

MH INSPECTIONS LLC

Property Inspection Report



9 Northumberland Drive, Shoreham, NEW YORK 11786

Inspection prepared for: Hannah Montenegro

Date of Inspection: 6/19/2026 Time: 10:00AM

Age of Home: 36 Size: 2300

Inspector: William Heller

16000159185

4233 New York Ave, Island Park, NY 11558

Phone: (516) 225-5318

Email: Billy@mhinspections.net



Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Table Of Contents

Report Summary	4
Overview	5
House Photos	5
Grounds	6
Roof	7-8
Exterior	9-10
Exterior A/C - Heat Pump 1	11
Garage/Carport	12-13
Living Room	14
Great Room	15
Family Room	15-17
Office	18-19
Dining Room	20
Kitchen	21-23
Laundry Room	24
Bathroom 1	25
Bathroom 2	26-27
Bathroom 3	28
Bedroom 1	29-31
Bedroom 2	32-33
Bedroom 3	34-35

Bedroom 4	36-37
Fireplace	38
Stairs, Steps, Hallways	38
Smoke/Carbon Monoxide Detectors	39
Attic/Structure/Framing/Insulation	39
Basement	40
Water Heater	41
Boiler	42
Electric - Main Panel	42
Cooling System - Interior	43
Glossary	44



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Kitchen

Page 23 Item: 7	Appliances	• There are no GFCI receptacles installed in the kitchen, which is a safety concern. Recommend a licensed electrician install GFCI receptacles. • GFCI receptacles are not installed within six feet of water in the kitchen. This is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.
-----------------	------------	--

Smoke/Carbon Monoxide Detectors

Page 39 Item: 1	Smoke/Carbon Monoxide Detectors	• Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.
-----------------	---------------------------------	--

Overview

1. Scope of Inspection

- All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

2. State of Occupancy

- Occupied

3. Weather Conditions

- Cloudy

4. Recent Rain/Snow

- Yes

5. Ground Cover

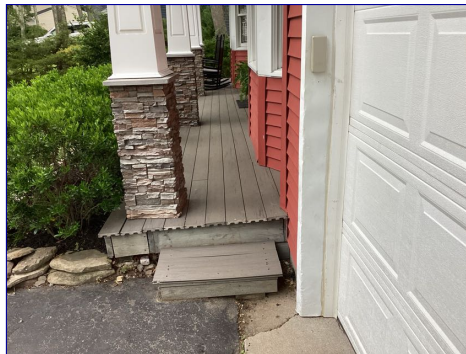
- Dry

6. Approximate Age

- Older

House Photos

1. House Photo's



House Photos (continued)



STOOP TO BACK DOOR CRACKED SIGNIFICANTLY- CONSULT QUALIFIED CONTRACTOR

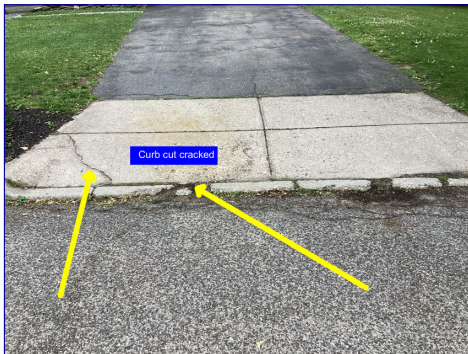
Grounds

1. Service Walks

Materials:
• Concrete

2. Driveway/Parking

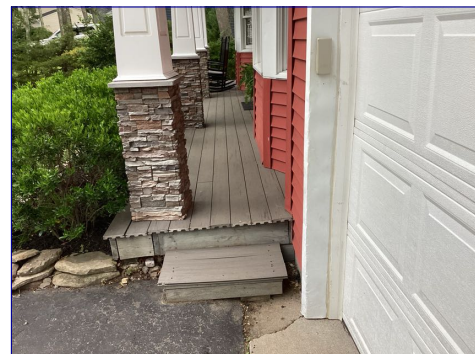
Materials:
• Concrete
• Asphalt



CRACKS AT DRIVEWAY CURB CUT



3. Porch



Grounds (continued)

4. Steps/Stoop



5. Patio



6. Fence/Wall

Materials:

- Vinyl

Observations:

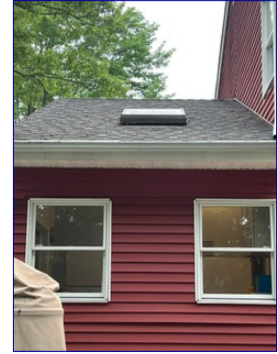
- The fence is excluded from the home inspection. All comments are made for courtesy purposes only.

Roof

1. Roof View



Roof (continued)



2. Roof General: Visibility

- Inspected From:
- With camera pole

3. Roof Style: Type/Style

- Type/Style:
- Asphalt Shingle

4. Ventilation System

- Type:
- Gable
- Observations:
- The Gable Vent



ATTIC VENT

5. Vents



ATTIC VENT



ATTIC VENT

Exterior

1. Chimney Chase



TOUCH UP FLASHING, TARRING TO PREVENT FUTURE WATER INTRUSION



RUSTED RECOMMEND RUSTOLEUM TO PROLONG LIFE

2. Gutters

Materials:

- Galvanized/Aluminum

Condition:

- Extensions needed: North
- Extensions needed: South
- Extensions needed: East
- Extensions needed: West

Observations:

- The gutters are dirty. Recommend cleaning the gutters to ensure proper water flow to the downspouts.
- The gutter downspouts don't direct water far enough away from the house. Recommend adding downspout extensions (5-6' extensions recommended) to discharge away from the home.



