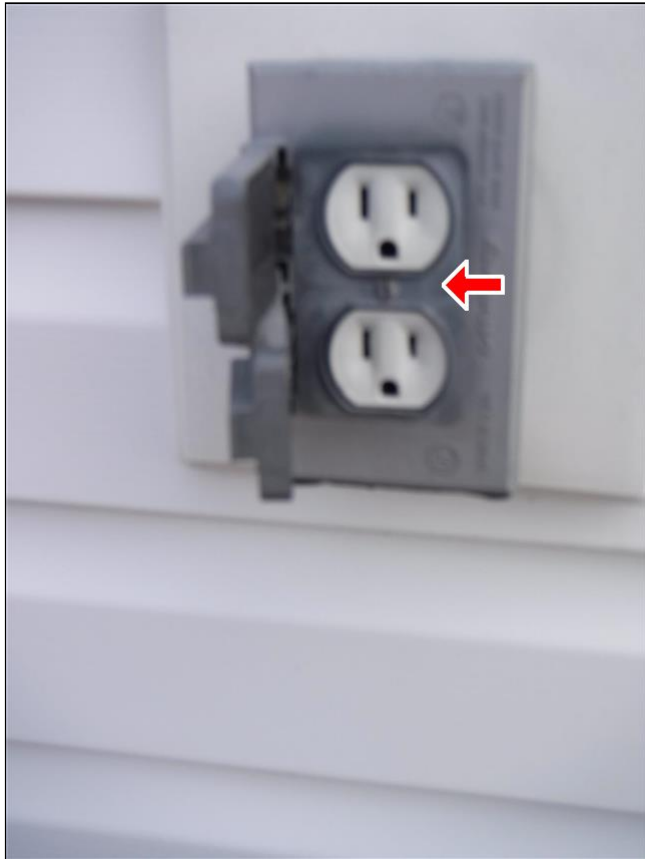
**6.4** Found outlets throughout home that are not gfci protected or not working correctly. Gfci outlets should be present in bathrooms,kitchens,garages and any outdoor space. Recommend full replacement by a licensed electrician as this is a safety issue.



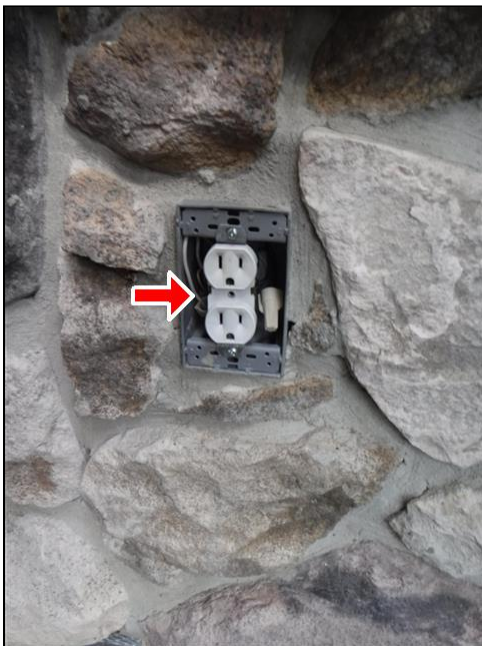
6.4 Item 1(Picture) 1st floor bathroom



6.4 Item 2(Picture) 2nd floor bathroom

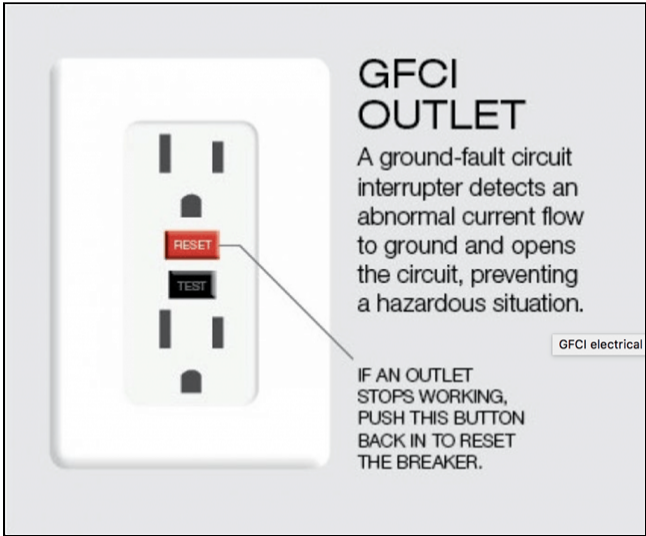


6.4 Item 3(Picture) rear of home



6.4 Item 4(Picture)





6.4 Item 5(Picture)

6.7 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



attic



bathroom vent



bathroom exhaust



bathroom exhaust



		IN	NI	NP	RR	Styles & Materials
7.0	Insulation in Attic	•				<b>Attic Insulation:</b> Fiberglass
7.1	Ventilation of Attic and Foundation Areas	•			•	<b>Ventilation:</b> Soffit Vents
7.2	Venting Systems (Kitchens, Baths and Laundry)	•				<b>Exhaust Fans:</b> Fan with light
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:



7.1 (1) Recommend increasing air ventilation in attic by installing a thermostatically controlled attic fan.



7.1 Item 1(Picture) Attic

7.2 Exhaust vent above oven exhausts into kitchen which can create moisture, mold, oil and heat build-up inside kitchen. Try to maintain filters or have a licensed plumber vent to exterior.



7.2 Item 1(Picture) over range exhaust

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.











