



Inspection Report

Mr. Alex Nieto

Property Address:

1400 Oak Lane
East Meadow NY



1400 Oak Lane

J&P Professional Property Inspections

**John C. Zabala NYS License #16000016647
160-55 27th Avenue**

**Flushing, NY 11358
646-261-0203**



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Date: 9/13/2011	Time: 07:00 PM	Report ID:
Property: 1400 Oak Lane East Meadow NY	Customer: Mr. Alex Nieto	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.

Standards of Practice:

ASHI American Society of Home Inspectors,
NACHI National Association of Certified
Home Inspectors

In Attendance:

Customer and Seller

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

I. STRUCTURAL SYSTEMS

		IN	NI	NP	RR	Styles & Materials
A.	Foundations (If all crawlspace areas are not inspected, provide an explanation.)	X				Viewed roof covering from: Walked roof
B.	Columns and Piers	X				Roof-Type: Gable
C.	Grading and Drainage				X	Roof Ventilation: Soffit Vents
D.	Roof Covering (If the roof is inaccessible, report the method used to inspect)				X	Roof Covering: Architectural
E.	Roof Structure and Attic (If the attic is inaccessible report the method used to inspect.)			X		Roof Structure: Not visible
F.	Walls (Interior and Exterior)				X	Ceiling Structure: Not visible
G.	Ceilings and Floors				X	Method used to observe Crawlspace: Crawled
H.	Doors (Interior and Exterior)	X				Foundation: Poured concrete
I.	Windows	X				Columns or Piers: Steel lally columns
J.	Fireplace / Chimney				X	Floor Structure: 2 X 8
K.	Porches, Decks and Carport (Attached)				X	Floor System Insulation: Fiberglass

IN NI NP RR

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

Foundation:

Poured concrete

Columns or Piers:

Steel lally columns

Floor Structure:

2 X 8

Floor System Insulation:

Fiberglass

Wall Structure:

2 X 4 Wood

Chimney (exterior):

Brick

Operable Fireplaces:

One

Types of Fireplaces:

Conventional

Number of Woodstoves:

None

Comments:

C. (1) Driveway brick pavers have unevenly settled and shifted. Repair as needed.(Picture 1)



C. Picture 1 uneven settlement

(2) Broken / cracked concrete sidewalk was noted at front of home, potential fall hazard. Repair as needed.(Picture 2)(Picture 3)



C. Picture 2 cracked sidewalk



C. Picture 3 broken / cracked concrete sidewalk

(3) Moisture damage and rot was noted on planters at front of home. Repairs should be anticipated. Repair as needed.(Picture 4)



C. Picture 4 rot damaged wood

D. Deteriorated shingles were noted on ridge on roof at time of inspection. Repairs / replacement of various shingles should be expected in future.(Picture 1)(Picture 2)(Picture 3)(Picture 4)(Picture 5)(Picture 6)(Picture 7)(Picture 8)



D. Picture 1 crumbling shingles



D. Picture 2 warped / crumbling shingles



D. Picture 3 poor repair / workmanship



D. Picture 4 deteriorated ridge shingles



D. Picture 5 open joint / missing sealer



D. Picture 6 debris filled area / poor flashing



D. Picture 7 corroded light fixture from leak



D. Picture 8 leak from roof

F. (1) Moisture damage and rot was noted on exterior wall sheathing and framing in various locations. Areas have unfinished siding leaving house wood components exposed. Recommend having licensed specialist further evaluate and verify extent amount of damage before repairing.(Picture 1)(Picture 2)(Picture 3)

Moisture and termite damaged mud sill was noted in crawlspace under living room / kitchen area. Framing needs to be repaired and treated in near future. Recommend having licensed specialist repair as needed.(Picture 4)(Picture 5)(Picture 6)(Picture 7)(Picture 8)



F. Picture 1 rot damage



F. Picture 2 rot damage wood framing



F. Picture 3 rot damage



F. Picture 4 damaged sill



F. Picture 5 damaged sill



F. Picture 6 termite infestation / damage



F. Picture 7 termite damage



F. Picture 8 termite damage

(2) Unsafe, steep stairs noted in master bedroom leading to loft. Recommend raising handrail to provide additional safety when using stairs. Repair as needed.(Picture 4)



F. Picture 9 steep stairs

G. The Plaster on the ceiling reveals a light stain which appears from a water leak. Stain appears old at the closet. While this damage is cosmetic, the repair cost should be considered due to the amount of damage. A qualified person should repair or replace as needed.(Picture 1)(Picture 2)



G. Picture 1 moisture leak



G. Picture 2 sag in floor

J. Open joints, poorly installed chimney flashing was noted on roof at time of inspection. Repairs / periodic maintenance should be expected in future.(Picture 1)(Picture 2)



