



# Inspection Report

**Meagan Walsh**

**Property Address:**

1335 Pulaski Rd.  
East Northport NY



**North Shore Home Inspection Service**

**Richard Toscano Lic.#16000035186  
9 Alton Ave.  
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<b>Date:</b> 8/6/2012	<b>Time:</b> 10:00 AM	<b>Report ID:</b> 1221
<b>Property:</b> 1335 Pulaski Rd. East Northport NY	<b>Customer:</b> Meagan Walsh	<b>Real Estate Professional:</b> Lisa Collet

### 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:**

NACHI National Association of Certified Home Inspectors

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 80 years

**Home Faces:**

South

**Temperature:**

Over 75

**Weather:**

Clear

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

Yes

**Radon Test:**

No

**Water Test:**

No

# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR
<b>1.0</b>	<b>ROOF COVERINGS</b>	X			X
<b>1.1</b>	<b>FLASHINGS</b>	X			X
<b>1.2</b>	<b>SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS</b>	X			
<b>1.3</b>	<b>ROOF DRAINAGE SYSTEMS</b>	X			X

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### Styles & Materials

#### Roof Covering:

3-Tab fiberglass

#### Viewed roof

#### covering from:

Ground  
Binoculars

#### Sky Light(s):

None

#### Chimney

#### (exterior):

Vinyl siding

**1.0** According to the Real Estate Agent, the roof covering is 10 years old. The rear,(north side) has some existing moss growing. Moss holds moisture and can shorten the life expectancy of the roof covering.I recommend a professional roof specialist for a thorough cleaning of the moss.Some companies are also knowledgable in removing stains.



1.0 Picture 1 Moss growing on rear roof shingles



1.0 Picture 2 Rear roof stains,which can be professionally removed

**1.1** There is one area in the front that does not appear to have proper flashing or trim.I Recommend a professional contractor for repairs.



1.1 Picture 1 Front part of roof fascia needs proper flashing repair

**1.3** The gutters appear intact but due to the lack of rain at the time of inspection, I am unable to determine if gutters leak at seams or spills water. There is no gutter on the top right side of the roof. A gutter is recommended.

The rear down spout needs an extension to drain water away from the home.



1.3 Picture 1



1.3 Picture 2

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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 home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

**IN NI NP RR**

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

**Styles & Materials**

**Siding Material:**  
Vinyl

**Exterior Entry**

**Doors:**  
Wood

**Appurtenance:**  
Deck with steps

**Driveway:**  
Asphalt

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**📍 2.3** Although there appears to be proper concrete footings for the deck support posts, there is wood to earth contact. Wood to earth contact can eventually rot the support posts. Removal of soil from the base of the support posts is recommended.

The left side of the front porch has some wood rot. Minor repair is recommended.



2.3 Picture 1



2.3 Picture 2

**2.4** There is some vegetation hanging over the roof. Vegetation hanging over the roof should be trimmed away.

There is a negative slope at the rear of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.

. The driveway has many normal settling cracks, Remaining life expectancy cannot be determined.



2.4 Picture 1



2.4 Picture 2



2.4 Picture 3 Ground should slope away from home, 1" per foot for at least 6 feet



2.4 Picture 4

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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. Garage

**Styles & Materials**

**Garage Door**

**Type:**

N/A

**Garage Door**

**Material:**

N/A

## 4. 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.

		IN	NI	NP	RR
<b>4.0</b>	<b>CEILINGS</b>	X			X
<b>4.1</b>	<b>WALLS</b>	X			X
<b>4.2</b>	<b>FLOORS</b>	X			
<b>4.3</b>	<b>STEPS, STAIRWAYS, BALCONIES AND RAILINGS</b>	X			X
<b>4.4</b>	<b>COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS</b>	X			
<b>4.5</b>	<b>DOORS (REPRESENTATIVE NUMBER)</b>	X			X
<b>4.6</b>	<b>WINDOWS (REPRESENTATIVE NUMBER)</b>	X			X
<b>4.7</b>	<b>Lead Paint Test</b>		X		

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### Styles & Materials

**Ceiling Materials:**  
Sheetrock

**Wall Material:**  
Sheetrock

**Floor Covering(s):**  
Carpet  
Tile


**Interior Doors:**  
Solid  
Wood

**Window Types:**  
Casement

**Window Manufacturer:**  
UNKNOWN

**Cabinetry:**  
Wood

**Countertop:**  
Laminate

 **4.0** There is one stain on the dining room ceiling which I could not identify the source or cause. Monitoring is suggested.



