



7 S Post Ln  
Airmont NY 10952  
845 445 8234

[www.KahnHomeInspectors.com](http://www.KahnHomeInspectors.com)  
[dov@kahnhomeinspectors.com](mailto:dov@kahnhomeinspectors.com)



**Confidential Inspection Report**  
**5 Brownstone St.**  
**Brooklyn, NY 11233**

**Prepared for: Mr. Frank**

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

# Inspection Table of Contents

GENERAL INFORMATION	3
SITE	5
FOUNDATION	7
ROOF	10
STRUCTURAL	12
HEATING, VENTILATION SYSTEM	12
ELECTRICAL SYSTEMS	14
PLUMBING SYSTEM	16
KITCHEN	19
BATHROOMS	20
BEDROOMS	22

## GENERAL INFORMATION

### Client & Site Information:

---

**Inspection Date:**

**Client:**

**Inspection Site:**

**Home Occupied?**

No.

**People Present:**

Purchaser, Listing agent.

**Important Points to Understand Your Report :**

*Right & Left throughout report is positioned as one faces the home.*

*MLS is an abbreviation for Real Estate Multiple Listing Services.*

*All repairs, recommendations and further investigation are to be performed by the appropriate licensed qualified tradesman prior to closing unless otherwise stated. For a proper understanding of the report we recommend that client read the inspection agreement and entire report including shaded areas. It is recommended to attain a homeowner's warrantee from a reputable company to cover sudden malfunction of systems of the home. Due to the nature of the inspection there may be hidden defects that were not found at the time of inspection. It is highly recommended that the seller put the amount of Twenty thousand dollars in a 2 year escrow to cover unpredictable repairs and termite and wood destroying insect infestation not found at the time of inspection.*

Throughout the inspection report the following ratings as defined are used to qualify systems and components of the home:

1- Ok / functional: Functional at the time of inspection. Inspector noted no immediate deficiency or concern.

2- Monitor: Although functioning at the time of inspection the condition is such that the component will require re-evaluation by a trained professional in that perspective field at least annually.

3- Attention needed: The component is not performing as intended or may malfunction within the year.

4- Action needed: The component is not functioning or has failed or presents an immediate safety concern.

5- Minor repairs - The items needs repairs that either will not be costly or component can function without immediate repairs.

### Building Characteristics:

---

**Estimated Age:**

Per MLS 1901.

**Home Style & Type:**

Brownstone Townhouse

2 family.

**Space Below Grade:**

Basement and Cellar.

### Climatic Conditions:

---

**Weather:**

Overcast and light rain.

**Soil Conditions:**

Wet.

**Outside Temperature (F):**

30-40.

**Utility Services:**

---

**Water Source:**

Public. No other source noted.

**Sewage Disposal:**

Public.

**Utilities Status:**

All utilities on.

**Payment Information:**

---

**Total Fee:**

\$xxx

**Paid By:**

Cashier's Check.

**REPORT LIMITATIONS**

*This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.*

*Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.*

*The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.*

*We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.*

*Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.*

## SITE

*This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.*

### Site:

**Estimated age of house:**

The house is more than 50 years old. The age of this house would indicate that there is a good possibility it contains some lead-based paint. Some homes built before 1978 and most homes built before 1960 have lead-based paint and varnishes on the interior and exterior surfaces which include, but are not limited to: walls, floors, doors, windows and trim. Consult with appropriate qualified lead environmental company on the health risks of lead-based paint.

**Approximate Lot Size:**

The lot appears to be of an average size for the area.

**Site Drainage:**

Functional - The lot appears to have adequate drainage to prevent water from ponding.

### Paving Condition:

**Walkways and Stoop Materials:**

Concrete and stone.

There was a walkout to the basement level. The door was locked at the time of inspection. No comment is made in regards to its functionality.

**Walkway Condition:**

The walkway surface material is in functional condition with only normal deterioration noted.

**Entryway Stoop:**

The entryway stoop is in functional condition.

Current safety standards call for a minimum 36inch railing height. The current height of the railing presents a safety standards as a child may fall off. We recommend extending the height of the railing.

### Rear Patio:

**Patio Slab Materials:**

Concrete.

**Condition:**

Functional - The slab is in useable condition.

**Drainage:****Action Needed:**

The drain needs repairs by a licensed qualified contractor and / or plumber. Inspector noted accumulation of leaves and water near the drainage areas.

The current drainage system does not appear adequate to remove water that accumulates at the rear walkout and patio area and water can enter into the structure. An adequate drain that is connected to the sewer system needs to be installed.



### Utility Services:

---

**Water Source:**

City.

