

INSPECTION REPORT



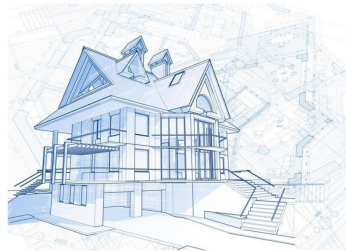
***For the Property at:
1477 Middletown Road
LAKE GROVE, NY 11755***

Prepared by: East Coast Commercial Inspections

Prepared for: Jay Masters

Date of Inspection: January 28, 2026

Date of Report: January 30, 2026



East Coast Commercial Inspections
188 Brown Street
Sea Cliff, NY 11579
(516) 509- 9091



Thank you for choosing East Coast Commercial Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you so very much for choosing East Coast Commercial Inspections to perform your commercial inspection. REFERRALS AND "REVIEWS" GREATLY APPRECIATED -
www.EastCoastCommercialinspectionsllc.com

Sincerely,
Robert Byrne
on behalf of
East Coast Commercial Inspections

East Coast Commercial Inspections
188 Brown Street
Sea Cliff, NY 11579
(516) 509- 9091

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

██████████ would like to thank you for choosing us to inspect your future home. Please note that every house needs annual maintenance. It is recommended the home owner budget for repair and maintenance of heating / cooling systems, plumbing, electric and site drainage (roof and gutters). The BLUE HYPER LINKS in your report will help with information about your home. Please note any recommended repairs should be done by a licensed and insured professional. Included on the last page of the report is a REFERENCE LIBRARY - PDF to help you understand your new house.

All the best

Rob Byrne - Owner / Operator

[Priority Maintenance Items](#)

Heating

GAS HOT WATER \ *Life expectancy*

Condition: • Past life expectancy

Boilers are 28 years old and past their life expectancies

Recommend having boilers serviced and budget for replacement when necessary

Task: Replace

Time: When necessary

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Cooling systems are old and past their life expectancies

Recommend further evaluation by a licensed HVAC technician for repair and replacement quotes

Implication(s): Equipment failure | Reduced comfort

Task: Further evaluation

Time: Prior to contract signing

Plumbing

RECOMMENDATIONS \ General

Condition: • Scope main sewer line

RECOMMEND HAVING MAIN SEWER LINE SCOPED TO DETERMINE CONDITION OF LINE PRIOR TO CONTRACT SIGNING.

_**_ADD SEWER LINE AND WATER MAIN INSURANCE THRU WATER COMPANY **_!!!!!!!!!!!!!!

Time: Prior to signing contract

WATER HEATER \ Tank

Condition: • [Leak](#)

Water heater leaking

Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Task: Repair or replace

Interior

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Possible asbestos containing materials

Asbestos is a fibrous material that was used in many building materials as a fire resistant material, a binder, and a thermal insulator. The very small asbestos fibers can cause cancer and other types of lung disease if inhaled. Demolition or renovation work can disturb asbestos-containing materials, causing the asbestos fibers to be released into the air. Various heating pipes have possible asbestos contain material. Corrective actions related to asbestos should not be undertaken by the property owner, as a general rule. Recommend further evaluation by a licensed environmental specialist company to provide cost of removal.

Implication(s): Health hazard**Location:** Basement/ Attic

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document. This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Observation and Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • Leaks in roof may not appear at time of inspection and sometimes develop due to severe weather condition after inspection. We cannot predict when or if a roof might leak in the future.

2. Condition: • Flat roof drainage needs to be improved



FLAT ROOFING \ General notes

3. Condition: • Not visible

Flat roof not visible due to snow, ice and gravel



Not visible



Not visible

4. Condition: • Prior repairs to flat roof



Inspection Method and Limitations

General: • Age of roof cannot always be determined due to certain roofing materials and conditions. Leaks in roof may not appear at time of inspection and sometimes develop due to severe weather condition after inspection. We cannot predict when or if a roof might leak in the future.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Observation and Recommendations

RECOMMENDATIONS \ Overview

5. Condition: • Gutters and downspouts help to ensure dry basements and crawlspaces. The less water near the foundation, the lower the risk of water penetration into basement.

6. Condition: • ****NOTE: 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. Please note that an inspection is not a guarantee that you do not have termites or damage in visually inaccessible areas, such as inside walls or behind finished basement surfaces. Recommend an annual Termite and/or Carpenter Ant inspection.

EXTERIOR WINDOWS \ Glass

7. Condition: • [Cracked](#)

Various windows chipped/ cracked

Location: Various

Task: Repair or replace

Time: As soon as practical



Various windows chipped/ cracked

Cracked



Cracked

8. Condition: • [Missing](#)

Implication(s): Chance of water entering building | Chance of pests entering building | Increased heating and cooling costs | Reduced comfort

Location: Right Side

Task: Repair

Time: As soon as practical

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Missing

9. Condition: • Caulking deteriorated on various windows

Repair and maintain

Location: Various

Task: Improve

Time: As soon as practical



PORCHES, DECKS, STAIRS, PATIOS \ *Stairs and landings*

10. Condition: • [Masonry or concrete cracking](#)

Stairs and walls cracking- Right side entry

Implication(s): Weakened structure

Location: Right Side Entry

Task: Repair

Time: As soon as practical

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

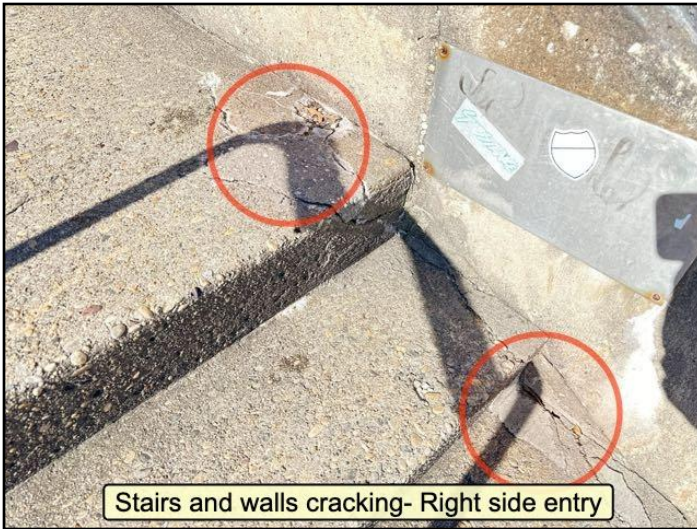
COOLING

PLUMBING

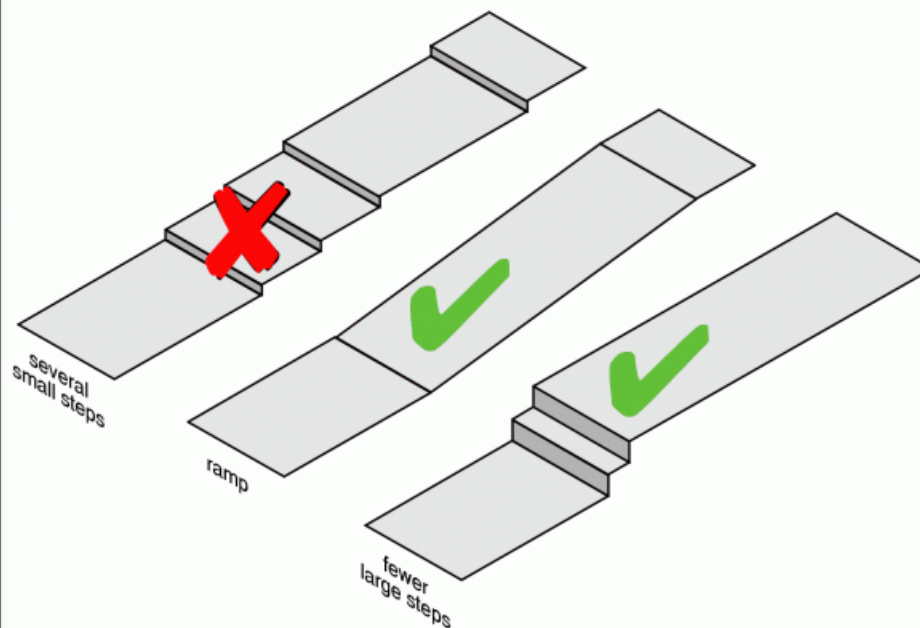
INTERIOR

APPENDIX

REFERENCE

*Masonry or concrete cracking**Masonry or concrete cracking***11. Condition:** • Trip hazard