4.0 Picture 1

 **4.1** The 2nd floor bath has a large hole under the sink and should have a professional repair.



4.1 Picture 1 Large hole under sink vanity with duct tape

**4.3** Stairs to the attic is missing a hand rail. A hand rail installation is recommended. This is considered a safety hazard.



4.3 Picture 1

**4.5** There is one closet door on the second floor that is not closing properly and needs adjustment.



4.5 Picture 1

**4.6** One basement window is broken and is boarded up. Repairs recommended.



4.6 Picture 1

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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.

## 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

IN NI NP RR

		IN	NI	NP	RR
<b>5.0</b>	<b>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.)</b>	X			X
<b>5.1</b>	<b>WALLS (Structural)</b>	X			
<b>5.2</b>	<b>COLUMNS OR PIERS</b>	X			
<b>5.3</b>	<b>FLOORS (Structural)</b>	X			
<b>5.4</b>	<b>CEILINGS (structural)</b>	X	X		
<b>5.5</b>	<b>ROOF STRUCTURE AND ATTIC</b>	X			
<b>5.6</b>	<b>Termite Inspection</b>	X			

IN NI NP RR

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### Styles & Materials

#### Foundation:

Rock

#### Method used to observe

#### Crawlspace:

Limited access

#### Wall Structure:

Wood

#### Columns or

#### Piers:

Locust posts

#### Roof Structure:

2 X 8 Rafters

2 X 10 Rafters

#### Roof-Type:

Gable


#### Method used to

#### observe attic:

Walked

#### Attic info:

Stairs

 **5.0** The basement foundation consists of stone and there is some dampness and possible minor water intrusion. Proper outside grading, covering of window wells, and the installation of down spout extensions is recommended.

The left basement window wood sash is slightly rotted. Repair is recommended.

The crawl space floor is all dirt which contributes to moisture. Sometimes plastic vapor barriers are installed over the dirt to help prevent the natural build up of moisture. I recommend consulting with a professional water proofing company for advice and possible installation of a vapor barrier in the crawl space. This is not a necessity, but is highly recommended. There also should be some venting, and I did not notice any outside vents for the crawl space.



5.0 Picture 1

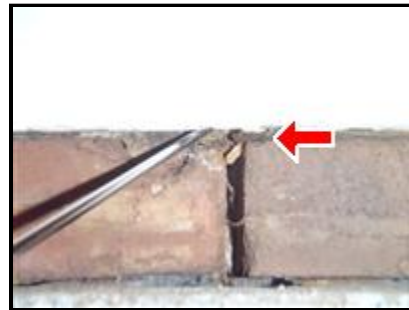


5.0 Picture 2

**5.1** Recommend repairs to foundation wall in left rear corner of home. I noticed some minor rot on the sill leading to the basement. It does not appear to be termite damage.



5.1 Picture 1



5.1 Picture 2 Minor wood rot area leading to basement

**5.6** There were no signs of termites or wood destroying insects at the time of inspection.

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## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

IN NI NP RR

		IN	NI	NP	RR
<b>6.0</b>	<b>PLUMBING DRAIN, WASTE AND VENT SYSTEMS</b>	X			
<b>6.1</b>	<b>PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES</b>	X			X
<b>6.2</b>	<b>HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS</b>	X			X
<b>6.3</b>	<b>MAIN WATER SHUT-OFF DEVICE (Describe location)</b>	X			
<b>6.4</b>	<b>FUEL STORAGE AND DISTRIBUTION SYSTEM (interior fuel storage,piping,venting,supports)</b>	X			
<b>6.5</b>	<b>MAIN FUEL SHUT OFF (Describe Location)</b>	X			
<b>6.6</b>	<b>SUMP PUMP</b>			X	

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### Styles & Materials

**Water Source:**

Public

**Water Filters:**

None

**Plumbing Water Supply (into home):**

Copper

**Plumbing Water Distribution (inside home):**

Copper

**Plumbing**

**Waste:**

Cast iron

**Water Heater**

**Power Source:**

Oil

**Water Heater**

**Capacity:**

50 Gallon (2-3 people)

**Manufacturer:**

Bock

**Water Heater**

**Location:**

Basement

**6.0** The washer may possibly be draining into a drywell. Monitoring is suggested and possible periodic maintenance may be needed.



