



**APEX HOME INSPECTIONS, INC.**

492 ARNOLD AVENUE WEST BABYLON, NEW YORK 11704

Suffolk: 631-532-2890 Nassau: 516-348-0820 Queens: 718-408-5182 Fax: 631-661-9209

Email: [apexhomeinspections@yahoo.com](mailto:apexhomeinspections@yahoo.com)

License # 16000056736

# HOUSING INSPECTION REPORT

SEE IMPORTANT LIMITATIONS, DISCLAIMERS AND INFORMATION PAGE

INSPECTOR: ROBERT VECCHIONE II

LICENSE NO. 16000056736

BUYER: [REDACTED]

DATE: January 23, 2021

Email: [REDACTED]

PRICE: [REDACTED]

PROPERTY ADDRESS: 149 Circle Drive Manhasset, NY

AGE OF PROPERTY:

ADDENDUM (s) ATTACHED: # 13 TERMITE INSPECTION ATTACHED: yes

x OCCUPIED    VACANT    SINGLE STORY    x TWO STORY    TOWNHOUSE/CONDO





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## OVERALL SUMMARY

Overall, this house is rated fair. Listed below are the areas that need to be addressed to increase the overall rating.

1. Retaining walls are needed around the entire exterior; the existing retaining walls need to be repaired, a structural engineer should be contacted.
2. It is suggested that an additional sump pump be installed on the lower level of the home.
3. Insulation and a vapor barrier are needed in the crawlspace on the south side.
4. There is evidence of moisture in the electric panel, which is a fire hazard, replacement is needed.
5. The hot water heater may soon reach its useful life.
6. The roof may soon reach its useful life.
7. There is a termite infestation and damage in the crawlspace and possible wood boring beetle damage in the master bedroom wood framing (verification needed); treatment and guarantee are needed.
8. There is a double tap circuit breaker in the electric panel, this is a safety and fire hazard, repair is needed.
9. GFCI rated outlets are needed in damp areas, see Interior and Exterior Electrical Addendums for further information.
10. Trees and bushes touching the house and garage need to be trimmed.
11. New smoke and carbon monoxide detectors are needed.
12. There was limited access in the crawlspace and possible concealed defects may be present; any hidden defect is the sole responsibility of the potential home buyer; this inspection is based on visual access only.

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION																	
<b>MECHANICAL APPLIANCES</b>			NOTE: THE FOLLOWING IS NOT INCLUDED IN THIS INSPECTION: CLOCKS, THERMISTERS AND AUTOMATIC COOKING OR CLEANING MODES OR INTERCOMMUNICATION MODES, MICROWAVES ARE NOT CHECKED FOR RADIATION LEAKAGE.																
		X	COOK TOP/RANGE	GAS	ELECTRIC														
			V KING																
		X	OVEN	SELF CLEAN	CONTINUOUS CLEAN	MANUAL CLEAN													
		X	#1 SETTING _____°	TEMP _____°	_____X_____ DIGITAL														
			#2 SETTING _____°	TEMP _____°															
		X	MICROWAVE	RCA															
		X	KITCHEN EXHAUST	VENTED	NON-VENTED														
X			DISPOSAL																
		X	DISHWASHER	BOSCH															
		X	REFRIGERATOR	SUB ZERO															
X			ICE MAKER	FREEZER	FREE-STANDING														N/A
X			COMPACTOR	N/A															
X			INTERCOM	N/A															
X			GAS GRILL	N/A															
X			CENTRAL VACUUM	N/A															
	X		WASHER	WHLPOOL															
	X		DRYER	GE															

### ADDENDUM-MECHANICAL APPLIANCES

The washing machine is terminating into the utility sink and should be rerouted to the waste line or to a dry well to avoid backups from occurring. The dryer vent line should be cleaned out to prevent a fire hazard; it should also be replaced with a hard pipe vent line to avoid it from puncturing which can cause lint to get caught. The drain line for the dishwasher was not available for inspection due to its location; its condition is unknown. Any hidden defects are the sole responsibility of the potential home buyer, this inspection is based on visual access only. A licensed plumber and contractor should be contacted to make these repairs and upgrades for you.

