



Inspection Report

J&P Professional Property Inspections

John C. Zabala NYS License #16000016647

160-55 27th Avenue

North Flushing, NY 11358

646-261-0203

It has been a pleasure to provide your inspection service and we truly appreciate your patronage. We worked hard to research your real estate investment and report back to you in a comprehensive way to answer all of your questions as thoroughly as possible. Remember that we have your best interests in mind throughout this process and we are happy to answer any questions that you might have about the inspection. Please feel free to call us directly with any of your questions.



35 Oakfield Avenue Freeport, NY 11520

REPORT PREPARED FOR:

Mr. Simon Laurent

INSPECTED PROPERTY ADDRESS:

35 Oakfield Avenue

Freeport NY 11520



Table of Contents

Cover Page	1
Table of Contents.....	2
Intro Page	3
1 Roof	4
2 Exterior.....	6
3 Basement, Foundation, Crawlspace and Structure	8
4 Heating and Cooling	9
5 Plumbing.....	11
6 Electrical	13
7 Fireplace	14
8 Doors, Windows and Interior.....	15
9 Insulation and Ventilation.....	16
10 Garage	17
11 Built-In Kitchen Appliances	18
General Summary.....	19
Attachments.....	23
Inspection Agreement.....	24

Date: 8/28/2009	Time: 06:00 PM	Report ID:
Property: 35 Oakfield Avenue Freeport NY 11520	Customer: Mr. Simon Laurent	Real Estate Professional:

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.

Style of Home:

Ranch

Age Of Home:

Over 50 Years

Home Faces:

East

Client Is Present:

Yes

Radon Test:

No

Water Test:

No

Weather:

Hot and Humid

Temperature:

Over 65

Rain in last 3 days:

Yes

1. Roof

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, inspect antennae, lightning arresters, or similar attachments.



Open joint at roof level



Flue



Age and wear noted on flue



Open joint at edge

Styles & Materials

Roof Covering:

Rubber membrane

Chimney (exterior):

Brick

Method used to observe attic:

Inaccessible

Viewed roof covering from:

Walked roof

Roof Structure:

Not visible

Sky Light(s):

One

Roof-Type:





Flat

		IN	NI	NP	RR
1.0	ROOF COVERINGS				X
1.1	FLASHINGS				X
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS				X
1.3	ROOF DRAINAGE SYSTEMS				X
1.4	ROOF STRUCTURE AND ATTIC		X		

IN NI NP RR

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

Comments:

-  **1.0** Bubbled areas, open joints noted above garage. General repairs should be anticipated in future. No leaks witnessed at time of inspection. Recommend applying aluminum paint to extend life expectancy. Repair as needed.
-  **1.1** Open Joints, bubbles noted on rubber roof. No leaks noted at time of inspection, however, general repairs should be anticipated in future. In addition, recommend applying aluminum paint to extend life. Repair as needed.
-  **1.2** Chimney flue's had evidence of age and wear. Crack and creosote noted and should be checked by licensed specialist. Repair and clean as needed.
-  **1.3** (1) The downspout needs an extension and a buried drain line to carry water away from the home at the front, rear and sides of home.

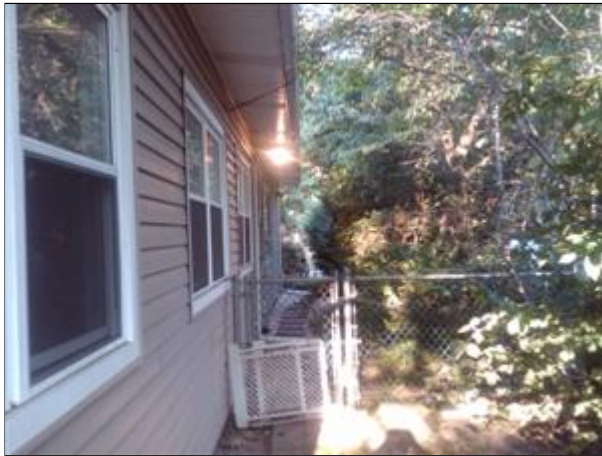
(2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Gutter size maybe undersized for surface area of roof. Recommend upgrading gutters, downspouts and installing extensions as needed.