6.0 Picture 1

**6.1** The rear outside water valve is leaking. Recommend a qualified plumber for repairs.



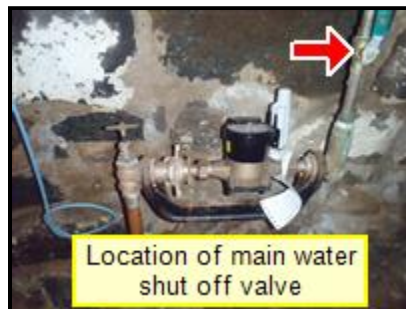
6.1 Picture 1

**6.2** The TPR valve on the hot water heater is pushing out water and should be checked by a qualified plumber.



6.2 Picture 1

**6.3** The main water shut off valve is located in basement front wall. This information is for the new buyer.



6.3 Picture 1



**6.5** The main oil fuel shut off valve is located at the bottom left side of the oil tank in the basement. This information is for the new buyer.

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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.

## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

IN NI NP RR

		IN	NI	NP	RR
<b>7.0</b>	<b>SERVICE ENTRANCE CONDUCTORS</b>	X			
<b>7.1</b>	<b>SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS</b>	X			X
<b>7.2</b>	<b>SMOKE DETECTORS</b>	X			
<b>7.3</b>	<b>CARBON MONOXIDE DETECTORS</b>	X			
<b>7.4</b>	<b>ELECTRICAL WIRING, DEVICES AND COMMENTS</b>	X			X

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### Styles & Materials

#### Electrical Service

##### Conductors:

Overhead service

##### Panel capacity:

200 AMP

##### Panel Type:

Circuit breakers

##### Electric Panel

##### Manufacturer:

SQUARE D

##### Branch wire 15 and 20 AMP:

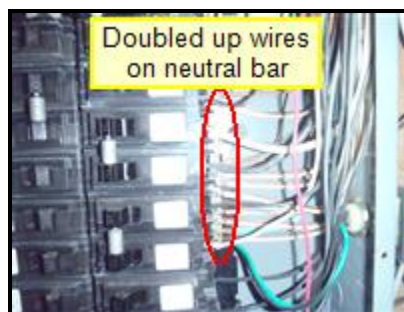
Copper

##### Wiring Methods:

Romex

BX

**7.1** There are some doubled up wires on the neutral bus bar in the main panel. Although this is not to code, if the same gage wires are doubled up under the same lug, I do not feel this is a hazard, even though it is not to code. Recommend an evaluation by a licensed electrician.



7.1 Picture 1

**⚡ 7.4**

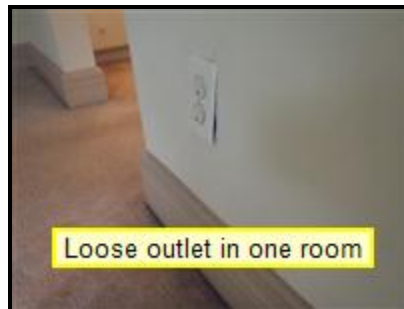
The home had originally knob and tube wiring and has since been removed and rewired to new NEC codes.

The following items should be evaluated or repaired by a qualified licensed electrician:

- The front porch GFI outlet did not trip when tested.
- Loose outlet in one room.
- Open wires should be in junction boxes or be removed.(Basement)
- Missing smoke detector in basement.
- Panel box, All circuits should be labeled.
- Loose round box in basement.



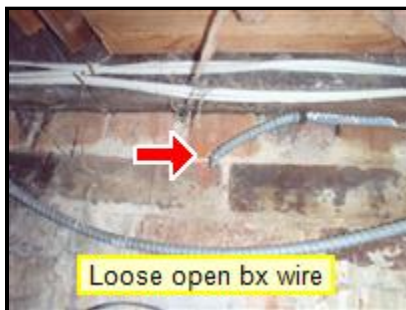
7.4 Picture 1 Front porch GFI was on but did not trip when tested