**Water Meter Location:**

Cellar.

**Electric Service:**

Underground.

**Telephone Service:**

Overhead - The overhead telephone lines are secure at the pole and at the structure.

**Attention Needed:**

A telephone box was noted at the rear of the property which may be infer that the telephone company uses the property to access the telephone system.

A tree was leaning on the telephone wires. The utility company may be required to make the necessary repairs.

**Cable Television, Telephone Grounding Wire Verified:**

No - The grounding wires for the cable television service and/or telephone were not verified by this inspection. The inspector was unable to determine the presence of the grounding wires. For safety reasons, these services should be grounded to a metal water supply pipe or to a ground driven rod.

**Fuel Source:**

Natural gas is provided by a regulated service company or utility.

**Underground Fuel Tanks Noted:**

No - There is no visible evidence of any underground fuel tank on the property inspected.

A Phase 1 environmental audit of the subject property is recommended prior to closing to evaluate if there are any buried oil tanks, under separate direction.

**Sewage Disposal System:**

Sewers.

### Gas Services:

---

**Gas-fired Equipment Installed:**

Boiler, Water heater and Oven.

**Location of Meter:**

Cellar.

There was 2 meters this is indicative that the structure is legally intended for 2 family use. A certificate of occupancy should be filed when intending to use the structure for additional families.

**Type of Gas Supply:**

Natural Gas.

**Gas Line Primary Piping Material:**

Black Iron Pipe.

**Piping Installation - Routing - Shutoffs - Hangers - Supports:**

Gas supply piping as installed appears adequate.

**Gas Odors Noted:**

No.

**Vents Noted From Roof View:**

There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roof line.

**Action Needed:**

The chimney stack / flue was tilted excessively. The current condition may adversely affect the exhaust of the combustion products causing them to re-enter the home. Moreover the brick flue may fall over causing damage to a passerby. Immediate safety concern. The services of a licensed reputable contractor is recommended.



## FOUNDATION

*All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.*

**Foundation:**

**Type of Foundation:**

Cellar- Below grade.

**Foundation Materials:**

- A. Stone - Masonry walls. Stone with masonry joints were common in homes built before 1950.
- B. Brick - Masonry walls. Bricks are made of fired clay that has been formed into rectangular blocks. Laid in horizontal rows with mortar joints to secure them.

**Visible Portions of Exterior Foundation Walls:**

**The foundation was in need of a reputable contractor to perform immediate repairs.**

Inspector noted the following conditions:

Stone foundation wall -

- Areas where there was missing mortar.
- Areas that had sand oozing out of the foundation and were disintegrating.



Brick foundation walls -

- 1) Areas that the bricks were spalling. Brick spalling is caused by water and frost, such as water leaking into a brick structure at any entry point. Any movement in a structural brick wall, may have broken the bond courses in the wall which can result in a broken/loosened connection that is potentially dangerous and in risk of collapsing the masonry.
- 2) Efflorescence or "mineral salts" is a whitish crystalline or powdery deposit on damp masonry walls, especially a foundation wall which are located below ground level. Also an indication of water problems.

**Visible Foundation Wall Cracks at Exterior:**

Due to limited visibility, an external portion of the foundation is blocked from view and is not covered by this inspection.

**Interior View of Cellar:**

**Interior of Cellar Percentage Finished Into Living Space:**

None. Current safety standards do not allow cellar areas to be used as living quarters.

**Ceiling Exposed:**

Viewing was limited. Only about 5% to 25% of the basement ceiling/floor joists were visible.

**Sill Plates Percentage Visible:**

Visibility of the sill space is limited. Only that portion that is readily visible, about 25% to 50% is commented on in this inspection.

**Foundation Bolts Noted:**

No - This inspection was unable to locate foundation bolts or brackets installed.

**Percent Interior Foundation Wall Exposed:**

Most all of the interior foundation walls are available for viewing.

**Conditions Noted in Exterior Walls, Interior View:**

See foundation section for further details.

Conditions exist that warrant further investigation by a Professional Engineer. Seek bids to remedy the condition from at least three (3) Licensed Professional Foundation Contractors.

**Columns and Posts:**

There are wood and brick columns or posts installed as supports under the main beam or girder.

The wood post is prone to damage and should be replaced by a steel permanent nonadjustable post (lolly).