J. Picture 1 open joints

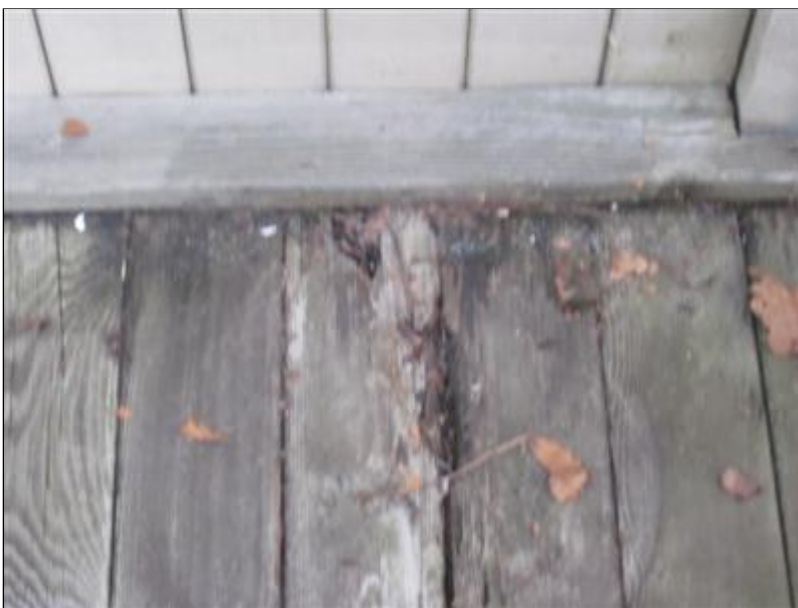


J. Picture 2 poor sealing / workmanship

K. (1) Moisture damaged / rot wood deck boards was noted throughout rear of home. Repairs / replacement of numerous boards should be expected in near future. Repair / replace as needed.(Picture 1)(Picture 2)(Picture 3)(Picture 4)



K. Picture 1 collapsing board



K. Picture 2 rot damage



K. Picture 3 rot damage



K. Picture 4 detached panel

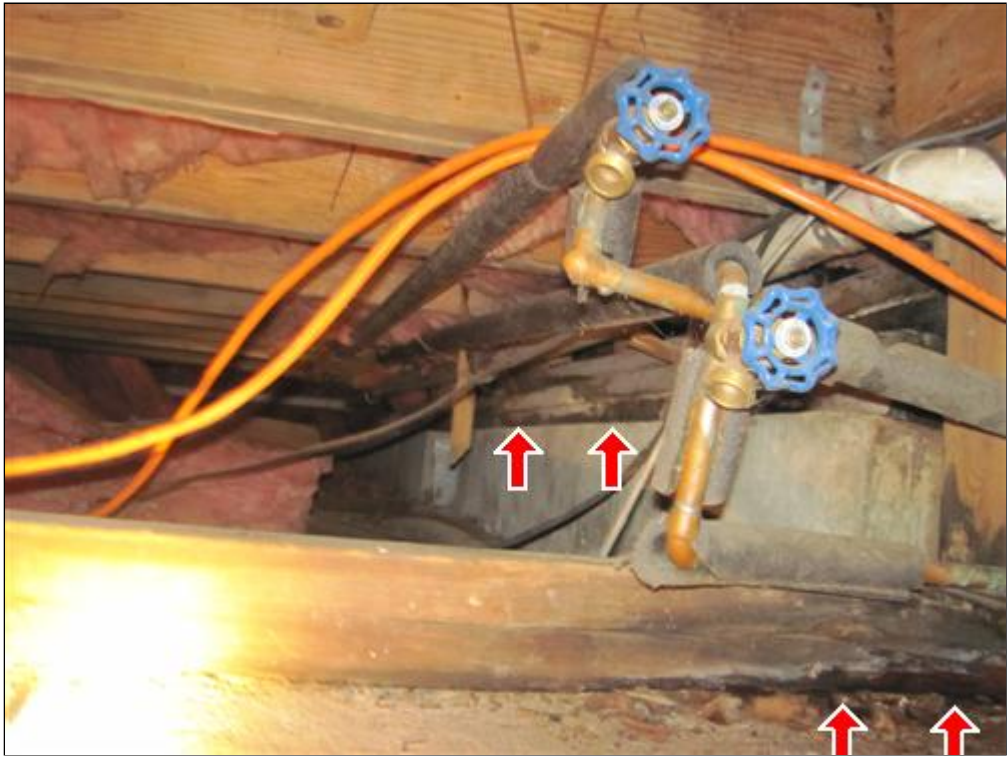
(2) Moisture entry and rot damage was noted on wood components and sill plate through garage crawlspace, underneath kitchen area. Recommend having licensed specialist further evaluate and confirm extent of damage before repairing. Repair as needed.(Picture 5)(Picture 6)(Picture 7)(Picture 8)