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, 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 systems, Inspect swimming pools or spas, Inspect septic systems or cesspools, Inspect playground equipment, Inspect sprinkler systems, Inspect drain fields or drywells, Determine the integrity of the thermal window seals or damaged glass.



Excess vegetation and shrubbery



Broken Concrete



Typical Trip hazards



Typical Trip Hazard



Wood Picket Fence

Styles & Materials

Siding Material:

Vinyl

Exterior Entry Doors:

Hollow core

Appurtenance:

Sidewalk

Driveway:

Concrete

		IN	NI	NP	RR
2.0	SIDING, FLASHING AND TRIM				X
2.1	EAVES, SOFFITS AND FASCIAS	X			
2.2	DOORS (Exterior)	X			
2.3	WINDOWS	X			
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				X
2.6	OTHER				X

IN NI NP RR

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

Comments:

2.0 Vinyl Siding had loose areas, general repairs should be anticipated. Repair as needed.

2.5 (1) There is a negative slope noted throughout perimeter and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.

(2) Concrete walkways and driveways had cracked and broken areas. Repair and / or replacements should be anticipated in the near future. Significant trip hazard noted at front of home. Repair ASAP.

2.6 Dilapidated, termite damaged wood picket fence noted at rear of home. Replace as needed.

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. Basement, Foundation, Crawlspace and Structure

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.



Repair Shims under Beam

Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

Crawled

Floor Structure:

Slab

Wall Structure:

2 X 4 Wood

Columns or Piers:

Masonry block

Ceiling Structure:

2X10

IN NI NP RR

3.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
3.1	WALLS (Structural)	X			
3.2	COLUMNS OR PIERS	X			
3.3	FLOORS (Structural)	X			
3.4	CEILINGS (structural)	X			

IN NI NP RR

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

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 and Cooling

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 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.



Aged Boiler



Open joint



Aged unit

Styles & Materials

Heat Type:

Circulating boiler

Energy Source:

Oil

Number of Heat Systems (excluding wood):

One

Heat System Brand:

PEERLESS

Ductwork:

Partially insulated

Filter Type:

Cartridge

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

AGED

Number of AC Only Units:


Two


		IN	NI	NP	RR
4.0	HEATING EQUIPMENT				X
4.1	NORMAL OPERATING CONTROLS	X			
4.2	AUTOMATIC SAFETY CONTROLS	X			
4.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				X
4.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
4.5	CHIMNEYS, FLUES AND VENTS (for gas water heaters or heat systems)				X
4.6	COOLING AND AIR HANDLER EQUIPMENT				X
4.7	NORMAL OPERATING CONTROLS	X			
4.8	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			

IN NI NP RR

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

Comments:


 **4.0** Significant age, wear and corrosion noted on heating unit. Repair and/or replacement should be anticipated in near future. Recommend having licensed specialist evaluate and repair / replace as needed.


 **4.3** (1) The ductwork appears to need cleaning or replacing.

(2) The Filter is dirty and needs replacing.

(3) Damaged duct and insulation noted at time of inspection. Components should be considered at or near end of natural design life. Replacement and / or replacement should be anticipated in future.

(4) Significant age and wear noted on central AC units. Components should be considered at or past natural design life. Repairs and / or replacement of all AC units and associated components should be anticipated in near future.

 **4.5** Chimney liners / flue had creosote build up and cracks / deterioration. Recommend having licensed chimney specialist evaluate and repair / replace as needed. Open joint noted on boiler flue into chimney. Repair as needed.

 **4.6** The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

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

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.

