



## **Inspection Report**

**Mr. John Doe**

**Property Address:**  
100 Any where  
Williamsburg NY 11216



106 HANCOCK ST.



106 HANCOCK ST.

**INSPECT THIS, HOME INSPECTIONS LLC**

**Louis Rubino NEW YORK, 16000039568  
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Wantagh, N.Y 11793  
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<b>Date:</b> 10/20/2012	<b>Time:</b> 10:00 AM	<b>Report ID:</b> 153
<b>Property:</b> 100 Any where Williamsburg NY 11216	<b>Customer:</b> Mr. John Doe	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

INACHI National Association of Certified Customer  
Home Inspectors

**In Attendance:****Type of building:**

Multi-family

**Style of Home:**

BROWNSTONE

**Approximate age of building:**

111 YEARS

**Home Faces:**

North

**Temperature:**

70

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

## 1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Styles & Materials

**Viewed roof covering from:**

Walked roof

**Roof-Type:**

Flat

**Roof Covering:**

Rubber membrane

**Chimney (exterior):**

Brick

**Sky Light(s):**

Two

**Roof Ventilation:**

None found

**Method used to observe attic:**

Walked

**Roof Structure:**

Not visible

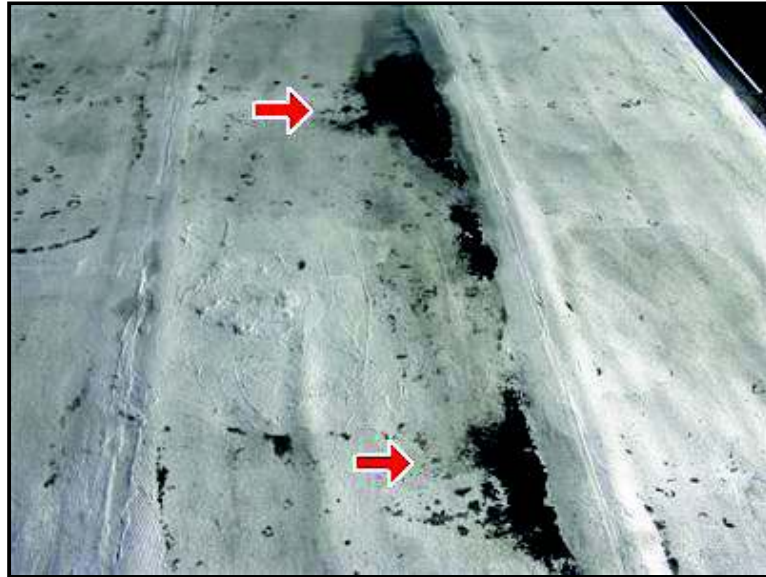
**Ceiling Structure:**

Not visible

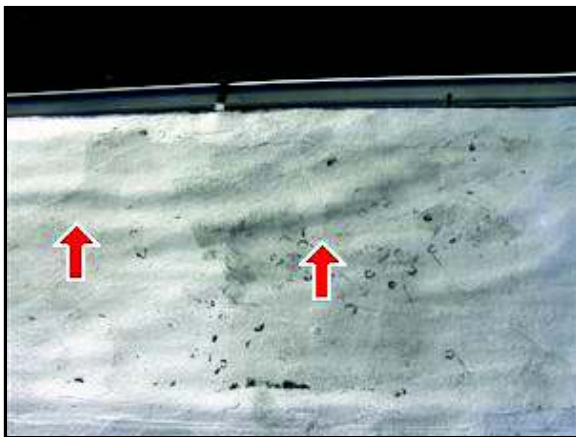
### Inspection Items

#### 1.0 ROOF COVERINGS

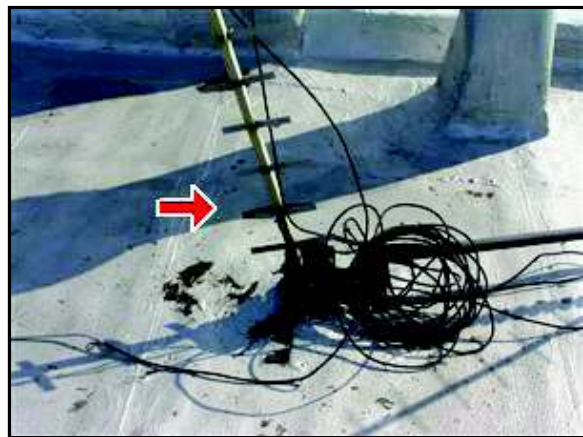
Inspected, Repair or Replace



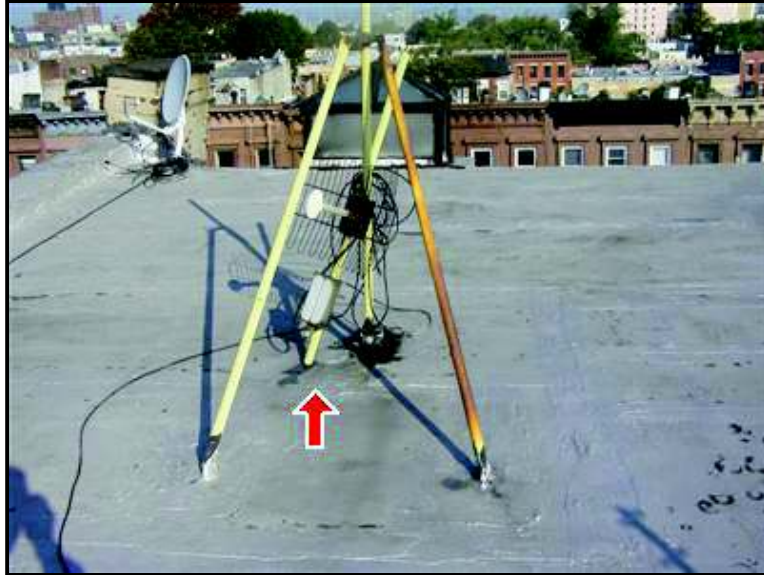
1.0 Picture 1 Roof covering wearing



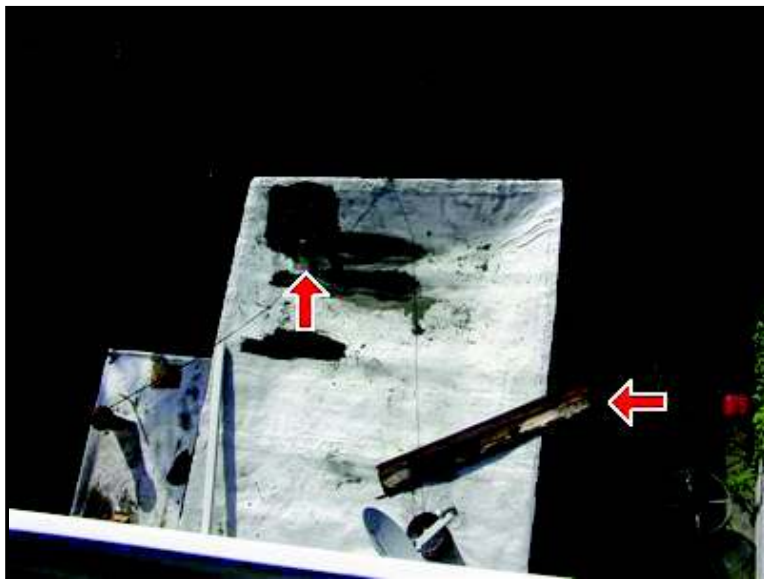
1.0 Picture 2 Bubbles and lifting



1.0 Picture 3 Antenna digging into roof at base



1.0 Picture 4 Broken antenna digging into roofing



1.0 Picture 5 2" x 4" laying on Roof



1.0 Picture 6 Roof ladder & access hatch

**Roof covering showing signs of wear near rear last section before gutter.**

**Last section has bubbles and is lifted.**

**Old TV antenna attached to vent pipe digging into roofing at base. Should be removed by a qualified handy-man.**

**Old broken antenna in middle of roof digging into roofing. Should be removed by a qualified handy-man.**

**Lower roof over extension 2" x 4" laying on roof, roofing is dished toward down spout. Recommend converting to a pitched roof system with gutter and down spout.**

