



MLD Home Inspections

Phone: (516) 902-8793



Home Inspection

Client(s): **Cluvie**

Property address: **169-60**

Springfield Gardens, NY 11413

Inspection date: **Wednesday, May 30, 2018**

This report published on Thursday, May 31, 2018 2:22:13 PM CDT

This report is the exclusive property of MLD Home Inspections and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Thank you for choosing MLD Home Inspections. We've made every effort to provide you with the best possible home inspection. We hope the information in this report proves to be valuable in your consideration of this property.

This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.









An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

If You have questions after viewing this report, please do not hesitate to contact us. If you are satisfied, please tell your friends about us.

Thank you again for your consideration.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Report number: 05302018

Time started: 10:30 am

Time finished: 12:30 pm

Present during inspection: Client, Property owner, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Warm

Ground condition: Damp

Recent weather: Rain

Overnight temperature: Cold

Inspection fee: 450.00

Payment method: Check

Type of building: Single family

Buildings inspected: One house

Front of building faces: North

Occupied: Yes

Grounds

Condition of fences and gates: Required repairs, replacement and/or evaluation (see comments below)

Fence and gate material: Wood

Site profile: Minor slope

Condition of driveway: Appeared serviceable / The general condition of the driveway appears functional at the time of the inspection.

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable / Appeared serviceable / The general condition of the sidewalk and patios appear functional at the time of the inspection.


Sidewalk material: Poured in place concrete

Condition of decks, porches and/or balconies: Required repairs, replacement and/or evaluation (see comments below)

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Required repairs, replacement and/or evaluation (see comments below)


Exterior stair material: Wood

- 1)  Risers for stairs at rear of the house were less than 7 3/4 inches and posed a fall or trip hazard. Risers should be 7 3/4 inches or shorter. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Check with the local building code for height guidelines. Recommend that a qualified contractor repair per standard building practices.

Cost estimate: \$ 800



Photo 1-1


- 2)  Handrails at one or more flights of stairs were wobbly. This is a safety hazard. Recommend that a qualified person repair as necessary.

Cost estimate: \$ 200



Photo 2-1


Photo 2-2
Loose bracket

- 3)  Fungal rot was found in joists at the rear deck. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood should be replaced.


Cost estimate: \$ 600



Photo 3-1

- 4)  One or more fences were damaged or deteriorated and need repair. The plywood installed has buckle and is loose. Consult with a contractor to secure or install vinyl lattice instead.

Cost estimate: \$ 800

- 5)  The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It can be a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

Cost estimate: \$ 600



Photo 5-1

Exterior and Foundation

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame


Wall covering: Vinyl

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Finished basement

Foundation/stem wall material: Poured in place concrete

Footing material (under foundation stem wall): Poured in place concrete

6)  The metal flashing above the tool shed is deteriorated and is pitched the wrong way. Water appear to be accumulating when it rains. Recommend that a contractor install new metal flashing so that water drains away from the roof.

Cost estimate: \$ 250



Photo 6-1

7)  The exterior door to the back yard has deteriorated beyond repair, recommend replacing the door.

Cost estimate: \$ 800



Photo 7-1



Photo 7-2


8)  Some sections of siding and/or trim were missing, detached and/or substandard. Recommend that a qualified person repair, replace or install siding or trim as necessary.
Cost estimate: \$ 450



Photo 8-1




Photo 8-2



Photo 8-3



Photo 8-4

9)  Flashing at one or more locations was missing and/or deteriorated. Leaks can occur as a result. Recommend that a qualified person repair, replace or install flashing as necessary, and per standard building practices.

Cost estimate: \$ 350

10) The stucco on the east side of the house is cracked and hallow, this section should be repair so that water does not infiltrate between the stucco and the wall. Consult with a qualified contractor to make repairs.

Cost estimate: \$ 89



Photo 10-1

11) Rear door frame was exposed and it showed signs of water damage. Have a qualified contractor install aluminum trim as required.

Cost estimate: \$ 250



Photo 11-1

Basement

Condition of exterior entry doors: Appeared serviceable at this time. No recommendations.

Exterior door material: Metal

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Wood

Beam material: Solid wood

Roof

Age of roof surface(s): 7 Years

Roof inspection method: Viewed from eaves on ladder, Viewed from ground with binoculars

Condition of roof surface material: Required repair, replacement and/or evaluation (see comments below)

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gambrel


Apparent number of layers of roof surface material: One

Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)

Condition of gutters, downspouts and extensions: Near, at or beyond service life

Gutter and downspout material: Metal

Gutter and downspout installation: Full

12)  Substandard repairs were found at one or more locations on the roof surface. Such as nails showing, loose shingles, missing shingles, and over extended roof shingles in some sections. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor replace the entire roof to ensure a proper installation.

Cost estimate: \$ 15,000



Photo 12-1



Photo 12-2




Photo 12-3



Photo 12-4



Photo 12-5

13)  One or more gutters had a substandard slope so that significant amounts of water accumulate in them rather than draining through the downspouts. This can cause gutters to overflow, especially when debris such as leaves or needles has accumulated in them. Rainwater can come in contact with the building exterior or accumulate around the foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary. For example, by correcting the slope in gutters or installing additional downspouts and extensions.


Cost estimate: \$ 800




Photo 13-1



Photo 13-2

14)  Extensions such as splash blocks or drain pipes for one or more downspouts were poorly sloped. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

15)  No "drip edge" flashing was visible at roof eaves (lower edges) or rakes (gable end edges). Drip edge helps prevent water from soaking into the edges of the roof sheathing material (typically plywood or oriented strand board). This reduces the chance of fungal rot or deterioration from water damage in the roof sheathing. Recommend that a qualified contractor install drip edge flashings where missing and per standard building practices.


Cost estimate: \$ 500



Photo 15-1



Photo 15-2

16)  One or more gutters were loose. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Cost estimate: \$ 800

Electric

Electric service condition: Appeared serviceable

Primary service type: Overhead

Service voltage (volts): 120-240

Estimated service amperage: 100

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): 100

System ground: Cold water supply pipes

Condition of main service panel: Appeared serviceable



Condition of sub-panel(s): Appeared serviceable

Location of main service panel #A: Basement

Location of sub-panel #B: Living room




Location of main disconnect: Breaker at top of main service panel

Smoke alarms installed:

17)   One receptacles under the basement stairs was scorched. The wiring for this receptacles may be damaged due to overheating. Recommend that a qualified electrician replace such receptacles, evaluate related wiring and repair if necessary.

Cost estimate: \$ 120

**Photo 17-1**




18)    One or more electric receptacles at the kitchen and/or bathroom(s) had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporthost.com/?GFCI>

Cost estimate: \$ 150

19)    Several exposed electrical wires were noted around the main panel in the basement. This is a safety hazard if the wires are energized. They did not appear to be energized at the time of the inspection, however they should be removed or at a minimum they should be properly capped off or placed in junction boxes. Consult with a license electrician to make repairs.



Cost estimate: \$ 200



Photo 19-1





Photo 19-2

20)   One or more globes or covers for light fixtures were missing in several closets. Recommend replacing as necessary to avoid exposed bulbs. With closet lighting or where flammable stored objects are near light fixtures, missing or broken covers can be a fire hazard.



Cost estimate: \$ 200



Photo 20-1

21)   Smoke alarms were missing from one or more bedrooms and/or on one or more levels. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit:

<http://www.reporthost.com/?SMKALRM>

22)   Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](http://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit:

<http://www.reporthost.com/?SMKALRMLS>

23)   The service drop wires were in contact with the roof edge. This can result in damage to wiring insulation or broken wires

during high winds. Recommend that an electrician evaluate and create a clearance between the roof edge and the cable as necessary. The utility company may do this at no charge.

Cost estimate: \$ 200



Photo 23-1

24) 🛠️🔑 The main service entrance conduit was not sealed, as a result vermin and water can enter the house and into the electrical box. Recommend sealing this entry point with silicone or foam.

Cost estimate: \$ 50



Photo 24-1

Plumbing / Fuel Systems

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: Basement

Service pipe material: Lead

Condition of supply lines: Appeared serviceable


Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Galvanized steel

Condition of waste lines: Appeared serviceable

Waste pipe material: Cast iron
Location(s) of plumbing clean-outs: Basement
Vent pipe condition: Appeared serviceable
Vent pipe material: Galvanized steel
Sump pump installed: None visible
Sewage ejector pump installed: None visible
Condition of fuel system: N/A


25)  The water supply pressure was below 40 pounds per square inch (PSI), and the flow appeared to be inadequate. 40-80 PSI is considered the normal range for water pressure in a home. The inspector performed a "functional flow test" during the inspection, where multiple fixtures are run simultaneously, and found there to be low flow. For example, the shower flow decreased significantly when the toilet was flushed. Recommend that a qualified plumber evaluate and repair or make modifications as necessary. Installing a pressure-boosting system is one possible solution. For information on these systems, visit:

<http://www.reporhost.com/?LPRESSURE>

Cost estimate: \$ 250

Water Heater

Condition of water heater: Appeared serviceable
Type: Tank
Energy source: Natural gas
Capacity (in gallons): 50
Location of water heater: Basement
Manufacturer: General Electric
Model number: SG50T12AA01
Serial number: GENG 0203D03259

26)  The temperature-pressure relief valve drain line was too short. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber repair per standard building practices. For example, by extending the drain line to within 6 inches of the floor, or routing it to drain outside. For more information, visit:

<http://www.reporhost.com/?TPRVALVE>

Cost estimate: \$ 150



Photo 26-1

Heating & Ventilation

General heating system type(s): Heat pump
General heating distribution type(s): Pipes and convectors
Condition of burners: The heating system was inspected by using normal operating controls . We inspected for material defects . Feel

free to ask the seller to have the heating system inspected and certified by a HVAC professional prior to closing . Annual inspection and service is needed

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Type of combustion air supply: Vent(s) to exterior

Condition of controls: Appeared serviceable

27) + Two pressure release valves were leaking at the time of the inspection. This is a concern, these valve may not work properly if the pressure builds up. Consult with a license plumber to replace all defective valves.

Cost estimate: \$ 500



Photo 27-1



Photo 27-2

Kitchen

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: N/A (none installed)

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Condition of refrigerator: N/A (none installed)

Condition of built-in microwave oven: Appeared serviceable

28) Kitchen sink faucet was not closing all the way, water was dripping. Have a qualified contractor replace the hot water faucet.

Cost estimate: \$ 60



Photo 28-1

Bathrooms, Laundry and Sinks

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable


Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

29)  The bathroom in the basement didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

Cost estimate: \$ 800

30) The second floor bathroom sink drain pipe used an S-trap rather than a P-trap. Siphons and sudden flows of water in S-Traps can drain all the water out of the trap, leaving it dry. Sewer gases can then enter living areas. Recommend that a qualified plumber repair per standard building practices.

Cost estimate: \$ 150

Interior, Doors and Windows

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Metal

Condition of interior doors: Appeared serviceable


Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)

Type(s) of windows: Vinyl, Double-hung

Condition of walls and ceilings: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of stairs, handrails and guardrails: Appeared serviceable / The general condition of the stairs, handrails appear functional at the time of the inspection.

31)  The Hermetic seals in several windows have failed. These rubber-like seals are prone to failure with age and heat. Recommend replacing the sashes to prevent lose of heat during the winter.

Cost estimate: \$ 1,800



Photo 31-1



Photo 31-2



Photo 31-3

32) Window in the kitchen was cracked. Have a qualified contractor to replace the sash.
Cost estimate: \$ 250



Photo 32-1

Wood Destroying Organism Findings

Visible evidence of active wood-destroying insects: No

Visible evidence of active wood decay fungi: No

Visible evidence of past wood-destroying insects: Yes

Visible evidence of past wood decay fungi: No

Visible evidence of damage by wood-destroying insects: Yes

Visible evidence of damage by wood decay fungi: No

Visible evidence of conditions conducive to wood-destroying organisms: No

33) Past termite damage was noted at the bottom sill plate. (See report attached)



Photo 33-1



Photo 33-2

Thank You For Choosing MLD Home Inspections

Luis A Vasquez

**516 N Oak St
Massapequa, NY 11758
Lic. # 16000022672
HUD Consultant ID# P1922**
www.mldhomeinspections.com

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone
MLD HOME INSPECTIONS

Company's Business Lic. No.

16000022672

Date of Inspection

05/30/2018

Address of Property Inspected

169-60 [REDACTED]
SPRINGFIELD GARDEN, NY 11413

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

Structure(s) Inspected
HOUSE

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 defects. **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): _____

INTERIOR WALL SILL PLATE AT THE NORTH EAST CORNER OF THE BASEMENT - SEE SKETCH ATTACHED.

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.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

No treatment recommended: (Explain if Box B in Section II is checked) _____

Recommend treatment for the control of: _____

TERMITES BY A WAY OF GROUND BAIT OR AN ACCEPTABLE SYSTEM.

Section IV. Obstructions and Inaccessible Areas

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

Basement 1, 11,

Crawlspace 10

Main Level _____

Attic N/A

Garage N/A

Exterior _____

Porch _____

Addition _____

Other _____

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

- | | |
|-------------------------|----------------------------------------|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

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

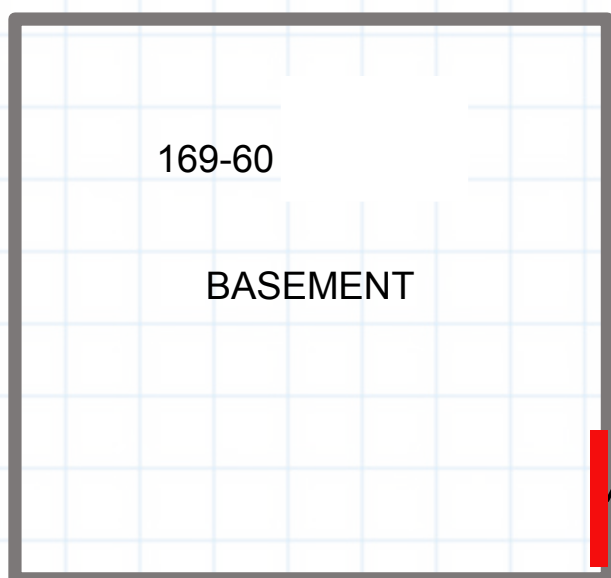
Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of 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:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 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.**



Sill
Plate