		IN	NI	NP	RR	Styles & Materials
8.0	Ceilings	•			•	<b>Ceiling Materials:</b> Gypsum Board
8.1	Walls	•			•	<b>Wall Material:</b> Gypsum Board
8.2	Windows (representative number)	•			•	<b>Floor Covering(s):</b> Laminated T&G
8.3	Floors	•			•	<b>Interior Doors:</b> Wood
8.4	Steps, Stairways, Balconies and Railings	•			•	<b>Window Types:</b> Double-hung
8.5	Counters and Cabinets (representative number)	•				<b>Window Manufacturer:</b>
8.6	Doors (representative number)	•			•	<b>Countertop:</b> Granite
8.7	Wood destroying organism	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

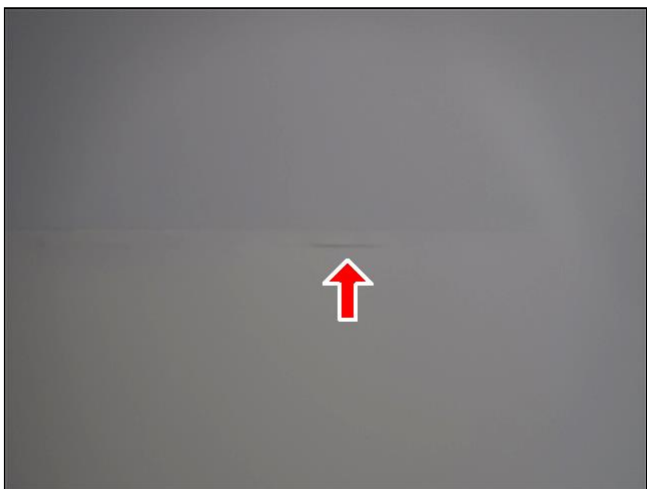
8.0 Found multiple areas on ceiling where seems are showing and appear to be cosmetic. Needs to be spackled and repaired by a qualified professional.



8.0 Item 1(Picture) seam showing on ceiling



8.0 Item 2(Picture)



8.0 Item 3(Picture)

**8.1** FYI, found multiple fastenings for shelves in 1st floor closet that might need to be removed and patched by a qualified professional.



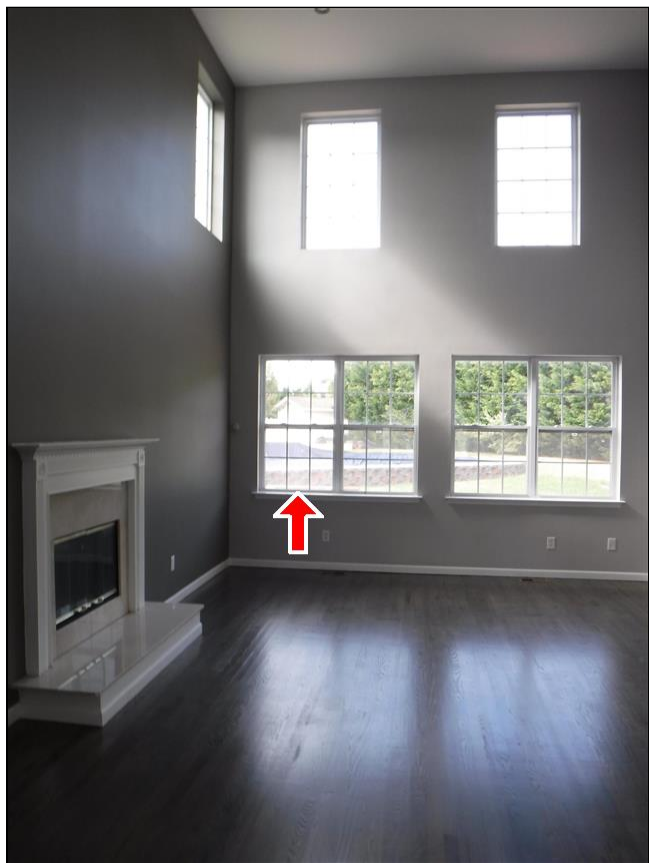
8.1 Item 1(Picture) 1st floor closet

**8.2** (1) Windows in dining room area have lost its gas and are fogged up. This happens when the seal fails. Needs to be repaired by a licensed contractor.



8.2 Item 1(Picture) fogged up windows

(2) Missing glass on double pane window needs to be repaired by a licensed contractor.

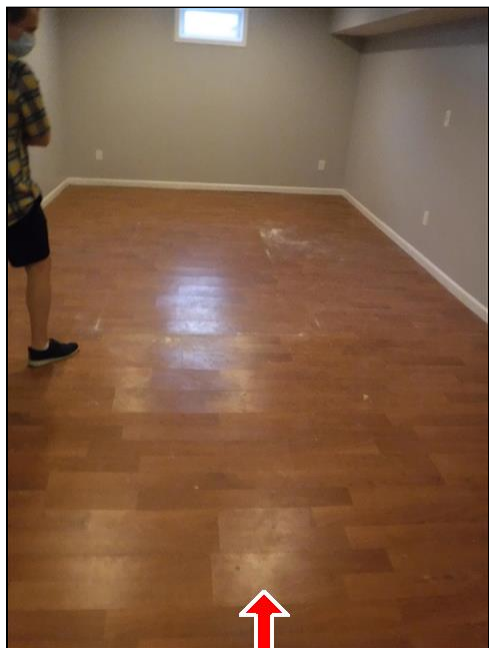


8.2 Item 2(Picture) Broken glass



8.2 Item 3(Picture)

8.3 Basement wood floors appear to show water damage. Recommend a licensed contractor to fully evaluate for repair or replacement. Any fungi like growth should be reviewed by a licensed mold contractor.



8.3 Item 1(Picture) basement floors



8.4 Found loose handrail leading to 2nd floor that should be repaired by a qualified professional as this is a safety issue.



8.4 Item 1(Picture) loose bannister

8.6 (1) Bedroom closet door frame on 2nd floor is very loose. Needs to be repaired by a qualified professional.



8.6 Item 1(Picture) bedroom closet

(2) Section of moulding at 1st floor bathroom has broken off. Needs to be repaired by a qualified professional.



8.6 Item 2(Picture) 1st floor bathroom

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances



		IN	NI	NP	RR
9.0	Dishwasher	•			
9.1	Ranges/Ovens/Cooktops		•		
9.2	Range Hood (s)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

Comments:

**9.1** Range/Oven was not inspected due to gas being turned off.

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



Summary

VINNYS HOME INSPECTIONS

58-26 254th Street  
Little Neck New York 11362  
917 519-5626

Customer  
Mr. John Doe

Address  
246 Main Street  
Miller Place New York 11764

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Inspected, Repair or Replace

Multiple shingles were missing or appear to be lifting. Recommend a full evaluation by a licensed roofer to fully evaluate for repairs - removal to prevent water intrusion into home.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

**1.2 Roof Drainage Systems**

**Inspected, Repair or Replace**

(1) The gutter appears to be leaking at rear left side of home. Needs to be repaired by a licensed contractor.