**Fifth floor apartment ceiling plaster is peeling from water intrusion.**

**Recommend evaluation and repair by a licensed roofing contractor.**

**1.1 FLASHINGS**

Inspected

**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

Inspected, Repair or Replace



1.2 Picture 1 Front bedroom skylight



1.2 Picture 2 Stairwell skylight



1.2 Picture 3 northeast chimney out of plum



1.2 Picture 4 Northwest chimney out of plum



1.2 Picture 5 North west chimney cover over  
fue pipe



1.2 Picture 6 Southeast chimney fireplace  
flues covered

**Flashing around bedroom skylight leaking into 5th floor apartment. Recommend evaluation and repair by a licensed roofing contractor.**

**Chimneys at north west and south west corners, have cover over fireplace flues, and are out of plum and pitched toward roof.**

**Chimney at northeast corner is out of plum and flues covered.**

**Recommend evaluation of flue pipe if fireplaces are to be renovated.**

**Recommend evaluation and repair by a licensed mason contractor to repair chimneys.**

### 1.3 ROOF VENTILATION

Inspected



1.3 Picture 1 Passive turbine vent for bathrooms

**Passive turbine vent for bathrooms**

### 1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Inspected

### 1.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Not Inspected

**Fifth floor apartment is converted attic. Roof structure not visible.**

### 1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Not Inspected

**Fifth floor apartment is converted attic.**

---

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

#### Siding Style:

Brick  
Brown Stone

#### Siding Material:

Full brick  
Stone

#### Exterior Entry Doors:

Wood  
Steel

#### Appurtenance:

Porch  
Sidewalk

### Inspection Items

#### 2.0 WALL CLADDING FLASHING AND TRIM

Inspected

**Unable to inspect rear of building could not gain access to yard at time of inspection.**

#### 2.1 DOORS (Exterior)

Inspected, Repair or Replace



2.1 Picture 1 Broken glass pain

**Front door under steps to ground floor apartment glass pain broken. Recommend evaluation and repair by a licensed window contractor or qualified handy-man.**

#### 2.2 WINDOWS

Inspected

**2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

Inspected

**2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

Inspected

**2.5 EAVES, SOFFITS AND FASCIAS**

Inspected

**2.6 PLUMBING WATER FAUCETS (hose bibs)**

Not Inspected

**2.7 OUTLETS (exterior)**

Not Present

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3(A). 1st FLOOR KITCHEN

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

#### Inspection Items

##### 3.0.A CEILINGS

Not Inspected

Unable to gain access to ground floor apartment at time of inspection.

##### 3.1.A WALLS

Not Inspected

##### 3.2.A FLOORS

Not Inspected

##### 3.3.A PANTRY/CLOSET DOORS

Not Inspected

##### 3.4.A WINDOWS

Not Inspected

##### 3.5.A COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Not Inspected

##### 3.6.A PLUMBING DRAIN AND VENT SYSTEMS

Not Inspected

##### 3.7.A PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Not Inspected

##### 3.8.A OUTLETS WALL SWITCHES and FIXTURES

Not Inspected

##### 3.9.A RANGES/OVENS/COOKTOPS

Not Inspected

##### 3.10.A RANGE HOOD

Not Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3(B). 2nd FLOOR KITCHEN

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

#### Styles & Materials

<b>Dishwasher Brand:</b> NONE	<b>Exhaust/Range hood:</b> NONE	<b>Range/Oven:</b> HOTPOINT
<b>Built in Microwave:</b> NONE	<b>Cabinetry:</b> Laminate Wood	<b>Countertop:</b> Laminate
<b>Refrigerator:</b> Summit	<b>Refrigerator Opening Width:</b> 29"	<b>Refrigerator Opening Height:</b> 66 inches
<b>Clothes Dryer Vent Material:</b> None	<b>Dryer Power Source:</b> None	

#### Inspection Items

##### 3.0.B CEILINGS

Inspected

##### 3.1.B WALLS

Inspected

##### 3.2.B FLOORS

Inspected, Repair or Replace



3.2.B Picture 1 Ceramic tile cracked.

**Ceramic tile floor cracked at doorway, should be marble saddle. Recommend evaluation and repair by a licensed tile contractor.**

**3.3.B PANTRY/CLOSET DOORS**

Inspected

**3.4.B WINDOWS**

Inspected

**3.5.B COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

Inspected

**3.6.B PLUMBING DRAIN AND VENT SYSTEMS**

Inspected, Repair or Replace

**Plumbing drain is undersized should be two inch. Recommend evaluation and repair by a licensed plumbing contractor.**

**3.7.B PLUMBING WATER SUPPLY FAUCETS AND FIXTURES**

Inspected

**3.8.B OUTLETS WALL SWITCHES and FIXTURES**

Inspected

**3.9.B DISHWASHER**

Inspected

**3.10.B RANGES/OVENS/COOKTOPS**

Inspected

**3.11.B RANGE HOOD**

Not Present

**3.12.B CLOTHES DRYER VENT PIPING**

Not Present

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3(C). 3rd FLOOR KITCHEN

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

#### Styles & Materials

<b>Dishwasher Brand:</b> NONE	<b>Exhaust/Range hood:</b> NONE	<b>Range/Oven:</b> HOTPOINT
<b>Built in Microwave:</b> NONE	<b>Cabinetry:</b> Laminate Wood	<b>Countertop:</b> Laminate
<b>Refrigerator:</b> KENMORE	<b>Refrigerator Opening Width:</b> 30 inches	<b>Refrigerator Opening Height:</b> 66 inches
<b>Clothes Dryer Vent Material:</b> None	<b>Dryer Power Source:</b> None	

#### Inspection Items

##### 3.0.C CEILINGS

Inspected

##### 3.1.C WALLS

Inspected

##### 3.2.C FLOORS

Inspected

##### 3.3.C PANTRY/CLOSET DOORS

Inspected

##### 3.4.C WINDOWS

Inspected

##### 3.5.C COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

##### 3.6.C PLUMBING DRAIN AND VENT SYSTEMS

Inspected, Repair or Replace

**Plumbing drain is undersized should be two inch. Recommend evaluation and repair by a licensed plumbing contractor.**

##### 3.7.C PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Inspected

##### 3.8.C OUTLETS WALL SWITCHES and FIXTURES

Inspected

##### 3.9.C DISHWASHER

Inspected, Not Present

##### 3.10.C RANGES/OVENS/COOKTOPS

Inspected

**3.11.C RANGE HOOD**

Not Present

**3.12.C MICROWAVE COOKING EQUIPMENT**

Not Inspected

**3.13.C CLOTHES DRYER VENT PIPING**

Not Present

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**3(D). 4th FLOOR KITCHEN**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