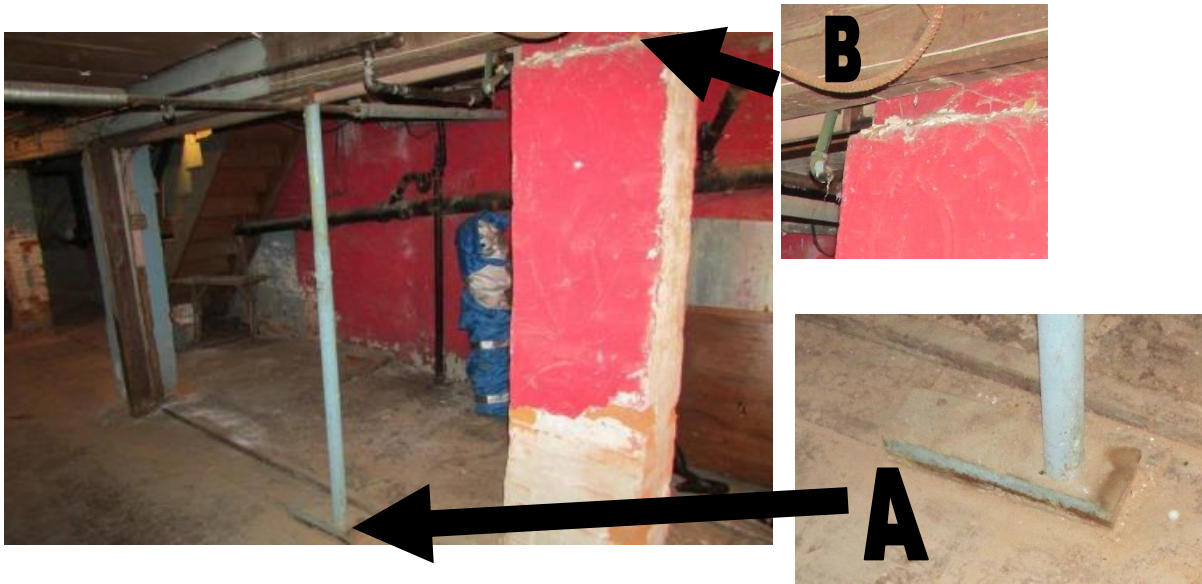
**Columns Condition:**



**Action Necessary** - There is a post installed in the basement that requires some form of repair or replacement. Inspector noted that the brick post was spalling at several areas, there were wood shims used at the areas between the post and the main beam.

**There is a condition that is not consistent with generally recommended practice and evaluation by a qualified licensed structural engineer or contractor is needed prior to closing.**

- A. There is an additional temporary jack post that is not meant for permanent support - the screw-jack type posts, are recommended for temporary support only. The post does not have footing and is placed on a wood plate. There is a possibility that the wood plate can dislodge causing the structure to collapse. Installation of an adequate steel post (lolly) and adequate footing is recommended by a licensed reputable contractor.
- B. The beam the post is supporting is also wrong and has no support at one end. This area needs to be properly supported.



#### **Main Beam:**

The main beam is a single large dimension wood board.

Repairs have been performed recently to the structure, new joist have been installed and a portions of the beam has been replaced. It is strongly advisable to attain proof of the repairs and to attain the certificate of occupancy if filed.

#### **Foundation Floor Type:**

The floor surface is uneven and not finished. It is recommended that the floor be finished by a licensed reputable contractor.

#### **Windows:**

There were no windows installed. However there are 2 openings to the outside at the front and rear cellar ceiling. These openings were not sealed adequately thus water and leaves were entering the cellar areas. Repairs to seal the areas are recommended.

#### **Interior Stairway Access From:**

Basement interior.

#### **Staircase Condition:**

**Attention Needed** - Some portion of the staircase needs attention to perform satisfactorily. The staircase has missing spindles. Safety concern as one may fall through openings.

#### **Evidence of Water Entry in the Basement Noted:**

**Action Necessary** - There is evidence of water entry or damage in the basement level.

As noted from the spalling and efflorescence brick condition - see foundation section for further details.

**Evidence of Insect Infestation:**

Inspector noted damaged wood at the front cellar joist near the sill plate. The damage appears to be from wood destroying insects as noted at the way it was damaged.

There was also wood frass / powder noted at the wood that was used as the main beam. The damage appears to be caused by wood destroying Insects. Further evaluation and treatment by a licensed 7C reputable mitigation company is recommended.



**Interior View of Basement:**

**Interior of Basement Percentage Finished Into Living Space:**

The finished interiors are described in the room-by-room portions of the report.

## ROOF

*Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.*

*The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.*

## Roofing:

### Type Roof:

Flat.

### Roof Covering Materials:

Bituminous roof.

A silicon type roof coating material appears to be installed. This coating is designed to seal the roof from penetrating leakage.

### Cover Layers:

Multiple - As noted from the uneven of the layment.