Rear steps are a trip hazard

Implication(s): Trip or fall hazard**Location:** Rear**Walkway steps**

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Trip hazard

PORCHES, DECKS, STAIRS, PATIOS \ *Handrails and guards*

12. Condition: • [Missing](#)

Rear steps missing handrails

Implication(s): Fall hazard

Location: Rear

Task: Provide

Time: As soon as practical



Missing

LANDSCAPING \ #General notes

13. Condition: • Trees or shrubs too close to building

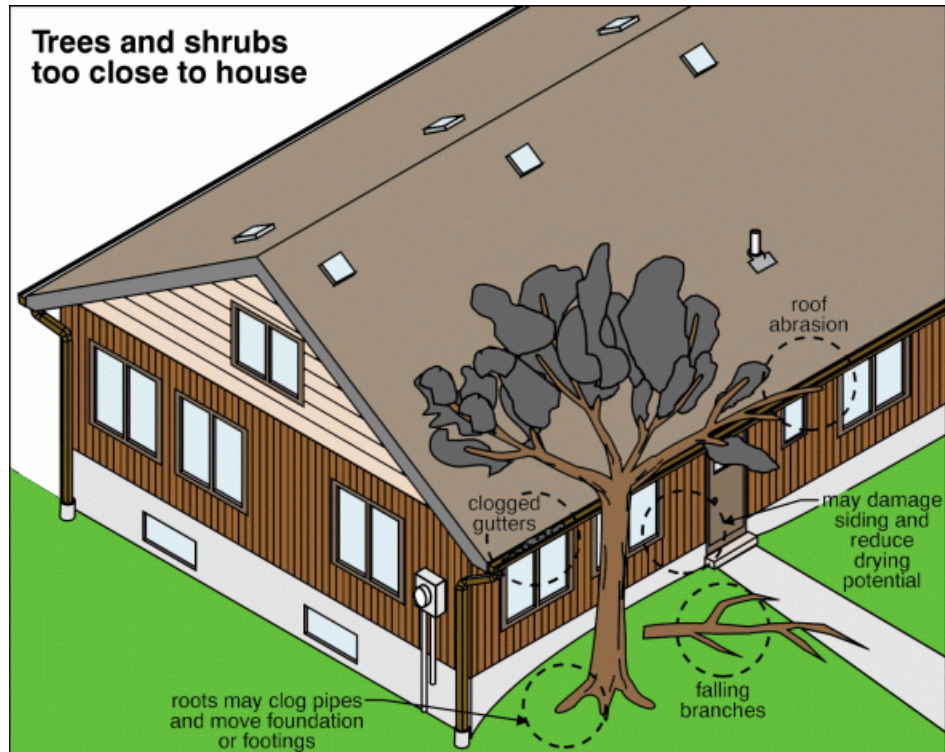
Trim all trees and shrubs away from building

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Front

Task: Improve

Time: As soon as practical



Trees or shrubs too close to building

14. Condition: • Keep outside drains clear of debris to prevent water from entering house. Keep all exterior drains clear of debris



Keep outside drains clear of debris to...



Keep outside drains clear of debris to...

LANDSCAPING \ #Walkway

15. Condition: • Uneven (trip hazard)

Front walkway cracked

Various sections of sidewalk cracked and uneven

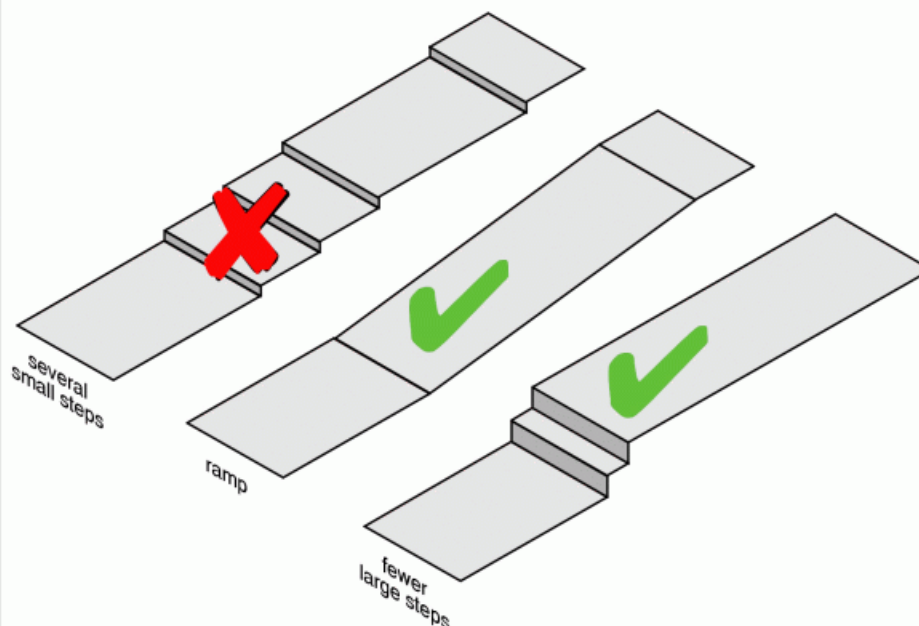
Implication(s): Physical injury

Location: Front

Task: Repair

Time: As soon as practical

Walkway steps





Front walkway cracked

Uneven (trip hazard)



Various sections of sidewalk cracked and uneven

Uneven (trip hazard)

16. Condition: • Settlement

Rear walkway behind bank settled and cracked



Rear walkway behind bank settled and cracked

Settlement



Settlement

LANDSCAPING \ #Driveway

17. Condition: • [Cracked or damaged surfaces](#)

Seal parking lot and repave to prevent further damage

Implication(s): Trip or fall hazard

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

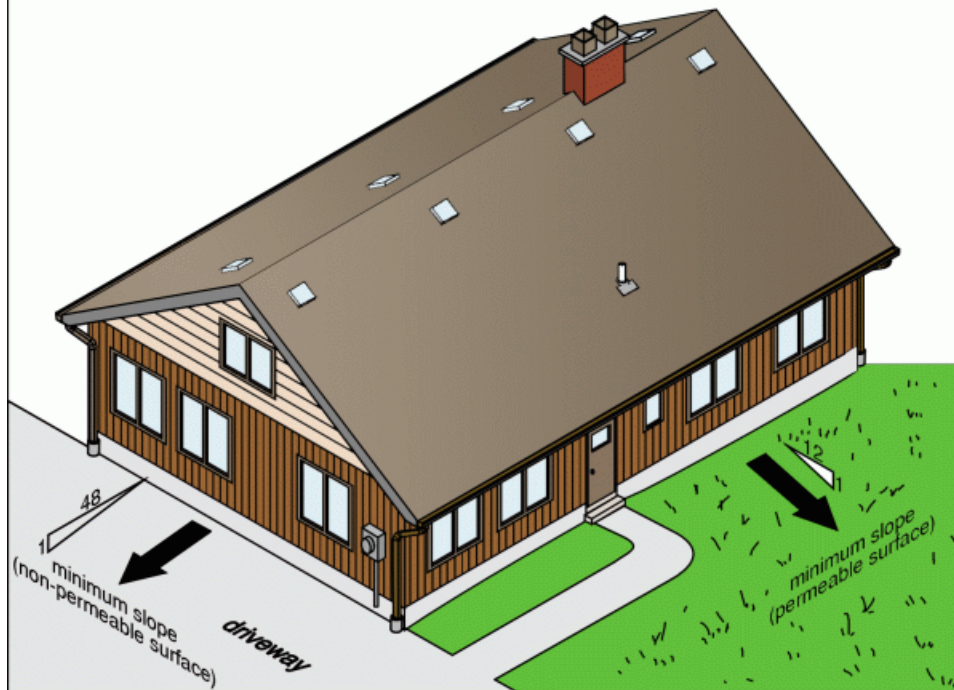
APPENDIX

REFERENCE

*Cracked or damaged surfaces**Cracked or damaged surfaces***18. Condition:** • [Improper slope or drainage](#)

Sections of parking lot drainage need to be improved

Implication(s): Chance of water damage to structure, finishes and contents

Recommended grading slopes

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Sections of parking lot drainage need to be improved

Improper slope or drainage

COMMENTS \ Additional

19. Condition: • See Home Reference Library on last page of report for more information and understanding of your new house.