7.4 Picture 2



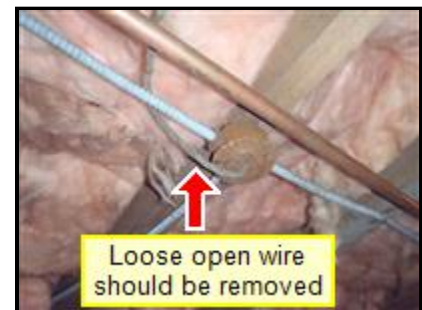
7.4 Picture 3



7.4 Picture 4



7.4 Picture 5



7.4 Picture 6



7.4 Picture 7 Not all circuits are labeled



7.4 Picture 8

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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.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

IN NI NP RR

8.0	HEATING EQUIPMENT	X			X
8.1	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
8.2	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			
8.3	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X	
8.4	GAS/LP FIRELOGS AND FIREPLACES			X	
8.5	COOLING AND AIR HANDLER EQUIPMENT	X			X
8.6	NORMAL OPERATING CONTROLS	X			
8.7	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			

IN NI NP RR

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**Styles & Materials**

**Heat Type:**

Circulating boiler

**Energy Source:**

Oil  
Electric

**Number of Heat Systems**

(excluding wood):

One

**Heat System Brand:**

Utica

**Ductwork:**

Insulated

**Types of Fireplaces:**

None

**Operable Fireplaces:**

None

**Number of Woodstoves:**

None

**Cooling Equipment Type:**

Air conditioner unit

**Cooling Equipment Energy Source:**


Electricity

**Central Air Manufacturer:**

Corsaire

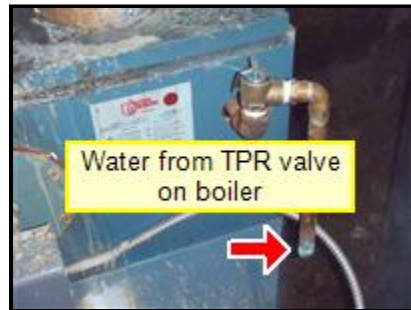
**Number of AC Only Units:**

One

 **8.0** The heating system in the house was once steam and converted to a circulating boiler. According to the serial number, The boiler was manufactured in August of 1998. There is no rule of thumb for determining the average life span of an oil burner. I have seen them last up to 50 years or more.

When the boiler was shut off by the emergency switch, the TPR valve let go, pushing out water and the temperature gage was reading 190 degrees. I recommend a qualified heating contractor for repairs.

One of the radiators on the 2nd floor did not seem to get hot when testing the heating system. The valve could possibly be turned off. Recommend heating or plumbing contractor for an evaluation.




8.0 Picture 1



8.0 Picture 2

**8.2** There are 2 flues present. It appears that there was once a fire place present but is now sealed off.

 **8.5** The condensate lines for the air handler are teed together and is leaking. The condensate lines can be teed together as long as there is a float switch in the drain pan. I did not notice a float switch. Correction is needed.

The compressor has a manufactured date of 4/00. The average life span of a compressor is 15 years, but I have seen them last much longer.



8.5 Picture 1 Condensate lines are teed together and is leaking

---

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.

## 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.

IN NI NP RR

		IN	NI	NP	RR
9.0	INSULATION IN ATTIC	X	X		
9.1	INSULATION UNDER FLOOR SYSTEM	X			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			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

### Styles & Materials

#### Attic Insulation:

Blown  
Fiberglass

#### Ventilation:

Ridge vents  
Roof vents

#### Exhaust Fans:

Fan only

#### Dryer Power

Source:  
220 Electric

#### Dryer Vent:

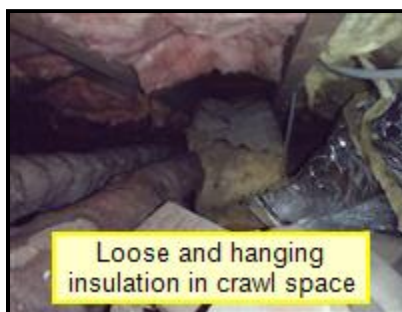
Flexible Metal

#### Floor System

Insulation:  
Fiberglass


9.0 Attic insulation was not completely visible for inspection.

 9.1 Some insulation is hanging in the crawl space and should be re installed.



9.1 Picture 1

9.2 Recommend a vapor retarder in crawl space,as mentioned in another section of this report.

 9.4 The 2nd floor bath exhaust fan is vented into the attic.Bath exhaust fans should be vented to the outside.Proper venting is recommended.