**Styles & Materials**

<b>Dishwasher Brand:</b> NONE	<b>Exhaust/Range hood:</b> NONE	<b>Range/Oven:</b> HOTPOINT
<b>Built in Microwave:</b> NONE	<b>Cabinetry:</b> Laminate Wood	<b>Countertop:</b> Laminate
<b>Refrigerator:</b> KENMORE	<b>Refrigerator Opening Width:</b> 30 inches	<b>Refrigerator Opening Height:</b> 66 inches
<b>Clothes Dryer Vent Material:</b> None	<b>Dryer Power Source:</b> None	

**Inspection Items****3.0.D CEILINGS**

Inspected

**3.1.D WALLS**

Inspected

**3.2.D FLOORS**

Inspected

**3.3.D PANTRY/CLOSET DOORS**

Inspected

**3.4.D WINDOWS**

Inspected

**3.5.D COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

Inspected

**3.6.D PLUMBING DRAIN AND VENT SYSTEMS**

Inspected, Repair or Replace

**Plumbing drain is undersized should be two inch. Recommend evaluation and repair by a licensed plumbing contractor.**

**3.7.D PLUMBING WATER SUPPLY FAUCETS AND FIXTURES**

Inspected

**3.8.D OUTLETS WALL SWITCHES and FIXTURES**

Inspected

**3.9.D DISHWASHER**

Not Present

**3.10.D RANGES/OVENS/COOKTOPS**

Inspected

**3.11.D RANGE HOOD**

Not Present

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**3(E). 5th FLOOR KITCHEN**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

**Styles & Materials**

**Dishwasher Brand:**  
NONE

**Exhaust/Range hood:**  
NONE

**Range/Oven:**  
HOTPOINT

**Built in Microwave:**  
NONE

**Cabinetry:**  
Laminate  
Wood

**Countertop:**  
Laminate

**Refrigerator:**  
KENMORE

**Refrigerator Opening Width:**  
30 inches

**Refrigerator Opening Height:**  
66 inches

**Clothes Dryer Vent Material:**  
None

**Dryer Power Source:**  
None

**Inspection Items****3.0.E CEILINGS**

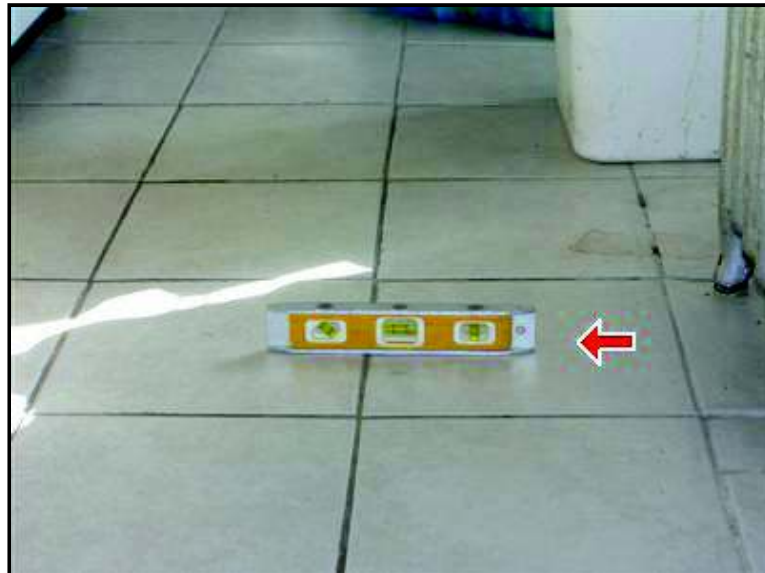
Inspected

**3.1.E WALLS**

Inspected

**3.2.E FLOORS**

Inspected, Repair or Replace



3.2.E Picture 1 Out of level

**Floor is noticeably out of level do to settlement. pitches from rear toward front. Recommend evaluation and leveling by a licensed carpenter contractor.**

**3.3.E PANTRY/CLOSET DOORS**

Inspected

**3.4.E WINDOWS**

Inspected

**3.5.E COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

Inspected

**3.6.E PLUMBING DRAIN AND VENT SYSTEMS**

Inspected, Repair or Replace

**Plumbing drain is undersized should be two inch. Recommend evaluation and repair by a licensed plumbing contractor.**

**3.7.E PLUMBING WATER SUPPLY FAUCETS AND FIXTURES**

Inspected

**3.8.E OUTLETS WALL SWITCHES and FIXTURES**

Inspected

**3.9.E DISHWASHER**

Not Present

**3.10.E RANGES/OVENS/COOKTOPS**

Inspected

**3.11.E RANGE HOOD**

Not Present

**3.12.E MICROWAVE COOKING EQUIPMENT**

Not Present

**3.13.E CLOTHES DRYER VENT PIPING**

Not Present

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

**Ceiling Materials:**

Plaster

**Wall Material:**

Plaster

**Floor Covering(s):**

Hardwood T&amp;G

**Interior Doors:**

Wood

**Window Types:**

Double-hung

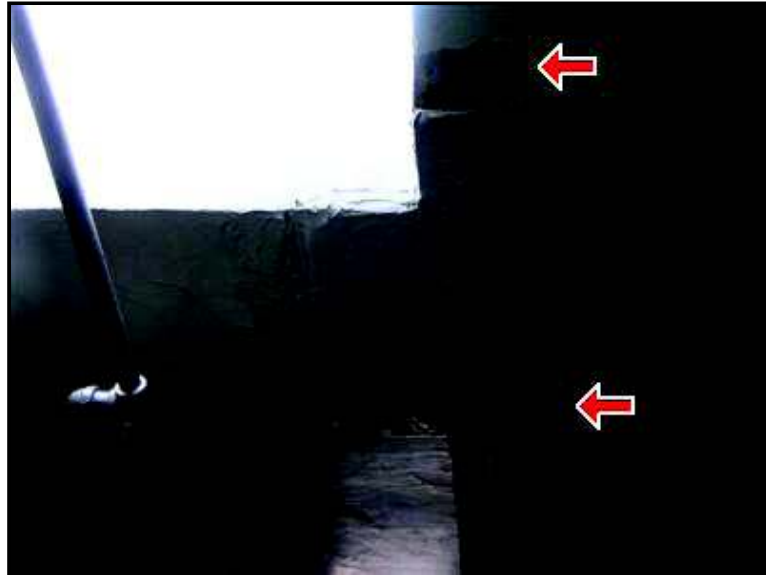
**Window Manufacturer:**

UNKNOWN

### Inspection Items

#### 4.0 CEILINGS

Inspected, Repair or Replace



4.0 Picture 1 Fifth floor ceiling water damage around skylight



4.0 Picture 2 Middle bedroom plaster cracked and peeling



4.0 Picture 3 Front bedroom plaster cracked and peeling



4.0 Picture 4 5th floor dining room plaster cracked and peeling



4.0 Picture 5 Fifth floor kitchen light not installed properly

**Plaster ceiling in front bedroom on fifth floor cracked and peeling around skylight. Tenant stated that water leaks in when raining.**

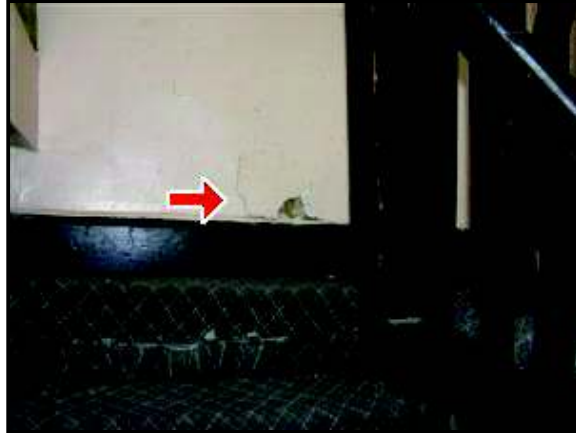
**Plaster cracked in middle room and dining.**