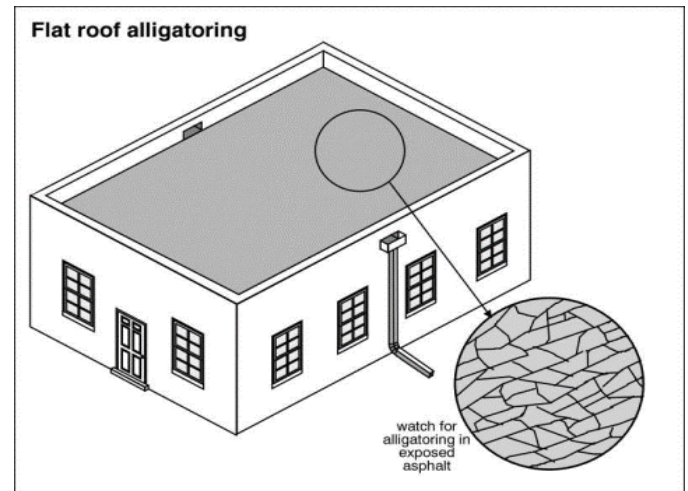
Multiple layers may allow water to enter and may have a higher maintenance and shorter life expectancy than a single layer.

### Condition of Roof Covering Material:

**Attention Needed** - The roof covering material shows signs of deterioration or damage that needs attention to prevent further deterioration or leakage.

Inspector noted the following conditions:

- 1) Alligator skin noted especially at flashing areas.  
Alligator skin - the cover surface becomes brittle and cracks resulting in an appearance of alligator skin. These cracks may deepen and eventually allow water to enter the asphalt felt.
- 2) Air bubbles were noted in portions of the roof.  
Which may lead to soft areas that are more prone to damage.



### Estimated Life Expectancy of Roof:

The roof covering material appears to have a remaining life expectancy of 3 to 5 years, assuming proper maintenance is completed as needed. The estimated life expectancy of flat rolled roof covering is 12-15 years. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

### Slope:

Flat.

### Flashing:

**Attention Needed** - Due to tar or caulk covering, there is no way to determine the condition of the flashing under the sealant. The normal reason for this excessive sealant is to repair a prior leak. It should be watched over time in case it starts to leak. At that time repairs should be made.

See sub-heading "condition of roof covering materials" for additional information.

### Means of Roof Inspection:

The roof covering was inspected from the scuttle opening. The surface of the roof was not walked on. The roof was either wet or snow covered, making walking on it hazardous to the inspector.

### Skylights:

The skylight(s) appear to be functional and shows no signs of leakage. There were areas above the upper level staircase that had water stains; however the areas were dry at the time of the inspection.

### Evidence of Leakage:

No.

### Roof Gutter System:

**Action Needed:**

Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation. Installation of downspout extensions at the rear of home would help carry the water further away from the foundation.

## STRUCTURAL

*While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.*

### Structural:

**Type of Construction:**

Brick.

**Exterior Siding Materials:**

Siding materials consist of stone and brick.

**Siding Condition:**

The siding is in serviceable condition.

**Condition of Painted Surfaces:**

**Attention Needed** - The exposed painted surfaces need some minor attention or touch-ups to make them weather-tight. These repairs should be scheduled soon to prevent further deterioration.

**Outside Entry Doors:**

The outside entry door(s) is functional as noted from the exterior.

**Windows Type:**

Single Hung.

**Window Condition:**

The springs of a portion of the windows were not performing as designed. Inspector noted that the front window at the upper floor slams opened after unlocking - a safety hazard as one can damage their fingers. Repairs are recommended.

**Window Flashing:**

The installed window flashings above the windows appears to be adequate.

**Wall Covering Material:**

The wall covering material is primarily paneling and sheetrock.

**Ceiling Covering Material:**

The ceiling covering material is primarily sheetrock.

**Miscellaneous Comments:**

We recommend that the client verify with the local building department and with the current homeowner in regard to any and all 'certificate of occupancy' that were filed for the home.

## HEATING SYSTEM

*The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked*

for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

## Heating Plant- Primary Unit:

---

### Heating System Type:

Steam heat is installed as the primary heating system. For proper combustion and safety precautions - carbon monoxide, it's necessary to provide the furnace room with appropriate fresh air supply other than room air. We recommend adding additional permanent air intake or combustion "air fan in a can."  
A licensed qualified contractor should be contacted.

### Heating System Location:

Cellar.

### Fuel Source:

Natural Gas.

### Emergency Switch & Outlet Plates for Boiler:

Electrical switches that turn off electric power that operates any type of heating system: furnace, boiler, steam boiler, heat pump, electric heat, are required for both safety and for service.

