

HEIMER ENGINEERING PC

2171 Jericho Turnpike, Commack, NY 11725
www.heimer.com • Info@heimer.com

Licensed Professional Engineers

516.487.2100 • 718.544.3000
212.563.4777 • 631.858.5500
914.576.6100 • 718.227.5000
800.605.1500 • 845.638.4900

Stop and Read This Important Inspection Information Now

Background: This inspection is being performed by a State of New York Licensed Professional Engineer from the staff of Heimer Engineering PC. All of our Engineers carry State of New York photo IDs. The firm has inspected over 85,000 homes and buildings since 1968. Heimer Engineering performs home, building, condo, and co-op inspections throughout all five boroughs of New York City, Long Island, Westchester County, Rockland County, and Putnam County.



Procedure: The Engineer starts with a few questions and then proceeds with the inspection. The typical inspection sequence is the outside, the basement, and the levels of the building. During this time, the Engineer collects data. Before conclusions are drawn, the Engineer must complete collecting data. Do not expect the Engineer to answer questions before collecting and analyzing the data. All home, building, condo, and co-op Inspections are subject to a written agreement available at www.heimer.com/go/Inspection-Agreements.html.

After the inspection, the Engineer provides a verbal summary and an on-site report (if you are at the inspection). The verbal summary and on-site report are not substitutes for the written report. The written report includes detail that is not possible in the verbal summary or on-site report. **Place your cell phone on silent during the verbal summary.**

Keep Interruptions to a Minimum: Do not distract the Engineer. Distractions increase the risk of missing an important issue. Make sure the owner, real estate broker, and anyone else present is aware of the need to allow the Engineer to examine the site without distraction.

Your Safety: If you choose to accompany the Engineer during the inspection, **stay several feet back.** This is for everyone's safety. Remain at least five feet from the Engineer should he climb a stepladder. It is unsafe to follow the Engineer into restricted spaces such as attics, crawl spaces, and spaces packed with stored materials. It is dangerous to turn on anything that the Engineer is examining, or to help the Engineer open any door, window, or cover. It is unsafe to assist the Engineer while he is examining any appliance. Make sure that the owner, the real estate broker, and anyone else present is aware of these safety issues.



Questions: Alert the Engineer to any questions before the inspection begins. You can ask questions during the inspection, but **do not expect the Engineer to answer the questions until the end of the inspection.** It is important that the Engineer have as much information as possible before answering questions. The Engineer cannot answer questions such as "Should I purchase this", "How much is it worth", "Is it a good school district", etc. **Do not ask the Engineer to comment "off the record".**



Access: The Engineer will examine safely accessible and observable areas. **Make sure that stored material that is blocking attic, crawl space, or roof access hatches is relocated to allow the Engineer safe access.** The Engineer is prohibited from moving furniture, stored material, pictures hanging on a wall, personal property, etc.

Utilities: The Engineer is not permitted to turn on water or gas, activate electrical services, or turn on equipment that has been shut down. Some equipment (for example, whirlpool tubs) must be activated by the homeowner or broker. When utilities are off, the Engineer will assess the condition, age, and other aspects of the equipment.

Apartment Condos and Co-ops: Access is often denied to common areas by management policy. At the beginning of the inspection, please advise the Engineer if access to common areas is permitted.



Follow Through: After reading the written report, you may have questions. Call **800.605.1500** during normal business hours, or send an email to Info@heimer.com. Include your phone number in any messages left. **We are happy to answer your questions after the inspection.**