1.2 Item 1(Picture) rear of home left side

(2) Found downspouts, extensions, elbows, and diverters missing on multiple gutter downspouts. Downspouts, elbows and diverters are important to deliver water away from the foundation to avoid any water or moisture issues to foundation or basement. Recommend repairs by a qualified professional.



1.2 Item 2(Picture) gutter missing downspout



1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)

### 1.3 Skylights, Chimneys and Roof Penetrations

#### Inspected, Repair or Replace

Found satellite dish directly mounted on roof shingles which penetrates directly through roofing material. Recommend removal of dish and repair by a licensed roofing contractor.



1.3 Item 1(Picture) Satellite dish

## 2. Exterior

### 2.0 Doors (Exterior)

#### Inspected, Repair or Replace

Multiple door mouldings at exterior of home were broken or had gaps. Needs to be repaired by a qualified professional to prevent any water intrusion or bug infestation.





2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

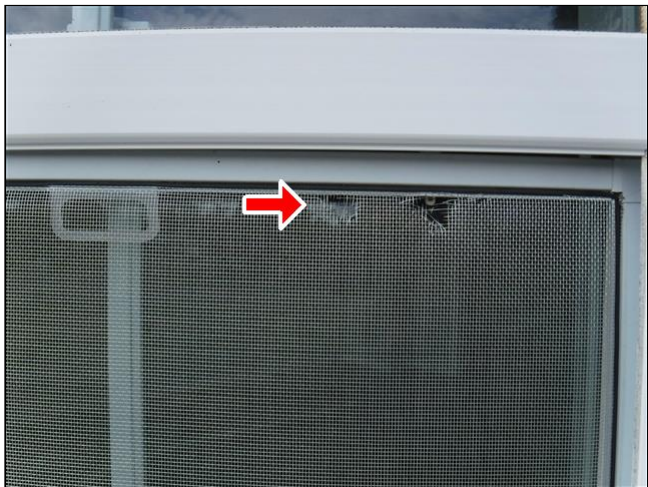


2.0 Item 6(Picture)

2.1 Windows

Inspected, Repair or Replace

(1) Multiple window screens throughout home were torn. Need to be repaired by a qualified professional.



2.1 Item 1(Picture) Torn window screens



2.1 Item 2(Picture)





2.1 Item 3(Picture)



2.1 Item 4(Picture)

(2) Basement window glass is cracked . Needs to be repaired by a qualified professional.



2.1 Item 5(Picture) basement window broken

(3) Recommend installing basement window well covers to prevent any water or moisture issues in basement or damage to foundation.





2.1 Item 6(Picture) basement window

## 2.2 Wall Cladding Flashing and Trim

### Inspected, Repair or Replace

(1) Siding at rear of home is detaching and corner siding post is broken with open void. Needs to be repaired by a licensed contractor.



2.2 Item 1(Picture) Front entrance



2.2 Item 2(Picture) Rear of home



2.2 Item 3(Picture) rear of home

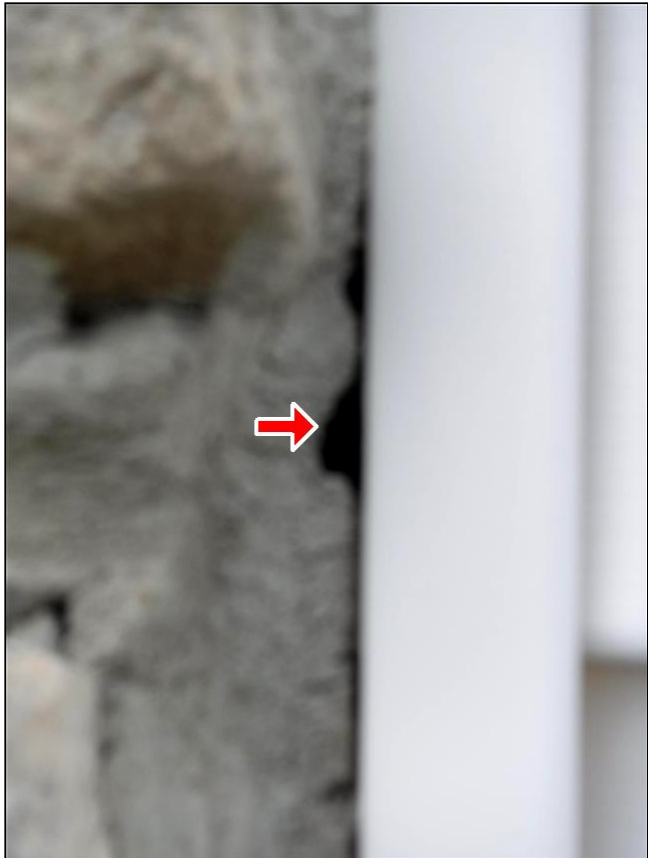
(2) Found multiple areas with missing mortar around joints. Recommend having them filled in by a licensed contractor to avoid any water intrusion or bug infestation into home.



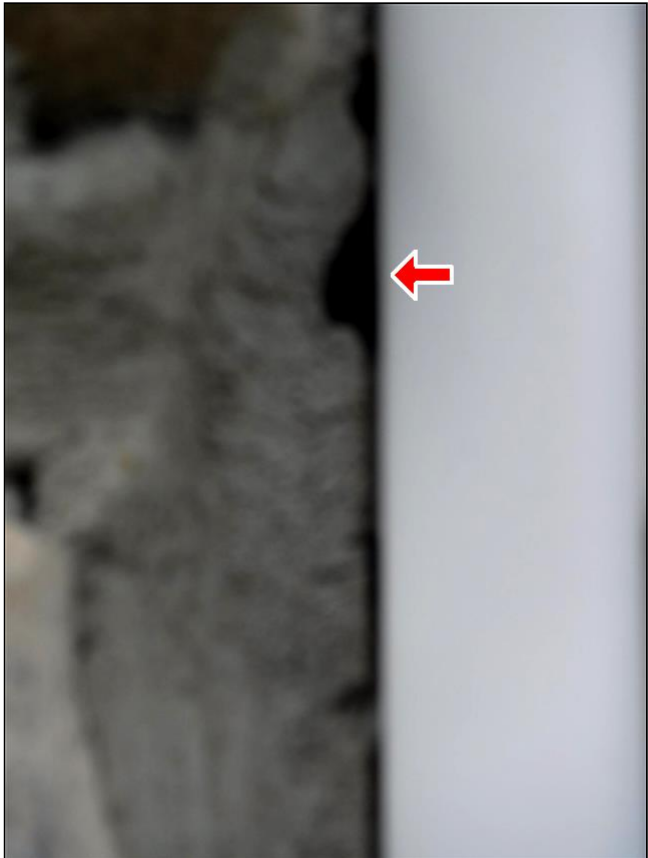
2.2 Item 4(Picture)