20. Condition: • Photos are only a representative sample of condition observed. There may be other areas of concern not shown by photo but stated in the report as a recommendation.

Inspection Method and Limitations

Inspection limited/prevented by:

- Snow / ice / frost
- Snow limited viewing of parking lot/ drive thru



Snow / ice / frost



Snow / ice / frost

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	PLUMBING	INTERIOR	APPENDIX
REFERENCE									

No or limited access to: • No access to exterior structure



SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Observation and Recommendations

RECOMMENDATIONS \ General

21. Condition: • Seal and improve all exposed metal rebar and steel



Inspection Method and Limitations

General: • Please note that an inspection is not a guarantee that you do not have termites or damage in visually inaccessible areas, such as inside walls or behind finished basement surfaces. Recommend an annual Termite and/or Carpenter Ant inspection.

Inspection limited/prevented by:

- Basement walls and ceilings limited inspection of foundation and framing
- Walls and ceilings limited viewing of foundation and structure

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Basement finished walls and ceilings

- Finished living space unable to do a visual inspection.
- Ceiling, wall and floor coverings
- Carpet/furnishings

Not included as part of inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Observation and Recommendations

RECOMMENDATIONS \ General

22. Condition: • Old Federal Pacific electrical panels further evaluation recommended



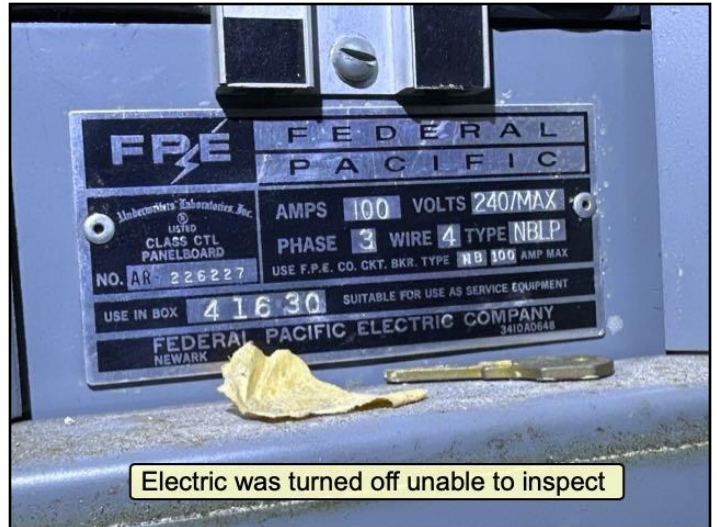
Old Federal Pacific electrical panels further evaluation recommended



Multiple Federal Pacific panels in use



Have licensed electrician further evaluate panels



Electric was turned off unable to inspect

DISTRIBUTION \ Outdoor wiring (wires)

23. Condition: • damaged / rusted conduit

Conduit to electrical panel rusted in need of replacement

Location: Basement

Task: Replace

Time: As soon as practical

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

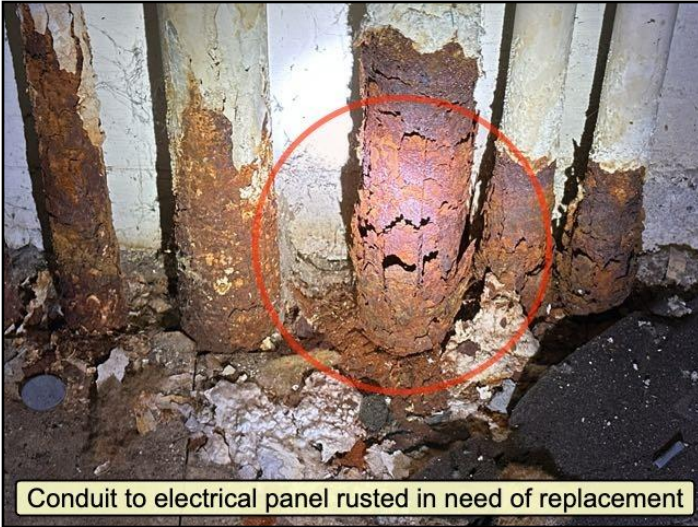
COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE



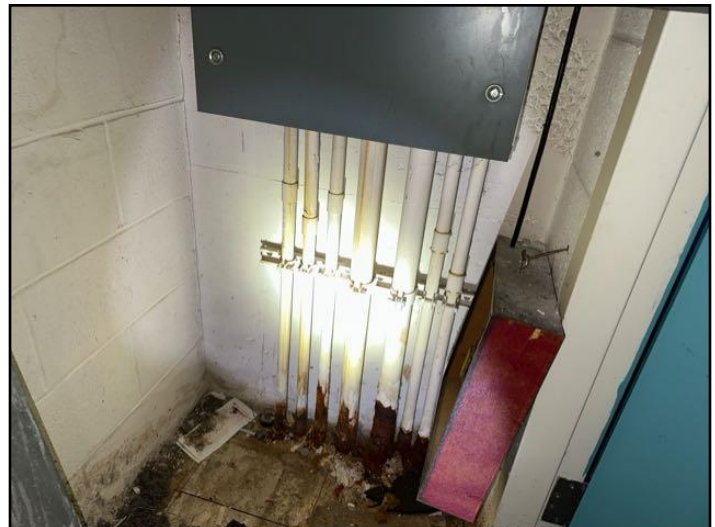
Conduit to electrical panel rusted in need of replacement

damaged / rusted conduit

Electrical conduits in basement in need of replacement

damaged / rusted conduit

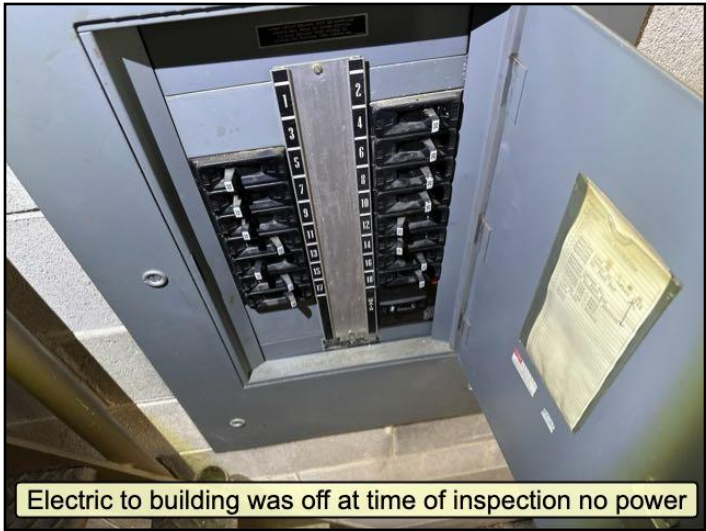
Have licensed electrician further evaluate damaged conduits

damaged / rusted conduit*damaged / rusted conduit***COMMENTS \ Additional**

24. Condition: • See Home Reference Book located on last page of report for additional information and understanding of the systems in your home.