DRAINAGE SHOULD BE EXTENDED AWAY FROM FOUNDATION TO PREVENT DAMAGE AND WATER INTRUSION INTO BASEMENT SEE SPLASH BLOCK AT OTHER GUTTER LOCATION

Exterior (continued)



3. Siding

Materials:

- Metal/Vinyl

Condition:

- Loose/Missing/Holes

Observations:

- The siding had some damage, recommend a licensed contractor repair/replace damaged sections.



damaged siding in several exterior locations



tar on siding

4. Service Entry

Location:

- Underground

5. Exterior Receptacles

Receptacles/Condition:

- Exterior receptacles: Yes
- **GFCI** present: No
- Recommend GFCI receptacles
- Safety Hazard

Observations:

- GFCI receptacles are not installed at outdoor locations, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.

Exterior (continued)



should be GFI for exterior outlets subject to rain



6. Exterior Doors



damaged trim, recommended capping wood below door to prevent damage and rotting

Exterior A/C - Heat Pump 1

1. Exterior A/C - Heat Pump 1

- Approximate Age: 1-5+ years
- Unit Type: Air cooled

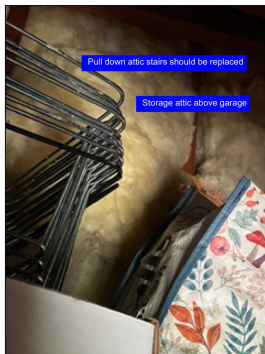
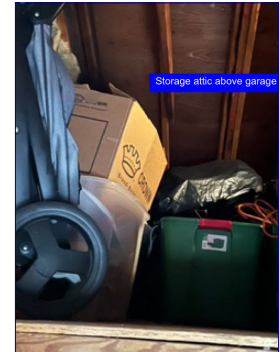


tar on siding

Garage/Carport

1. Type

Type:
• Attached



attic storage above garage



opener



attic stairs in garage should be replaced not working properly

Garage/Carport (continued)

2. Automatic Opener

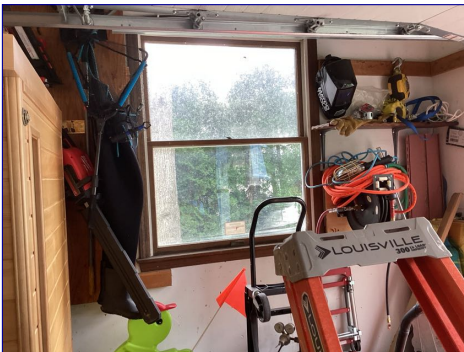
Operation:
• Operable



3. Safety Reverse

Operation:
• Operable

4. Window



DID NOT OPEN WINDOW COULDN'T
GET TO WITHOUT MOVING TOOLS

5. Floor

Materials:
• Concrete



6. Fire Separation Walls & Ceiling

Fire Wall:

- Fire separation wall & ceiling: Present

Living Room

1. Location

Location:

- First floor

2. Walls & Ceiling



3. Floor



4. Electrical



Living Room (continued)

5. Heating Source



6. Doors



7. Windows



Great Room

Family Room

1. Location

Location:
• First floor

Family Room (continued)



2. Walls & Ceiling



3. Floor

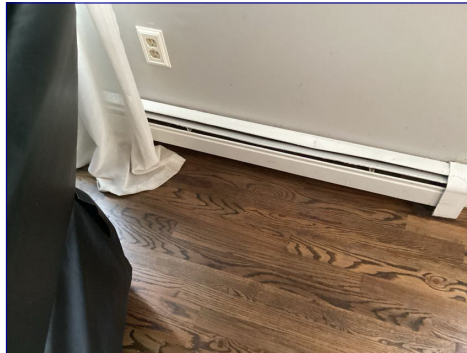


Family Room (continued)