2.2 Item 5(Picture)



2.2 Item 6(Picture)



2.2 Item 7(Picture)

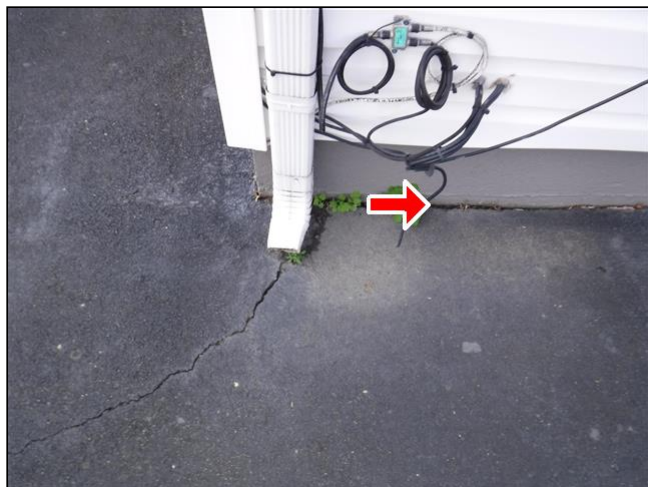


2.2 Item 8(Picture)



2.2 Item 9(Picture)

(3) Perimeter around foundation needs to be sealed to avoid any damage to foundation or water or moisture intrusion into basement.



2.2 Item 10(Picture)





2.2 Item 11(Picture)



2.2 Item 12(Picture)

(4) Vent covers were missing on dryer vent and waste line vent. Covers need to be installed to prevent water, bug intrusion or wild animals from entering. Needs to be repaired by a qualified person.



2.2 Item 13(Picture) dryer vent cover missing



2.2 Item 14(Picture) waste line vent cover missing

### 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

#### Inspected, Repair or Replace

(1) Loose railing detached from post at rear left side of home needs to be repaired by a qualified professional.



2.3 Item 1(Picture) left side backyard

(2) Recommend having a handrail installed at rear entrance for safety reasons.





2.3 Item 2(Picture)

**2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Inspected, Repair or Replace**

(1) Multiple cracks in asphalt driveway need to be sealed to prevent further spreading by a qualified professional.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

(2) The tree limbs that are in contact with roof or hanging near roof should be trimmed. Tree limbs that are in contact with the roof can affect the life expectancy of the roof covering.



2.5 Item 3(Picture) Branches on roof

(3) Any vegetation should be a minimum of 12" away from home to prevent moisture buildup or giving insects like carpenter ants or termites easy access to home.





2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)



(4) Found multiple areas on walkways and brick pavers loose and mortar missing in joints. Need to be repaired by a licensed mason to prevent a tripping hazard or any further damage,



2.5 Item 7(Picture)



2.5 Item 8(Picture)



2.5 Item 9(Picture)

3. Structural Components

3.0 Foundations, Basement and Crawlspce (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

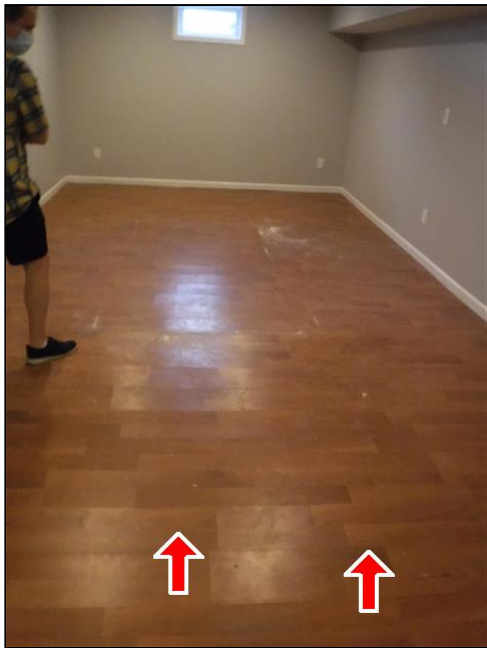
The basement is partially covered making a fully structural inspection not possible. Sections of the basement were in the process of being renovated and not completed. The basement had signs of water penetration and staining in some areas. Recommend a full evaluation by a licensed contractor for completion and repairs. Any fungi like growth should be fully evaluated by a licensed mold inspector.



3.0 Item 1(Picture) Fungi like growth



3.0 Item 2(Picture)



3.0 Item 3(Picture)

**5. Plumbing System**

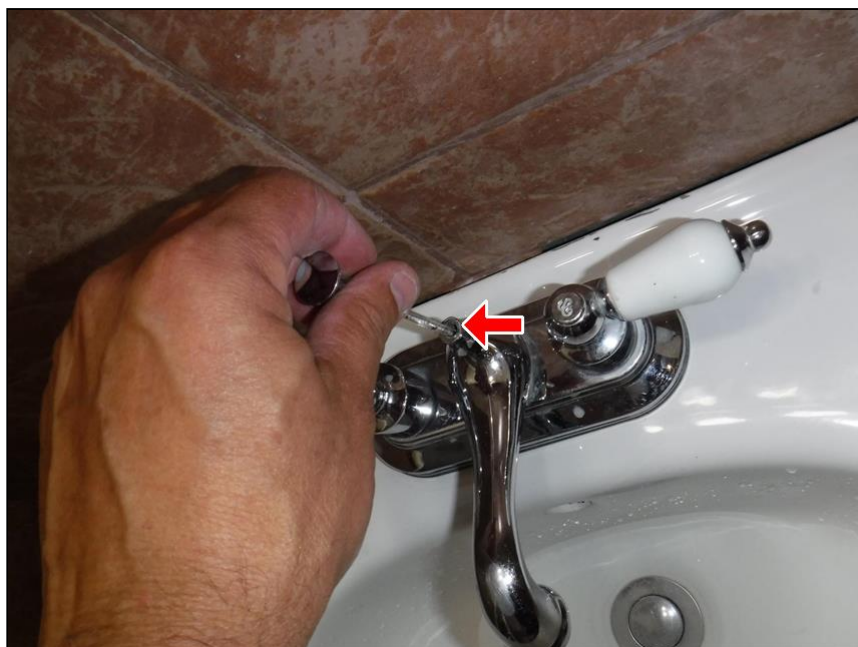
**5.0 Plumbing Drain, Waste and Vent Systems**

**Inspected, Repair or Replace**

(1) Basement bathroom sink stopper handle is missing preventing water from draining properly.