Inspection Method and Limitations**Inspection limited/prevented by:**

- Power was off
- Electric to building was off at time of inspection no power



Electric to building was off at time of inspection no power

Power was off

- Power was off
- Power was shut off at time of inspection



Power was off at time of inspection
Unable to test lights

Power was off



Unable to test outlets

Power was off

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

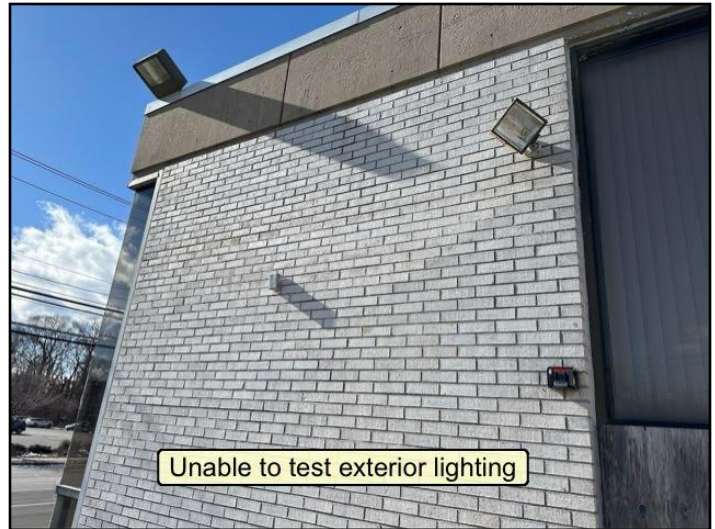
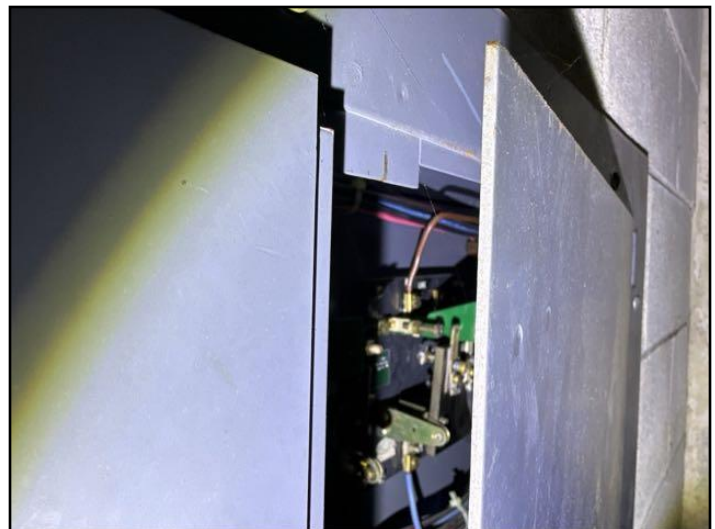
COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

*Power was off**Power was off***Inspection limited/prevented by:** • No access to electrical control panel in stairwell

General Info and Descriptions

General: • More than 25% of all Smoke and Carbon Monoxide detectors do not operate properly. Recommend any Smoke and Carbon Monoxide detectors that are over 10 years old or have damaged test buttons be replaced immediately.

Type and number of outlets (receptacles): • Grounded and ungrounded - typical • Ground Fault outlets (GFCI) and/or breakers are required for safety, in all interior and exterior areas, where water will be in contact with an electrical power source. Ground fault circuit interrupter (GFCI) devices should be tested periodically to ensure they remain in proper working condition.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	PLUMBING	INTERIOR	APPENDIX
REFERENCE									

Smoke alarms (detectors): • Recommend replacing prior to moving in

Carbon monoxide (CO) alarms (detectors): • Recommend replacing prior to moving in

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Observation and Recommendations

RECOMMENDATIONS \ General

25. Condition: • Recommend an annual service contract with a licensed heating contractor.
Recommend an annual service by a licensed HVAC technician



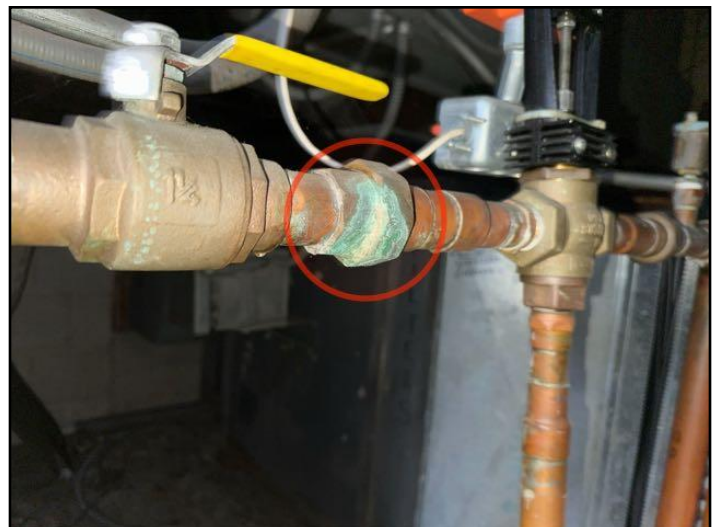
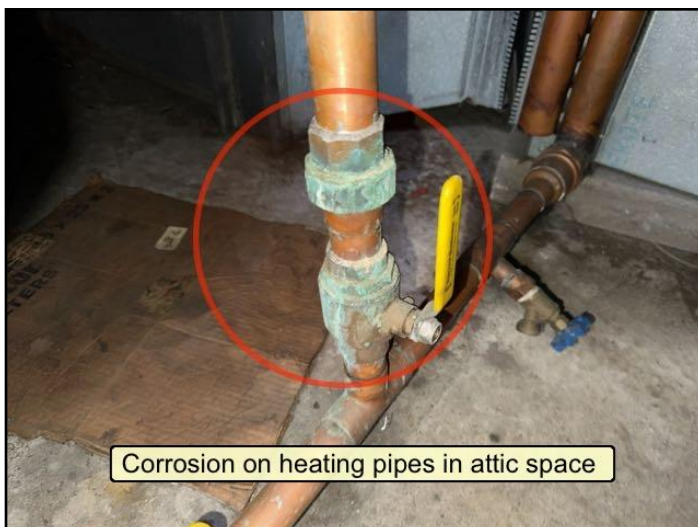
Recommend an annual service contract with a...

26. Condition: • Corrosion on heating pipes in attic space

Location: Attic

Task: Repair or replace

Time: As soon as practical



27. Condition: • blank note

GAS HOT WATER \ *Life expectancy*

28. Condition: • Past life expectancy

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Boilers are 28 years old and past their life expectancies

Recommend having boilers serviced and budget for replacement when necessary

Task: Replace

Time: When necessary

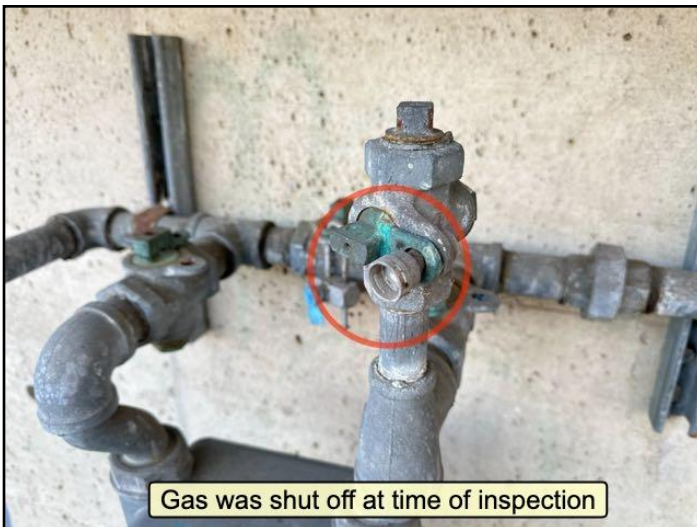
Inspection Method and Limitations

General: • Older houses with a masonry chimney need to be visually inspected by a professional chimney sweep to further evaluated condition of chimney prior to closing.

Inspection prevented/limited by:

- Gas was shut off at time when inspection.
- Gas was shut off at time of inspection

Unable to test heating system and hot water



Gas was shut off at time of inspection



Unable to test heating system and hot water

Gas was shut off at time when inspection.

Gas was shut off at time when inspection.

Inspection prevented/limited by: • Unable to test heating system at time of inspection

Electric and gas were shut off

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys

General Info and Descriptions

General: • ****NOTE: The heating and cooling system of this home was inspected and reported on with the information below. 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. 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.