**9.4 Picture 1**

---

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. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

IN NI NP RR

		IN	NI	NP	RR
<b>10.0</b>	<b>DISHWASHER</b>		X		
<b>10.1</b>	<b>RANGES/OVENS/COOKTOPS</b>		X		
<b>10.2</b>	<b>RANGE HOOD</b>	X			
<b>10.3</b>	<b>TRASH COMPACTOR</b>			X	
<b>10.4</b>	<b>FOOD WASTE DISPOSER</b>			X	
<b>10.5</b>	<b>MICROWAVE COOKING EQUIPMENT</b>			X	
<b>10.6</b>	<b>Central Vacume</b>			X	

IN NI NP RR

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

### Styles & Materials

#### Exhaust/Range hood:

BROAN

#### Range/Oven:

CALORIC

#### Built in

#### Microwave:

NONE

#### Trash

#### Compactors:

NONE

#### Refrigerator:

WHIRLPOOL

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To North Shore Home Inspection Service

## General Summary



### North Shore Home Inspection Service

**9 Alton Ave.  
Greenlawn NY, 11740  
(631) 261 1468 (631) 988 4079**

**Customer**  
Meagan Walsh


**Address**  
1335 Pulaski Rd.  
East Northport NY

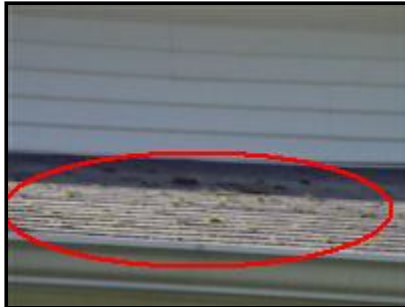
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations 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.

# 1. Roofing

## 1.0 ROOF COVERINGS

### Inspected, Repair or Replace

 According to the Real Estate Agent, the roof covering is 10 years old. The rear,(north side) has some existing moss growing. Moss holds moisture and can shorten the life expectancy of the roof covering.I recommend a professional roof specialist for a thorough cleaning of the moss.Some companies are also knowledgable in removing stains.




1.0 Picture 1 Moss growing on rear roof shingles

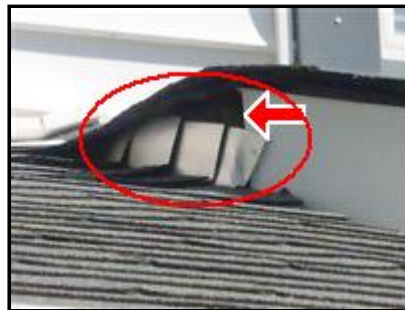


1.0 Picture 2 Rear roof stains,which can be professionally removed

## 1.1 FLASHINGS

### Inspected, Repair or Replace

 There is one area in the front that does not appear to have proper flashing or trim.I Recommend a professional contractor for repairs.




1.1 Picture 1 Front part of roof fascia needs proper flashing repair

## 1. Roofing

### 1.3 ROOF DRAINAGE SYSTEMS

#### Inspected, Repair or Replace

-  The gutters appear intact but due to the lack of rain at the time of inspection, I am unable to determine if gutters leak at seams or spills water. There is no gutter on the top right side of the roof. A gutter is recommended.

The rear down spout needs an extension to drain water away from the home.



1.3 Picture 1



1.3 Picture 2

## 2. Exterior

### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

#### Inspected, Repair or Replace

- Although there appears to be proper concrete footings for the deck support posts, there is wood to earth contact. Wood to earth contact can eventually rot the support posts. Removal of soil from the base of the support posts is recommended.

The left side of the front porch has some wood rot. Minor repair is recommended.



2.3 Picture 1




2.3 Picture 2

## 2. Exterior

### 2.4 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

 There is some vegetation hanging over the roof. Vegetation hanging over the roof should be trimmed away.

There is a negative slope at the rear of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.

. The driveway has many normal settling cracks, Remaining life expectancy cannot be determined.



2.4 Picture 1



2.4 Picture 2



2.4 Picture 3 Ground should slope away from home, 1" per foot for at least 6 feet



2.4 Picture 4

## 4. Interiors

### 4.0 CEILINGS

#### Inspected, Repair or Replace

- There is one stain on the dining room ceiling which I could not identify the source or cause. Monitoring is suggested.



4.0 Picture 1

### 4.1 WALLS

#### Inspected, Repair or Replace

- The 2nd floor bath has a large hole under the sink and should have a professional repair.