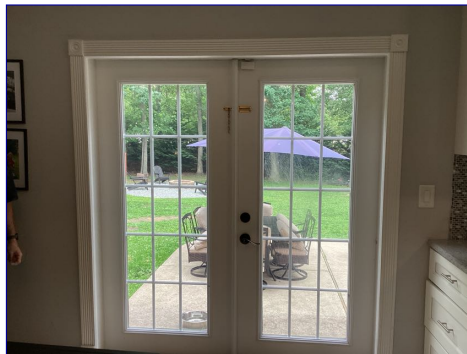
4. Electrical



5. Heating Source



6. Doors



7. Windows



MISSING LOCK

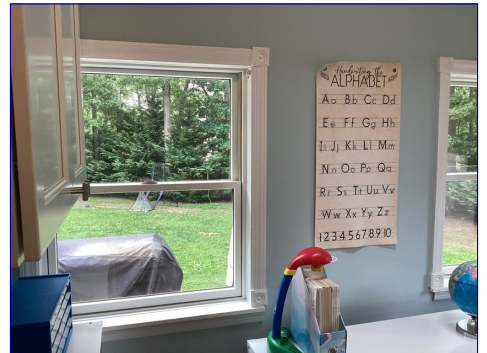
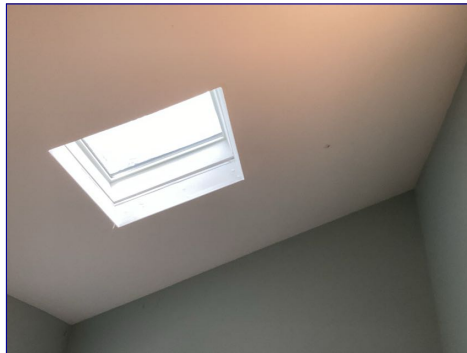
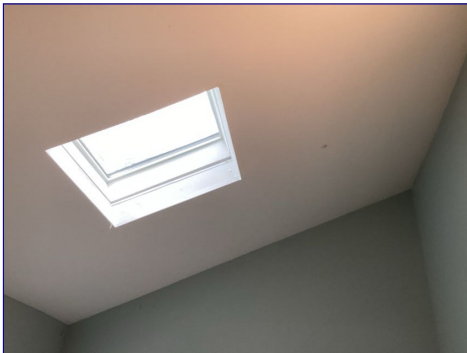
Office

1. Location

Location:
• First floor



2. Walls & Ceiling



Office (continued)

3. Floor



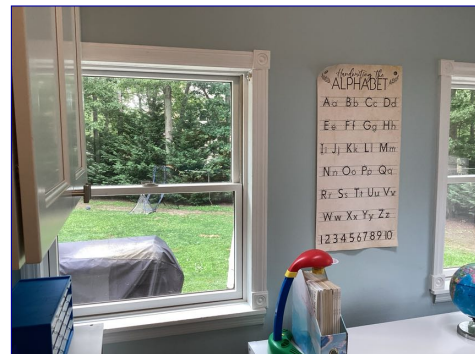
4. Electrical



5. Heating Source



6. Windows

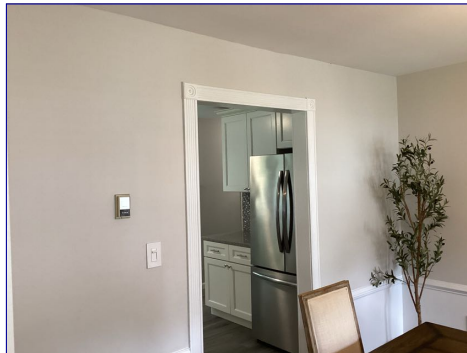


Dining Room

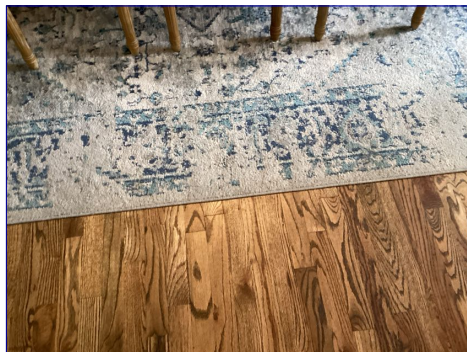
1. Location

Location:
• First floor

2. Walls & Ceiling



3. Floor



Dining Room (continued)

4. Heating Source



5. Windows



Kitchen

1. Kitchen Photo



Kitchen (continued)

2. Countertops



3. Cabinets



DRAW DOESN'T CLOSE FULLY



4. Plumbing



DISHWASHER DRAIN SHOULD BE IN HIGH LOOP

Kitchen (continued)

5. Windows



6. Floor



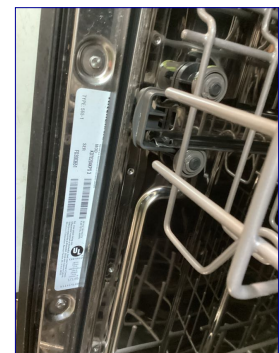
7. Appliances

Appliances:

- Dishwasher drain line looped: No
- GFCI Installed: No
- Recommend GFCI receptacles: Yes

Observations:

- The dishwasher drain line is not looped beneath the countertop, which is a potential safety concern. Recommend a qualified contractor repair.
- There are no GFCI receptacles installed in the kitchen, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.
- GFCI receptacles are not installed within six feet of water in the kitchen. This is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.

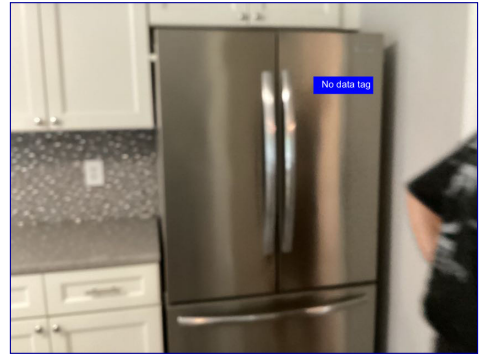


DISWASHER MADE IN 2024

Kitchen (continued)



