



Sellers Inspection Summary Report

Prepared for:

The Seller

**179 Taylor Rd
Garden City NY 11530**



**Prepared by:
Safe Harbor Inspections, Inc.**

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Report Summary

Introduction: The enclosed report summary reflects the key findings of our recent inspection at 179 Taylor Rd in Garden City, New York, for the seller. Buyers can not rely on this report unless a separate Pre-Inspection Agreement is executed with Safe Harbor Inspections. This summary should not be considered to be the complete report. The complete report is available for review at the subject property.

Comments: This well-built Classic Colonial home is in good condition overall and has been well maintained. The home is in mostly original condition and will likely be improved by the buyer with a new kitchen, bathrooms and finishing touches. A Pre-cast foundation supports wood framed walls. The structure shows very little movement over the life of the building. Roof coverings are in an aged condition. The exterior of the home is very well maintained. The home is equipped with a 100-amp electrical service. The interior of the home includes most of the original features, which have been well maintained.

Recommendations: The pertinent report recommendations are identified below. Refer to the inspection report for details on these and other recommendations.

- The remaining life on the roof is limited and a new architectural style roof covering will improve the appearance as well.
- Although 100 amps of electrical power is sufficient, if A/C is added, new electrical service is recommended.
- The boiler is original and should be replaced. Recommend consideration to conversion to gas heat given the condition of the boiler and the presence of an in-ground oil tank.
- No structural deficiencies were noted.

For The Buyer: We are available to walk through the home with you to familiarize you with the property and explain the report. The fee for this service is \$325. A separate Pre-Inspection Agreement must be executed for this service.



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