K. Picture 5 water entry / damage



K. Picture 6 possible water damage at end of crawl space



K. Picture 7 rot damage / moisture stains



K. Picture 8 moisture entry, abandoned drains, rot

II. ELECTRICAL SYSTEMS

		IN	NI	NP	RR	Styles & Materials
A.	Service Entrance and Panels	X				Electrical Service Conductors: Overhead service
B.	Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)	X				Panel Capacity: 200 AMP
C.	Smoke Detector			X		Panel Type: Circuit breakers
D.	Carbon Monoxide Detector			X		Electric Panel Manufacturer: GENERAL ELECTRIC
						Branch wire 15 and 20 AMP: Copper
						Wiring Methods: Romex

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

		IN	NI	NP	RR	Styles & Materials
A.	Heating Equipment	X				Type and Energy Source: Circulating boiler
B.	Cooling Equipment	X				Heat System Brand: BURNHAM
C.	Ducts and Vents	X				Energy Source: Gas

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

Number of Heat Systems
(excluding wood):
One

IV. PLUMBING SYSTEM

		IN	NI	NP	RR	Styles & Materials
A.	Water Supply System and Fixtures				X	Water Source: Public
B.	Drains, Waste, Vents				X	Plumbing Water Supply (into home): Copper
C.	Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules	X				Plumbing Water Distribution (inside home): Copper
D.	Sump Pump	X				Washer Drain Size: 2" Diameter
E.	Main Water Shut Off (Describe Location)	X				Plumbing Waste: PVC
F.	Main Fuel Shut Off (Describe Location)	X				Water Heater Power Source: Gas (quick recovery)
G.	Gas Piping Fuel Storage	X				Water Heater Capacity: 50 Gallon (2-3 people)

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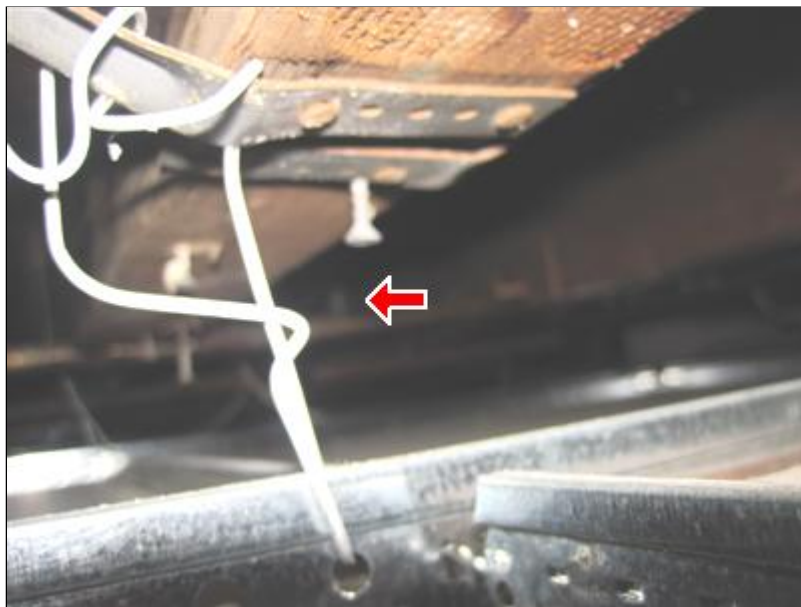
Water Heater Manufacturer:
A.O. SMITH

Water Heater Location:
Basement

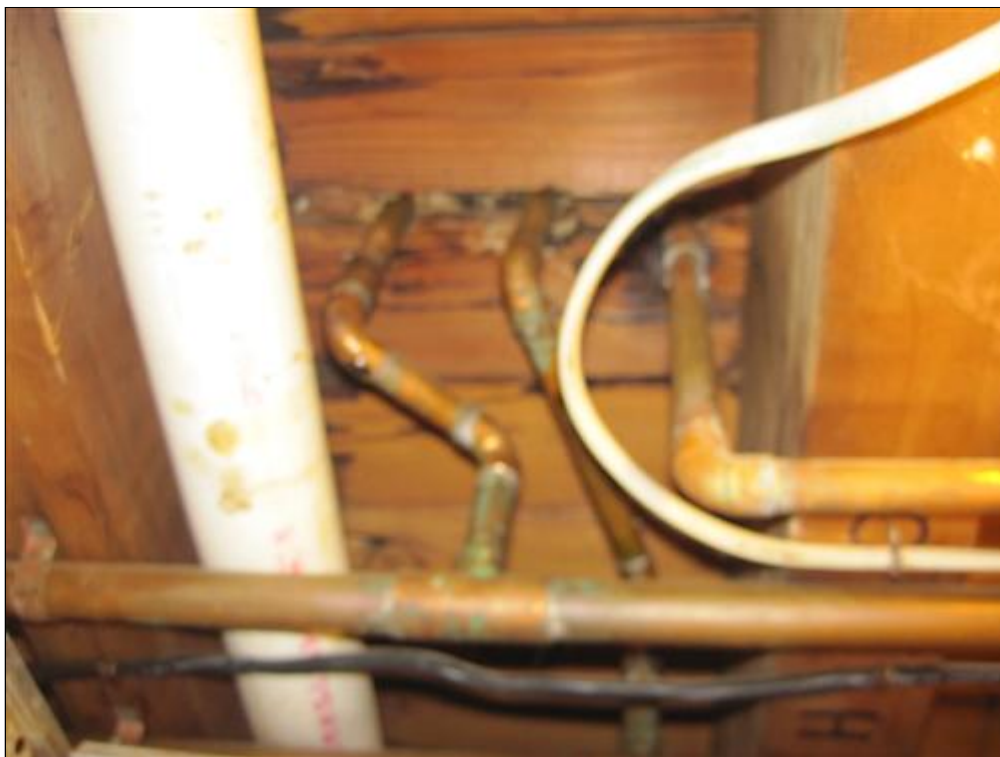
Comments:

A. Corrosion / minor leaks was noted on lower floor above drop ceiling at time of inspection. Repair as needed.(Picture 1)(Picture 2)(Picture 3)

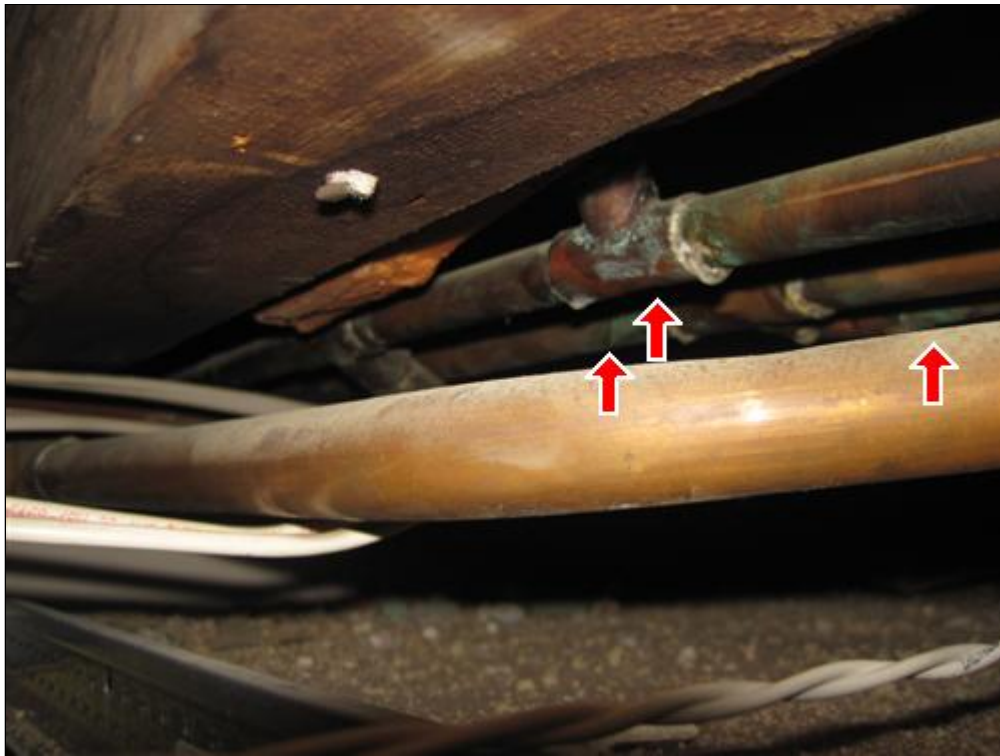
Poorly insulated and protected plumbing lines noted in crawl space under kitchen at time of inspection. Supply lines can possibly freeze and burst. Recommend insulating as needed.(Picture 4)