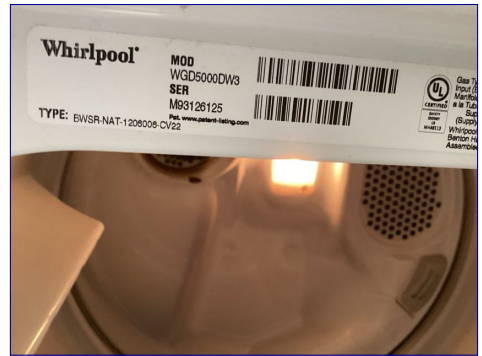
OVEN/STOVE MADE IN 2024



MISSING DATA PLATE WITH AGE INFO LOOKS FAIRLY NEW LIKELY SIMILAR AGE TO OTHER KITCHEN APPLIANCES



WASHER AGE 1996 BUDGET FOR POSSIBLE REPLACEMENT



DRYER AGE 2019

Laundry Room

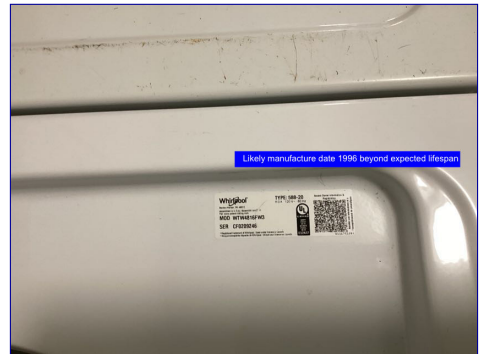
1. Appliances

Appliances:

- Washing machine
- Dryer



laundry dryer made in 2019



washer made in 1996 budget for future replacement

Bathroom 1

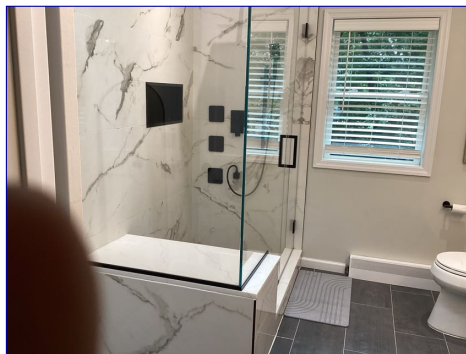
1. Location

Location:
• Master bath

2. Sinks



3. Showers

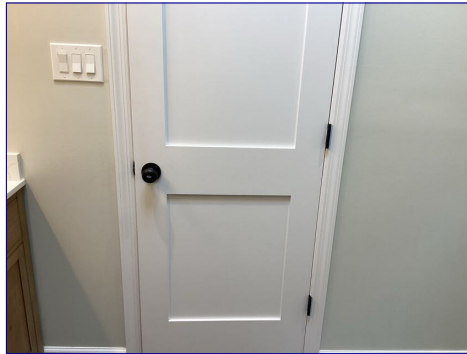


4. Toilet



Bathroom 1 (continued)

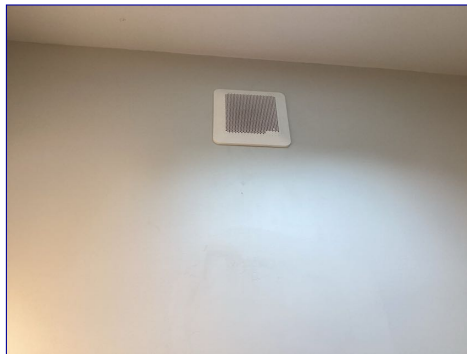
5. Doors



6. Heat Source Present



7. Exhaust Fan



Bathroom 2

1. Location

- Location:
- Second floor bath

Bathroom 2 (continued)

2. Sinks



FLEXPIPE SHOULD BE REPLACED

FLEXPIPE SHOULD BE REPLACED

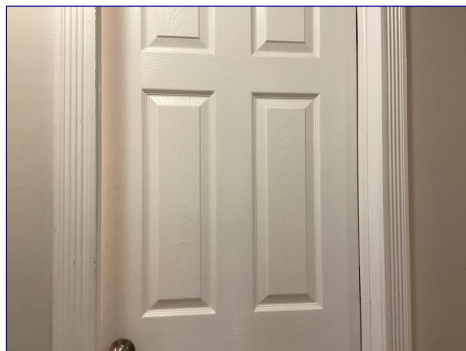
3. Showers



4. Toilet

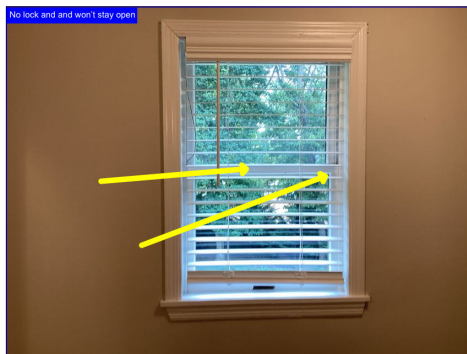


5. Doors



Bathroom 2 (continued)