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION																		
<b>OUTSIDE PLUMBING</b>			NOTE: PIPES, PLUMBING EQUIPMENT AND RESERVOIRS CONCEALED IN ENCLOSURES OR IN THE GROUND WERE NOT CHECKED FOR LEAKS OR DEFECTS-ALSO-THE SERVICEABILITY OR CONDITION OF THE SEPTIC OR SEWER SYSTEM IS NOT INCLUDED IN THE INSPECTION. SPRINKLER SYSTEMS WERE ONLY CHECKED IN THE MANUAL OPERATION MODE, POOL PLUMBING SYSTEMS ARE NOT LEAK CHECKED																	
	X		METER-MAIN SHUT-OFF WATER METER AND MAIN WATER SHUT OFF LOCATED BEHIND THE HOT WATER HEATER																	
X			OUTSIDE FAUCETS NO. <input type="text"/>																	
X			SPRINKLER SYSTEM	BACKFLOW PREVENTER	ANTISIPHON VALVE	NO. OF STATIONS	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
X			GAS LINE CHECK	VISUAL 5-MINUTE CHECK	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
X			WATER METER CHECK	VISUAL-5 MINUTE CHECK	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

### ADDENDUM-OUTSIDE PLUMBING

The water meter and the main water shut off valve are located on the south side of the basement behind the boiler; there should be a ground wire attached to ground the home for your protection, if one is not present one should be installed. It is recommended that you upgrade to a ball valve for a quicker and easier way to shut down the water supply in the event of an emergency if one is not present. Any hidden defects are the sole responsibility of the potential home buyer, this inspection is based on visual access only. A licensed plumber and a licensed electrician should be contacted to make all needed repairs and upgrades for you.



WATER METER AND MAIN WATER SHUT OFF

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION																		
<b>INSIDE PLUMBING</b>			NOTE: PIPES AND PLUMBING IN WALLS, IN OR UNDER CONCRETE SLABS OR CONCEALED BY PERSONAL EFFECTS AND THEIR QUALITY, CONDITION OR PURIFICATION OF WATER IS NOT INCLUDED IN THIS INSPECTION																	
	X		KITCHEN FAUCET & DRAIN																	
	X		UTILITY FAUCET & DRAIN																	
	X		LAVATORIES	NO.	4															
	X		TUBS	NO.	1															
	X		SHOWERS	NO.	3															
	X		COMMODES	NO.	4															
	X		WATER HEATER	X	GAS		ELECTRIC	SIZE	NO. OF UNITS	50										
	X		TEMPERATURE & PRESSURE VALVE OPERATION																	
X			WATER CONDITIONER PLUMBING																	

### ADDENDUM-INSIDE PLUMBING

Two-inch drain lines are needed below all bathroom and kitchen sinks if not present to meet today's plumbing standards. The commode in the master bedroom consistently runs, repair is needed. The commode in the main level ensuite is loose and needs to be secured. The hot water heater was installed in 2011 and its useful life is approximately 10-15 years, therefore it may soon reach its useful life soon and it should be replaced. There is galvanized piping throughout the basement which is considered undesirable because it can corrode and rust from the inside causing plumbing defects to occur. It is recommended that any section of galvanized piping be upgraded with PVC piping. The waterlines for the washing machine are oxidized; oxidation indicates that they had leaked at one time; all bluish-tinted pipes should be evaluated to ensure no leaking can occur or replaced. The sump pump in the laundry room was not working at the time of this inspection, replacement is needed. Additional sump pumps need to be installed throughout the lower level. There are galvanized gas lines leading to the hot water heater; this should be evaluated. There appears to be tape and screws that are holding the hot water heater vent line in place, this is a safety and fire hazard and it should be evaluated and repaired. There are oxidized pipes and valves throughout the home that should be replaced to avoid leaking; oxidation indicates that they had leaked at one time. A stopper is needed for the tub and sink in the ensuite bathroom and in the top-level bathroom in order to fill them. The sink is loose in the top-level bathroom. A longer pressure relief valve extension is needed on the boiler to avoid a potential scalding hazard. The size and pitch of the waste line should be evaluated by a licensed plumber to ensure they meet today's plumbing standards. The =re is a

well pipe which appears to be cut and capped, further evaluation is needed. Any hidden defects are the sole responsibility of the potential home buyer, this inspection is based on visual access only. A licensed plumber should be contacted to inspect the entire plumbing system and to make all needed repairs and upgrades for you.