4.1 Picture 1 Large hole under sink vanity with duct tape

### 4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Inspected, Repair or Replace

- Stairs to the attic is missing a hand rail. A hand rail installation is recommended. This is considered a safety hazard.



4.3 Picture 1



## 4. Interiors

### 4.5 DOORS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

- There is one closet door on the second floor that is not closing properly and needs adjustment.



4.5 Picture 1

### 4.6 WINDOWS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

- One basement window is broken and is boarded up. Repairs recommended.




4.6 Picture 1

## 5. Structural Components

### 5.0 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.)

#### Inspected, Repair or Replace

-  The basement foundation consists of stone and there is some dampness and possible minor water intrusion. Proper outside grading, covering of window wells, and the installation of down spout extensions is recommended.

The left basement window wood sash is slightly rotted. Repair is recommended.

The crawl space floor is all dirt which contributes to moisture. Sometimes plastic vapor barriers are installed over the dirt to help prevent the natural build up of moisture. I recommend consulting with a professional water proofing company for advice and possible installation of a vapor barrier in the crawl space. This is not a necessity, but is highly recommended. There also should be some venting, and I did not notice any outside vents for the crawl space.



5.0 Picture 1




5.0 Picture 2

## 9. Insulation and Ventilation

### 9.1 INSULATION UNDER FLOOR SYSTEM

#### Inspected, Repair or Replace


-  Some insulation is hanging in the crawl space and should be re installed.



9.1 Picture 1

### 9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Inspected, Repair or Replace

-  The 2nd floor bath exhaust fan is vented into the attic. Bath exhaust fans should be vented to the outside. Proper venting is recommended.



9.4 Picture 1

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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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## Electrical Summary



### North Shore Home Inspection Service

**9 Alton Ave.  
Greenlawn NY, 11740  
(631) 261 1468 (631) 988 4079**

**Customer**  
Meagan Walsh

**Address**  
1335 Pulaski Rd.  
East Northport NY

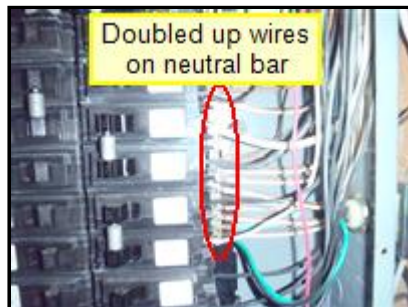
The following **Electrical** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not 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.

## 7. Electrical System

### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

#### Inspected, Repair or Replace

- ⚡ There are some doubled up wires on the neutral bus bar in the main panel. Although this is not to code, if the same gauge wires are doubled up under the same lug, I do not feel this is a hazard, even though it is not to code. Recommend an evaluation by a licensed electrician.



7.1 Picture 1

## 7. Electrical System

### 7.4 ELECTRICAL WIRING, DEVICES AND COMMENTS

Inspected, Repair or Replace



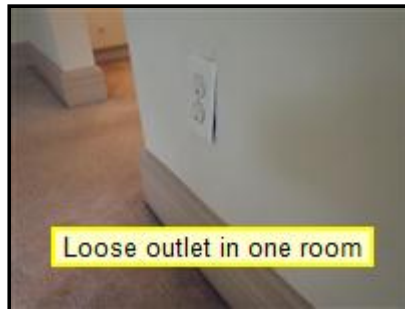
The home had originally knob and tube wiring and has since been removed and rewired to new NEC codes.

The following items should be evaluated or repaired by a qualified licensed electrician:

- The front porch GFI outlet did not trip when tested.
- Loose outlet in one room.
- Open wires should be in junction boxes or be removed.(Basement)
- Missing smoke detector in basement.
- Panel box, All circuits should be labeled.
- Loose round box in basement.



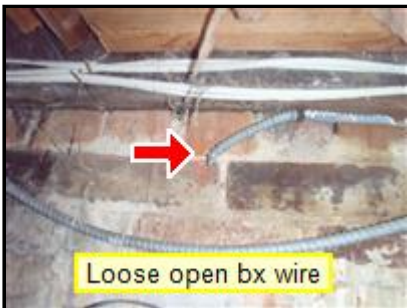
7.4 Picture 1 Front porch GFI was on but did not trip when tested