6. Window



NO LOCK BROKEN PULLY STRING

7. Receptacles



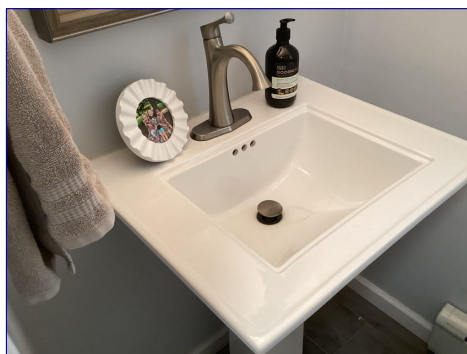
NO POWER TO THIS OUTLET

Bathroom 3

1. Location

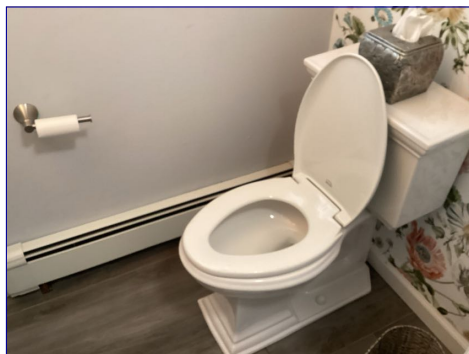
Location:
• First floor bath

2. Sinks

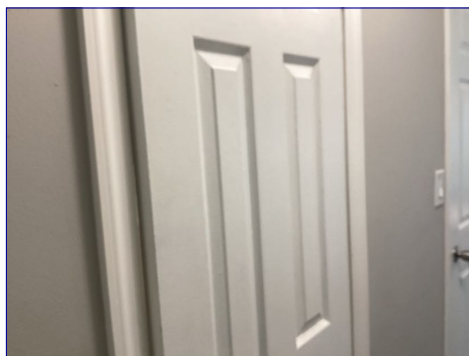


Bathroom 3 (continued)

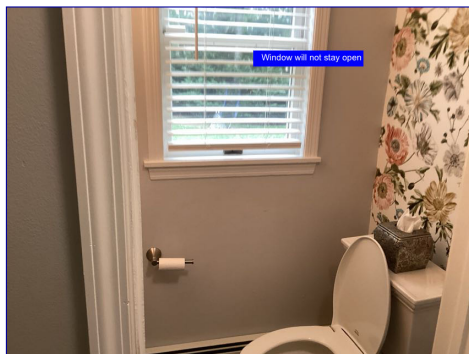
3. Toilet



4. Doors



5. Window



WINDOW WILL NOT STAY OPEN

6. Exhaust Fan

Exhaust Fan:

- No

Bedroom 1

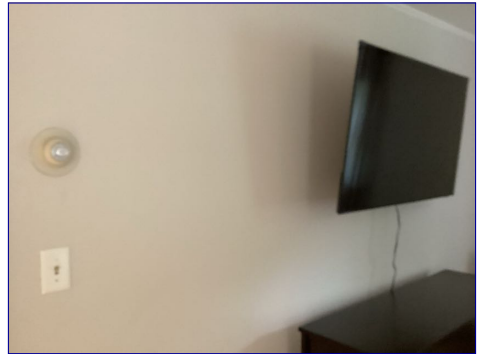
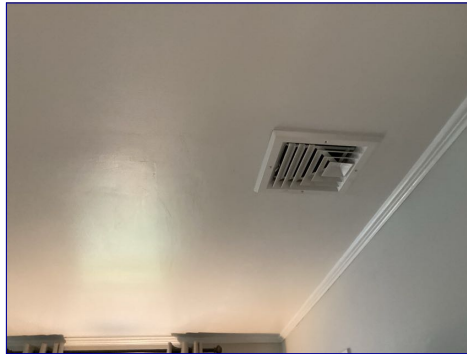
1. Location

Location:

- Second floor
- Master bedroom

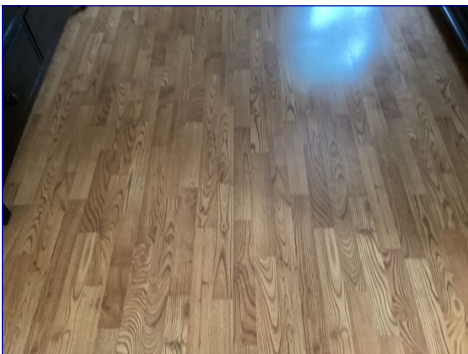
Bedroom 1 (continued)

2. Walls & Ceiling



SETTLEMENT CRACKS

3. Floor



Soft spot in front of bed



LAMINATE SEPERATING



MISSING SADDLE

Bedroom 1 (continued)

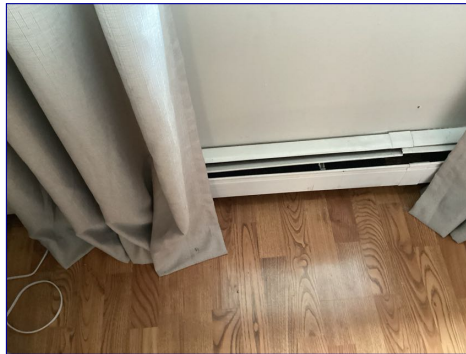
4. Electrical

Electrical:

- Switches operable: Yes
- Receptacles operable: Yes



5. Heating Source Present



6. Bedroom Egress

Egress:

- Egress restricted: No

7. Door



Bedroom 1 (continued)

8. Window(s)



COULDN'T INSPECT PAINTED CLOSED



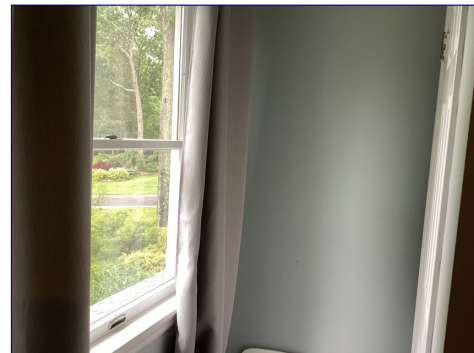
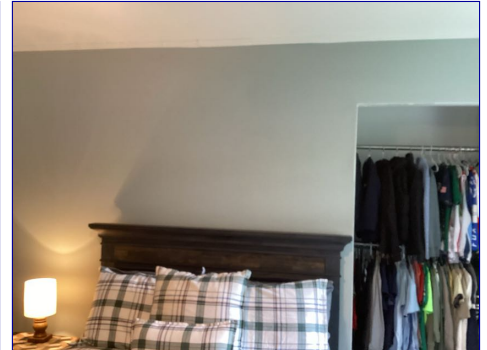
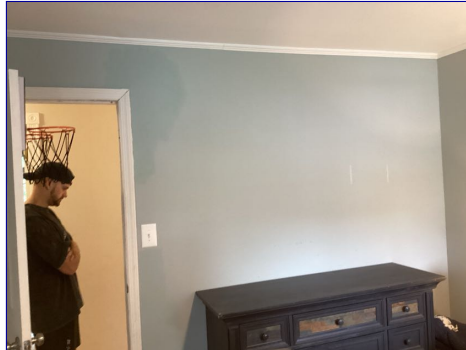
CRACKED GLASS IN MASTER CLOSET