WELL

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION											
<b>OUTSIDE ELECTRIC</b>			NOTE: LIGHTS AND EQUIPMENT ACTIVATED BY PHOTO CELL SWITCHES WERE NOT CHECKED. ALSO, LANDSCAPE AND EXTERIOR GROUNDS LIGHTING IS NOT INCLUDED IN THE INSPECTION. ANTIQUATED WIRING SHOULD BE UPDATED. IT CREATES A POSSIBLE HAZARD.										
			TYPE OF WIRE IN PANEL:	<input checked="" type="checkbox"/> COPPER	<input type="checkbox"/> ALUMINUM	<input checked="" type="checkbox"/> CIRCUIT BREAKERS	<input type="checkbox"/> FUSES						
	<input checked="" type="checkbox"/>		SERVICE ENTRANCE	EAST SIDE OF THE STRUCTURE									
	<input checked="" type="checkbox"/>		SERVICE PANEL- LOCATION	SOUTHEAST SIDE OF THE BASEMENT 150 AMP PANEL									
	<input checked="" type="checkbox"/>		SUB SERVICE PANEL-LOCATION										
	<input checked="" type="checkbox"/>		GFCI-OUTLETS										
<input checked="" type="checkbox"/>			POOL/SPA ELECTRIC										

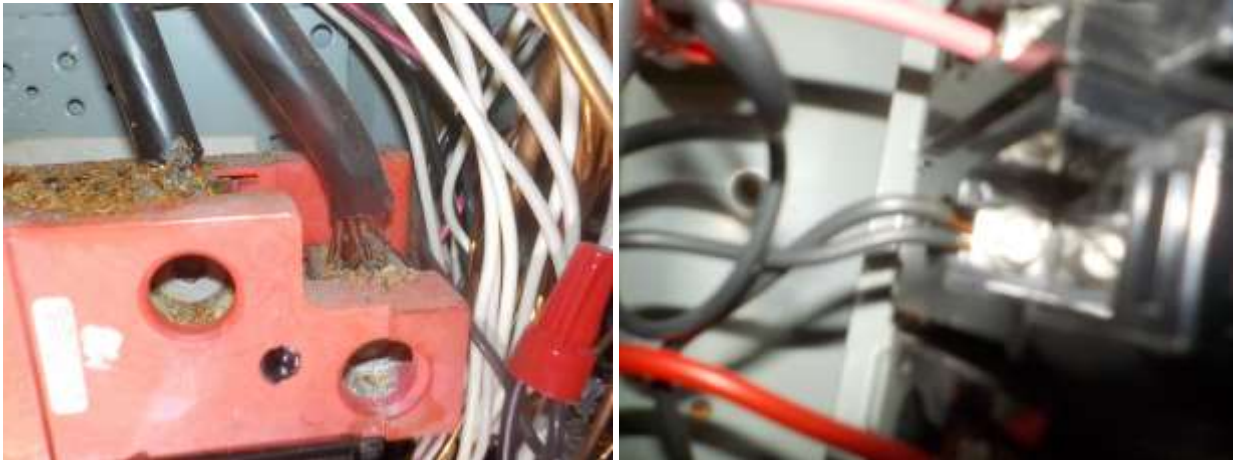
### ADDENDUM-OUTSIDE ELECTRIC

The electric service coming into the home is located on the southeast side. There is a ground wire below the meter to ground the home for your protection. It is recommended that you raise the cable wires on the south side of the property because they are too low, this is a safety hazard. There are exposed wires from the conduit on the northwest side, an additional conduit is suggested. There is corrosion to the main disconnect lug nuts in the electric panel and there is rust to the bottom of the electric panel which indicates that moisture has entered in, this is a fire hazard; the electric panel needs to be repaired or replaced. Sealant is needed where the main wire and the electric meter meet to avoid water penetration into the electric panel. The electrical service needs three feet of clearance from any window to avoid a safety hazard from occurring. The outlet on the front light post is blocked with tape and was therefore not able to be inspected, possible concealed defects may be present; this outlet needs to be upgraded to a GFCI rated outlet. GFCI rated outlets with watertight covers are needed on the exterior and are required for all outdoor receptacles to meet today's standards. A watertight cover is needed for the east side outlet that is attached to the home; this outlet does not trip, repair or replacement is needed. There is a double-tap, 15-amp circuit breaker in the electric panel, this means there are two wires to each breaker instead of one and this overloads the breaker, which is a potential safety and fire hazard, repair needed. There is improper termination of the ground wire and neutral wires in the electric panel, this is a safety and fire hazard. There are pipes that are located too close to the electric panel, this is a safety and fire hazard, relocation is recommended if applicable. Any hidden defects are the sole responsibility of the potential home buyer, this inspection is based on visual access only. A licensed electrician should be contacted to inspect the entire electrical system and to make all needed repairs and upgrades for you.