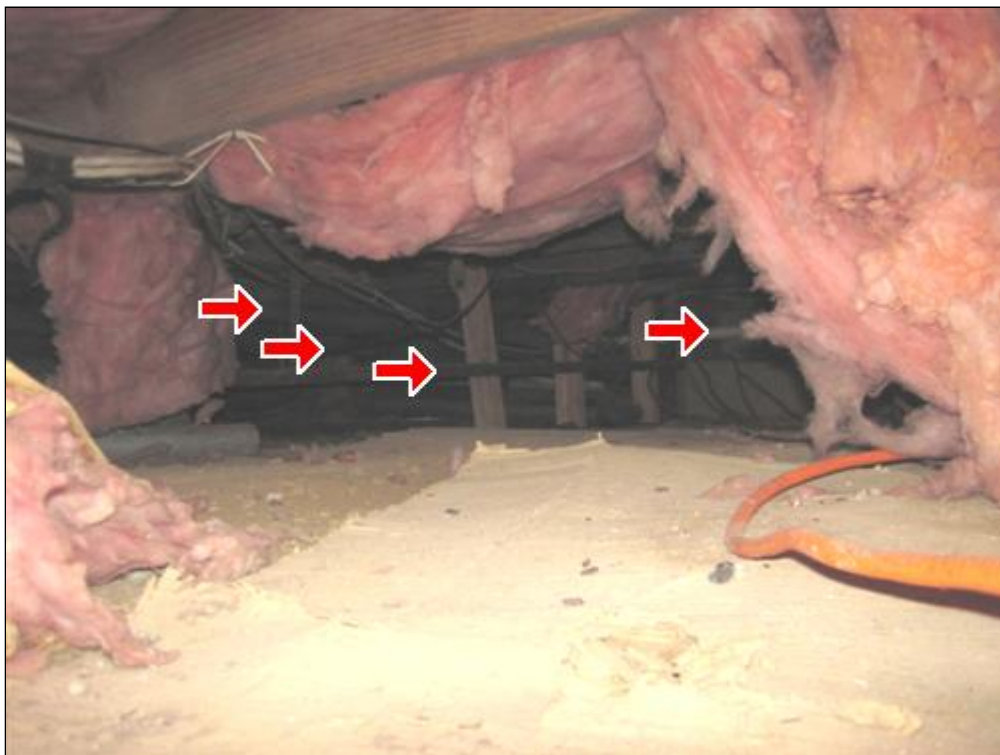
A. Picture 1 corroded fittings



A. Picture 2 possible leaks



A. Picture 3 possible leaks



A. Picture 4 un-insulated plumbing lines

B. There are two toilets that are loose at floor at the hall baths. Repairs are needed. A qualified licensed plumber should repair or correct as needed. (Picture 1)(Picture 2)



B. Picture 1 loose toilet



B. Picture 2 loose toilet

V. APPLIANCES

		IN	NI	NP	RR	Styles & Materials
A.	Dishwasher	X				Dishwasher Brand:
B.	Food Waste Disposer			X		GOOD
C.	Range Hood	X				Disposer Brand:
D.	Ranges/Ovens/Cooktops	X				NONE
E.	Microwave Cooking Equipment		X			Range/Oven:
F.	Trash Compactor			X		GOOD
G.	Bathroom Exhaust Fans and/or Heaters			X		
H.	Whole House Vacuum Systems			X		
I.	Garage Door Operators (Report whether door reverses when met with resistance)	X				
J.	Dryer Vents	X				
		IN	NI	NP	RR	

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To J&P Professional Property Inspections

General Summary



J&P Professional Property Inspections

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

Customer
Mr. Alex Nieto

Address
1400 Oak Lane
East Meadow NY

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.

I. STRUCTURAL SYSTEMS

C. Grading and Drainage

Repair or Replace

(1) Driveway brick pavers have unevenly settled and shifted. Repair as needed.(Picture 1)

I. STRUCTURAL SYSTEMS

C. Picture 1 uneven settlement

(2) Broken / cracked concrete sidewalk was noted at front of home, potential fall hazard. Repair as needed.(Picture 2)(Picture 3)

I. STRUCTURAL SYSTEMS



C. Picture 2 cracked sidewalk



C. Picture 3 broken / cracked concrete sidewalk

I. STRUCTURAL SYSTEMS

(3) Moisture damage and rot was noted on planters at front of home. Repairs should be anticipated. Repair as needed.(Picture 4)



C. Picture 4 rot damaged wood

D. Roof Covering (If the roof is inaccessible, report the method used to inspect)

Repair or Replace

Deteriorated shingles were noted on ridge on roof at time of inspection. Repairs / replacement of various shingles should be expected in future.(Picture 1)(Picture 2)(Picture 3)(Picture 4)(Picture 5)(Picture 6)(Picture 7)(Picture 8)



D. Picture 1 crumbling shingles

I. STRUCTURAL SYSTEMS



D. Picture 2 warped / crumbling shingles



D. Picture 3 poor repair / workmanship

I. STRUCTURAL SYSTEMS

D. Picture 4 deteriorated ridge shingles



D. Picture 5 open joint / missing sealer

I. STRUCTURAL SYSTEMS



D. Picture 6 debris filled area / poor flashing



D. Picture 7 corroded light fixture from leak

I. STRUCTURAL SYSTEMS

D. Picture 8 leak from roof

F. Walls (Interior and Exterior)**Repair or Replace**

(1) Moisture damage and rot was noted on exterior wall sheathing and framing in various locations. Areas have unfinished siding leaving house wood components exposed. Recommend having licensed specialist further evaluate and verify extent amount of damage before repairing.(Picture 1)(Picture 2)(Picture 3)