Bedroom 2

1. Location

Location:
• Second floor

2. Walls & Ceiling



Bedroom 2 (continued)

3. Floor



LAMIANTE FLOOR SEPERATING



FLOOR FALLING SHORT OF SADDLE

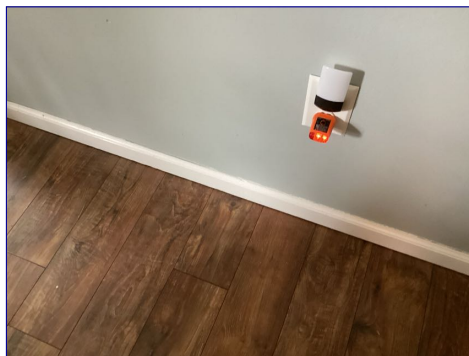
4. Ceiling Fan



5. Electrical

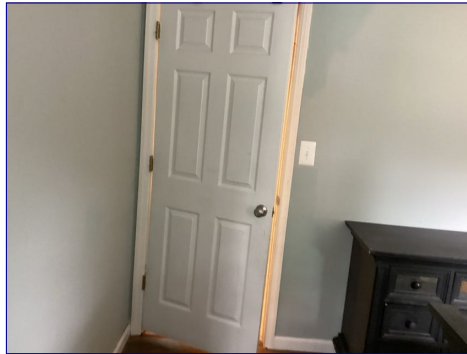
Electrical:

- Switches operable: No

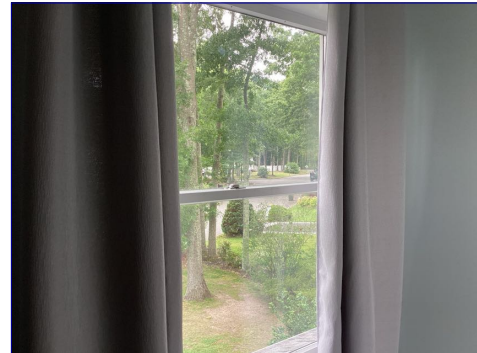


Bedroom 2 (continued)

6. Door



7. Window(s)



Bedroom 3

1. Location

Location:
• Second floor

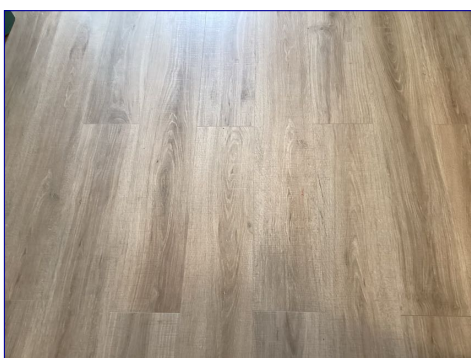
2. Walls & Ceiling



Bedroom 3 (continued)



3. Floor



SPERATING FLOORING

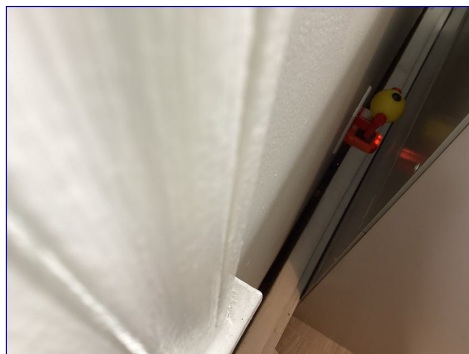
4. Ceiling Fan



5. Electrical

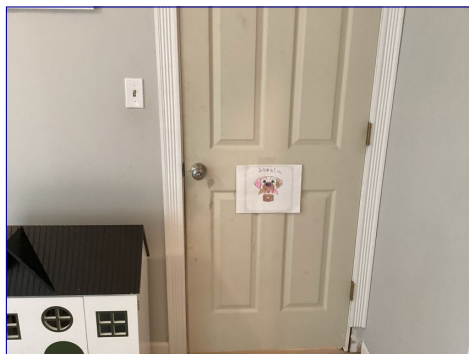
Electrical:

- Switches operable: Yes

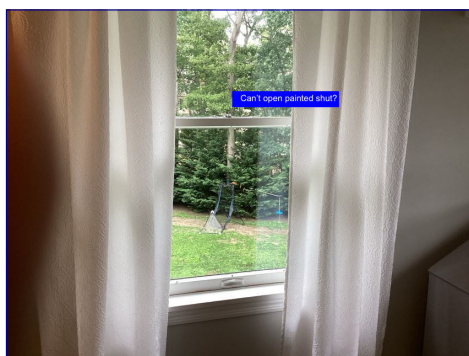


Bedroom 3 (continued)