OVERALL VIEW OF PANEL, RUST, DETERIORATION, CORROSION



CORROSION TO LUG NUTS AND DOUBLE TAP CIRCUIT BREAKER



PIPES TOO CLOSE TO PANEL

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION																
<b>INSIDE ELECTRIC</b>			<b>NOTE:</b> ONLY REPRESENTATIVE NUMBER OF ACCESS BLE OUTLETS ARE CHECKED. SECURITY SYSTEMS ARE NOT INCLUDED IN THIS NSPECTION															
	X		FIXTURES-SWITCHES AND OUTLETS					SEE ADDENDUM										
			DOOR BELL/CHIME															
	X		SMOKE DETECTORS					SEE ADDENDUM										
	X		GFCI	GARAGE	KITCHEN	BATHROOMS-	SEE ADDENDUM											

**ADDENDUM-INSIDE ELECTRIC**

All exposed light bulbs should have globe covers to prevent a safety or fire hazard should a bulb break. GFCI rated outlets are needed in all damp areas including for the garage, under the kitchen sink and for the unfinished basement. GFCI rated outlets prevent against electrical shock and are required in these areas to meet today’s electrical code. There is loose wiring throughout the lower level, this is a potential safety hazard. New smoke and carbon monoxide detectors are needed throughout the home; one on every level and one in every bedroom to meet today’s electrical standards. Carbon monoxide detectors should be installed as low to the ground as possible. Any hidden defects are the sole responsibility of the potential home buyer, this inspection is based on visual access only. A licensed electrician should be contacted to inspect the entire electrical system and to make all needed repairs and upgrades for you.

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION																	
<b>FIREPLACE</b>																			
			FIREPLACE -LIGHTER																
			FIRE BOX/FIRE BRICK				METAL				BRICK								
	X		LINTEL-DAMPER-FLUE																
			MANTEL & OUTER MASONRY FIXTURES																
	X						X CH MNEY				CH MNEY CAP								

### ADDENDUM-FIREPLACE

There are three fireplaces in the home. A damper lever is needed for the fireplace in the library and for the one in the living room. The damper in the dining room needs to be adjusted. Debris falls from the chimney in the flue in the dining room, it is essential that a level 2 inspection is performed by a qualified chimney company to ensure it is properly lined and to access the internal workings of the chimney. A cover is needed for the fireplace in the living room and for the fireplace in the dining room. The moss needs to be cleaned off the chimney. Any hidden defects are the sole responsibility of the potential home buyer, this inspection is based on visual access only. Contact a qualified chimney company to make all needed repairs and upgrades for you.

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION																			
<b>HEATING</b>			<small>NOTE: ONLY THE EMERGENCY HEAT MODE IS CHECKED ON HEAT PUMPS WHEN TEMPERATURE IS ABOVE 80°. WE RECOMMEND THE HEATING SYSTEM BE COMPLETELY SERVICED BEFORE EACH HEATING SEASON. FILTERS SHOULD BE CHANGED AS NEEDED (AT LEAST EVERY 2 MONTHS). CHECKING HUMIDIFIERS ELECTRIC AIR FILTERS AND PROPER AIR FLOW BALANCE IS NOT INCLUDED IN THIS INSPECTION</small>																		
	X			CENTRAL	X	GAS		FLR/WALL		ELECTRIC		RADIANT		HEAT PUMP		OIL					
			BURNER/ELEMENT																		
			GAS FIRED ONE ZONE BURNHAM BOILER																		
	X		DUCT WORK				X	METAL		FLEX											

### ADDENDUM-HEAT

The gas-fired, 1-zone, Burnham steam boiler had no service tag on it to indicate the last time it was serviced. It is recommended that you obtain a service contract with a qualified heating company and have the unit serviced annually to extend its life. The emergency shut off switch for the heating unit is silver in color and located adjacent to the unit. The disconnect located on the staircase needs to be upgraded to a switch with a red template cover to indicate that it is the emergency switch for the boiler and to meet today's standards and so it is easily identified in the event of an emergency and not mistaken for a light switch. The gas meter is located on the east side of the exterior. All gas-fired components have shut off valves on the gas lines leading to them, including the dryer. The gas line should be upgraded to a hard pipe gas line. The insulation on the pipes should be upgraded and the material below evaluated to ensure that no asbestos is present; this is out of the scope of work for this home inspector but should be brought to your attention, an asbestos abatement company should be contacted. There is possible back-drafting occurring, the heat coming out of the front of the boiler should be evaluated. The radiant heat should be evaluated by a qualified heating professional to ensure it meets today's standards, although it was working it was inconsistent; this is out of the scope of work for this home inspector. Radiator covers are needed to avoid a scalding hazard. The home was converted from oil to gas and when this happens a special liner for the chimney should have been installed, it is essential that the chimney is evaluated to ensure it has been properly lined for the conversion to avoid a potential fire hazard. At one time there was an underground oil storage tank on the property; as per owner the tank has been abandoned and is in possession of the abonnement certificate; this certificate should be verified and transferred over to you. Any hidden defects are the sole responsibility of the potential home buyer, this inspection is based on visual access only. A qualified heating company should be contacted to inspect the entire heating system and to make all needed repairs and upgrades for you.