Providing great inspections for every client every time

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

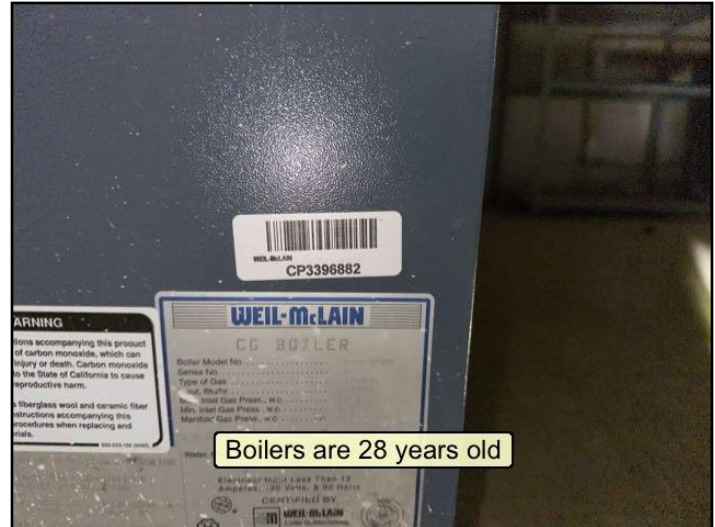
REFERENCE

Fuel/energy source: • [Gas](#)**Boiler manufacturer:**

• Weil McLain



Weil McLain



Weil McLain



Weil McLain



Weil McLain

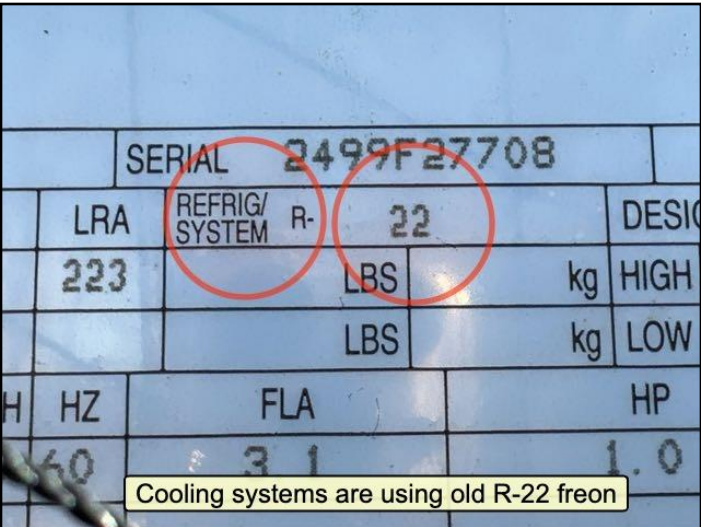
Heat distribution: • [Baseboards](#)**Exhaust venting method:** • [Natural draft](#)**Approximate age:** • [28 years](#)**Main fuel shut off at:** • Meter**Chimney/vent:** • Sidewall venting

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	PLUMBING	INTERIOR	APPENDIX
REFERENCE									

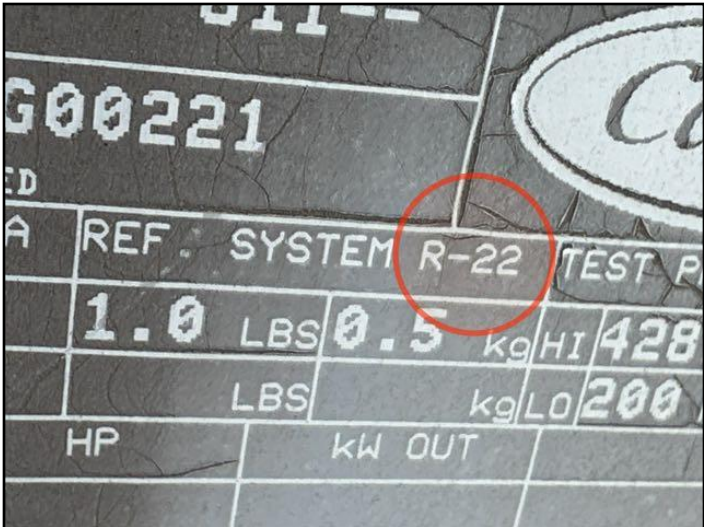
Observation and Recommendations

RECOMMENDATIONS \ General

29. Condition: • AC is old using R-22 freon in system. This freon will not be available in the near future and is very expensive. Budget for replacement of AC unit when needed.
Cooling systems are using old R-22 freon
Task: Budget for replacement



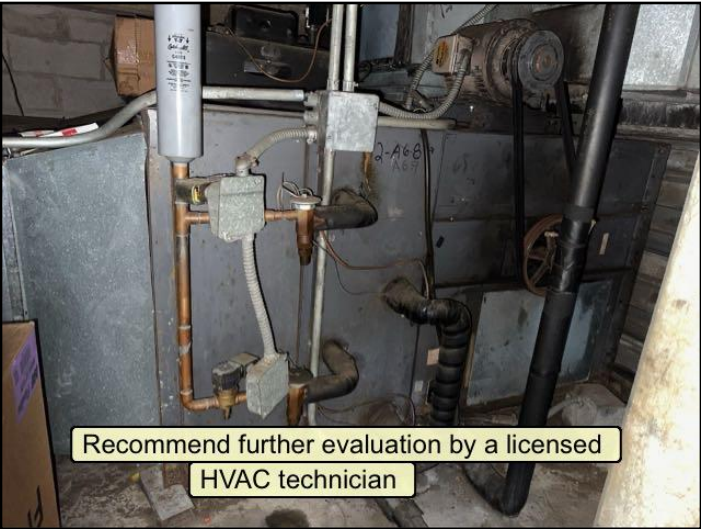
AC is old using R-22 freon in system. This...



AC is old using R-22 freon in system. This...

RECOMMENDATIONS \ Overview

30. Condition: • Recommend further evaluation by a licensed HVAC technician
Time: Prior to signing contract



SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE



AIR CONDITIONING \ Life expectancy

31. Condition: • Past life expectancy

Cooling systems are old and past their life expectancies

Recommend further evaluation by a licensed HVAC technician for repair and replacement quotes

Implication(s): Equipment failure | Reduced comfort

Task: Further evaluation

Time: Prior to contract signing



Past life expectancy

AIR CONDITIONING \ Compressor

32. Condition: • Rust

Condensing unit rusted

Task: Replace

Time: If/ when necessary



Rust

AIR CONDITIONING \ Refrigerant lines

33. Condition: • Insulation - missing

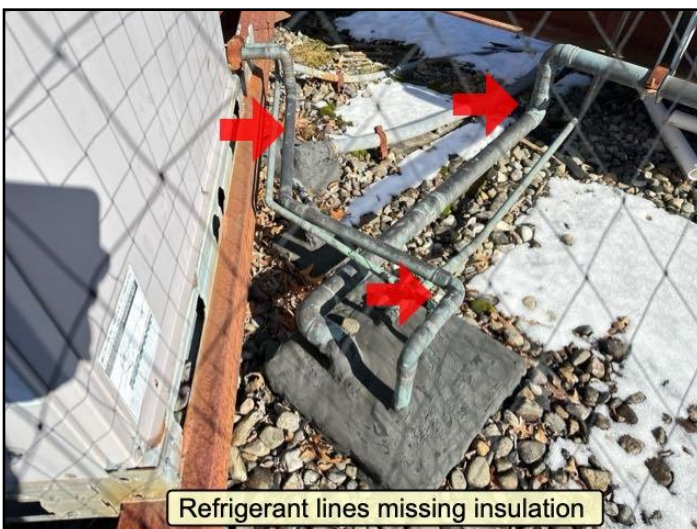
The larger low pressure suction line requires insulation to protect it from condensation. Without insulation around this line, thermal energy is lost and condensation forms, which can both lower efficiency and cause moisture damage to the unit.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Roof

Task: Improve

Time: As soon as practical



Insulation - missing



Insulation - missing

AIR CONDITIONING \ Ducts, registers and grilles

34. Condition: • [Disconnected or leaking](#)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

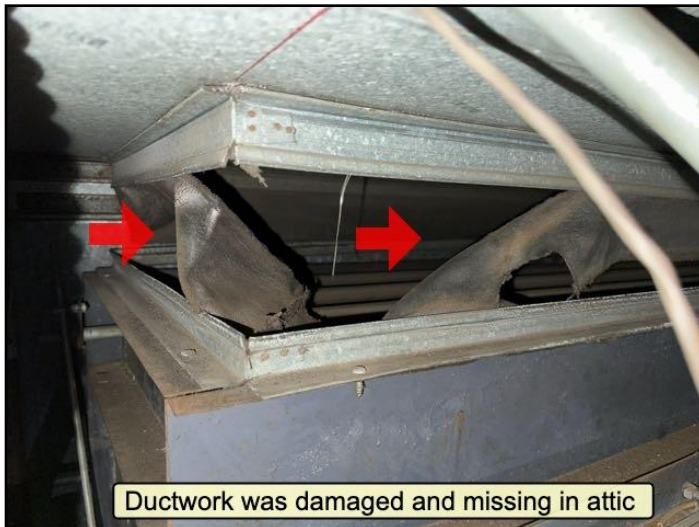
Ductwork was damaged and missing in attic