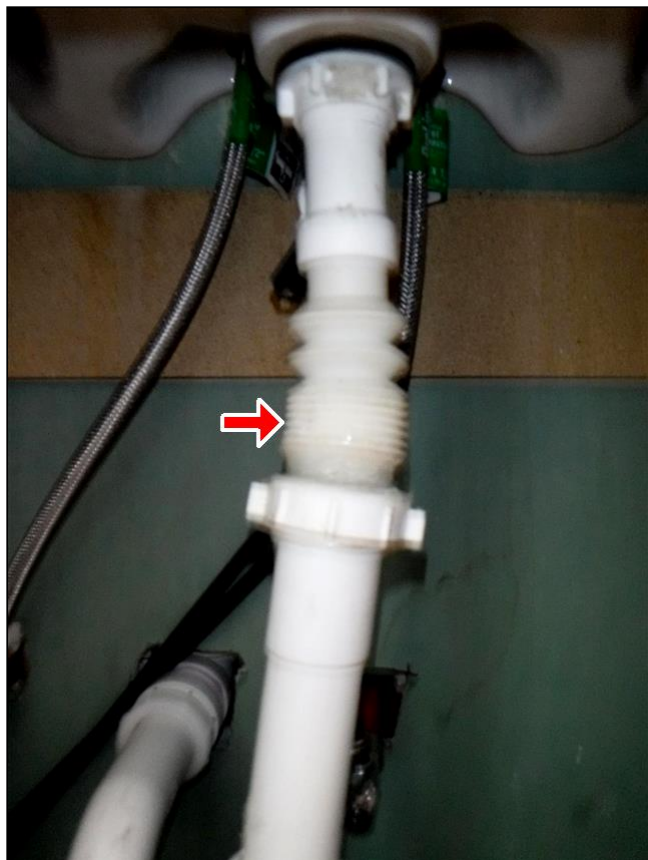
5.0 Item 1(Picture) 2nd floor bathroom



5.0 Item 2(Picture) 1st floor bathroom

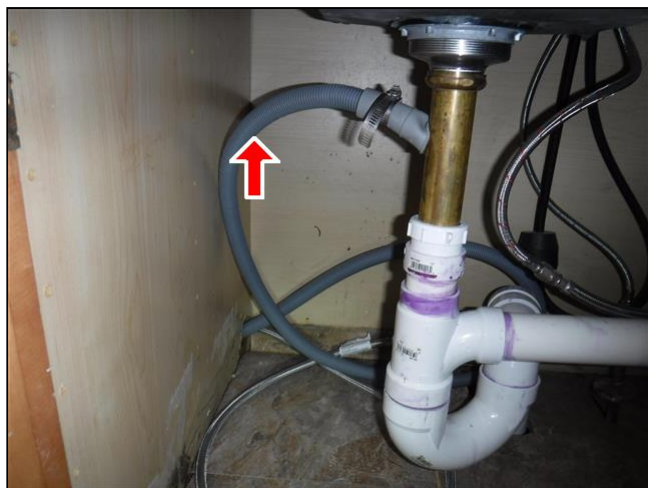
(2) Flexible tailpipes and drains are incorrect and made of accordion plastic. It can catch debris which is supposed to flow down the drain smoothly. Recommend repair by a licensed plumber.





5.0 Item 3(Picture) 1st floor bathroom sink trap

(3) The dishwasher drain pipe should be pinned up high to avoid backflow contamination from sink.



5.0 Item 4(Picture) Dishwasher drain line

(4) The toilet is loose at 1st floor and 2nd floor bathrooms. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



5.0 Item 5(Picture) 2nd floor toilet



5.0 Item 6(Picture) 1st floor toilet

(5) Recommend keeping drain at basement entrance clean of debris to avoid any water intrusion into basement.



5.0 Item 7(Picture) basement entrance

(6) Bathroom sink on 2nd floor was draining very slowly. Needs to be repaired by a licensed plumber.



5.0 Item 8(Picture) 2nd floor bathroom sink

(7) FYI cesspool is located in front yard and should be periodically serviced every 3- 5 years.

#### 5.1 Plumbing Water Supply, Distribution System and Fixtures

##### **Inspected, Repair or Replace**

(1) Jacuzzi tub was not working at time of inspection. Power button appeared to be stuck. Needs to be fully evaluated and repaired by a licensed professional.



5.1 Item 1(Picture) jacuzzi tub

(2) Bathtub on 2nd floor was leaking at spout at time of inspection and would not shut. Needs to be repaired by a licensed plumber.





5.1 Item 2(Picture) 2nd floor bathtub

### 5.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

#### **Inspected, Repair or Replace**

Hot water heater was not working at time of inspection due to gas being off. The water heater was manufactured in 2004. Hot water heaters have a life expectancy of 8 to 12 years. Recommend having hot water heater replaced by a licensed plumber as it has reached its life expectancy.