**Kitchen light fifth floor not installed properly visual seam of open plaster around light.**

**Recommend evaluation and repair by a licensed drywall contractor. Not before roof leaks are repaired.**

#### 4.1 WALLS

Inspected



4.1 Picture 1 Hole in plaster at landing to 5th floor

**Hole in plaster at landing to 5th floor. Recommend evaluation and repair by a licensed drywall contractor.**

#### 4.2 FLOORS

Inspected

#### 4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected, Repair or Replace



4.3 Picture 1 Missing & loose baluster



4.3 Picture 2 newels loose



4.3 Picture 3 Fifth floor landing and railing pitched

**Railing and newels in stair well are loose with balusters missing and or loose. Fifth floor landing & railing not level. Stairs out of level pitching down toward center of house, from settlement. Recommend evaluation and repair by a licensed carpenter contractor.**

#### **4.4 DOORS (REPRESENTATIVE NUMBER)**

Inspected

#### **4.5 WINDOWS (REPRESENTATIVE NUMBER)**

Inspected

#### **4.6 OUTLETS SWITCHES AND FIXTURES**

Inspected, Repair or Replace

**Some ceiling light switches not working in fifth, forth, third floor apartments. Some outlets need to converted from two prong to three prong throughout house. Recommend evaluation and repair by a licensed electrical contractor.**

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5(A). 1st FLOOR BATH****Inspection Items****5.0.A COUNTERS AND CABINETS**

Not Inspected

Unable to gain access to ground floor apartment at time of inspection.

**5.1.A DOORS (REPRESENTATIVE NUMBER)**

Not Inspected

**5.2.A WINDOWS**

Not Inspected

**5.3.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Not Inspected

**5.4.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

Not Inspected

**5.5.A OUTLETS SWITCHES AND FIXTURES**

Not Inspected

**5.6.A EXHAUST FAN**

Not Inspected

**5(B). 2nd FLOOR BATH****Styles & Materials**

**Exhaust Fans:**  
Passive Vent Only

**Inspection Items****5.0.B COUNTERS AND CABINETS**

Inspected

**5.1.B DOORS (REPRESENTATIVE NUMBER)**

Inspected

**5.2.B WINDOWS**

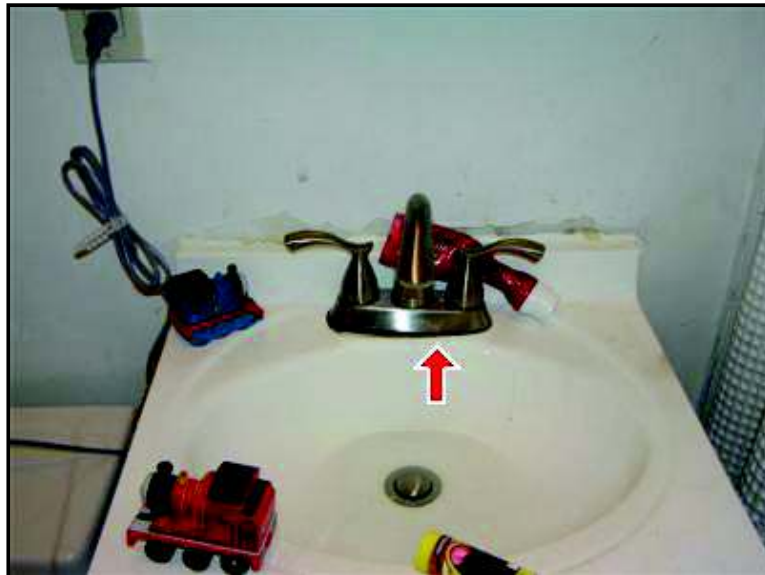
Not Present

**5.3.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Inspected

**5.4.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

Repair or Replace



5.4.B Picture 1 Faucet loose

**Water faucet loose, recommend tightening by a qualified handy-man or licensed plumber.**

**5.5.B OUTLETS SWITCHES AND FIXTURES**

Inspected

**5.6.B EXHAUST FAN**

Not Present

**5(C). 3rd FLOOR BATH****Styles & Materials**

**Exhaust Fans:**  
Passive Vent Only

**Inspection Items****5.0.C COUNTERS AND CABINETS**

Inspected

**5.1.C DOORS (REPRESENTATIVE NUMBER)**

Inspected

**5.2.C WINDOWS**

Not Present

**5.3.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Inspected

**5.4.C PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

Inspected

**5.5.C OUTLETS SWITCHES AND FIXTURES**

Inspected

**5.6.C EXHAUST FAN**

Not Present

**5(D). 4th FLOOR BATH****Styles & Materials**

**Exhaust Fans:**  
Passive Vent Only

**Inspection Items****5.0.D COUNTERS AND CABINETS**

Inspected

**5.1.D DOORS (REPRESENTATIVE NUMBER)**

Inspected

**5.2.D WINDOWS**

Not Present

**5.3.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Inspected

**5.4.D PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

Inspected

**5.5.D OUTLETS SWITCHES AND FIXTURES**

Inspected

**5.6.D EXHAUST FAN**

Not Present

**5(E). 5th FLOOR BATH****Styles & Materials**

**Exhaust Fans:**  
Passive Vent Only

**Inspection Items****5.0.E COUNTERS AND CABINETS**

Inspected

**5.1.E DOORS (REPRESENTATIVE NUMBER)**

Inspected

**5.2.E WINDOWS**

Not Present

**5.3.E PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Inspected

**5.4.E PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

Inspected

**5.5.E OUTLETS SWITCHES AND FIXTURES**

Inspected

**5.6.E EXHAUST FAN**

Not Present

## 6. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**Foundation:**

Rock

**Method used to observe basement:**

Walked

**Floor Structure:**

3" x 8"

**Wall Structure:**Masonry  
Brick**Columns or Piers:**

Brick piers

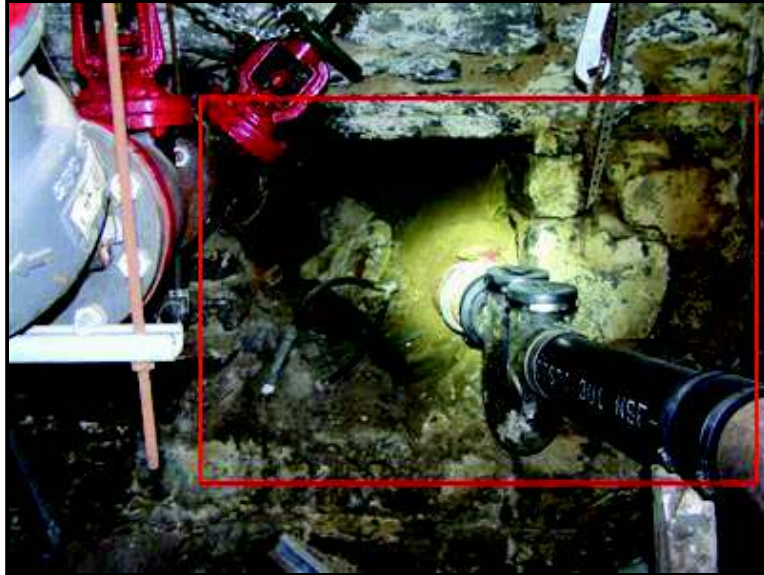
**Floor System Insulation:**

NONE

### Inspection Items

#### 6.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected



6.0 Picture 1 Hole in foundation



6.0 Picture 2 Steel door won't open

**Large hole in stone foundation at northeast corner at water service and waste line entrance. Recommend evaluation and repair by a licensed mason contractor.**