Styles & Materials


- Water Source:** Public
- Plumbing Water Supply (into home):** Copper
- Plumbing Water Distribution (inside home):** Copper
- Washer Drain Size:** 1 1/2" Diameter (undersized)
- Plumbing Waste:** PVC
Cast iron
- Water Heater Power Source:** None (Boiler only)
- Water Heater Capacity:** Tankless


		IN	NI	NP	RR
5.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
5.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X
5.2	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			
5.3	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			
5.5	MAIN FUEL SHUT OFF (Describe Location)	X			

IN NI NP RR

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

Comments:

 **5.1** Age and wear noted on majority of plumbing lines throughout home. Galvanized drain lines corrode from inside. General repairs and / or replacements should be anticipated in future.

 **5.4** Existing oil tank in cellar was functional at time of inspection. However, evidence of previous tank line located behind foundation wall was noted. Recommend verifying original oil tank was properly removed and is not buried.

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.

6. Electrical

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.

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

MURRAY

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Conduit

		IN	NI	NP	RR
6.0	SERVICE ENTRANCE LINES	X			
6.1	METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS	X			
6.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
6.3	SWITCHES, RECEPTACLES, LIGHT FIXTURES and VISIBLE WIRING (observed from a representative number)	X			
6.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
6.5	OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)	X			
6.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
6.7	SMOKE DETECTORS		X		
6.8	CARBON MONOXIDE DETECTORS		X		

IN NI NP RR

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

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. Fireplace

The inspector shall inspect: 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 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.

Styles & Materials

Types of Fireplaces:

Conventional

Operable Fireplaces:

One

Number of Woodstoves:


None

		IN	NI	NP	RR
7.0	CHIMNEYS, FLUES AND VENTS (for fireplaces)				X
7.1	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X	
7.2	GAS/LP FIRELOGS AND FIREPLACES			X	

IN NI NP RR

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

Comments:

 **7.0** (1) The liner was mainly visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. For a detailed inspection of liner, I recommend a qualified chimney sweep inspect for safety.

(2) The liner was mainly visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. For a detailed inspection of liner, I recommend a qualified chimney sweep inspect for safety.

(3) The liner was partially visible and appeared good, but due to creosote build-up we could not inspect for cracks. I recommend a licensed chimney sweep clean and inspect for safety.

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. 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 a certified chimney sweep inspect the liner for safe operation.

8. Doors, Windows and Interior

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.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Hardwood T&G

Interior Doors:

Wood

Window Types:

Thermal/Insulated
Double-hung

Cabinetry:

Laminate

Countertop:

Laminate

		IN	NI	NP	RR
8.0	CEILINGS	X			
8.1	WALLS	X			
8.2	FLOORS	X			
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
8.5	DOORS (REPRESENTATIVE NUMBER)	X			
8.6	WINDOWS (REPRESENTATIVE NUMBER)	X			

IN NI NP RR

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

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. 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.

Styles & Materials

Ventilation:

None found

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE


		IN	NI	NP	RR
9.0	INSULATION IN ATTIC			X	
9.1	INSULATION UNDER FLOOR SYSTEM				X
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)				X
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS		X		
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X			
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)		X		

IN NI NP RR

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

Comments:

 **9.1** The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated.

 **9.2** The vapor barrier (plastic) on the crawlspace ground is missing. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.

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.

10. Garage

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:


Fiberglass

		IN	NI	NP	RR
10.0	GARAGE CEILINGS				X
10.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X			
10.2	GARAGE FLOOR	X			
10.3	GARAGE DOOR (S)	X			
10.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			
10.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			

IN NI NP RR

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

Comments:

 **10.0** Moisture damaged and cracks noted on ceiling at end of garage. Possible previous roof leak. Repair as needed.

11. Built-In Kitchen Appliances

Styles & Materials

Exhaust/Range hood:

VENTED

Range/Oven:

UNKNOWN

Built in Microwave:

AGED

Trash Compactors:

NONE

		IN	NI	NP	RR
11.0	DISHWASHER				X
11.1	RANGES/OVENS/COOKTOPS				X
11.2	RANGE HOOD			X	
11.3	TRASH COMPACTOR			X	
11.4	FOOD WASTE DISPOSER			X	
11.5	MICROWAVE COOKING EQUIPMENT		X		