Implication(s): Increased cooling costs | Reduced comfort

Location: Attic

Task: Replace

Time: Prior to using



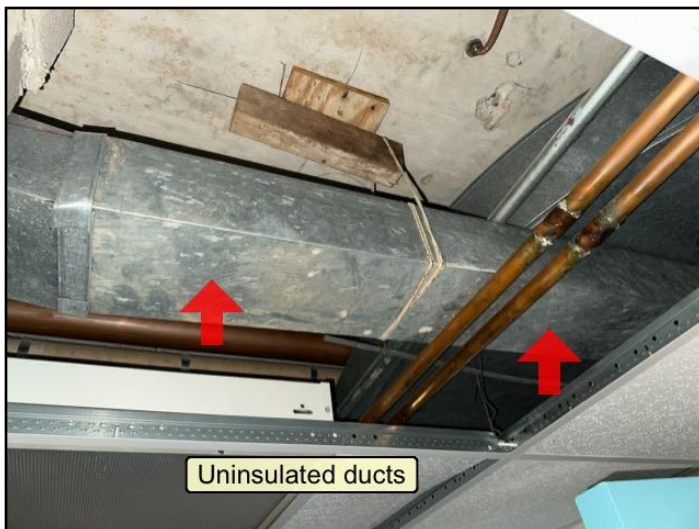
Disconnected or leaking



Disconnected or leaking

35. Condition: • Older uninsulated ducts

Task: Improve



Older uninsulated ducts



Older uninsulated ducts

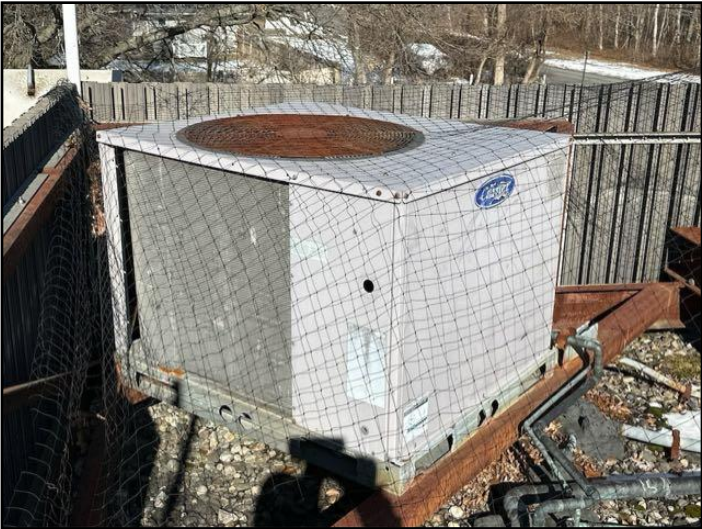
Inspection Method and Limitations

Inspection limited/prevented by:

- Power turned off
- Unable to test cooling systems due to low temperatures and no power



Power turned off



Power turned off

- Cooling systems are not operated when the outdoor temperature is below 60°F

General Info and Descriptions

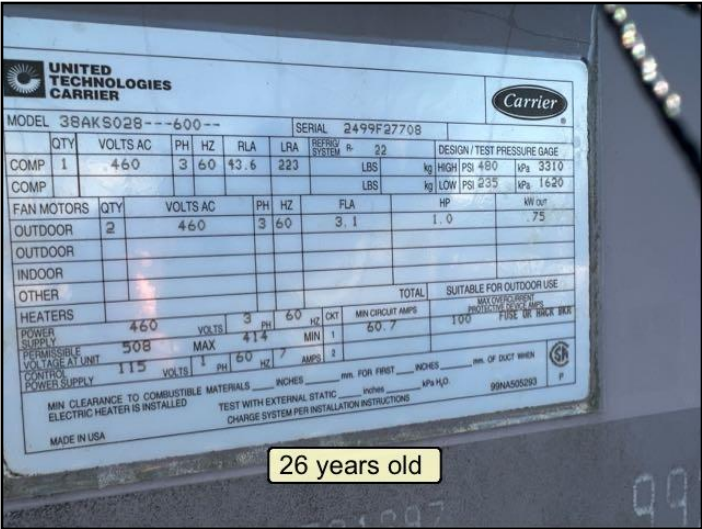
Air conditioning type: • Central • Packaged Rooftop Unit (RTU)

Manufacturer:

- Carrier



Carrier

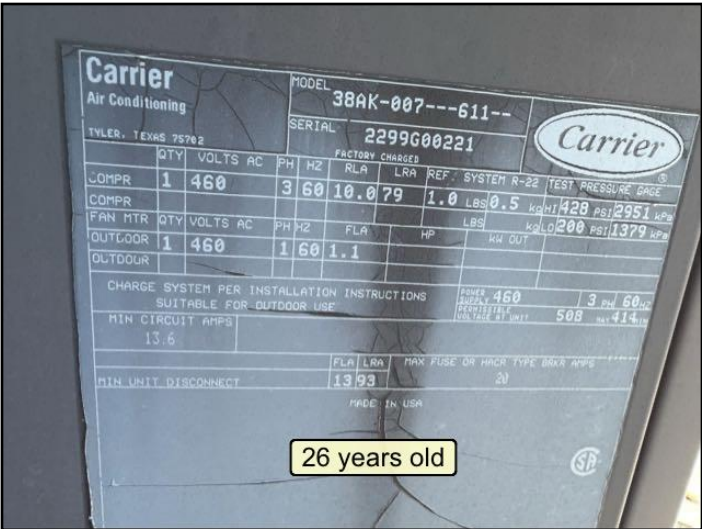


Carrier



Carrier

- Trane



Carrier



Trane



Trane

- Compressor type:** • Electric
- Compressor approximate age:** • 26 years
- Refrigerant type:** • R-22

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Observation and Recommendations

RECOMMENDATIONS \ General

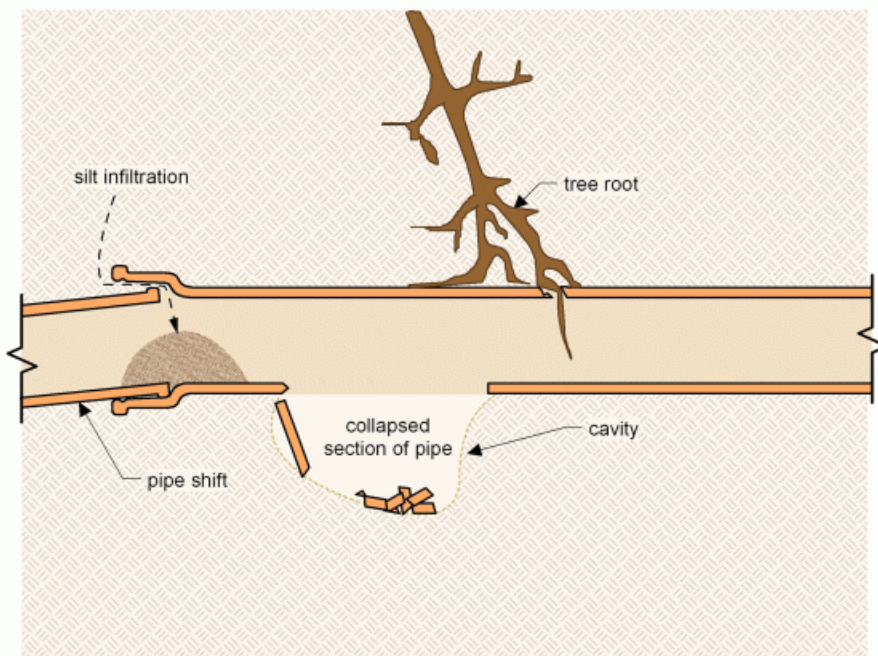
36. Condition: • Scope main sewer line

RECOMMEND HAVING MAIN SEWER LINE SCOPED TO DETERMINE CONDITION OF LINE PRIOR TO CONTRACT SIGNING.