**Steel door to fresh air vent at north west corner of basement does not clear meter pan to open. Recommend evaluation and repair by a licensed welding and metal fabrication contractor.**

## 6.1 WALLS (Structural)

Inspected

**6.2 COLUMNS OR PIERS**

Inspected

**6.3 FLOORS (Structural)**

Inspected



6.3 Picture 1 3" x 8" floor joists

3" x 8" floor joists

**6.4 CEILINGS (structural)**

Not Inspected, Repair or Replace



6.4 Picture 1 Not 5/8" sheet rock

**Hole in fire proofing sheet rock. Sheet rock should be 5/8" minimum for fire proofing. Recommend evaluation and repair by a licensed drywall contractor.**

**6.5 INSULATION UNDER FLOOR SYSTEM**

Not Inspected

**6.6 VENTILATION OF FOUNDATION AREA (crawlspce or basement)**

Inspected, Repair or Replace



6.6 Picture 1 Basement vent cvered

**Original basement vent covered**

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

**Water Source:**

Public

**Water Filters:**

None

**Plumbing Water Supply (into home):**

CAST IRON

**Plumbing Water Distribution (inside home):**
Copper  
BRASS
**Washer Drain Size:**
1 1/2" Diameter  
(undersized)
**Plumbing Waste Line:**
Cast iron  
GALVANIZED
**Water Heater Power Source:**

Gas (quick recovery)

**Water Heater Capacity:**

75 Gallon

**Water Heater Manufacturer:**
A.O. SMITH  
Extra Info : Mod# PCG100300 / Ser#  
0827M001593 / DOM 7/3/08
**Water Heater Location:**
Basement  
BOILER ROOM

### Inspection Items

#### 7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace



7.0 Picture 1 New house trap



7.0 Picture 2 Hanger bracket not secured properly



7.0 Picture 3 Open waste line

**Cast iron waste line hanger bracket should be bolted together not wired**

**Caution sewer gas: Open galvanized 2" waste line saddled to main cast iron waste pipe behind steps.**

**Recommend evaluation and repair by a licensed plumbing contractor.**

**7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

Inspected, Repair or Replace



7.1 Picture 1 1" water pipe not supported

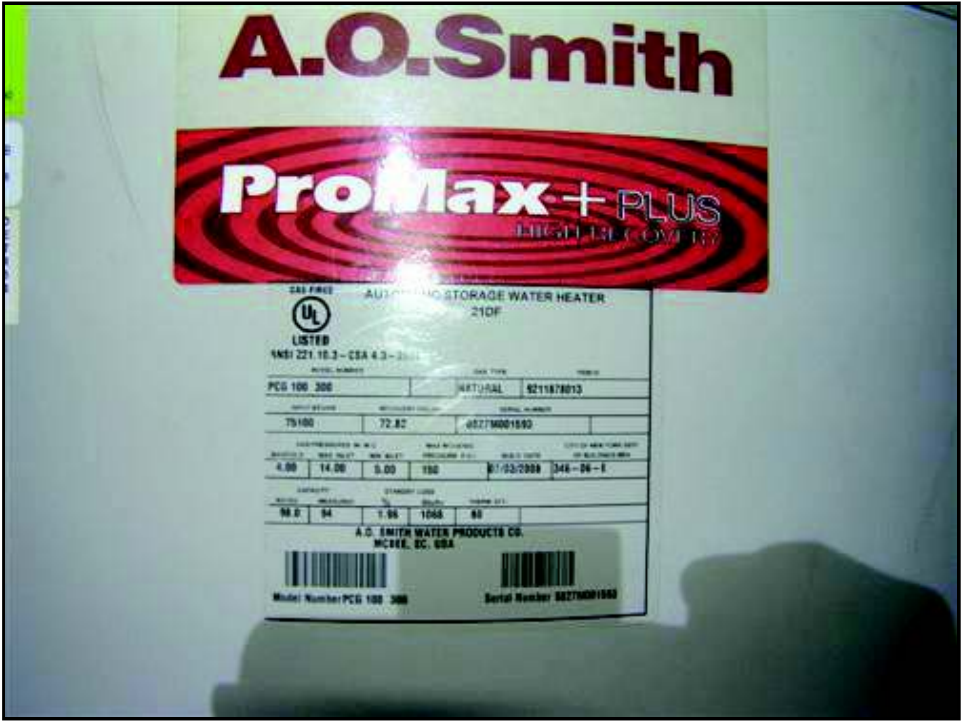


7.1 Picture 2 Support eye pulled out o

**One inch brass water pipe not supported, hanging on steam pipes. Fire sprinkler pipe not supported in stairwell. Support eye pulled out of stair stringer, at third floor landing. Recommend evaluation and repair by a licensed plumbing contractor.**

## 7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace



7.2 Picture 1 75 Gal AO Smith Water Heater

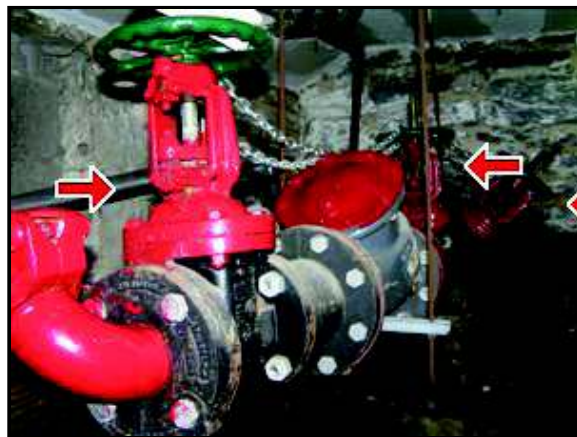
**Water heater flue to chimney needs to be repaired by a licensed HAVAC contractor.**

**7.3 MAIN WATER SHUT-OFF DEVICE (Describe location)**

Inspected



7.3 Picture 1 Potable water shut off valves



7.3 Picture 2 Fire Sprinkler shut off valves

**North east corner of basement at water meter**

**7.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**

Inspected

**7.5 MAIN FUEL SHUT OFF (Describe Location)**

Inspected



7.5 Picture 1 Hole house gas valve



7.5 Picture 2 Apartment gas valves at meters

#### Gas meter closet on north wall of basement

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**Electrical Service Conductors:**  
Below ground