Moisture and termite damaged mud sill was noted in crawlspace under living room / kitchen area. Framing needs to be repaired and treated in near future. Recommend having licensed specialist repair as needed.(Picture 4)(Picture 5)(Picture 6)(Picture 7)(Picture 8)



F. Picture 1 rot damage

I. STRUCTURAL SYSTEMS



F. Picture 2 rot damage wood framing



F. Picture 3 rot damage

I. STRUCTURAL SYSTEMS



F. Picture 4 damaged sill



F. Picture 5 damaged sill

I. STRUCTURAL SYSTEMS



F. Picture 6 termite infestation / damage

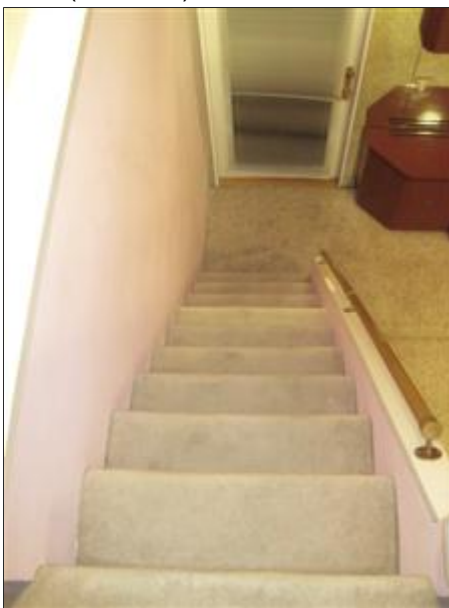


F. Picture 7 termite damage

I. STRUCTURAL SYSTEMS

F. Picture 8 termite damage

(2) Unsafe, steep stairs noted in master bedroom leading to loft. Recommend raising handrail to provide additional safety when using stairs. Repair as needed.(Picture 4)



F. Picture 9 steep stairs

G. Ceilings and Floors**Repair or Replace**

The Plaster on the ceiling reveals a light stain which appears from a water leak. Stain appears old at the closet. While this damage is cosmetic, the repair cost should be considered due to the amount of damage. A qualified person should repair or replace as needed.(Picture 1)(Picture 2)

I. STRUCTURAL SYSTEMS

G. Picture 1 moisture leak



G. Picture 2 sag in floor

J. Fireplace / Chimney**Repair or Replace**

Open joints, poorly installed chimney flashing was noted on roof at time of inspection. Repairs / periodic maintenance should be expected in future.(Picture 1)(Picture 2)

I. STRUCTURAL SYSTEMS

J. Picture 1 open joints



J. Picture 2 poor sealing / workmanship

K. Porches, Decks and Carport (Attached)**Repair or Replace**

(1) Moisture damaged / rot wood deck boards was noted throughout rear of home. Repairs / replacement of numerous boards should be expected in near future. Repair / replace as needed.(Picture 1)(Picture 2)(Picture 3)(Picture 4)

I. STRUCTURAL SYSTEMS



K. Picture 1 collapsing board



K. Picture 2 rot damage

I. STRUCTURAL SYSTEMS

K. Picture 3 rot damage



K. Picture 4 detached panel

(2) Moisture entry and rot damage was noted on wood components and sill plate through garage crawlspace, underneath kitchen area. Recommend having licensed specialist further evaluate and confirm extent of damage before repairing. Repair as needed.(Picture 5)(Picture 6)(Picture 7)(Picture 8)