IN NI NP RR

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

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2007 : Licensed To < unlicensed software >

General Summary



J&P Professional Property Inspections

**160-55 27th Avenue
North Flushing, NY 11358
646-261-0203**

Customer

Mr. Simon Laurent

Address


35 Oakfield Avenue
Freeport NY 11520

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. Roof


1.0 ROOF COVERINGS

Repair or Replace

-  Bubbled areas, open joints noted above garage. General repairs should be anticipated in future. No leaks witnessed at time of inspection. Recommend applying aluminum paint to extend life expectancy. Repair as needed.


1.1 FLASHINGS

Repair or Replace

-  Open Joints, bubbles noted on rubber roof. No leaks noted at time of inspection, however, general repairs should be anticipated in future. In addition, recommend applying aluminum paint to extend life. Repair as needed.


1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

-  Chimney flue's had evidence of age and wear. Crack and creosote noted and should be checked by licensed specialist. Repair and clean as needed.

1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

-  (1) The downspout needs an extension and a buried drain line to carry water away from the home at the front, rear and sides of home.

2. Exterior


2.0 SIDING, FLASHING AND TRIM

Repair or Replace

-  Vinyl Siding had loose areas, general repairs should be anticipated. Repair as needed.

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

-  (1) There is a negative slope noted throughout perimeter and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.

2.6 OTHER

Repair or Replace

-  Dilapidated, termite damaged wood picket fence noted at rear of home. Replace as needed.

4. Heating and Cooling

4.0 HEATING EQUIPMENT

Repair or Replace



Significant age, wear and corrosion noted on heating unit. Repair and/or replacement should be anticipated in near future. Recommend having licensed specialist evaluate and repair / replace as needed.

4.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace



(1) The ductwork appears to need cleaning or replacing.

4.5 CHIMNEYS, FLUES AND VENTS (for gas water heaters or heat systems)

Repair or Replace



Chimney liners / flue had creosote build up and cracks / deterioration. Recommend having licensed chimney specialist evaluate and repair / replace as needed. Open joint noted on boiler flue into chimney. Repair as needed.

4.6 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace



The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

5. Plumbing

5.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace



Age and wear noted on majority of plumbing lines throughout home. Galvanized drain lines corrode from inside. General repairs and / or replacements should be anticipated in future.

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected



Existing oil tank in cellar was functional at time of inspection. However, evidence of previous tank line located behind foundation wall was noted. Recommend verifying original oil tank was properly removed and is not buried.

7. Fireplace

7.0 CHIMNEYS, FLUES AND VENTS (for fireplaces)

Repair or Replace



(1) The liner was mainly visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. For a detailed inspection of liner, I recommend a qualified chimney sweep inspect for safety.

9. Insulation and Ventilation

9.1 INSULATION UNDER FLOOR SYSTEM

Repair or Replace



The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated.

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Repair or Replace



The vapor barrier (plastic) on the crawlspace ground is missing. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.

10. Garage

10.0 GARAGE CEILINGS

Repair or Replace

 Moisture damaged and cracks noted on ceiling at end of garage. Possible previous roof leak. Repair as needed.

11. Built-In Kitchen Appliances

11.0 DISHWASHER

Repair or Replace



11.1 RANGES/OVENS/COOKTOPS

Repair or Replace



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.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2007 : Licensed To < unlicensed software >



J&P Professional Property Inspections

**160-55 27th Avenue
North Flushing, NY 11358
646-261-0203**

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



The address of the property is: 35 Oakfield Avenue Freeport NY 11520

Fee for the home inspection is \$350.00. INSPECTOR acknowledges receiving a deposit of \$ _____ from CLIENT.

THIS AGREEMENT made on 8/28/2009 by and between John C. Zabala NYS License #16000016647 (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental

damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney’s fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR

CLIENT OR REPRESENTATIVE