**Panel capacity:**  
100 AMP

**Panel Type:**  
Fuses  
Circuit breakers

**Electric Panel Manufacturer:**  
CUTLER HAMMER  
GENERAL SWITCH  
Extra Info : Panel # BR81L125FDP

**Branch wire 15 and 20 AMP:**  
Copper

**Wiring Methods:**  
BX

### Inspection Items

#### 8.0 SERVICE ENTRANCE CONDUCTORS

Inspected

**Recommend electrical service be upgraded to 200 amp or better.**

#### 8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace



8.1 Picture 1 Ground not secured to water main



8.1 Picture 2 5th floor panel, fuse doubled lugged



8.1 Picture 3 4th floor panel, fuse double lugged

**Caution: Ground wire not secured to water main.**

**Recommend conversion of fuse panels to circuit breaker panels to prevent over fuseing by tenants.**

**4th & 5th floor panels one fuse, double lugged**

**Recommend evaluation and repair by a licensed electrical contractor**

## **8.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

Inspected

## **8.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Inspected, Repair or Replace

**Light switch 5th floor not operation in bedroom.**

**Light switch 4th floor not operation in bedroom.**

**Light switch 3rd floor not operation in bedroom.**

**Recommend evaluation and repair by a licensed electrical contractor.**

## **8.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

Inspected

## **8.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

Inspected, Repair or Replace



8.5 Picture 1 GFCI outlets in 2nd floor kitchen.

**Recommend installation of GFCI outlets in all kitchens and baths by a licensed electrical contractor.**

#### 8.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

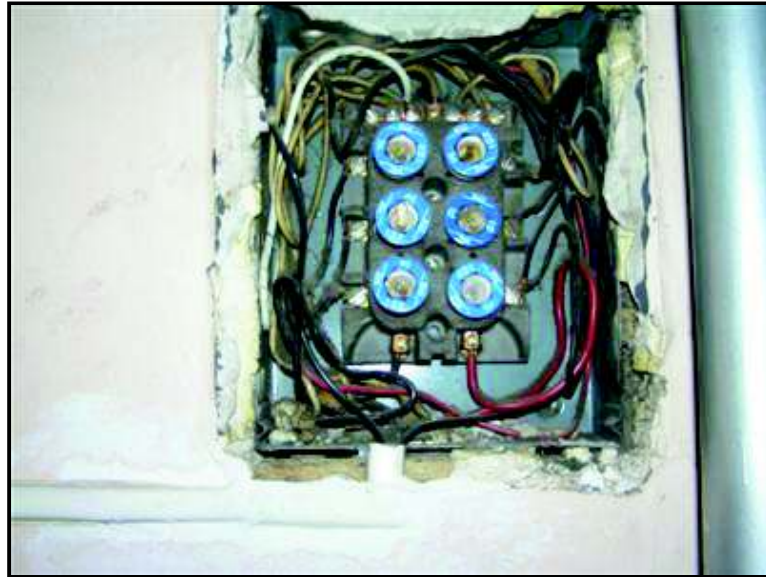
Inspected



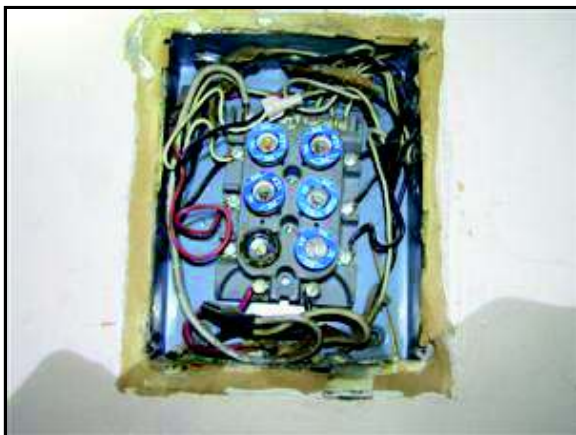
8.6 Picture 1 Main panel and meters



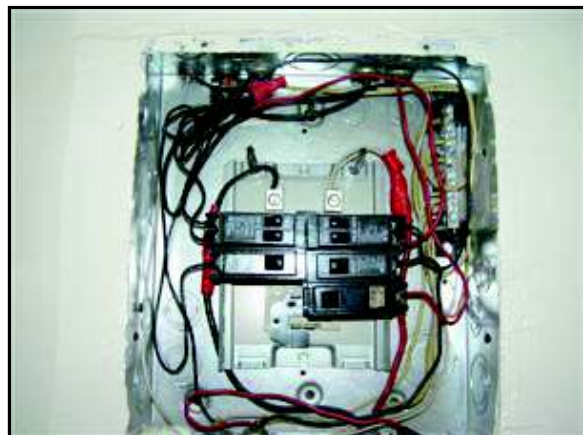
8.6 Picture 2 5th floor panel



8.6 Picture 3 4th floor panel



8.6 Picture 4 3rd floor panel



8.6 Picture 5 2nd floor panel



8.6 Picture 6 1st floor panel

Main panel and meters in basement northwest corner

5th floor fuse panel in stairwell

4th floor fuse panel in stairwell

3rd floor fuse panel in stairwell

2nd floor breaker panel in apartment at entrance

1st floor panel in basement northwest corner

**8.7 SMOKE DETECTORS**

Inspected, Repair or Replace



8.7 Picture 1 Battery missing 3rd floor apt.

**Recommend installation of dual current dual function smoke / carbon monoxide detectors through out house and common areas.**

**8.8 CARBON MONOXIDE DETECTORS**

Inspected, Repair or Replace

**Recommend installation of dual current dual function smoke / carbon monoxide detectors through out house and common areas.**

#### 8.9 LOCATION OF MAIN SHUT OFF SWITCH

Inspected



8.9 Picture 1 Main shut off switch

#### North west corner of basement, near fresh air vent

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

<b>Heat Type:</b> Steam boiler	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> BURNHAM Serial # : 64814167/ Mod#KIN8LNC-LE2 / DOM 8/2005 / 245K BTU per hr.	<b>Types of Fireplaces:</b> Conventional	<b>Operable Fireplaces:</b> None
<b>Cooling Equipment Type:</b> Window AC	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer:</b> NONE
<b>Number of AC Only Units:</b> Four		

### Inspection Items

#### 9.0 HEATING EQUIPMENT

Inspected

**Boiler room need fresh air duct for combustion. Also no recent inspection tag on boiler. Recommend evaluation and repair by a licensed HAVAC contractor.**