I. STRUCTURAL SYSTEMS

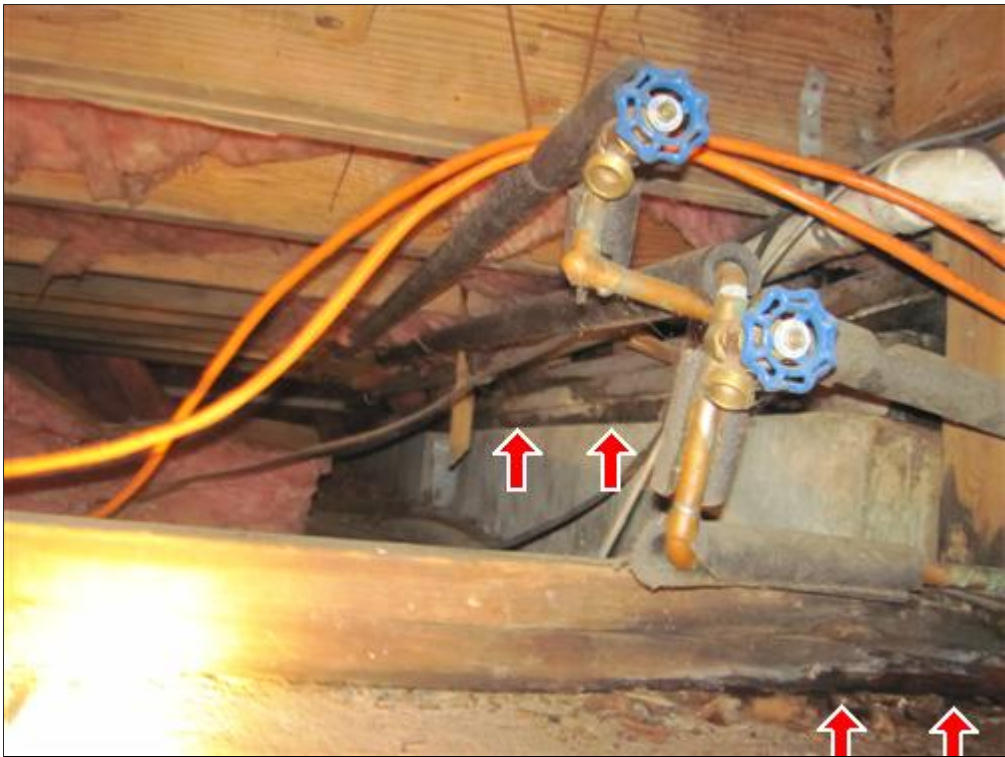


K. Picture 5 water entry / damage

I. STRUCTURAL SYSTEMS



K. Picture 6 possible water damage at end of crawl space



K. Picture 7 rot damage / moisture stains

I. STRUCTURAL SYSTEMS

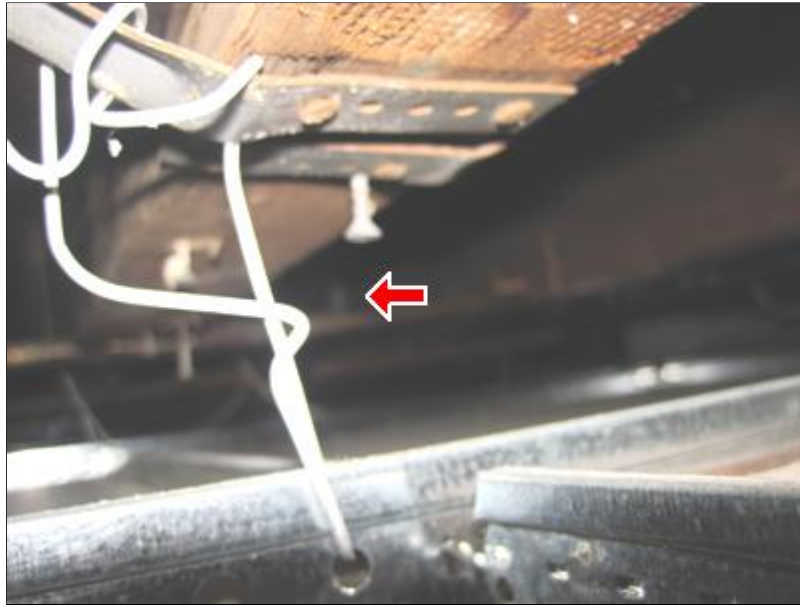
K. Picture 8 moisture entry, abandoned drains, rot

IV. PLUMBING SYSTEM**A. Water Supply System and Fixtures****Repair or Replace**

Corrosion / minor leaks was noted on lower floor above drop ceiling at time of inspection. Repair as needed.(Picture 1)(Picture 2)(Picture 3)

Poorly insulated and protected plumbing lines noted in crawl space under kitchen at time of inspection. Supply lines can possibly freeze and burst. Recommend insulating as needed.(Picture 4)