6. Door



7. Window(s)



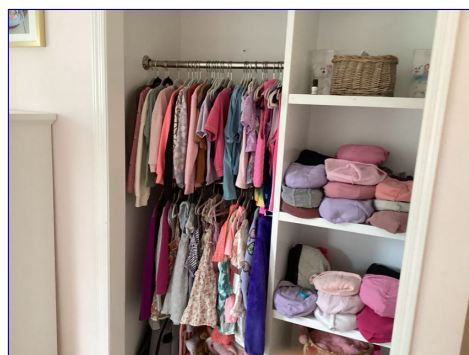
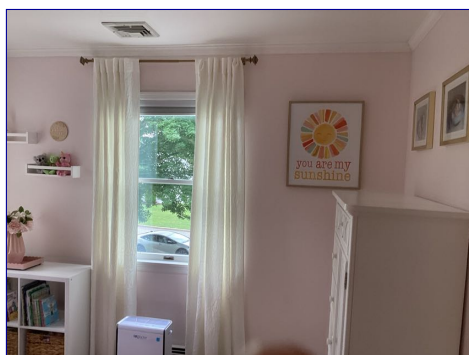
WINDOW PAINTED SHUT COULDN'T INSPECT

Bedroom 4

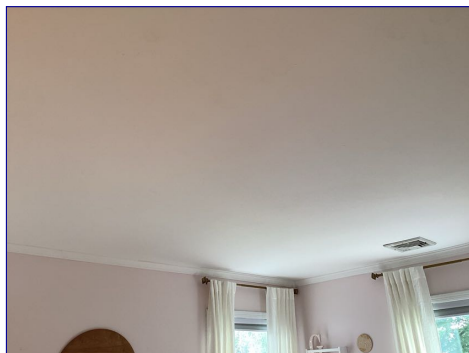
1. Location

Location:
• Second floor

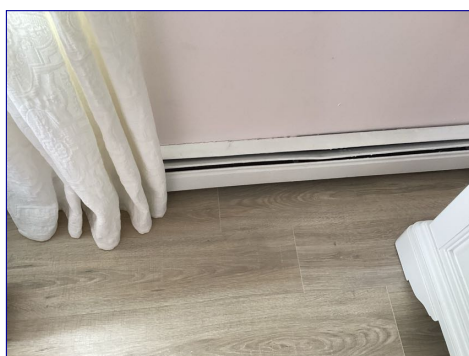
2. Walls & Ceiling



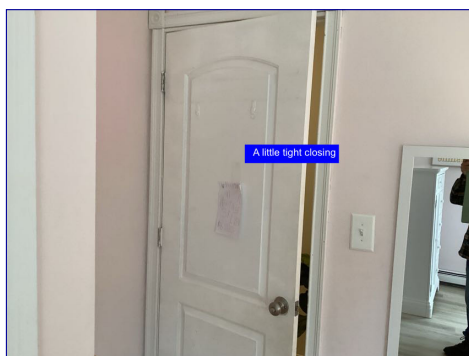
Bedroom 4 (continued)



3. Heating Source Present



4. Door



DOOR SLIGHTLY TIGHT CLOSING

5. Window(s)



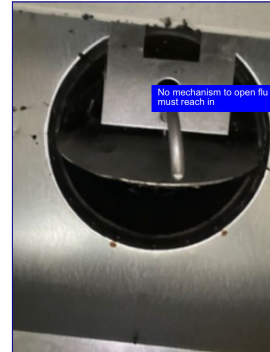
Fireplace

1. Location

Location:
• Family room



MUST GO INSIDE FIREPLACE TO OPEN AND CLOSE
FLU-NO DEVICE ON EXTERIOR



manual flu fireplace opener inside fireplace

2. Mantel



3. Fireplace

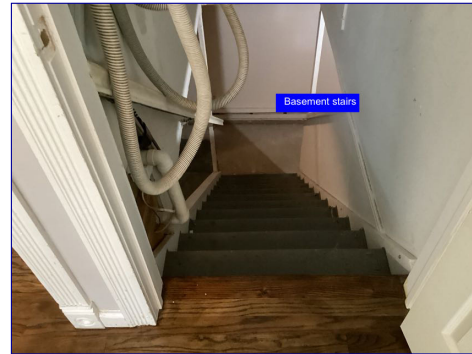
Observations:
• Manual flue

Stairs, Steps, Hallways

1. Stairs, Steps, Hallways



RAILING LOOSE



BASEMENT STAIRS

Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors

Observations:

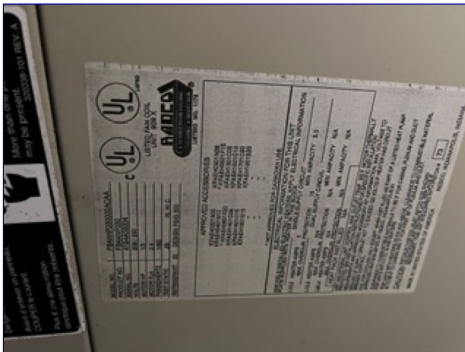
- Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.