5.3 Item 1(Picture) Hot water heater



5.3 Item 2(Picture)

## 6. Electrical System

### 6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

#### Inspected, Repair or Replace

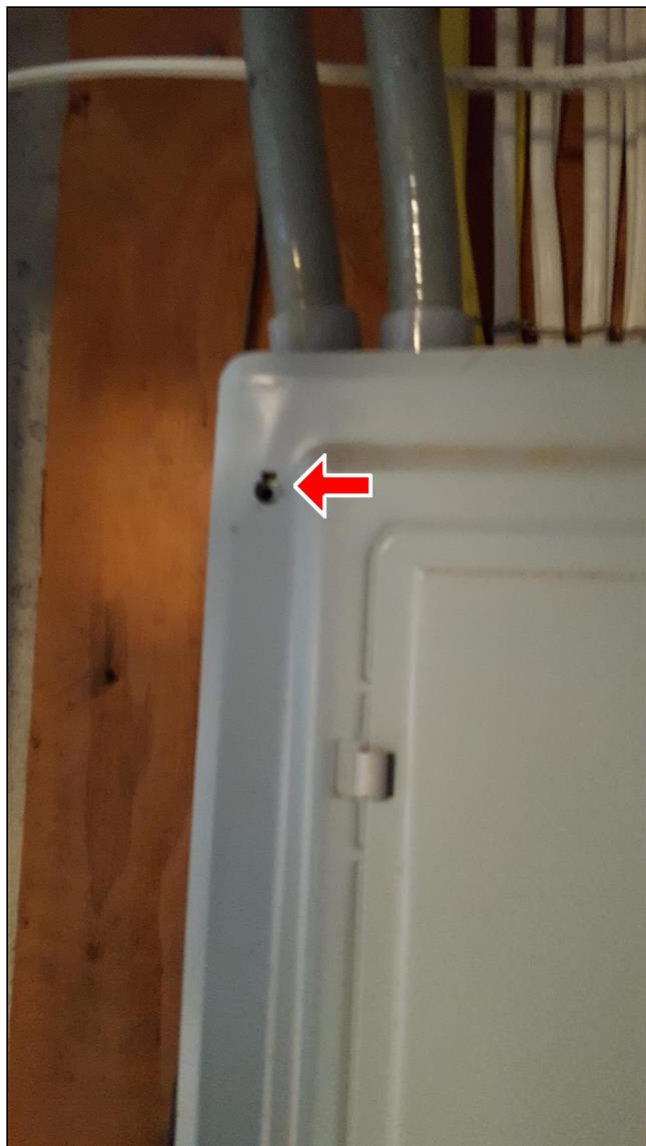
(1) Found a double tapped breaker at electrical panel. A double tapped breaker is when two wires share one breaker that is designed for one wire. This can cause overloading causing the breaker to overheat. Recommend a full evaluation by a licensed electrician as this can be a safety issue.



6.1 Item 1(Picture) Double tapped breaker

(2) Screws were missing on electrical panel. Needs to be corrected by a licensed electrician.





6.1 Item 2(Picture) screws missing at panel



6.1 Item 3(Picture)

**6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Inspected, Repair or Replace**

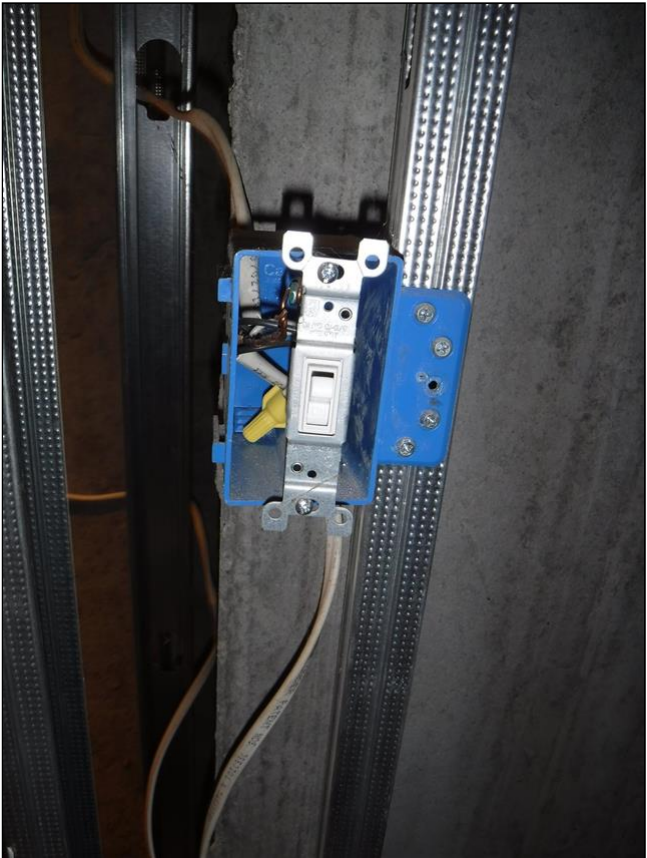
(1) At time of inspection found open electrical wiring in basement and exterior of home which is a safety issue. Any open wiring should be concealed in a junction box or have proper plates and covers installed. Recommend repairs be made by a licensed electrician.