EMERGENCY SHUT OFF SWITCH



OIL TANK GAGE

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION								
<b>COOLING</b>			NOTE: AIR CONDITIONING UNITS ARE NOT CHECKED WHEN OUTSIDE TEMP. IS BELOW 80° WE RECOMMEND THE A.C. UNIT BE COMPLETELY SERVICED BEFORE EACH COOLING SEASON AND THE CONDENSATE DRAIN BE FLUSHED WITH A CHLORINE BLEACH EVERY 2 MONTHS DURING THE COOLING SEASON TO PREVENT CLOGGING.							
	X			CENTRAL	ZONED	REFRIGERATED	X	SASH/WALL	EVAPORATIVE	
X			COMPRESSOR							
X			CONDENSER-COIL & FAN							
X			CONDENSER-COIL DRAIN							
X			THERMOSTAT							
X			AIR OUT	°	AIR IN	°				
X			CEILING FANS							
X			ATTIC FANS	CEILING	ROOF					
	X		BATH VENT FANS	SEE ADDENDUM						

### ADDENDUM-COOLING

The temperature outside was below 65 degrees and therefore the wall unit air conditioner in the master bedroom was not able to be tested; the unit could become compromised if tested below this temperature. The filter for the air conditioner should be changed monthly during the in-use months to optimize the unit's efficiency. There is no bath fan in the top-level bathroom. Bath fans are recommended for all bathrooms even when windows are present to prevent chipping and cracking to the ceiling and wall paint. When installing bath fans, the vent lines should terminate through the roofline of the home and should not terminate into the attic space which can cause possible microbial growths to occur in the attic. The vent lines for existing bath fans should be evaluated to ensure they are terminating correctly through the roofline, there was no access to an attic in order to determine the termination point. Any hidden defects are the sole responsibility of the potential home buyer, this inspection is based on visual access only. A licensed contractor should be contacted to make all needed repairs for you.

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION																	
<b>GARAGE</b>																			
	X		GARAGE DOOR OPENER																
	X		AUTO REVERSE																
	X		DOORS	METAL	WOOD														

**ADDENDUM-GARAGE**

A self-closing, fire-rated door is needed between the garage and the laundry room for added protection and to meet today's standards. Standard size 5/8-inch fireproof sheet rock should be installed between the living space and the garage to meet today's fire codes. The electric eye system on the bottom of the west door did not work and it is too close to the ground, it should be raised up no more than 6 inches from the ground; this is a safety hazard in its current condition. The east side garage door retracts by itself at certain points, repair is needed. There is a gap below the foundation on the west side; a structural engineer should be contacted. Any cracks should be patched. There are gaps below the garage doors, new weather stripping should be installed below both doors to avoid water or rodent entry. The French drain should be cleaned out for maintenance. It is suggested that a sump pump also be installed. Any hidden defects are the sole responsibility of the potential home buyer, this inspection is based on visual access only. A licensed contractor should be contacted to make all needed repairs and upgrades for you.



ELECTRIC EYES DO NO WORK

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION																		
<b>ATTIC</b>			(ATTICS ARE NOT TOTALLY OBSERVABLE)																	
			TRUSS ROOF SYSTEM	YES	NO															
			RAFTERS-PURLINS-COLLAR TIES																	
		<b>NONE</b>	DECKING																	
			CELING JOIST-RAFTERS TIES	YES	NO															
			INSULATION TYPE	BLOWN	BATT. AVERAGE AMOUNT															
			VENTILATION																	
			GABLE LOUVERS & SCREENS																	
			TURBINES-POWER VENTS	N/A																

**ADDENDUM-ATTIC**

There was no attic. Any hidden defects are the sole responsibility of the potential home buyer, this inspection is based on visual access only.



NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION												
<b>ROOF</b>			NOTE: WEATHER CONDITIONS, WIND, HAIL AND EXTREME TEMPERATURES AFFECT ALL ROOFING FROM DAY TO DAY, SO, CONTINUAL OBSERVATION IS REQUIRED											
			ASPHALT	WOOD SHINGLE	SLATE/TILE	BUILT-UP								
	X		OBSERVATIONS	SEE ADDENDUM										
	X		FLASHING											
	X		ROOF VENTS-RAIN CAPS	SEE ADDENDUM										
	X		GUTTERS-DOWNSPOUTS	SEE ADDENDUM										
		X	SOFFITS-FASCIA											