#### 9.1 NORMAL OPERATING CONTROLS

Inspected

**Thermostat is in the forth floor apartment for entire building.**

#### 9.2 AUTOMATIC SAFETY CONTROLS

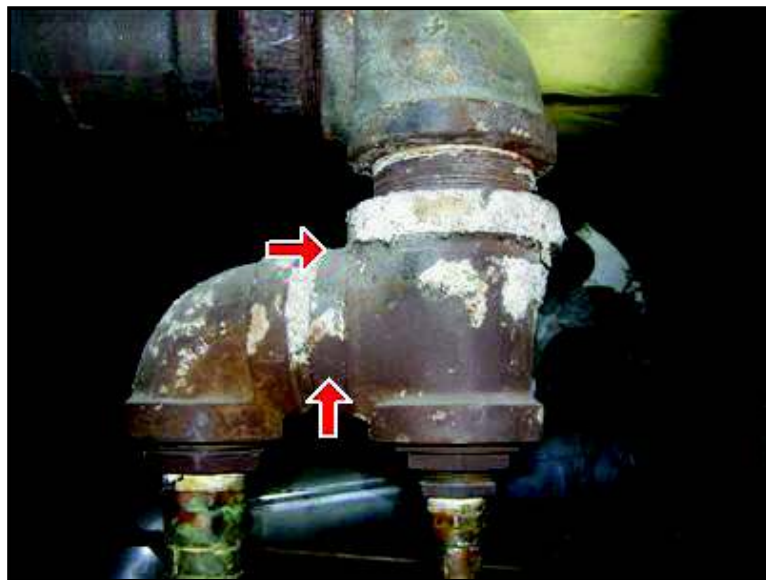
Inspected

#### 9.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

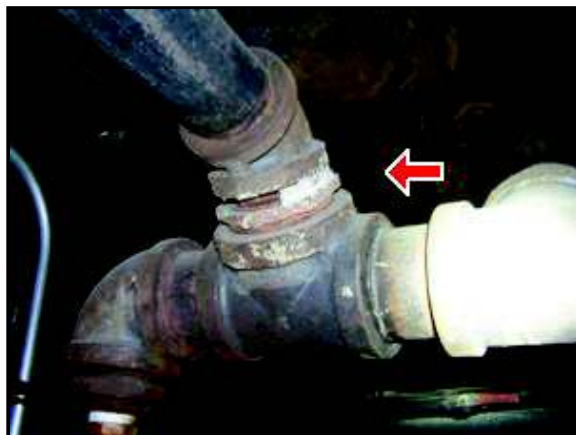
Inspected, Repair or Replace



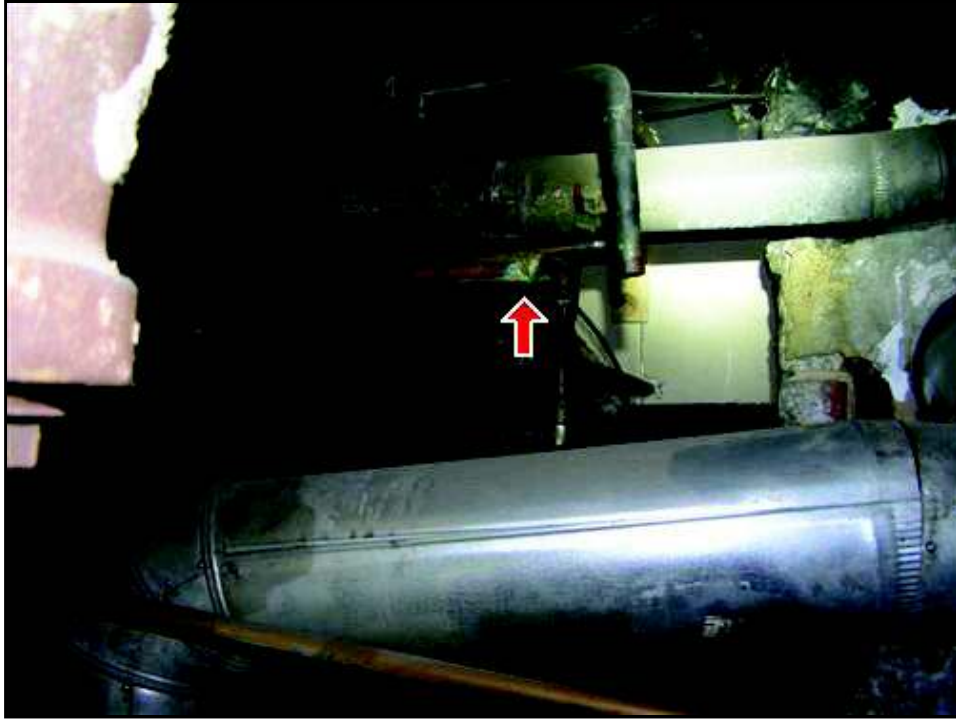
9.3 Picture 1 Leaking condensate return



9.3 Picture 2 Some asbestoes residue left on pipes above boiler



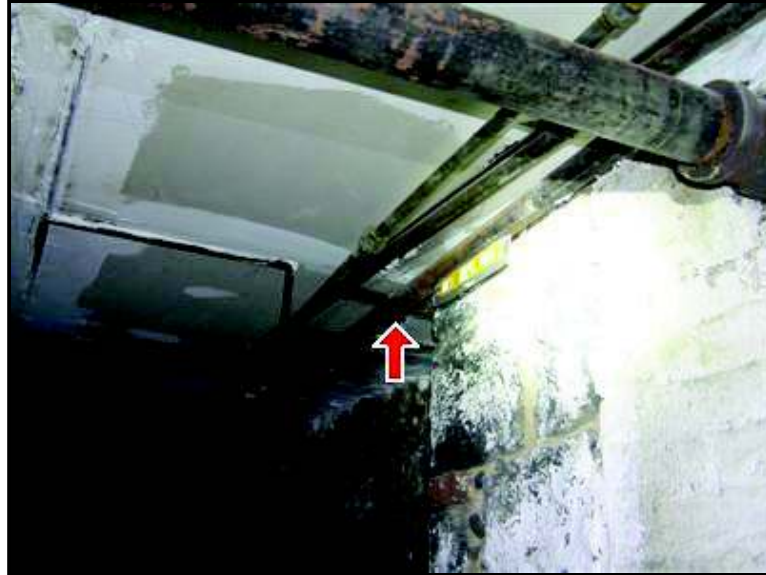
9.3 Picture 3 Some asbestoes residue I



9.3 Picture 4 elbow corroded



9.3 Picture 5 Steam pipe pitched wrong



9.3 Picture 6 Steam pipe pitched wrong

**Condensate return line leaking at rear of boiler.**

**1/2" water line above boiler corroded at elbow.**

**2" steam pipe to rear extension is pitched the wrong way.**

**All heat pipes missing insulation. Recommend installation of new insulation to conserve energy.**

**Recommend evaluation and repair by a licensed plumbing contractor.**

**Caution: Some asbestos residue left on pipes above boiler. Recommend evaluation and removal by a licensed asbestos abatement contractor.**

#### **9.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

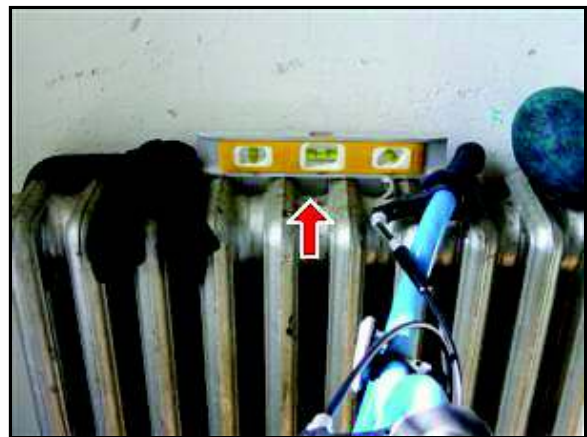
Inspected, Repair or Replace



9.4 Picture 1 Radiator, 5th floor kitchen pitched wrong way



9.4 Picture 2 Radiator in 4th floor front room pitched wrong way



9.4 Picture 3 Radiator in 3rd floor kitchen pitched wrong way



9.4 Picture 4 Radiator in 3rd floor bedroom pitched wrong way

**Radiator in 5th floor kitchen pitched wrong way.**

**Radiator in 4th floor front room pitched wrong way**

**Radiator in 3rd floor front room pitched wrong way**

**Radiator in 3rd floor bedroom pitched wrong way**

**Important correct venting valves need to be installed and pitch on radiator corrected by a licensed plumbing contractor to balance system for uniform heating**

#### **9.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)**

Inspected



9.5 Picture 1 Open joint and chimney repair

**Caution: Carbon-monoxide gas, flu pipe separated at elbow and opening at chimney entrance. Flue pipe should be screwed together. Recommend evaluation and repair by a licensed HAVAC contractor.**

#### **9.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

Inspected, Repair or Replace



9.6 Picture 1 4th floor rear room



9.6 Picture 2 4th floor front room



9.6 Picture 3 3rd floor rear room



9.6 Picture 4 3rd floor front room

**Fireplaces covered over through out house. If fireplaces are to be activated, the flue pipe and dampers need to be evaluated and covers removed from chimneys and hearths. By a licensed mason contractor with experience with fireplaces.**

#### **9.7 GAS/LP FIRELOGS AND FIREPLACES**

Not Present

#### **9.8 COOLING AND AIR HANDLER EQUIPMENT**

Not Inspected

---

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To INSPECT THIS, HOME INSPECTIONS LLC*