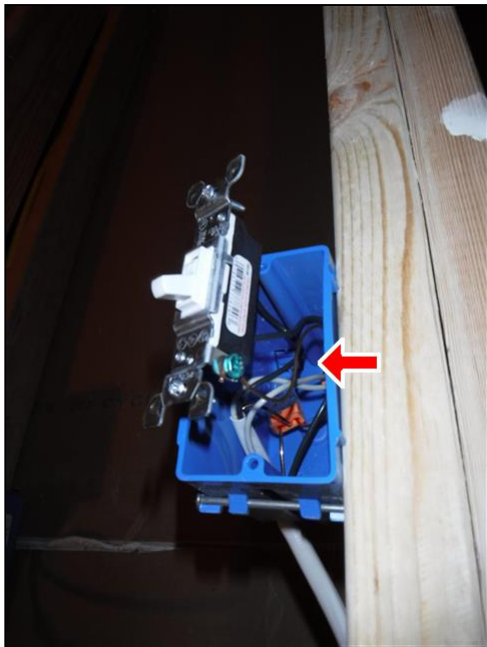
6.3 Item 1(Picture) exterior



6.3 Item 2(Picture) 1st floor( converted garage area)

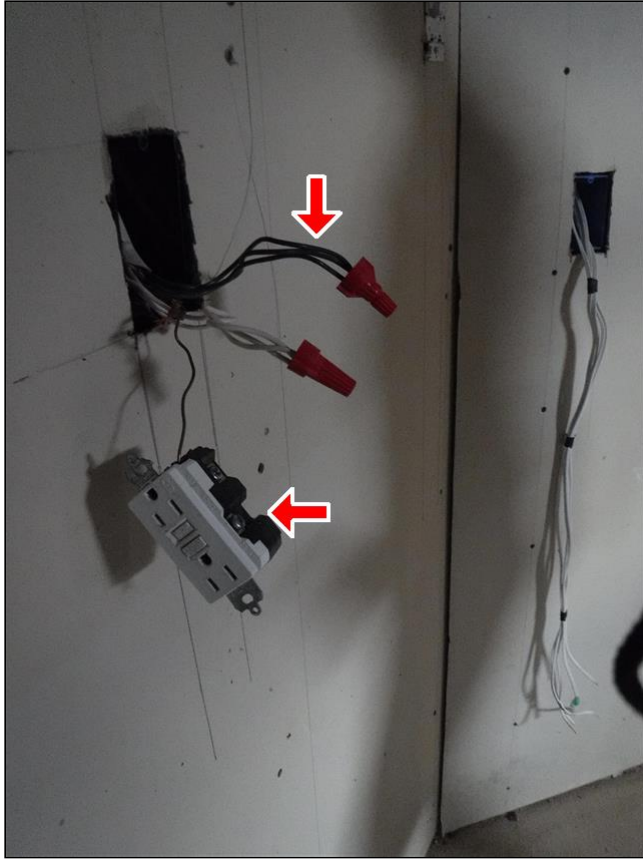


6.3 Item 3(Picture) basement



6.3 Item 4(Picture) basement





6.3 Item 5(Picture) basement



6.3 Item 6(Picture) exterior



6.3 Item 7(Picture) exterior

(2)

(3) Found loose lighting fixture and multiple lighting fixtures that did not turn on. Unknown if bulbs are just out. Needs to be fully evaluated-repaired by a licensed electrician.





6.3 Item 8(Picture) loose lighting fixture



6.3 Item 9(Picture)



6.3 Item 10(Picture)



6.3 Item 11(Picture)

**6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

**Inspected, Repair or Replace**

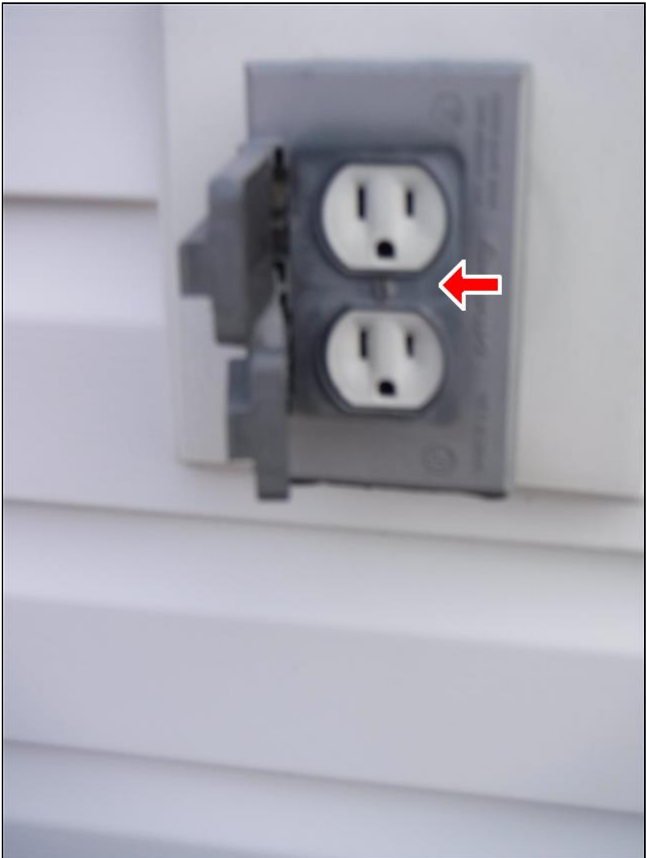
Found outlets throughout home that are not gfci protected or not working correctly. Gfci outlets should be present in bathrooms,kitchens,garages and any outdoor space. Recommend full replacement by a licensed electrician as this is a safety issue.



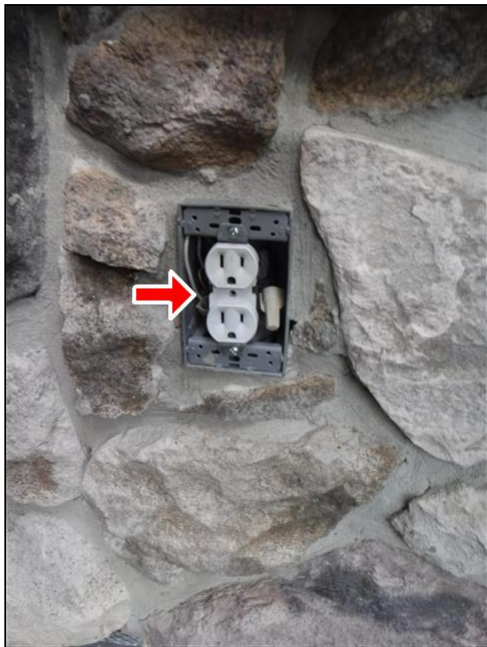
6.4 Item 1(Picture) 1st floor bathroom



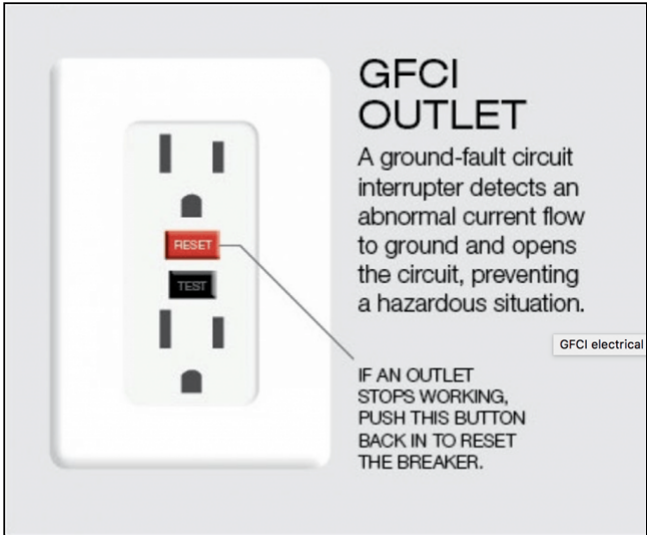
6.4 Item 2(Picture) 2nd floor bathroom



6.4 Item 3(Picture) rear of home



6.4 Item 4(Picture)



6.4 Item 5(Picture)

7. Insulation and Ventilation

7.1 Ventilation of Attic and Foundation Areas

Inspected, Repair or Replace

(1) Recommend increasing air ventilation in attic by installing a thermostatically controlled attic fan.