### ADDENDUM-ROOF

The existing homeowner should transfer any existing warranties to the potential home buyer. The roof may soon reach its useful life. There is moss growing on the top south side and north side of the roof; this is an indication that the roof is holding moisture in these areas. The wood shingles on the entire roof are old and curled; they should be evaluated by a roofing professional. Flashing is needed where the sections of roof meet including the upper and lower southeast side to avoid water penetration. There are multiple exposed nails on the wood roofing shingles that need to be covered to avoid leakage. The trees overhanging and touching the home need to be trimmed to avoid insect intrusion and roof deterioration from occurring. A larger plumbing vent stack pipe is needed on the northeast side to allow adequate air flow to all plumbing components. The gutters need to be cleaned out of all debris to avoid water from overflowing and pooling at the foundation base, gutter guards should be installed to avoid future debris from building up. Longer gutter leaders are needed from the upper gutter leader to the lower gutters to avoid staining to the roof. The gutter leader on the northeast side needs to be secured. Any hidden defects are the sole responsibility of the potential home buyer, this inspection is based on visual access only. A qualified roofing and gutter company should be contacted to make all needed repairs and upgrades for you.



MOSS AND CURLED SHINGLES

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION																		
<b>INTERIOR</b>			NOTE: ONLY A REPRESENTATIVE NUMBER OF ACCESSIBLE WINDOWS WERE CHECKED FOR OPERATION AT THIS INSPECTION, AS THERMAL, PANE WINDOWS LOSE THE R VACCUUM, MOISTURE MAY APPEAR, AND THEN DISAPPEAR, DEPENDING ON INSIDE AND OUTSIDE TEMPERATURE, BAROMETRIC PRESSURE AND THE HUMIDITY LEVEL. THEREFORE WINDOWS ARE LISTED AS OBSERVED AT TIME OF INSPECTION ONLY, AND NO WARRANTY IS IMPLIED.																	
	X		CEILING & WALLS	SEE ADDENDUM																
	X		FLOORS	SEE ADDENDUM																
	X		DOORS	SEE ADDENDUM																
	X		WINDOWS	SEE ADDENDUM																
	X		WATER PENETRATION	SEE ADDENDUM																

### ADDENDUM-INTERIOR

There are cracks to the floor in the laundry room and to the floor in the garage, patchwork is needed. There is a double key lock to the north side door of the garage and to all other doors in the home including the west side door and the front door, this is a safety hazard. It is recommended all double key locks be upgraded to a lever locking system to avoid being trapped inside should the key not be located in the event of an emergency. The drain in the laundry room needs to be cleaned out; a new drain needs to be installed as well as an additional sump pump. There are cracks to the wall in the east foyer and to ceiling in the kitchen, patchwork is needed. There are dipping floors throughout the main level; this may be due to settlement or a larger issue is present. There is efflorescence in the crawlspace, proper waterproofing is needed on the interior and exterior. An additional sump pump is suggested for the basement. The windows are covered in multiple locations throughout the home which is a safety hazard, this includes the living room, library, dining room, master bedroom, the east side window in the half bath does not open, all top level windows are covered also. All windows should be able to open and close to avoid a safety hazard. Any plexiglass covered window should be removed, double pane thermal windows should be installed. There is a crack to the library windows on the southwest side. A staircase is needed leading to the two entry doors that overhang the main south side staircase, do not use in its current condition, personal injury can occur (there is a large fall-off from both entry doors over the staircase). An additional railing is needed for all staircases leading to the lower level and the top level of the home. A railing is also needed for the south side staircase. The floor joists are cracked in the basement in multiple locations, sistering is needed. There is termite damage to the box plate and other wood members in the crawlspace, repair, treatment and guarantee is needed; a licensed pest control company should be contacted. There is possible wood boring beetle damage and exits holes to the wood members in the master bedroom decorative wood structure, it is suggested that you contact a licensed pest control company for verification that these are in fact wood boring beetles and to have them provide treatment as needed; the damage needs to be repaired or replaced. A one-year guarantee should be issued to you by the pest control company for the treatments for the noted wood destroying insects. These wood members also have distressed

conditions, multiple repairs are needed. A vapor barrier is needed in the crawlspace to avoid moisture from rising. The crawlspace needs to be insulated on the south side. There was limited access to the crawlspace and possible concealed defects may be present. Any hidden defects are the sole responsibility of the potential home buyer, this inspection is based on visual access only. A licensed contractor should be contacted to make all needed repairs and upgrades for you.



