

***Torre Real Estate***  
Property Inspection Report



NY

Inspection prepared for:  
Inspection Date: 5/18/2008

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## Report Summary

Interior Areas		
Page 3 Item: 13	Screen Doors	functional, worn hardware, dirty tracks, sliding screen door is torn
Bathroom		
Page 6 Item: 7	Exhaust Fan	worn unit, noisy, dirty
Page 7 Item: 17	Sinks	worn surface, chipped, cracked, surface cracks
Kitchen		
Page 9 Item: 21	Screen Doors	functional, worn hardware, dirty tracks, torn screen door
Page 9 Item: 23	Vent Condition	worn unit, dirty unit, unit makes irregular noise, weak fan motor, noisy unit
Laundry		
Page 10 Item: 2	Dryer Vent	irregular materials used, irregular installation, rec. metal vent pipe
Page 10 Item: 4	GFCI	would not reset
Heat/AC		
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Garage		
Page 14 Item: 7	Garage Door Condition	Safety Stop Needs Adjustment
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Page 14 Item: 13	Fire Door	did not self close/latch
Electrical		
Page 15 Item: 4	Breakers	two wires to one breaker
Roof		
Page 16 Item: 2	Chimney	missing bricks, loose bricks, deteriorated mortar, loose mortar, large cracks, recommend contractor to evaluate, cracked mortar cap, loose mortar cap
Page 17 Item: 3	Flashing	rusted, Missing, Raised or Ripped Flashing
Attic		
Page 17 Item: 2	Chimney	missing bricks, loose bricks, recommend contractor to evaluate
Grounds		
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Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Fair	Poor	N/A	None
			X	X

Observations: none

2. Cabinets

Good	Fair	Poor	N/A	None
			X	X

Observations: none

3. Ceiling Fans

Good	Fair	Poor	N/A	None
	X			

Observations: operated

4. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: drywall  
Observations: cracking small, patched areas

5. Closets

Good	Fair	Poor	N/A	None
	X			

Observations: functional

6. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations: operated

7. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: functional, worn hardware

8. Electrical

Good	Fair	Poor	N/A	None
	X			

9. Fireplace

Good	Fair	Poor	N/A	None
			X	X

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: hardwood  
 Observations: normal ware



Treatment Plugs for Termites

11. Security Bars

Good	Fair	Poor	N/A	None
			X	

Observations: none

12. Sliding Doors

Good	Fair	Poor	N/A	None
	X			

Observations: functional, worn hardware, dirty tracks

13. Screen Doors

Good	Fair	Poor	N/A	None
		X		

Observations: functional, worn hardware, dirty tracks, sliding screen door is torn

14. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

Observations: operated

15. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

Observations: functional

16. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: drywall  
 Observations: some areas n/a personal items, small holes, patched areas

17. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	X

Observations: none

18. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: vinyl  
 Observations: functional, worn hardware, dirty tracks

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Bar

Good	Fair	Poor	N/A	None
			X	

Observations: none

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

Observations: none

3. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: drywall  
Observations: cracking small

4. Ceiling Fans

Good	Fair	Poor	N/A	None
	X			

Observations: operated

5. Closets

Good	Fair	Poor	N/A	None
	X			

Observations: functional

6. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: functional

7. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations: some outlets not accessible, Working

8. Fireplace

Good	Fair	Poor	N/A	None
			X	

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: hardwood  
Observations: normal wear

10. Security Bars

Good	Fair	Poor	N/A	None
			X	

Observations: none

11. Sliding Doors

Good	Fair	Poor	N/A	None
			X	X

Observations: none

**12. Screen Doors**

Good	Fair	Poor	N/A	None
			X	X

Observations: none

**13. Smoke Detectors**

Good	Fair	Poor	N/A	None
	X			

Observations: operated

**14. Wall Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: drywall, wall paper  
Observations: small holes, patched areas

**15. Window-Wall AC or Heat**

Good	Fair	Poor	N/A	None
			X	X

Observations: none

**16. Window Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: vinyl  
Observations: functional

**Bathroom**

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

**1. Cabinets**

Good	Fair	Poor	N/A	None
	X			

Observations: functional, worn hardware

**2. Ceiling Condition**

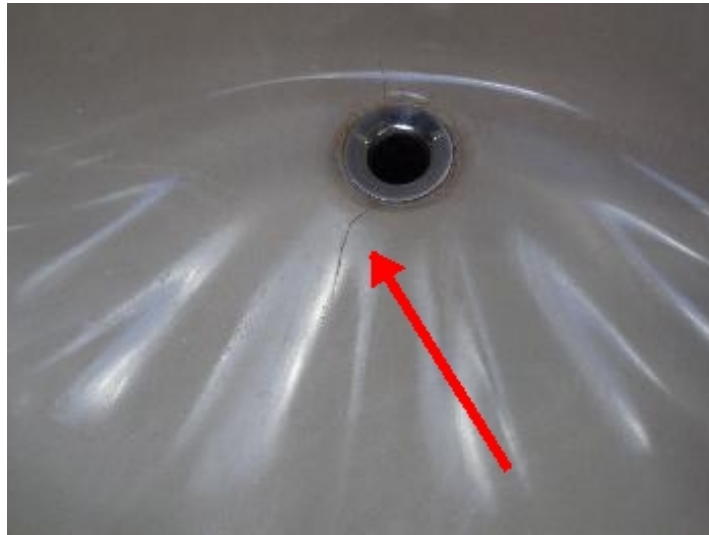
Good	Fair	Poor	N/A	None
	X			

Materials: drywall  
Observations: cracking small

**3. Counters**

Good	Fair	Poor	N/A	None
	X			

Observations: normal wear



Cracked

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

5. Electrical

Good	Fair	Poor	N/A	None
	X			

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated

7. Exhaust Fan

Good	Fair	Poor	N/A	None
		X		

Observations: worn unit, noisy, dirty

8. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: tile  
Observations: normal ware

9. Heating

Good	Fair	Poor	N/A	None
	X			

Observations: Baseboard Heating

10. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations: functional

11. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations: some not accessible

12. Security Bars

Good	Fair	Poor	N/A	None
			X	

Observations: none

13. Showers

Good	Fair	Poor	N/A	None
	X			

Observations: worn hardware

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations: normal wear

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations: normal wear

16. Enclosure

Good	Fair	Poor	N/A	None
			X	

Observations: none

17. Sinks

Good	Fair	Poor	N/A	None
		X		

Observations: worn surface, chipped, cracked, surface cracks

18. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations: worn hardware

19. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: drywall  
Observations: small holes

20. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: vinyl  
Observations: weathered

Kitchen

1. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations: functional, worn hardware, most not accessible due to personal items

2. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: drywall  
Observations: cracking small, patched areas

3. Counters

Good	Fair	Poor	N/A	None
	X			

Observations: normal wear

4. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations: operated

5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: functional, worn hardware

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations: Working

7. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations: test operated

8. Floor Condition

Good	Fair	Poor	N/A	None

Materials: vinyl  
Observations: normal wear

9. Garbage Disposal

Good	Fair	Poor	N/A	None
			X	X

Observations: none

10. Microwave

Good	Fair	Poor	N/A	None
	X			

Observations: operated

11. Cook top condition

Good	Fair	Poor	N/A	None
			X	X

Observations: none

12. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations: operated, electric

13. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations: Working no leaks

14. Security Bars

Good	Fair	Poor	N/A	None
			X	X

Observations: none

15. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations: functional

16. Drinking Fountain

Good	Fair	Poor	N/A	None
			X	X

Observations: none

17. Spray Wand

Good	Fair	Poor	N/A	None
	X			

Observations: operated

18. Hot Water Dispenser

Good	Fair	Poor	N/A	None
	X			

Observations: operated

19. Soap Dispenser

Good	Fair	Poor	N/A	None
	X			

Observations: functional

20. Sliding Doors

Good	Fair	Poor	N/A	None
	X			

Observations: functional, worn hardware, dirty tracks

21. Screen Doors

Good	Fair	Poor	N/A	None
		X		

Observations: functional, worn hardware, dirty tracks, torn screen door

22. Trash Compactor

Good	Fair	Poor	N/A	None
			X	X

Observations: none

23. Vent Condition

Good	Fair	Poor	N/A	None
		X		

Materials: hood with fan  
 Observations: operated, worn unit, dirty unit, unit makes irregular noise, weak fan motor, noisy unit

24. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: drywall  
 Observations: some areas n/a personal items, small holes, patched areas

25. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: vinyl  
 Observations: functional, worn hardware

Laundry

1. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: drywall  
 Observations: cracking small, patched areas

2. Dryer Vent

Good	Fair	Poor	N/A	None
		X		

Observations: irregular materials used, irregular installation, rec. metal vent pipe



Fire Hazard

3. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations: Working

4. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations: would not reset

5. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	X

Observations: none

6. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: functional

7. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: tile  
Observations: normal ware

8. Gas Valves

Good	Fair	Poor	N/A	None
	X			

Observations: functional

9. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations: most n/a personal items, most n/a due to insulation

10. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: drywall  
Observations: small holes, patched areas

11. Wash Basin

Good	Fair	Poor	N/A	None
	X			

Observations: functional

Heat/AC

1. Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Location: Garage  
 Materials: gas

Observations: did not operate, **recommend service, Limited Inspection Only**



2. Heater Base

Good	Fair	Poor	N/A	None
	X			

Observations: functional

3. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations: functional

4. Gas Valves

Good	Fair	Poor	N/A	None
	X			

Observations: functional

5. Thermostats

Good	Fair	Poor	N/A	None
	X			

Observations: functional

6. Venting

Good	Fair	Poor	N/A	None
	X			

7. Filters

Good	Fair	Poor	N/A	None
X				

Materials: hall ceiling  
 Observations: functional

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations: functional

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations: functional

10. Refrigerant Lines

Good	Fair	Poor	N/A	None
	X			

Observations: functional

11. AC Compress Condition

Good	Fair	Poor	N/A	None
	X			

Materials: electric  
 Materials: exterior west  
 Observations: operated



Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations: functional

2. Combusion

Good	Fair	Poor	N/A	None
X				

Observations: functional

3. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: gas  
 Materials: garage  
 Observations: operated

4. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations: 50 gallons

5. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations: functional

**6. Gas Valve**

Good	Fair	Poor	N/A	None
X				

Observations: functional

**7. Overflow Condition**

Good	Fair	Poor	N/A	None
X				

Materials: copper  
Observations: none

**8. Plumbing**

Good	Fair	Poor	N/A	None
X				

Materials: copper

**9. Strapping**

Good	Fair	Poor	N/A	None
			X	

Observations: none

**10. TPRV**

Good	Fair	Poor	N/A	None
	X			

Observations: could not access

**11. Venting**

Good	Fair	Poor	N/A	None
X				

**Garage**

**1. Cabinets**

Good	Fair	Poor	N/A	None
			X	X

Observations: none

**2. Counters**

Good	Fair	Poor	N/A	None
			X	X

Observations: none

**3. Electrical**

Good	Fair	Poor	N/A	None
	X			

Observations: Working

**4. GFCI**

Good	Fair	Poor	N/A	None
X				

Observations: test operated, reset in the garage

**5. 220 Volt**

Good	Fair	Poor	N/A	None
X				

Observations: functional

**6. Flooring Condition**

Good	Fair	Poor	N/A	None
X				

## 7. Garage Door Condition

Good	Fair	Poor	N/A	None
	X			

Materials: roll-up door  
 Observations: functional, **Safety Stop Needs Adjustment**

## 8. Garage Door Parts

Good	Fair	Poor	N/A	None
	X			

Observations: functional

## 9. Garage Opener Status

Good	Fair	Poor	N/A	None
	X			

Observations: operated

## 10. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
		X		

Observations: **irregular installation, no safety stop**

## 11. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: same as the main structure  
 Materials: asphalt shingles  
 Observations: weathered

## 12. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations: functional

## 13. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations: functional, **did not self close/latch**

## 14. Rafters &amp; Ceiling

Good	Fair	Poor	N/A	None
X				

Observations: functional

## 15. Wash Basin

Good	Fair	Poor	N/A	None
	X			

Observations: functional

## 16. Walls

Good	Fair	Poor	N/A	None
	X			

## 17. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations: not visible, could not access

## 18. Vent Screens

Good	Fair	Poor	N/A	None
	X			

Observations: functional

## 19. Windows

Good	Fair	Poor	N/A	None
			X	X

Electrical

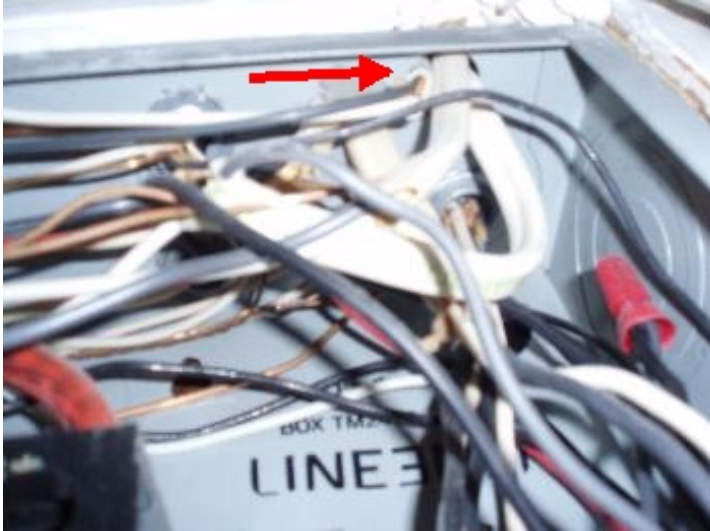
1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

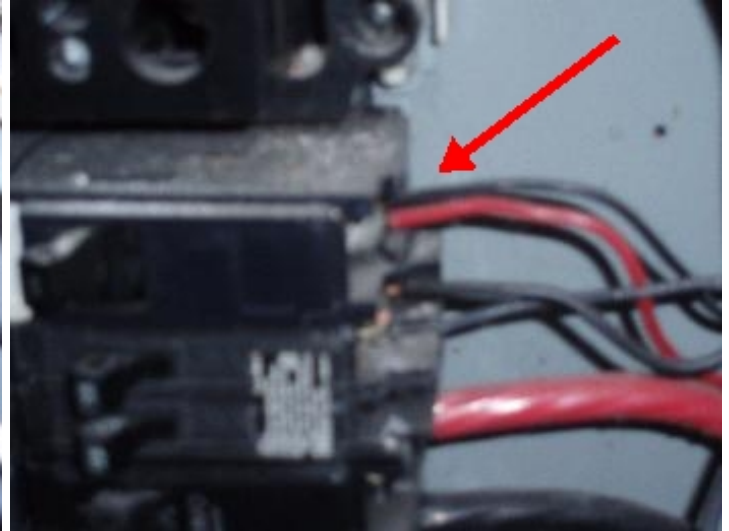
Materials: Main Location: Garage

Materials: garage

Observations: functional, recommed upgrading service, romex wire in panel



Missing bushing



Double Tap

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
	X			

Observations: 150 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
	X			

Observations: 2

4. Breakers

Good	Fair	Poor	N/A	None
	X			

Materials: copper

Observations: functional, two wires to one breaker

5. Fuses

Good	Fair	Poor	N/A	None
			X	

6. Cable Feeds

Good	Fair	Poor	N/A	None
	X			

Observations: overhead

7. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
	X			

Materials: west side

Observations: natural gas

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: same as main structure  
 Materials: asphalt shingles  
 Observations: weathered



2. Chimney

Good	Fair	Poor	N/A	None
		X		

Observations: missing bricks, loose bricks, deteriorated mortar, loose mortar, large cracks, recommend contractor to evaluate, cracked mortar cap, loose mortar cap



3. Flashing

Good	Fair	Poor	N/A	None
		X		

Observations: rusted, Missing, Raised or Ripped Flashing



4. Gutter

Good	Fair	Poor	N/A	None
X				

5. Sky Lights

Good	Fair	Poor	N/A	None
	X			

6. Spark Arrestor

Good	Fair	Poor	N/A	None
			X	

7. Vent Caps

Good	Fair	Poor	N/A	None
X				

Observations: functional

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations: functional

2. Chimney

Good	Fair	Poor	N/A	None
		X		

Observations: missing bricks, loose bricks, recommend contractor to evaluate

3. Duct Work

Good	Fair	Poor	N/A	None
	X			

Observations: functional

4. Electrical

Good	Fair	Poor	N/A	None
	X			

5. Exhaust Vent

Good	Fair	Poor	N/A	None
	X			

Observations: functional

6. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: fiberglass batts  
Materials: 6

7. Attic Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations: vents only

8. Structure

Good	Fair	Poor	N/A	None
	X			

Observations: stains in areas

9. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations: functional

10. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations: functional

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: functional

2. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

3. Exterior Paint

Good	Fair	Poor	N/A	None
			X	X

4. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: vinyl  
Observations: New Siding

5. Stucco

Good	Fair	Poor	N/A	None
			X	X

Observations: None

6. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations: functional, weathered

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations: concrete slab only

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
	X			

Observations: cracked small

3. Ventilation

Good	Fair	Poor	N/A	None
			X	

4. Vent Screens

Good	Fair	Poor	N/A	None
			X	

5. Access Panel

Good	Fair	Poor	N/A	None
			X	

6. Post and Girders

Good	Fair	Poor	N/A	None
X				

7. Sub Flooring

Good	Fair	Poor	N/A	None
X				

8. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations: normal settlement

9. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations: not visible

11. Chimney Hearth

Good	Fair	Poor	N/A	None
			X	

Observations: not visible

12. Foundation Electrical

Good	Fair	Poor	N/A	None
			X	

13. Foundation Plumbing

Good	Fair	Poor	N/A	None
			X	

14. Ducting

Good	Fair	Poor	N/A	None
			X	

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
		X		

Materials: asphalt

Observations: cracked, deteriorated, oil stained



Cracks



Cracks

2. Patio and Porch Condition

Good	Fair	Poor	N/A	None
			X	X



Dry Rot



Wood Rot



3. Balcony

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



Replace Lights

4. Patio Enclosure

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: small cracking



6. Stairs & Handrail

Good	Fair	Poor	N/A	None
		X		

Observations: uneven steps

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations: Working



8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated



Not Working

9. Grading

Good	Fair	Poor	N/A	None
X	X			

Observations: drains present

10. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: copper

Observations: Working

11. Water Shut-off Valve Condition

Good	Fair	Poor	N/A	None
	X			

Materials: garage

Observations: worn valve

Water Source

1. H2O

Good	Fair	Poor	N/A	None

Materials: Town Water

Observations: Water Pressure 50 psig