## General Summary



**INSPECT THIS, HOME INSPECTIONS LLC**

**1374 Anchor Ct.  
Wantagh, N.Y 11793  
(516) 596-7140**

**Customer**  
Mr. John Doe

**Address**  
100 Any where  
Williamsburg NY 11216

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing / Chimneys / Roof Structure and Attic

### 1.0 ROOF COVERINGS

**Inspected, Repair or Replace**

**Roof covering showing signs of wear near rear last section before gutter.**

**Last section has bubbles and is lifted.**

**Old TV antenna attached to vent pipe digging into roofing at base. Should be removed by a qualified handy-man.**

**Old broken antenna in middle of roof digging into roofing. Should be removed by a qualified handy-man.**

**Lower roof over extension 2" x 4" laying on roof, roofing is dished toward down spout. Recommend converting to a pitched roof system with gutter and down spout.**

**Fifth floor apartment ceiling plaster is peeling from water intrusion.**

**Recommend evaluation and repair by a licensed roofing contractor.**

### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Inspected, Repair or Replace**

**Flashing around bedroom skylight leaking into 5th floor apartment. Recommend evaluation and repair by a licensed roofing contractor.**

**Chimneys at north west and south west corners, have cover over fireplace flues, and are out of plum and pitched toward roof.**

**Chimney at northeast corner is out of plum and flues covered.**

**Recommend evaluation of flue pipe if fireplaces are to be renovated.**

**Recommend evaluation and repair by a licensed mason contractor to repair chimneys.**

## 2. Exterior

### 2.1 DOORS (Exterior)

**Inspected, Repair or Replace**

**Front door under steps to ground floor apartment glass pain broken. Recommend evaluation and repair by a licensed window contractor or qualified handy-man.**

**3(B). 2nd FLOOR KITCHEN****3.2.B FLOORS**

Inspected, Repair or Replace

**Ceramic tile floor cracked at doorway, should be marble saddle. Recommend evaluation and repair by a licensed tile contractor.**

**3.6.B PLUMBING DRAIN AND VENT SYSTEMS**

Inspected, Repair or Replace

**Plumbing drain is undersized should be two inch. Recommend evaluation and repair by a licensed plumbing contractor.**

**3(C). 3rd FLOOR KITCHEN****3.6.C PLUMBING DRAIN AND VENT SYSTEMS**

Inspected, Repair or Replace

**Plumbing drain is undersized should be two inch. Recommend evaluation and repair by a licensed plumbing contractor.**

**3(D). 4th FLOOR KITCHEN****3.6.D PLUMBING DRAIN AND VENT SYSTEMS**

Inspected, Repair or Replace

**Plumbing drain is undersized should be two inch. Recommend evaluation and repair by a licensed plumbing contractor.**

**3(E). 5th FLOOR KITCHEN****3.2.E FLOORS**

Inspected, Repair or Replace

**Floor is noticeably out of level do to settlement. pitches from rear toward front. Recommend evaluation and leveling by a licensed carpenter contractor.**

**3.6.E PLUMBING DRAIN AND VENT SYSTEMS**

Inspected, Repair or Replace

**Plumbing drain is undersized should be two inch. Recommend evaluation and repair by a licensed plumbing contractor.**

## 4. Rooms

### 4.0 CEILINGS

Inspected, Repair or Replace

Plaster ceiling in front bedroom on fifth floor cracked and peeling around skylight. Tenant stated that water leaks in when raining.

Plaster cracked in middle room and dining.

Kitchen light fifth floor not installed properly visual seam of open plaster around light.

Recommend evaluation and repair by a licensed drywall contractor. Not before roof leaks are repaired.

### 4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected, Repair or Replace

Railing and newels in stair well are loose with balusters missing and or loose. Fifth floor landing & railing not level. Stairs out of level pitching down toward center of house, from settlement. Recommend evaluation and repair by a licensed carpenter contractor.

### 4.6 OUTLETS SWITCHES AND FIXTURES

Inspected, Repair or Replace

Some ceiling light switches not working in fifth, fourth, third floor apartments. Some outlets need to be converted from two prong to three prong throughout house. Recommend evaluation and repair by a licensed electrical contractor.

## 5(B). 2nd FLOOR BATH

### 5.4.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

Water faucet loose, recommend tightening by a qualified handy-man or licensed plumber.

## 6. Structural Components

### 6.4 CEILINGS (structural)

Not Inspected, Repair or Replace

Hole in fire proofing sheet rock. Sheet rock should be 5/8" minimum for fire proofing. Recommend evaluation and repair by a licensed drywall contractor.

### 6.6 VENTILATION OF FOUNDATION AREA (crawl space or basement)

Inspected, Repair or Replace

Original basement vent covered

## 7. Plumbing System

### 7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

**Cast iron waste line hanger bracket should be bolted together not wired**

**Caution sewer gas: Open galvanized 2" waste line saddled to main cast iron waste pipe behind steps.**

**Recommend evaluation and repair by a licensed plumbing contractor.**

### 7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

**One inch brass water pipe not supported, hanging on steam pipes. Fire sprinkler pipe not supported in stairwell. Support eye pulled out of stair stringer, at third floor landing.**

**Recommend evaluation and repair by a licensed plumbing contractor.**

### 7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

**Water heater flue to chimney needs to be repaired by a licensed HAVAC contractor.**

## 8. Electrical System

### 8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

**Caution: Ground wire not secured to water main.**

**Recommend conversion of fuse panels to circuit breaker panels to prevent over fusing by tenants.**

**4th & 5th floor panels one fuse, double lugged**

**Recommend evaluation and repair by a licensed electrical contractor**

### 8.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

**Light switch 5th floor not operation in bedroom.**

**Light switch 4th floor not operation in bedroom.**

**Light switch 3rd floor not operation in bedroom.**

**Recommend evaluation and repair by a licensed electrical contractor.**

### 8.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair or Replace

**Recommend installation of GFCI outlets in all kitchens and baths by a licensed electrical contractor.**

### 8.7 SMOKE DETECTORS

Inspected, Repair or Replace

**Recommend installation of dual current dual function smoke / carbon monoxide detectors through out house and common areas.**

### 8.8 CARBON MONOXIDE DETECTORS

Inspected, Repair or Replace

**Recommend installation of dual current dual function smoke / carbon monoxide detectors through out house and common areas.**

## 9. Heating / Central Air Conditioning

### 9.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Inspected, Repair or Replace**

**Condensate return line leaking at rear of boiler.**

**1/2" water line above boiler corroded at elbow.**

**2" steam pipe to rear extension is pitched the wrong way.**

**All heat pipes missing insulation. Recommend installation of new insulation to conserve energy.**

**Recommend evaluation and repair by a licensed plumbing contractor.**

**Caution: Some asbestos residue left on pipes above boiler. Recommend evaluation and removal by a licensed asbestos abatement contractor.**

### 9.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Inspected, Repair or Replace**

**Radiator in 5th floor kitchen pitched wrong way.**

**Radiator in 4th floor front room pitched wrong way**

**Radiator in 3rd floor front room pitched wrong way**

**Radiator in 3rd floor bedroom pitched wrong way**

**Important correct venting valves need to be installed and pitch on radiator corrected by a licensed plumbing contractor to balance system for uniform heating**

### 9.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

**Inspected, Repair or Replace**

**Fireplaces covered over through out house. If fireplaces are to be activated, the flue pipe and dampers need to be evaluated and covers removed from chimneys and hearths. By a licensed mason contractor with experience with fireplaces.**

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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