CRAWLSPACE NEEDS INSULATION AND OXIDIZED PIPES



EFFLORESCENCE



BROKEN WINDOW



WOOD BORING BEETLES



SAFTEY HAZARD

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION																		
<b>EXTERIOR</b>			NOTE: THE FOLLOWING IS NOT INCLUDED IN THE INSPECTION: CLOCKS, TIMERS AND AUTOMATIC COOKING OR CLEANING MODES OR INTERCOM COMMUNICATION MODES, MICROWAVES ARE NOT CHECKED FOR RADIATION LEAKAGE.																	
	X		WINDOWS	SEE ADDENDUM																
	X		DOORS	SEE ADDENDUM																
	X		WINDOW & DOOR TRIM	SEE ADDENDUM																
	X		CAULK & WEATHER STRIP	SEE ADDENDUM																

**ADDENDUM-EXTERIOR**

The retaining walls throughout the entire exterior of the home are cracked and bowing and in overall poor condition including (two locations on the north side and two locations on the northeast side). The stone retaining wall on the west side needs to be replaced. Furthermore, it is suggested that a retaining wall be installed on the west side of the driveway. A structural engineer should be contacted, multiple repairs are needed for the retaining walls. Regrading is needed for all gardens that are sloping towards the home to avoid water from pooling at the foundation of the home that could then penetrate inside. There is water damage to the northwest side door frame; it should be replaced and then properly capped. There are cracks to the driveway, new drainage is recommended in a minimal of two locations on the driveway even though one is present. The stoop is sloping on the northwest side. A railing is needed for the east side staircase. Any ivy, trees and/or bushes that are touching the home need to be trimmed to avoid insect intrusion. Window well covers are needed for all basement windows to avoid water intrusion, gravel should be placed at the bottom of the wells to absorb any additional water. There is a crack to the window well on the west side. Frost free hose bibs are recommended to avoid the pipe from freezing in the winter months. Multiple repairs are needed around the exterior. Any hidden defects are the sole responsibility of the potential home buyer, this inspection is based on visual access only. A licensed contractor should be contacted to make all needed repairs and upgrades for you.



CRACKS TO RETAINING WALL

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION											
<b>STRUCTURAL FOUNDATION</b> (FOUNDATIONS ARE NOT TOTALLY OBSERVABLE)			NOTE: FOUNDATION ON CLAY SOIL REQUIRES ADEQUATE AND EVEN MOISTURE AROUND THE PERIMETER OF THE FOUNDATION THE ENTIRE YEAR TO PREVENT MOVEMENT, TREES AND SHRUBS CAN CAUSE FOUNDATION DAMAGE WHEN GROWING TOO CLOSE. WATER SHOULD NOT BE PERMITTED TO POND OR ERODE UNDER OR ALONGSIDE ANY PART OF THE FOUNDATION, DEPENDING ON THE DESIGN AND METHOD OF ORIGINAL CONSTRUCTION OF A PIER AND BEAM FOUNDATION. THE FLOOR SYSTEM MAY NEED LEVELING PERIODICALLY.										
						SLAB	PIER & BEAM	BASEMENT					
			OBSERVATIONS										
	X		VENTILATION				WINDOWS						

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION																		
<b>FOUNDATION DRAINAGE</b>																				
	X		ALL TREES OR VEGETATION OVERHANGING OR TOUCHING THE HOME SHOULD BE TRIMMED TO AVOID INSECT INTRUSION OR ROOF DETERIORATION. CONTACT A QUALIFIED LANDSCAPER OR TREE COMPANY TO MAKE THESE CUTBACKS FOR YOU.																	

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION																		
<b>EXTERIOR WALLS</b>																				
				STONE	FRAME	BRICK	SHAKES	CONCRETE BLOCK	STUCCO											
			SIDING TRIM																	



**APEX HOME INSPECTIONS, INC.**

492 ARNOLD AVENUE WEST BABYLON, NEW YORK 11704

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Email: [apexhomeinspections@yahoo.com](mailto:apexhomeinspections@yahoo.com)

License # 16000056736



## IMPORTANT AGREEMENTS AND LIMITATIONS

**SPECIAL NOTE:** THE FOLLOWING IS NOT INCLUDED IN THIS INSPECTION: 1. WATER OR AIR QUALITY, 2. PRESENCE OF TOXIC OR CARCINOGENIC MATTER EMITTED FROM THE GROUND, BUILDING MATERIALS, IN WATER OR AIR SUPPLY OR FROM THE OPERATION OF ANY EQUIPMENT, 3. ITEMS THAT ARE OBSTRUCTED, INACCESSIBLE, OR NOT IN PLAIN VIEW. The client is hereby informed that structural and mechanical insurance is available for a nominal fee from insurance companies. The client understands that the Comments and Notations made on this report are the subjective opinion of the inspector based on observations at the time of inspection. Therefore, the INSPECTOR desires it be clearly understood he offers NO WARRANTY concerning future operation or condition of any item inspected OR that all defects of such items were observed at the time of inspection and noted on the report. THEREFORE, the INSPECTOR does not imply that he warrants or guarantees any item regardless whether they were inspected or reported.