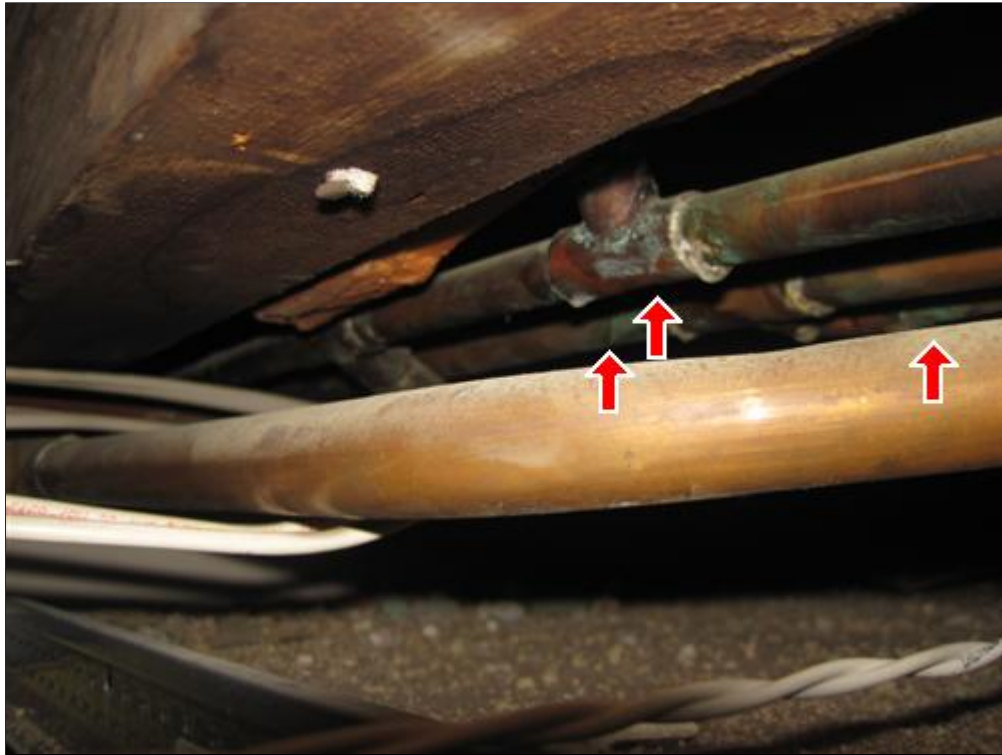
IV. PLUMBING SYSTEM



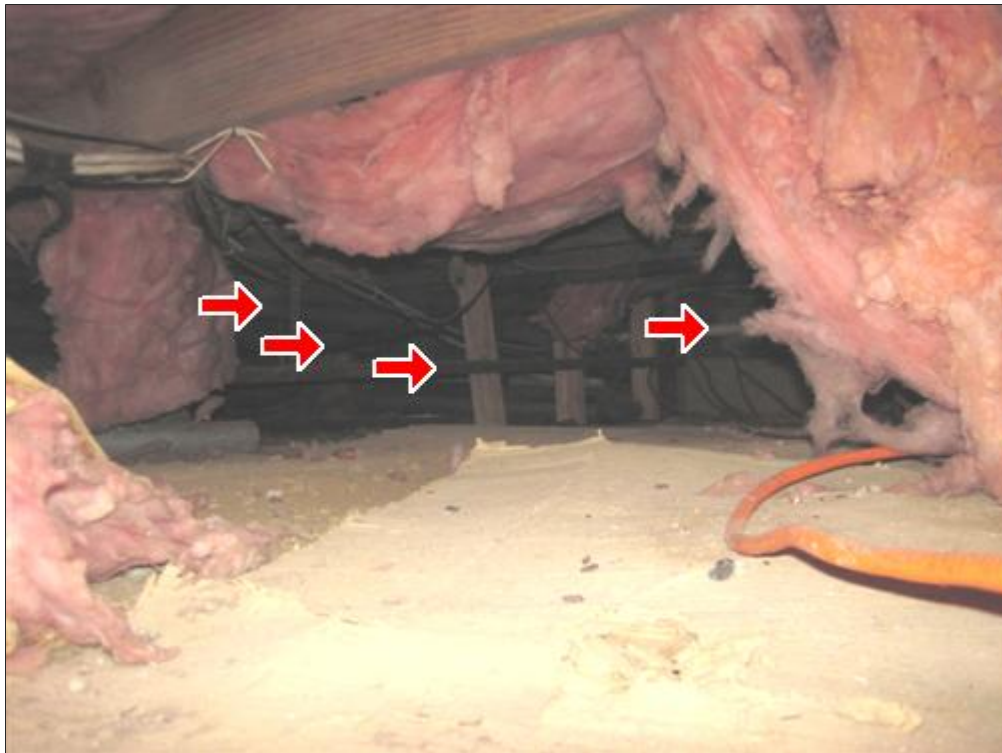
A. Picture 1 corroded fittings



A. Picture 2 possible leaks

IV. PLUMBING SYSTEM

A. Picture 3 possible leaks



A. Picture 4 un-insulated plumbing lines

B. Drains, Waste, Vents**Repair or Replace**

The are two toilets that are loose at floor at the hall baths. Repairs are needed. A qualified licensed plumber should repair or correct as needed.(Picture 1)(Picture 2)

IV. PLUMBING SYSTEM

B. Picture 1 loose toilet



B. Picture 2 loose toilet

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.



INVOICE

J&P Professional Property Inspections
 160-55 27th Avenue
 Flushing, NY 11358
 646-261-0203
 Inspected By: John C. Zabala NYS License
 #16000016647

Inspection Date: 9/13/2011
Report ID:

Customer Info:	Inspection Property:
Mr. Alex Nieto	1400 Oak Lane East Meadow NY
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
One Family	600.00	1	600.00

Tax \$0.00

Total Price \$600.00

Payment Method: Check

Payment Status: Paid At Time Of Inspection

Note:



The address of the property is: 1400 Oak Lane East Meadow NY

Fee for the home inspection is \$600.00. INSPECTOR acknowledges receiving a deposit of \$ from CLIENT.

THIS AGREEMENT made on 9/13/2011 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