Attic/Structure/Framing/Insulation

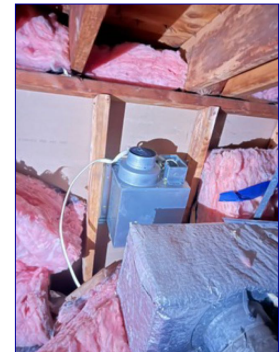
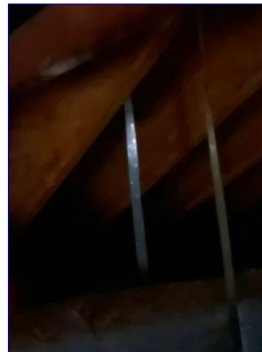
1. Access to Attic/Inspected From/Location

Access Inspected From:

- Access: Scuttle hole/Hatch
- Inspected from: In the attic
- Location: Closet



AC DATA TAG MADE IN 1994
BUDGET FOR FUTURE
REPLACEMENT



Attic/Structure/Framing/Insulation (continued)



VENT SHOULD NOT TERMINATE IN
ATTIC SHOULD EXTEND TO
EXTERIOR F HOME

2. Flooring

Flooring:
• Partial

3. Insulation

Insulation:
• Fiberglass

4. Sheathing

Sheathing:
• Plywood

Basement

1. Foundation

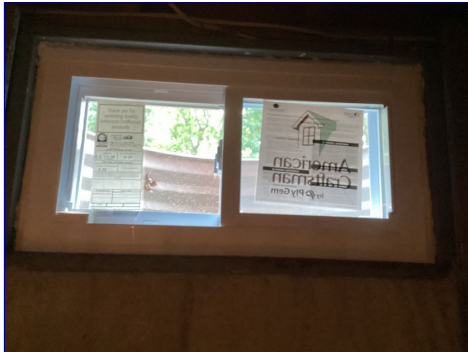


2. Basement Floor

Materials:
• Concrete

Basement (continued)

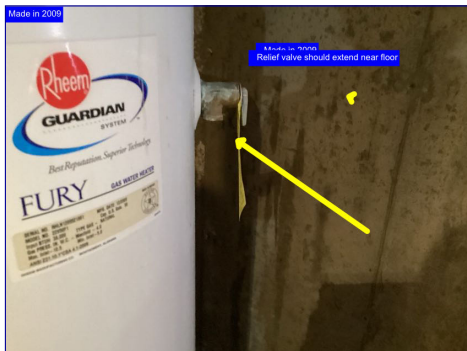
3. Window(s)



Water Heater

1. Brand Name

Brand Name::
• Brand: Rheem



MISSING PIPE SHOULD REACH
NEAR GROUND SAFETY CONCERN

2. Approximate Age

Materials:

- 15-20+

Observations:

- The average life expectancy for a water heater is 8-12 years. Recommend budgeting for replacement.

3. Fuel

Fuel:
• Gas

4. Relief Valve

Relief Vave:

- Extension proper: No
- Extension proper: Missing

Water Heater (continued)

5. Vent Pipe



Boiler

1. Energy Source

Energy Source:

- Gas

2. Distribution

Distribution:

- Hot water

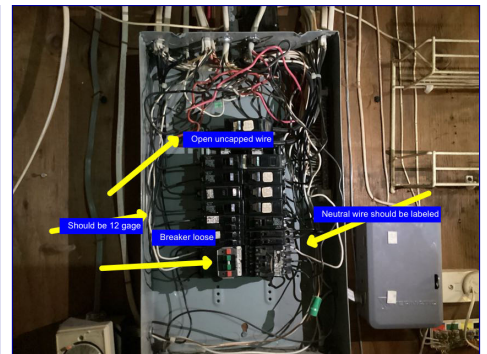
3. Operation

Operation:

- The boiler operated when turned on by the thermostat

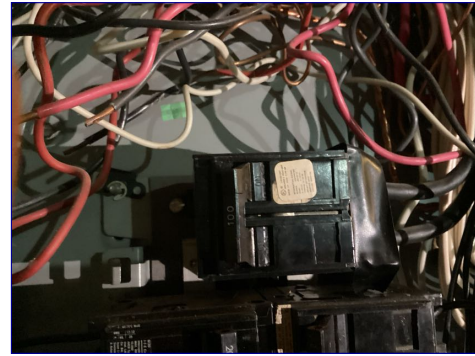
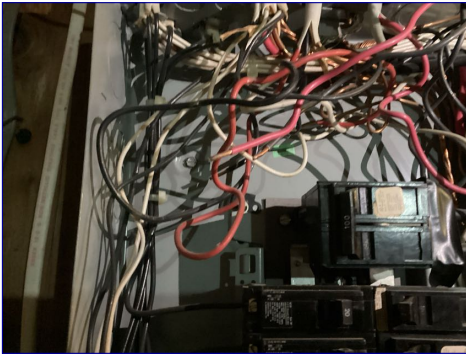
Electric - Main Panel

1. Main Panel General



LOOSE BREAKERS, WRONG GAGE WIRE TO ONE BREAKER NEUTRAL WIRE USED AS HOT SHOULD BE LABELED OPEN UN CAPPED WIRES

Electric - Main Panel (continued)



2. Location

Location:
• Basement

3. Amperage/Voltage

Amperage/Voltage:
• 100a

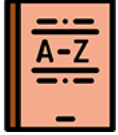
Cooling System - Interior

1. Cooling System: General

General:
• Central System

2. Age

Observations:
• The average life expectancy for an air conditioning system is 8-15years. Recommend budgeting for repairs and/or replacement.
• The ac unit in the attic was made in 1994 these units life span are 15-20 years



Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.