__**_ADD SEWER LINE AND WATER MAIN INSURANCE THRU WATER COMPANY **_!!!!!!

Time: Prior to signing contract

Old clay pipe sewer issues - shift, collapse, roots, silt



Scope main sewer line

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

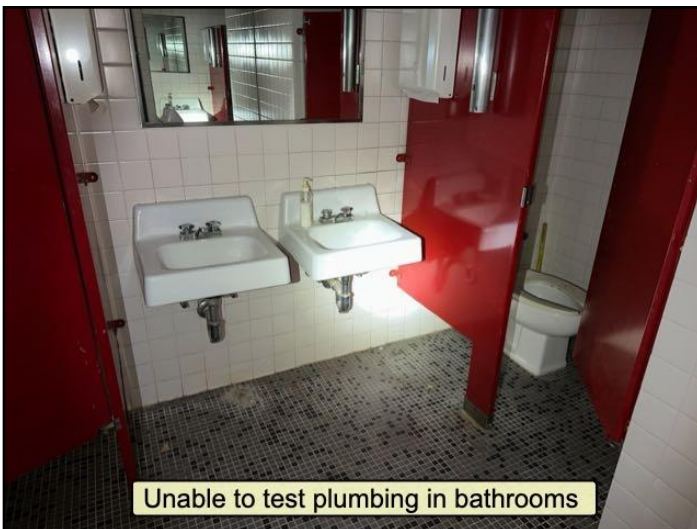
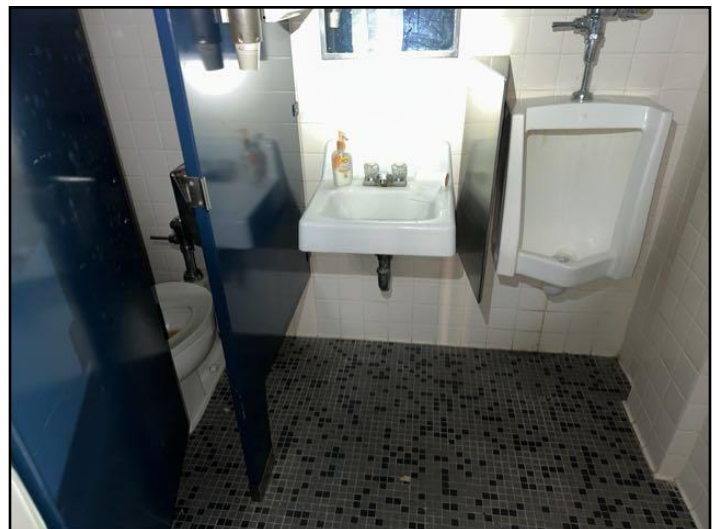
WATER HEATER \ Tank**37. Condition:** • [Leak](#)

Water heater leaking

Implication(s): Chance of water damage to structure, finishes and contents**Location:** Basement**Task:** Repair or replace*Leak***Inspection Method and Limitations****Inspection limited/prevented by:**

- Water supply turned off

Unable to test plumbing in bathrooms

*Water supply turned off**Water supply turned off*

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Not included as part of a building inspection:

- Washing machine connections
- Not readily accessible interiors of vent systems, flues, and chimneys
- Landscape irrigation systems

Irrigation system was not tested or inspected



Landscape irrigation systems

General Info and Descriptions

General: • ****NOTE: 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.

Water supply source (based on observed evidence): • Public

Service piping into building:

- [Not visible](#)

Insulation limited viewing of water main- Not visible

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

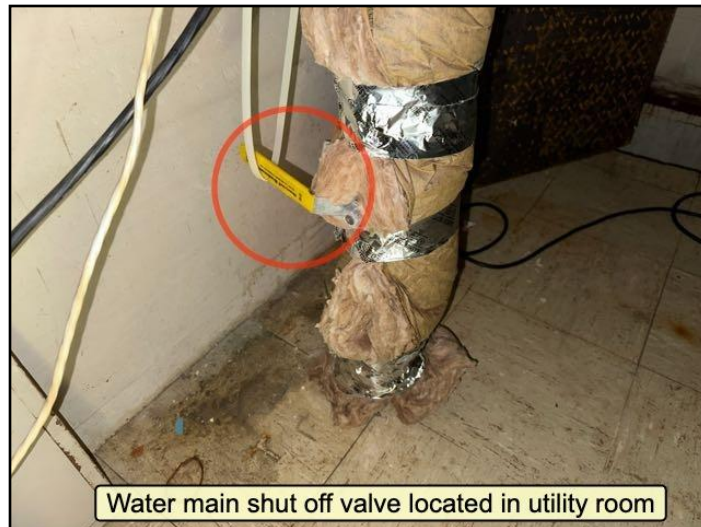


Not visible

Supply piping in building: • [Copper](#) • [Not visible](#)

Main water shut off valve at the:

- Utility room



Utility room

Water heater type: • [Conventional](#)

Water heater location: • Basement

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer:

- A.O. Smith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

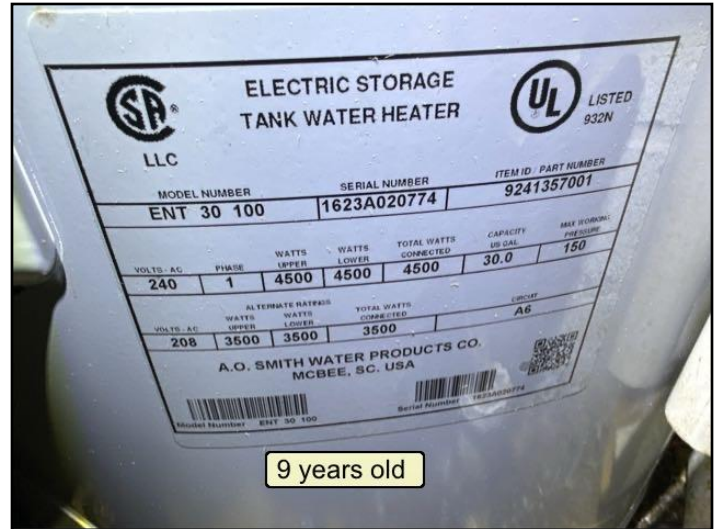
INTERIOR

APPENDIX

REFERENCE



A.O. Smith



A.O. Smith

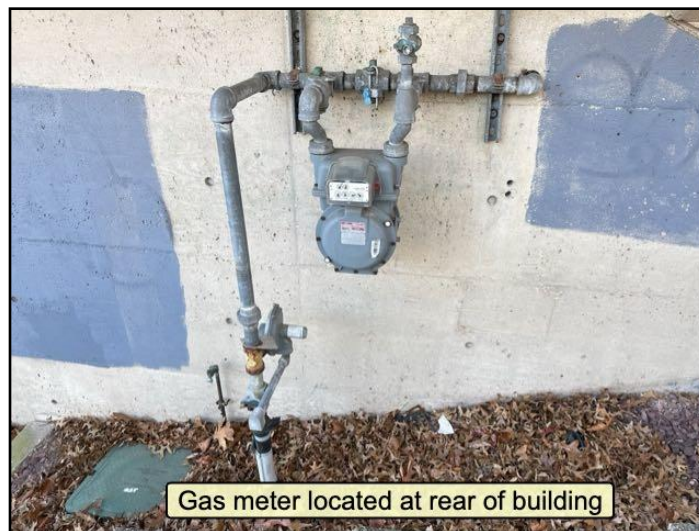
Water heater tank capacity: • [30 gallons](#)

Water heater approximate age: • 9 years

Sewer cleanout location: • Utility room

Gas meter location:

- Exterior rear



Exterior rear

Gas piping material: • Steel • Not visible

Main gas shut off valve location: • Gas meter

Exterior hose bibb (outdoor faucet): • Recommend closing water supply to outside hose bib prior to winter