### 1. WHAT WE DO:

- a. All inspections are performed in accordance with Standards of Practice. The inspection is of conditions which are present and visible at the time of the inspection. All mechanical and electrical equipment, systems, and appliances are operated in normal modes and operating range at the time of the inspection.
- b. We shall observe, render an opinion and report which of the parts, components and systems are not functioning at the time of the inspection or are in need of repair and report on visible existing or recognized hazards.
- c. If you have questions, we will explain what we saw about the item.

### 2. WHAT WE DO NOT DO:

- a. We do not make guarantees, warranties, representations, or insure the future performance or condition of any item. If you want a warranty, guarantee, or insurance policy, you must obtain it from a warranty or insurance company. Please remember that almost every item in any pre-owned home is in used condition and has ordinary wear and tear, and all houses will change and deteriorate in the future. WE DISCLAIM ALL OTHER WARRANTIES.
- b. We do not inspect any item which we cannot see in a normal inspection. For example, we do not move furniture, rugs, carpet, paintings, appliances, or other furnishings in performing an inspection. We do not uncover buried pipes or items. We cannot see items covered by wallpaper, flooring or plants. Repairs or remodeling may hide evidence of prior damage or defects. We do suggest that you ask the seller about repairs that are covered up or any previous problems

because we DO NOT report on past conditions that appear to be corrected. We do not inspect for latent defects, therefore, you should obtain a copy of the seller's disclosure statement.

- c. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency size, value, floor plan location, pollution, habitability, environmental hazards such as asbestos, UFFI, EMF, lead base paint, etc. Please remember older homes do not meet the same standards as newer homes, even though items in both may perform the function for which they are mentioned.
  - d. We do not allow the inspector to change or add to these printed provisions in any way.
  - e. We do not hold ourselves to be specialists for any particular item or engineers. We are a general real estate improvement inspections company. If we report an item is not performing its intended function, needs repair, or shows evidence of prior damage, we urge you to have that item examined by a specialist before purchasing the house. We do not and cannot give cost estimates to repair any item.
3. WHAT YOU MUST DO:
- a. If you have any complaints about our inspection, you must notify us in writing within seven days after you discovered any problem and allow us to re-inspect before changing the condition on the item, except in an emergency.
  - b. If we report an item is in need of immediate repair, or is not performing its intended function or shows past damage, and you intend to purchase the property anyway, you should first have the item re-inspected by a specialist in that field (i.e. foundation – structural engineer//plumbing – plumber).
  - c. You agree that, to the extent allowed by law, any damages for breach of this contract or report are limited to the amount of the inspection fee only.
  - d. If you sue on this inspection, but do not prevail, you agree to pay all our reasonable attorney's fees.
  - e. You represent to us that (1) the inspector has not made any oral representations that are different from, or in addition to, what is written in this report, and (2) you agree to each provision of this report by relying on it, **WHETHER OR NOT YOU SIGN IT.**
  - f. You shall not allow anyone else to use or rely on this report without prior written consent.

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEM AFTER THE DATE AND TIME OF THIS INPSECTION. ALL WARRANTIES, EXPRESSED OR IMPLIED ARE DISCLAIMED.

Dated this: January            Day    of: 23            Year:2021

Name: Robert Vecchione II \_\_\_\_\_

REGISTERED HOUSING INSPECTOR: # 16000056736



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**GLOSSARY OF RATINGS**

N/A	Not applicable
INACCESSIBLE	Not accessible, not easily or readily accessible, not identified or marked, inoperable due to ambient temperature factors or other circumstances not conducive to safe operation, circumstances that could cause damage to equipment, or the “winterization” or other “shut down” of items.
SATISFACTORY	Good overall condition or acceptable condition, satisfactory performance, adequate or more than adequate to meet demand.
FAIR	Fair overall condition, less than satisfactory performance, barely adequate or slightly inadequate to meet demand, nearing end of average projected life span.
UNSATISFACTORY	Poor overall condition, unacceptable condition, unsatisfactory performance, non-functional due to problems (does not include inoperable items as defined above for “INACCESSIBLE”), inadequate to meet demand, has met or surpassed average projected life span.
COMMENT	Related comments presented within report.

**NOTE: These ratings apply to prevailing conditions at time of inspection only**