7.4 Picture 2



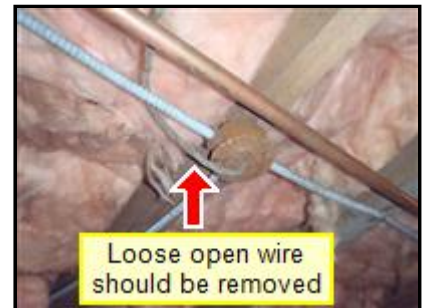
7.4 Picture 3



7.4 Picture 4



7.4 Picture 5



7.4 Picture 6

## 7. Electrical System



7.4 Picture 7 Not all circuits are labeled



7.4 Picture 8

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## Plumbing Summary



### North Shore Home Inspection Service

**9 Alton Ave.  
Greenlawn NY, 11740  
(631) 261 1468 (631) 988 4079**

**Customer**  
Meagan Walsh

**Address**  
1335 Pulaski Rd.  
East Northport NY


The following **Plumbing** 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.



## 6. Plumbing System

### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Inspected, Repair or Replace


 The rear outside water valve is leaking. Recommend a qualified plumber for repairs.



6.1 Picture 1

### 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

#### Inspected, Repair or Replace

 The TPR valve on the hot water heater is pushing out water and should be checked by a qualified plumber.



6.2 Picture 1

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## Heating Cooling / Summary



### North Shore Home Inspection Service

**9 Alton Ave.  
Greenlawn NY, 11740  
(631) 261 1468 (631) 988 4079**

**Customer**  
Meagan Walsh

**Address**  
1335 Pulaski Rd.  
East Northport NY

The following **Heating and Cooling** 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.

## 8. Heating / Central Air Conditioning

### 8.0 HEATING EQUIPMENT

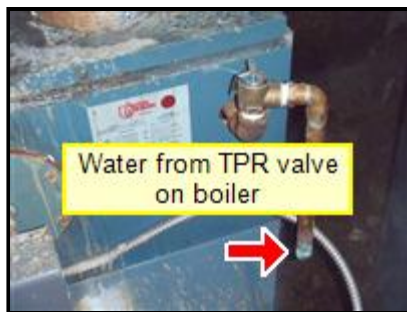
#### Inspected, Repair or Replace



The heating system in the house was once steam and converted to a circulating boiler. According to the serial number, The boiler was manufactured in August of 1998. There is no rule of thumb for determining the average life span of an oil burner. I have seen them last up to 50 years or more.

When the boiler was shut off by the emergency switch, the TPR valve let go, pushing out water and the temperature gage was reading 190 degrees. I recommend a qualified heating contractor for repairs.

One of the radiators on the 2nd floor did not seem to get hot when testing the heating system. The valve could possibly be turned off. Recommend heating or plumbing contractor for an evaluation.



8.0 Picture 1



8.0 Picture 2

### 8.5 COOLING AND AIR HANDLER EQUIPMENT

#### Inspected, Repair or Replace



The condensate lines for the air handler are teed together and is leaking. The condensate lines can be teed together as long as there is a float switch in the drain pan. I did not notice a float switch. Correction is needed.

The compressor has a manufactured date of 4/00. The average life span of a compressor is 15 years, but I have seen them last much longer.



8.5 Picture 1 Condensate lines are teed together and is leaking



# INVOICE

**North Shore Home Inspection Service**  
**9 Alton Ave.**  
**Greenlawn NY, 11740**  
**(631) 261 1468 (631) 988 4079**  
**Inspected By: Richard Toscano**  
**Lic.#16000035186**

**Inspection Date: 8/6/2012**  
**Report ID: 1221**

Customer Info:	Inspection Property:
Meagan Walsh 2488 Central Ave. Baldwin NY  <b>Customer's Real Estate Professional:</b> Lisa Collet	1335 Pulaski Rd. East Northport NY

### Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,001 - 2,500	395.00	1	395.00
Termite Inspection	55.00	1	55.00
			<b>Tax \$0.00</b>
			<b>Total Price \$450.00</b>

**Payment Method:** Check

**Payment Status:** Paid At Time Of Inspection

**Note:**



The address of the property is: 1335 Pulaski Rd. East Northport NY

Fee for the home inspection is \$395.00 (Additional fee for Termite Inspection \$55.00). Total due at time of inspection, \$450.00. INSPECTOR acknowledges receiving a deposit of \$ from CLIENT.

THIS AGREEMENT made on 8/6/2012 by and between Richard Toscano Lic.#16000035186 (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

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CLIENT OR REPRESENTATIVE