7.1 Item 1(Picture) Attic

(2)

8. Interiors

8.0 Ceilings

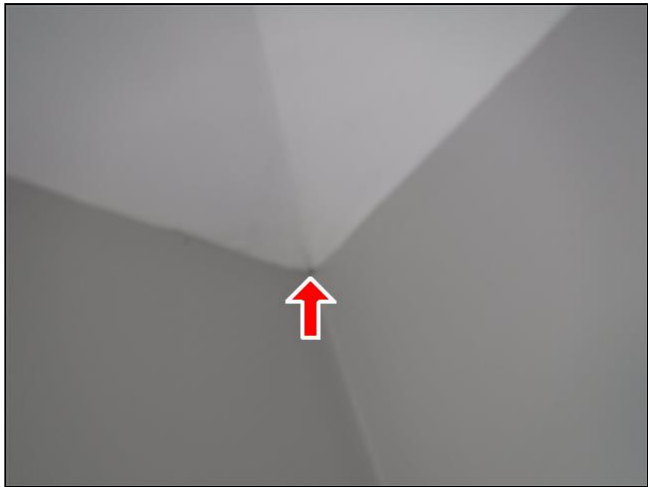
Inspected, Repair or Replace

Found multiple areas on ceiling where seems are showing and appear to be cosmetic. Needs to be spackled and repaired by a qualified professional.

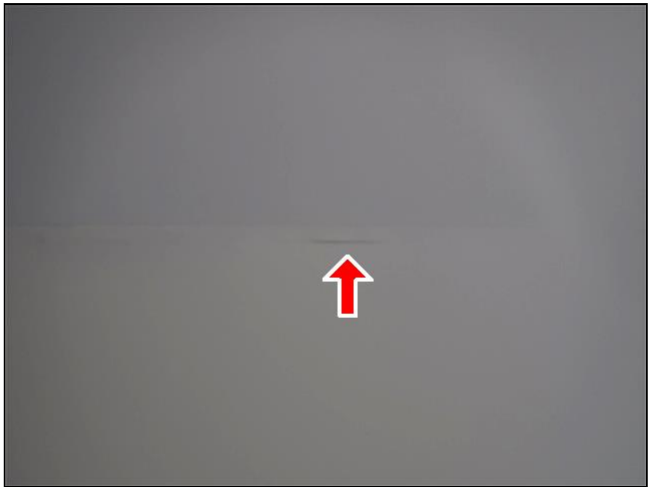




8.0 Item 1(Picture) seam showing on ceiling



8.0 Item 2(Picture)



8.0 Item 3(Picture)

8.1 Walls

**Inspected, Repair or Replace**

FYI, found multiple fastenings for shelves in 1st floor closet that might need to be removed and patched by a qualified professional.



8.1 Item 1(Picture) 1st floor closet

## 8.2 Windows (representative number)

### Inspected, Repair or Replace

(1) Windows in dining room area have lost its gas and are fogged up. This happens when the seal fails. Needs to be repaired by a licensed contractor.



8.2 Item 1(Picture) fogged up windows

(2) Missing glass on double pane window needs to be repaired by a licensed contractor.



8.2 Item 2(Picture) Broken glass

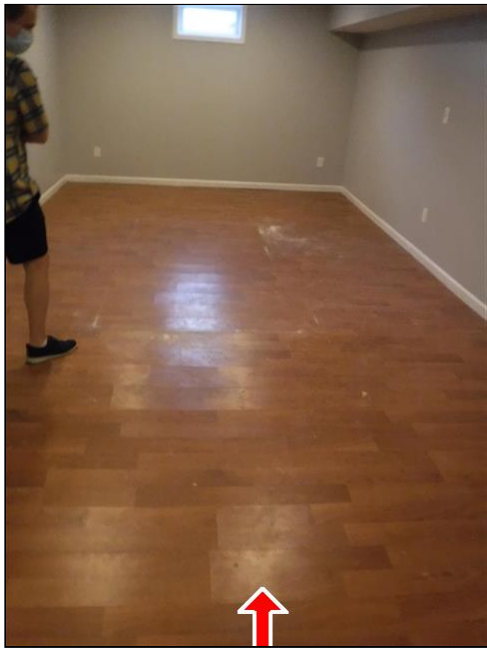


8.2 Item 3(Picture)

8.3 Floors

Inspected, Repair or Replace

Basement wood floors appear to show water damage. Recommend a licensed contractor to fully evaluate for repair or replacement. Any fungi like growth should be reviewed by a licensed mold contractor.



8.3 Item 1(Picture) basement floors

8.4 Steps, Stairways, Balconies and Railings

**Inspected, Repair or Replace**

Found loose handrail leading to 2nd floor that should be repaired by a qualified professional as this is a safety issue.



8.4 Item 1(Picture) loose bannister

**8.6 Doors (representative number)****Inspected, Repair or Replace**

(1) Bedroom closet door frame on 2nd floor is very loose. Needs to be repaired by a qualified professional.



8.6 Item 1(Picture) bedroom closet

(2) Section of moulding at 1st floor bathroom has broken off. Needs to be repaired by a qualified professional.





8.6 Item 2(Picture) 1st floor bathroom

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

VINNYS HOME INSPECTIONS  
58-26 254th Street  
Little Neck New York 11362  
917 519-5626  
Inspected By: Vinny Lana

Inspection Date: 8/7/2020  
Report ID: Sample #2

Customer Info:	Inspection Property:
Mr. John Doe	246 Main Street Miller Place New York 11764
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:

Payment Status: Paid At Time Of Inspection

Note:

## VINNYS HOME INSPECTIONS

58-26 254th Street  
Little Neck New York 11362  
917 519-5626

**Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[NPMA-33 Wood Destroying Insect Inspection Report](#)