Observation and Recommendations

RECOMMENDATIONS \ General

38. Condition: • ****NOTE: 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.

CEILINGS \ General notes

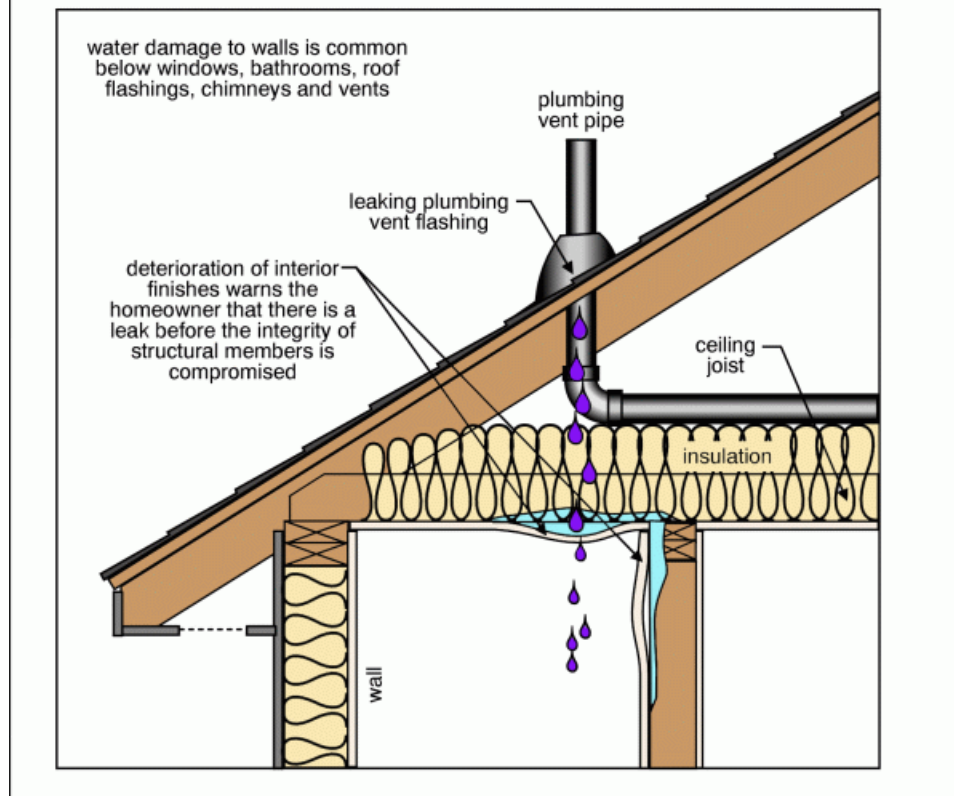
39. Condition: • [Water damage](#)

Roof water damaged- Evidence of roof leakage

Implication(s): Chance of movement | Rot | Leakage

Task: Repair/ replace roof

Common locations for water damage



SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

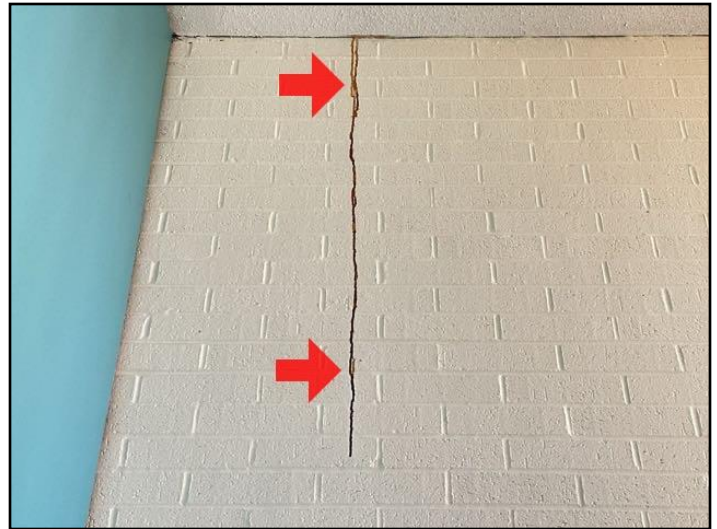
INTERIOR

APPENDIX

REFERENCE



Water damage



Water damage

FLOORS \ General notes

40. Condition: • Basement floor tiles loose

Location: Basement

Task: Repair or replace



WINDOWS \ Glass (glazing)

41. Condition: • [Broken](#)

Lower level window broken

Implication(s): Chance of water entering building | Physical injury | Increased heating and cooling costs | Reduced comfort



Broken

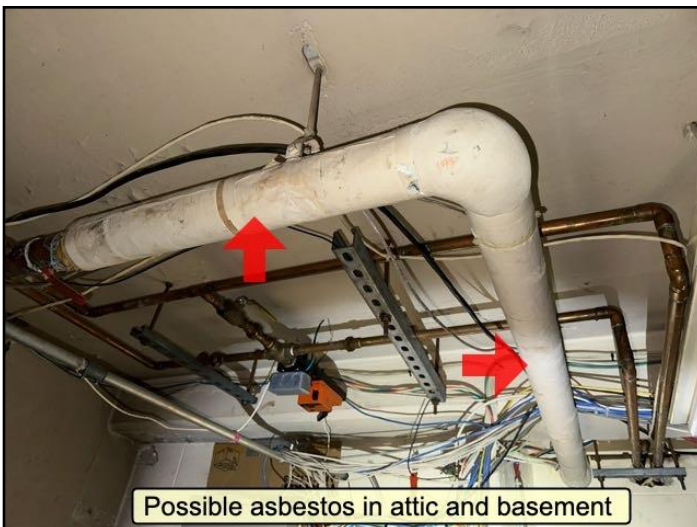
POTENTIALLY HAZARDOUS MATERIALS \ General notes

42. Condition: • Possible asbestos containing materials

Asbestos is a fibrous material that was used in many building materials as a fire resistant material, a binder, and a thermal insulator. The very small asbestos fibers can cause cancer and other types of lung disease if inhaled. Demolition or renovation work can disturb asbestos-containing materials, causing the asbestos fibers to be released into the air. Various heating pipes have possible asbestos contain material. Corrective actions related to asbestos should not be undertaken by the property owner, as a general rule. Recommend further evaluation by a licensed environmental specialist company to provide cost of removal.

Implication(s): Health hazard

Location: Basement/ Attic



Possible asbestos containing materials



Possible asbestos containing materials

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Inspection Method and Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos

Basement leakage: • Cannot predict how often or how badly basement will leak

General Info and Descriptions

General: • Reference library is provided on last page of report. This will help in understanding how your new house functions and scheduled preventative maintenance items to consider. Any questions feel free to call anytime. Enjoy and good luck with your new home.

All the best - Rob and Chris Byrne 516-509-9091

Higher Elevation Home Inspections LLC

END OF REPORT

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2

Section I. General Information

Inspection Company, Address & Phone

Higher Elevation LLC

188 Brown St

Sea Cliff, NY 11579

(516) 509-9091

Company's Pest Control Business Lic. No.

Date of Inspection

Address of Property Inspected

Inspector's Name, Signature & Certification, Registration, or Lic. #

Robert Byrne

T1900181

Robert Byrne

Structure(s) Inspected

COMMERCIAL BUILDING

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or wood destroying insect damage. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

☒ **A. No visible** evidence of wood destroying insects was observed☐ **B. Visible** evidence of wood destroying insects was observed as follows:☐ 1. Live insects (description and location):☐ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):☐ 3. **Visible** damage from wood destroying insects was noted as follows (description and location):

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Section III. Recommendations☒ No action and/or treatment recommended: (Explain if Box B in Section II is checked):☐ Recommend treatment for the control of:**Section IV. Obstructions and Inaccessible Areas**

The following areas of the structure(s) inspected were obstructed or inaccessible:

☒ Basement: FINISHED WALLS AND CEILINGS; STORAGE☐ Crawlspace:☒ Main Level: FLOOR COVERINGS; STORAGE/ FURNISHINGS☐ Attic:☐ Garage:☒ Exterior: VEGETATION☐ Porch:☐ Addition:☐ Other:

The inspector may write out obstructions or use the following optional key:

1. Fixed ceiling

2. Suspended ceiling

3. Fixed wall covering

4. Floor covering

5. Insulation

6. Cabinets or shelving

7. Stored items

8. Furnishings

9. Appliances

10. No access or entry

11. Limited access

12. No access beneath

13. Only visual access

14. Cluttered condition

15. Standing water

16. Dense vegetation

17. Exterior siding

18. Window well covers

19. Wood pile

20. Snow

21. Unsafe conditions

22. Rigid foam board

23. Synthetic stucco

24. Duct work, plumbing,

and/or wiring

25. Spray foam

insulation

26. Equipment

Section V. Additional Comments and Attachments (these are an integral part of the report)**** RECOMMEND ANNUAL TERMITE INSPECTION ****

Attachments

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Form NPMA-33 (7/01/19) © 2019 National Pest Management Association. All Rights Reserved. No reproduction of this form is permitted without the express permission of NPMA. Previous editions are obsolete after 12/31/19. This form is approved for FHA and VA loans.

Page 1 of 2

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. Please refer to the NPMA Suggested Guidelines for instructions on completing this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

1. About the Inspection: A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection.

For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms. This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.

2. Treatment Recommendation Guidelines Regarding Subterranean Termites: Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company.

For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.

3. Obstructions and Inaccessible Areas: No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.

4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects. Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.

5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

APPENDIX

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS