

Our File Number: **123456AB-504-01P**

Date of Report: [REDACTED], 2017

Licensed Professional Engineer's Pre-Purchase Inspection Report

regarding the house at

**123 Main
Yourtown, New York**

Abstract: On [REDACTED], 2017, the house at the subject address was inspected by a Licensed Professional Engineer from the firm of Heimer Engineering PC. The house was in a [REDACTED] [REDACTED], with costs in the [REDACTED] range. Our findings begin on page [REDACTED], and the expenses are detailed beginning on page [REDACTED]. The Table of Contents, beginning on page [REDACTED], will help guide you through the report.

The report is formatted to be readable on a computer screen, smartphone screen, or when printed on paper. We also make every effort not to have paragraphs break across pages. This is an Engineering report, and breaking a paragraph between two pages may confuse the reader. For these reasons, there will be blank areas on multiple pages of this report. Therefore, printing the document uses a lot of paper. Since well over 95% of our clients do not want a printed report, we optimize the report for screen viewing.

This sample report was created from an actual home inspection report. Page and item numbers have been changed. For this reason, there will be conflicts in the numbering in this report. and observable areas of the premises at the time of the inspection. The condition can change after the inspection in ways that cannot be predicted.
Because this is a sample report, much of the text has been removed to make the sample report shorter. Page number links have been disabled. The purpose of this sample report is to provide you an understanding of how the Professional Engineer's report is structured.
The report you receive will contain all of the details. her seal and the notation "altered by" followed by his or her signature and the date of such alteration, and a specific description of the alteration.
This actual Professional Engineer's report may be different in some respects than this sample report. The reports are prepared individually for each inspection, and are based on what the Engineer finds.

Table of Contents

In the PDF version of the report, click on any of the following section titles to jump to that page.

The Table of Contents is a rough guide to the various sections of this report. Comments and findings about any topic are found in multiple places in this report.

This report is limited to the time of the inspection and to safely accessible and observable areas. Recommendations are made throughout the report as to how to obtain additional information.

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<div style="border: 1px solid red; padding: 10px;"><p>A table of contents is provided that lets you quickly navigate through the report. PDFs of the inspection report are emailed to you. In the PDF version of the report, you can click on any section of the table of contents and you will be taken to that page. At the top of every page is a clickable link that will take you back to the Table of Contents. (The links have been deactivated in this sample report).</p><p>This table of contents, including page numbers, is from an actual report. The page numbers do <u>not</u> refer to locations in this sample report. The page numbers refer to locations in a full inspection report.</p><p>In some sections of this sample report, information has been obscured.</p></div>	
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How to Use This Report

1. The report is formatted for optimal display on a computer or smartphone screen. There are multiple pages with little text on them. This makes the report easier to read on a smartphone or computer, as scrolling during reading is reduced. However, printing the document uses a lot of paper.
2. The electronic version of this report is a web-linked. This means that there are links throughout the report that allow you to obtain more information. Heimer Engineering does not control the websites these links point to. However, the websites selected have historically been accurate and are not selling products.

As with any website you visit on the internet, exercise caution. If any of the links are non-

General information is provided to help you navigate through the report.

building owners and purchasers. The information contained in the Web links is not required by any pre-purchase inspection standard, and is not necessarily included in this report.

3. There are references to Wikipedia articles. The Wikipedia references are included because of the wide range of information available. Wikipedia articles can be updated by anyone, and the information in the articles may have been changed after we reviewed it. You should use your own judgment when relying on these articles. Use Google or your preferred search engine to find additional information on any topic.
4. This report describes the conditions at the time of this inspection, and is limited to accessible and observable areas. To become aware of conditions that have changed or conditions that were obscured during this inspection, have a pre-Closing inspection as is recommended on page **62**. Make sure that a written report is issued to you. If you fail to have a pre-Closing inspection, you will be taking risks regarding anything that would have been found by the pre-Closing inspection. More will be said about this throughout the report.
5. Present tense, past tense, and future tense are used in this report. In some cases, the tense is dictated by the existing conditions. Any time that the present tense is used in this report, it means at the time of this inspection. Conditions can change between the inspection and Closing. Future tense should never be considered as a prediction of future conditions.
6. Pay careful attention to the **Professional Engineer's Specific Findings**, beginning on page 45.

7. Carefully review all the **Professional Engineer's Initial Recommendations and Observations**, beginning on page 9.
8. Call **800.605.1500** or send an email to Info@heimer.com with any questions on this report or the pre-purchase inspection. You can also write to us at P.O. Box 1078, Commack, New York 11725-0942
9. Every inspection has limitations. Limitations of this inspection are disclosed throughout the report. These disclosures are included so that you can make an informed decision about the purchase of the premises.
10. This is a 120-page Professional Engineer's pre-purchase inspection report. Do not use any page alone, form any conclusions, or make any commitments unless you have carefully read the 120-page report. Any copy of this report not containing all 120 pages is not considered a true copy. Use of only a portion of this report may be misleading.
11. General information is included in this report that forms a basis for the Professional Engineer's analysis and conclusions. This information is vital to understanding the Professional Engineer's evaluation of the site. Make sure that you read all of the report. Use of this report without the supporting information may result in your misunderstanding the report.
12. More items can theoretically be evaluated, but only by procedures more involved than those provided by this limited access walk-through inspection. Since these procedures often damage to the building, they require obtaining the owner's permission and indemnification. Evaluating even only one of the items in detail will substantially increase the cost of the inspection.
13. This is a pre-purchase inspection, not an environmental inspection. You should make separate arrangements for an environmental inspection with a company that specializes in environmental inspections.

Unauthorized Alterations Of This Report It is a violation of the law for any person, unless he or she is acting under the direction of a Licensed Professional Engineer, to alter an item in any way. If an item in this report is altered, the altering Engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature and the date of such alteration, and a specific description of the alteration.

Professional Engineer's Inspection Qualifications

The inspection was conducted by a State of New York Licensed Professional Engineer from the staff of [Heimer Engineering PC](#), a professional corporation serving the Metro New York communities of Manhattan, Brooklyn, Bronx, Queens, Staten Island, Nassau County, Suffolk County, Westchester County, Putnam County, and Rockland County.

Heimer Engineering PC is a consulting engineering firm professionally incorporated in the State of New York that provides consulting engineering services to residential and commercial building owners, Engineers, Architects, Real Estate Brokers, Mortgage Brokers, Real Estate Appraisers, and Attorneys concerning building purchases, new construction, reconstruction, rehabilitation, maintenance, corrective work and upgrading of commercial and residential buildings. During the past four decades, the firm has inspected and evaluated over 85,000 buildings for prospective

Heimer Engineering uses only Licensed Professional Engineers to perform pre-purchase inspections. Information on the firm's and their Engineers' qualifications are included in each report.

The owner and Principal Engineer, Harold Krongelb PE is a Licensed Professional Engineer in the State of New York (license number 067890-1). Harold Krongelb PE is a Licensed Home Inspector in the State of New York (license number 16000012642). Harold Krongelb PE is a graduate Engineer with a Bachelor of Science degree from the [Rensselaer Polytechnic Institute](#) (1980). Harold Krongelb PE has over 30 years of experience as an Engineer.

Harold Krongelb PE has consulted as a Professional Engineer on home, building, condo, and co-op inspections, causes of stairway, sidewalk, parking lot, and path trip and fall injuries, playground injuries, exercise equipment injuries, building code compliance in existing buildings, water infiltration, contractor's work, ladders and other construction equipment, defects in newly constructed and renovated buildings, termite damage, water damage, stairway design, storm damage, electrical wiring, automobile dynamics in vehicular accidents, electronic control systems

Harold Krongelb PE has had two articles published in the Technical Journal of the [National Academy of Building Inspection Engineers](#), *Evaluation of Electrical Systems* and *Do Your Clients Understand You?* He has also peer-reviewed articles for the *Technical Journal of the National Academy of Building Inspection Engineers*. Harold Krongelb PE has been quoted in *Newsday*, and *New York Times* articles, and Cablevision News Stories.

Five reasons to Choose a Professional Engineer Inspector

Are you considering using a non-Engineer to inspect the house, building, condo, or co-op that you may purchase? Consider the following:

1. Under New York law, only a Professional Engineer can assess structural integrity, sufficiency of electrical service or heating, etc. *A Home Inspector who is not a Professional Engineer cannot advise you about structural soundness.*

2. Becoming a Professional Engineer requires a minimum of four years of Engineering College, passing Engineering exams, and four years relevant experience with relevant Building Codes, Engineering Standards, etc. *A New York Licensed Home Inspector only needs to take 140 hours, which is the equivalent of one month of training.*

3. If there are structural issues, you need a Professional Engineer to assess them. *If a non-Engineer does not recognize a structural issue, how will you know to call in a Professional Engineer?*

4. A Professional Engineer is required to take continuing education to keep up-to-date. *With many thousands of approved online courses, the Professional Engineer can choose Engineering topics that improve inspection skills.*

5. The Professional Engineer's training and experience help him detect deficiencies that a non-Engineer would miss. *Engineers are, by training and experience, problem solvers. An Engineer can analyze areas of concern and provide you with reliable recommendations.*

Section §197-4.2 of the New York State Home Inspector law requires Home Inspectors to have the following wording in the pre-inspection agreement:

Home inspectors are not permitted to provide engineering or architectural services

THINK about the above restriction and why it is required when choosing who should inspect the home, building, condo, or co-op you are considering purchasing.

The report was drafted beginning on ██████████, 2017. After quality control and additional Engineering reviews, the report was completed under the supervision of Harold Krongelb, P.E. on ██████████, 2017, and the report released to the client via email soon thereafter. An electronic copy of the report is stored at a secure off-site location.

Following the onsite inspection, the Engineer needs to review the notes. The inspection report must then be drafted, reviewed for quality control, finalized, and emailed to you and your Attorney. For these reasons, it takes a minimum of three hours (and often longer) of off-site processing for each report.

All reports are created using only licensed software. Heimer Engineering helps protect the environment by maximizing the use of public transportation, and using energy efficient equipment where possible.

Inspected Property Description

On ██████████, 2017, the house at 123 Main Street, Yourtown, New York, was inspected on behalf of Joe Client.

This approximately 45-year old, expanded, Cape Cod style house is located on the southerly side of Main Street. The exterior accessories and the improvements to the site (besides the house itself) include, but are not limited to, the blacktop driveway, the brick and concrete front porch, the path to the front porch, the rear stoops, and general landscaping.

The report begins with a description of the house, condominium unit, co-op unit, or building that the Licensed Professional Engineer inspected on your behalf.

The basement which has been partitioned into a playroom, a storage room, and a utility room.

On this level are located the boiler, the water main, the water meter, the circuit breaker panel, the main drain lines, and the indirect fired hot water heater. (The electric meter and the central air conditioning compressor are located outside of the house.)

2. The first floor which contains a living room/dining room with a fireplace, a family room, a kitchen, a laundry room, a master bedroom, a master bathroom, two other bedrooms, a hall bathroom, and a connecting hallway.
3. The second floor which contains three bedrooms, a bathroom, a connecting hallway, and some unfinished storage space. The unfinished storage space is insulated.

Professional Engineer's Initial Recommendations and Observations

Make sure a current Certificate of Occupancy exists for the ...

Certificate of Occupancy and other inspection recommendations are included. There are web links to help you contact the Department of Buildings.

2. Make sure that an up-to-date Electrical Inspection Certificates exist for the...
3. Contact the local Fire Department and obtain their recommendations for smoke detectors

Safety recommendations are included.

4. There are various regulations for smoke and carbon monoxide detectors in a building that is being sold...
5. Carbon monoxide is a colorless, odorless gas that can be deadly. Ordinary smoke detectors will not detect carbon monoxide...

Energy savings recommendations are included.

6. Obtain the past gas bills. When these homes were built...
7. Utility companies often provide energy conservation recommendations at little or no cost to their customers. This generally involves...
8. You may also be able to purchase energy conserving devices such as programmable setback thermostats from the utility company at a reduced cost. Contact your utility company for more information.
9. Contact the local health department to find out if radon gas is likely to be a problem in this area. Radon is a colorless and odorless gas that is formed by the decay of radium. Radon's

An Engineering inspection is not an environmental inspection. However, recommendations are included regarding common environmental issues.

In outdoor air, radon is diluted to low concentrations. However, in enclosed areas such as a building...

The [United States EPA](#) says that most buildings are not likely to have high radon levels. There is no way to predict radon levels without testing.

A radon-screening test is the only way to determine current radon gas levels...

10. Review the EPA booklet: *Protect Your Family From Lead in Your Home*. [Click here to download a copy of the booklet](#).

The PDF version of the report is web-linked. Clickable links are included to help you research further on many topics.

lead-based paint in the past...

Lead was added to paint beginning in the early 1900s as a preservative. At that time, the hazards of lead were unknown. [Click here for the history of lead paint](#)...

Because of lead paint's sweet taste, children and pets may eat or suck surfaces that have been painted with lead-based paint. Sanding or scraping surfaces painted with lead-based paint releases lead particles that can be inhaled or swallowed, which can result in lead poisoning.

There are many general and specific recommendations in the report. These help you prepare for home ownership and the expenses involved.

Assume the paint contains lead until it can be proven otherwise. Until you know whether the paint contains lead, good housekeeping practices that keep dust to a minimum will limit exposure to lead-containing dust.

11. Ask the seller for the name of the manufacturer and the color of the paint used in this house...
12. Change all door locks upon taking Title...
13. The finished basement is built on a concrete slab...
14. Ask the owner to explain which light(s) the light switches control...
15. Obtain the bills of sale and any warranties, extended warranties, and service contracts for the...
16. Mold is part of the natural environment and...
- All buildings have mold in inaccessible and unobservable areas....
- The risk of mold is increased if any of the following conditions...
17. Make sure the Seller provides you with a written explanation of how the heating zones ...
18. Make sure that all automatic garage door opener transmitters...

19. Because contaminated water is a potential health hazard...
20. Some older products and materials used in buildings have been identified by the [United States Environmental Protection Agency \(EPA\)](#) as potentially containing asbestos. For more information, visit the [EPA asbestos Web site](#). Asbestos fibers can cause human health problems. Asbestos may currently exist in this building...
21. Beginning on mid-afternoon of Monday, October 28, 2012, [Hurricane Sandy](#) began to unleash strong winds and rain on the greater New York area. Because of this storm, flood maps are being redrawn, and more homes and buildings should consider flood insurance. [For information on the peak recorded flood levels caused by Hurricane Sandy, you should click here...](#)
22. You should check if any of the equipment or components of this building are the subject of any recall...
23. People have reported reactions because of previous activities in a building such as the use of chemistry sets, using illegal drugs, manufacturing illegal drugs, burning candles, smoking cigarettes or cigars, the use of perfume...
Information on the risk of recalls, potential Hurricane Sandy impacts, recommended Department of Buildings searches, potential insurance issues, inspection standards, etc. are included in the report.
24. An internet search on this building...
25. Ask the Department of Buildings if this building...
26. Many people use the term *grandfathered in* to describe...
27. Buildings often have leakage evidence near...
28. If you renovate or repair this house, you may find...
29. You should contact the municipal authorities and find out...
30. This report is a pre-purchase inspection report. The standards used...
31. Ask the Department of Buildings if this building has been designated as being in a landmark district...
32. Contact the Department of Buildings and find out if this building has...
33. Contact the Department of Buildings and find out if this building has met all requirements regarding...

34. Verify that the site is zoned...
35. Check with all agencies having jurisdiction over this building for information...
36. Return to the building, if possible, during a...
37. Many communities have added rules requiring the installation of...
38. Contact the insurance company that you expect to provide insurance on this property well before Closing. Find out about their requirements to provide insurance. If possible, have the insurance company examine the house and provide you with a list of requirements. Among the changes the insurance company *may* require are...
39. Contact the Department of Buildings and find out if there are any outstanding permits...
40. Ask the seller for a copy of any...
41. Ask the Seller for a copy of all claims related to...
42. Ask the insurance agent that you expect to provide insurance on this property to run a search of past...

The PDF report is designed to be readable on a smartphone. You will need the Adobe Smartphone PDF reader, which is available at no cost.

44. The State of New York has passed a law requiring that the Seller of one to four family residential property...

Professional Engineer's Specific Findings

Where cost estimates are provided...

If the seller performs repairs...

1. Evidence of water penetration into the basement was detected. Specifically,

Water penetration into a basement generally does not ...

Determining the nature, scope, and source of water and/or dampness in the basemen...
2. There are indications of past termite control treatment. While there appeared to be no

Observed and potential defects are detailed in the report. Additional information is provided where appropriate.

Note that there may be termite damage...

The termite monitoring stations should...

For your protection, have...

Because of the strict laws governing the use of termiticides...

3. Leaks were observed at the...

Estimated repair costs are provided where applicable. Many of the findings on this page and the next page of the sample report had cost estimates in the actual report.

5. The roof shingles are...

Leakage may occur if...

6. The rear stoops are.... They should be ██████ at an estimated \$ ██████

7. The hot water is scalding hot ...

8. There is missing mortar at the...

9. The main wood girder...

10. Minor settlement cracks were noted

11. Floor creaks...
12. The risers on the steps of the front porch...
13. The use of the water in any part of this building can affect the temperature of running water in...

The inspection report includes findings on the house from a Professional Engineer's point of view. The report includes both major and minor items.

15. The fireplace and fireplace chimney flue should be...
16. The foundation stucco ...
17. In any house...
18. The chimney flue should be cleaned ...
19. The use of the water in any part of this building...
20. Because of the age of the building, the s...
21. There were several electrical extension cords...
22. There are fewer electrical outlets in...
23. There was no handrail...

Many of the findings would be annoyances after you move in. The inspection report helps you prepare for this.

24. The masonry of the rear stoop is...
25. The roof of this building is...
26. Some of the floors in the building are...
27. Rotted wood was observed on the...
28. The bathroom fixture in the master bedroom is...
29. The windows are...
30. There are fewer electrical outlets in some rooms...
31. There are extension cords...

UTILITIES AND STRUCTURE

1. **Boiler, Hot Water, and Heating System:** This █████-zone, █████ fired, █████ system is sufficient...

The hot water...

If the house is...

2. **Information on the heating system, hot water system, and electrical is included in the report. Because all inspections are performed by Professional Engineers, the sufficiency of these systems can be assessed.**

There may be ways to reduce your electricity cost...

Sometimes, breakers trip...

Insulation deteriorates with...

Aluminum feeder cables may be present inside...

3. **Plumbing and Gas Systems:** All the █████ water lines, the █████ drain lines, and the █████ gas lines were observed to be...

As shutoff valves age...

Some types of plastic plumbing are more likely to develop leakage...

There were no active gas leaks detected in the...
Because all inspections are performed by Professional Engineers, so the structural soundness of the building can be assessed.

The sewage from this building...

4. **Structural System:** The accessible walls were █████ and the accessible floors were █████ within normal tolerances for a building of this size, age, and construction type. The condition of the accessible █████ was satisfactory. Indirect examination of the inaccessible structural members indicated no significant problems. We rate this building as being in structurally sound condition.

5. **Flooring:** █████

There is always the risk ...

6. **Walls and Ceilings:** █████

There is the risk ...

7. **Fireplaces and Dampers:** █████

We recommend that the fireplaces...

8. █████ **Driveway:** █████

Information on areas of the house, condo, coop, or building without any significant defects is included in the report. By doing this, you are provided with information on areas that have no Engineering defects.

There may have been water penetration...

12. █████ **Path to The Front Stoop:** █████

13. █████ **Deck:** █████

14. **Fencing:** █████

15. **Landscaping:** █████

16. **Foundation Cracks:** █████

Most foundations fulfill...

17. █████ **Siding:** █████.

Storms can weaken or damage...

Bricks are especially at risk to damage during...

Note that Hurricane Sandy...

18. Leaders and Gutters: █████**19. Roof:** █████

Every roof...

Note that Hurricane Sandy...

20. Exterior Doors: █████**21. █████ Chimney:** █████

Gaps between the chimney and the house...

Fire Marshals recommend...

22. Unusual Odors: █████**23. Garage Door:** █████

Improper operation of garage doors...

24. Garage Door Opener: █████**25. █████ Air Conditioning System:** █████

A central air-conditioning system is designed...

It is recommended that the ducts...

26. █████ Interior Banisters: █████**27. Sampled Window Operation:** █████

You should...

28. Condition of Windows: █████**29. Condition of Doors:** █████

30. Sampled Electric Outlets and Lights: █████

Some of the lights were inoperative...

31. Main Steps: █████

32. Evidence of Rodents: █████

Because rodent droppings can promote the spread of diseases...

Summary Of Cost Factors

Before reviewing the cost factors in this report, make sure...

Based on our findings, the total estimated cost factors are ██████████. The breakdown is as follows:

High Priority Cost Factors

These ██████████ in high priority cost factors are necessary to either repair conditions which are hazardous to the structure, hazardous to people, or may cause harm or damage to the structure, people, property, or appurtenances, or for other urgent reasons. Plan on these cost factors either immediately or soon after Closing:

	Cost
Chimney Cleaning Contractor	\$ ██████████
Electrician.....	\$ ██████████
Garage Door Contractor.....	\$ ██████████
A summary of the estimated expenses is included.	
General Contractor	\$ ██████████
Handyman	\$ ██████████
Heating Contractor.....	\$ ██████████
Mason	\$ ██████████
Pest Control Service	\$ ██████████
Plumber.....	\$ ██████████
Roofer.....	\$ ██████████
TOTAL.....	\$ ██████████

Upcoming Cost Factors

You will probably encounter these cost factors within the next three to five years because of the age of the equipment or other reasons. Hopefully, these expenses will be in the future, but they could occur at any time. The life expectancy is based on the apparent condition of these items now. As the items age, indirect damage may occur and increase the cost factors. Although these items are upcoming cost factors now, conditions could worsen by Closing:

	Cost
Electrician.....	\$ ██████████
General Contractor	\$ ██████████
Heating Contractor	\$ ██████████
Plumber.....	\$ ██████████
Roofer.....	\$ ██████████
TOTAL.....	\$ ██████████

Future Cost Factors

You will encounter these cost factors `at some time in the future because of the age of the equipment. Hopefully, these expenses will be well in the future, but they could occur at any time. There is no way to fix a life expectancy on these items. Although these are future cost factors now, conditions could change by Closing:

	Cost
General Contractor	\$ ██████████
Mason	\$ ██████████
Plumber	\$ ██████████
TOTAL.....	\$ ██████████

Potential Cost Factors

These are cost factors that a limited inspection, such as this one, does not provide sufficient information to allow the Licensed Professional Engineer to formulate a proper evaluation. Note that when more information is obtained, it may turn out that the cost factors are higher than the what we have estimated:

	Cost
General Contractor	\$ ██████████
Plumber	\$ ██████████
Waterproofing Contractor	\$ ██████████
TOTAL.....	\$ ██████████

Other Cost Factors

These cost factors are related to repairs which are of desirable nature but which are not imperative in an engineering sense:

	Cost
General Contractor	\$ ██████████
Heating Contractor	\$ ██████████
Plumber.....	\$ ██████████
Roofer.....	\$ ██████████
TOTAL.....	\$ ██████████

Contractor Selection

Note that the following are general considerations any time a contractor performs work, and are not necessarily applicable in all cases.

Before any work is performed...

Before an excavation is performed, you must call 811 to check that no underground utilities are going to be disturbed. Visit www.dignetnycli.com (New York City and Long Island) or www.digsafelynewyork.com (elsewhere in New York State) for more information.

When selecting a contractor, you should consider....

Helpful information on how to select a contractor for repairs is included. Remember that Heimer Engineering does not recommend specific contractors, as that would be a conflict of interest.

Analysis and Conclusions

The total cost factors are ██████████. There are ██████████ in high priority cost factors itemized on page ██████████ and ██████████ in future cost factors. As far as the ██████████ in potential cost factors itemized on page ██████████ are concerned, you should be aware of the risks associated with these expenses.

You should also review the other cost factors of ██████████ itemized on page ██████████, determine which are important to you *personally*, and budget accordingly. In addition, you should budget for any redecoration, refurbishment, upgrading, modernizing, maintenance, remodeling, reconditioning, exterior landscaping, new appliances, initial cleanup, and repair of any interior or exterior imperfections and cosmetic damage as you see fit.

The Professional Engineer's summary of the building's condition is included in the inspection report.

The Heimer Rating

The sum of the above high priority expenses and upcoming expenses is ...



Heimer Rating Comments

<p>Better Than Average</p>	<p>Considering the general condition and cost estimates, the findings are better than are normally found considering the size, age, and construction type of this house. There will be less work and fewer expenses than in a house in As Expected condition.</p>
<p>As Expected</p>	<p>Considering the general condition and cost estimates, the findings are typical considering the size, age, and construction type of this house.</p>
<p>Slightly Below Average</p>	<p>Considering the general condition, cost estimates, size, age, and construction type of this house, more issues were found than would be expected of an average inspection. There will be some work and expenses needed to bring this house up to an As Expected condition.</p>
<p>The Heimer Rating is included to help you understand how the house, condo, co-op, or building you are considering purchasing compares with similar buildings.</p>	
<p>Below Average</p>	<p>Considering the general condition, cost estimates, size, age, and construction type of this house, many more issues were found than would be expected of an average inspection. There will generally be a lot of work and significant expenses needed to bring this house up to an As Expected condition.</p>
<p>Considerably Below Average</p>	<p>Considering the general condition and cost estimates, size, age, and construction type of this house, far more issues were found than would be expected of an average inspection. Expect to do major repairs and have significant expenditures to bring this house up to an As Expected condition.</p>

Heimer Engineering performs inspections without regard to race, religion, color, sex, gender, sexual orientation, age, national origin, ancestry, physical/mental disability, medical condition, military/veteran status, marital status, or ethnicity of the client, any tenants, the owner of the building, or any real estate agent involved in the sale. Heimer Engineering has a strict policy prohibiting sexual harassment. Heimer Engineering's findings are based strictly on the condition of the accessible and observable areas of the building. If you think any of these policies have been violated, contact Harold Krongelb at hkrongelb@heimer.com or 631.858.5577.

Heimer Engineering respects your privacy. Some inspection firms share your personal information with insurance agents, moving companies, cable television companies, or mortgage agents. These firms are paid for these referrals, which we consider to be an unethical practice. Heimer Engineering respects your privacy. You will not receive phone calls or emails from third parties by providing personal information.

Heimer Engineering sends email updates to everyone involved in the sale. Some of these emails are friendly greetings at holiday time, but many contain essential information and updates, including safety information. Some emails discuss life safety issues. You can choose to opt out of these emails. We cannot take you off the email list. You must actively opt out in response to an email.

All employees of Heimer Engineering are compensated for their work following all State and Federal laws. We do not offer discounts for payment in cash.

If you have any questions regarding this or any aspect of this report, please call our office before making firm decisions or undertaking expense or commitment.

Questions for the Property Owner

This inspection is limited to areas that are accessible and observable at the time of the inspection. Because the owner/seller(s) has lived in the building and/or had repairs made to the building, they may have become aware of certain past or unobservable defects that would not be detectable during a one-engineer time-limited, walk-through inspection such as this one. We recommend that you ask the owner/seller(s) the following questions, and obtain the answers in writing. Consult your Attorney regarding the best way to have the owner/seller(s) respond to these questions.

Note that this form does not replace any state or municipally required disclosure. Consult your Attorney regarding any other required disclosures.

- Are you aware of any defects or needed repairs in any inaccessible or unobservable area?
- Have you been told of any defects or needed repairs by a Licensed Professional Engineer, Registered Architect, Licensed Contractor, Municipal Official, or other qualified person?
- Are you aware of any defects or needed repairs that have been hidden or obscured so they would not be detected during the inspection?
- Are you aware of any problems or needed repairs that can only be detected during different weather conditions, or at a different hour of the day?
- Have any areas been recently painted or thoroughly cleaned?
- Have any recent repairs or changes been made?
- Will you be making any repairs or changes prior to Closing?
- How long have you owned the property?

Professional Engineer's Statement

This report which is prepared by us discloses all the material facts which were discernible from a one-engineer, limited time, limited observation, walk-through visual inspection of the examined accessible and observable areas of the site. This report:

- sets forth in narrative form the physical condition of the examined accessible and observable areas of the subject site and is correct as of the date of examination;
- affords, in my professional opinion, the client an adequate basis upon which to base their judgment concerning the examined areas provided that the client reads this report and follows the recommendations;
- does not deliberately omit any material fact;
- does not deliberately contain any untrue statement of a material fact;
- does not deliberately contain any fraud, deception, concealment, or suppression;
- does not deliberately contain any promise or representation as to the future;
- does not deliberately contain any representation or statement which is false;

All aspects of the physical condition of the site cannot be determined by a one-engineer, limited time, limited observation walk-through visual examination of accessible and observable areas, and that all statements contained in this report are premised on and limited to such visual examination.

To the best of my knowledge, I have no undisclosed beneficial interest in the building owner.

In addition to applying Engineering principles, a Professional Engineer is required to consider all other information available in forming a professional conclusion. Section 145 of the State of New York Education law states:

§7201. Definition of Practice of Engineering. The practice of the profession of engineering is defined as performing professional service such as consultation, investigation, evaluation, planning, design or supervision of construction or operation in connection with any utilities, structures, buildings, machines, equipment, processes, works, or projects wherein the safeguarding of life, health and property is concerned, when such service or work requires the application of engineering principles and data.

The professional opinions expressed in this report are based on our observations and assume the accuracy of the history provided. The professional opinions expressed in this report were rendered by a State of New York Licensed Professional Engineer during the normal course of business. The report will be kept as part of our normal business records for six years after the date of the inspection.

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This is a 120-page Professional Engineer's report. Do not use any page alone, form any conclusions, or make any commitments unless you have carefully read the 120-page report. Any copy of this report not containing all 120 pages is not considered a true copy. Use of only a portion of this report may be misleading.

It is our goal to provide you with professional services that answer your Engineering questions. If you have any unanswered questions or we can help you in any way, please contact Harold Krongelb PE at hkrongelb@heimer.com.



Harold Krongelb PE
President

Heimer Engineering PC

Dated: ██████████, 2017

It is a violation of the law for any person, unless he or she is acting under the direction of a Licensed Professional Engineer, to alter an item in any way. If an item in this report is altered, the altering Engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature and the date of such alteration, and a specific description of the alteration.