An emergency off switch for the building heating system should be found outside of the basement or other boiler or furnace room location and accessible so that an occupant can, in an emergency, turn off heat without having to enter a possibly smoky or dangerous area.

A second electrical "off" service switch should be found on or very close to the heating equipment itself. This second service switch is used by the heating service technician. There was no exterior shut off switch. It is recommended to add an exterior shut off switch.

### Equipment Description:

System is Weil Mclean steam boiler.

### Approximate Age:

This unit was manufactured **about** 1989.

The typical life span of a boiler provided manufacture maintenance is met is 20-25 years.

Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.

### Flues, Vents, Plenum:

The flue pipe is metal, The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

### Safety Overflow Pipe:

**Attention Needed** - There is an overflow pipe installed, but it does not extend to within 6" of the floor. The existing pipe should be replaced, not extended.

### General Operation & Cabinet:

Unit was operational at the time of inspection. General condition appears serviceable.

### Storage in Boiler Room:

The boiler room should not be considered an all-purpose storage area. The burner requires proper air circulation in order to prevent incomplete fuel combustion and production of carbon monoxide. Therefore, keep the boiler room clean and clear of all unnecessary items. In addition combustible materials should not be kept in the boiler room as a safety precaution.

**Burners / Heat Exchangers:**

There was an Orange Flame noted. A mostly bluish flame indicates proper combustion. An orange flame indicates improper combustion which may lead to the products of combustion such as carbon monoxide entering the structure. We recommend servicing the boiler prior to closing and annual maintenance.

**Carbon Monoxide Tested:**

No. There was no Carbon Monoxide Tester noted. It is recommended to install a carbon monoxide tester to safely monitor current carbon monoxide levels or the carbon monoxide level present and will set off the alarm when the unit is functional.

**Does each habitable room have a heat source?**

No. Each habitable room should have a heat source. Any noted rooms should have some heat source added.

Inspector noted that the following rooms have NO heat source:

- 1) The center room on each floor.
- 2) The bathroom areas.

**Normal Controls:**

General condition appears serviceable.

## ELECTRICAL SYSTEMS

*We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.*

*Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.*

**Service:****Type & Condition:**

The electrical system was missing fuse breakers.

There were 2 breakers for each of the units.

There was also electrical taped wiring in one of the panels.

The entire electrical system should be upgrade to conform to the high volume usage of electricity and conform to current safety standards.

**Main Service Ground Verified:**

Grounding provided by connection to metallic water pipe. **Attention Needed** - There is no jumper installed to allow the removal of the meter and allow the electrical ground to be intact. *There must always be a jumper wire installed around the water meter. Bonding jumpers shall be of copper or other corrosion-resistant material, have approved clamping devices and be of the correct wire gauge for the service installed. Lack of jumper wires present a safety hazard and can lead to an electric shock.*

Ground rod was not located. Further evaluation needed to determine location and condition of ground rod. A licensed electrician should be called to re-establish all proper grounding to the house.

## Electrical Distribution Panels:

---

### **Main Panel Location:**

Cellar.

### **Panel Accessibility:**

Yes - The electrical panel is in a location that makes it readily accessible.

### **Panel Cover Removed:**

Yes.

### **Main Circuit Rating:**

100 amp for each unit- The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

### **Entrance Cable Size:**

2/0 Aluminum.

### **Disconnect:**

Located at the top of main panel.

### **Legend Available:**

No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

### **Main Panel Observations:**

Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

## Conductors:

---

### **Feeder and Circuit Wiring:**

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

### **Wire Protection/Routing:**

**Attention Needed** - Visible wiring appeared to have some locations that need to be secured or rerouted for safety reasons.

## Switches & Fixtures:

---

### **General:**

A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

## Electrical Outlets:

---

- The 3 prong outlet tester noted that the hot and neutral wiring for a portion of the electrical outlets were reversed this may lead to an electrical shock.
- Current safety standards require electrical outlets within every 6 feet and/or at every wall. This was enacted to the large amount of electrical appliances used today. Use of electrical extension cords to replace the function of outlets present a safety hazard and can lead to an electrical fire. Inspector noted a portion of the rooms including the center rooms throughout the home that only had one outlet in the room. Update to current electrical safety standards is strongly recommended.

- A portion of the outlets did not appear to be properly grounded as noted at the 3rd level rear 2 rooms.
- Throughout the home a portion of the outlets were less than 12 inches off the floor. At the time this home was constructed this may have been standard construction. Current safety standards recommend that outlets be at least 12 inches off the floor to avoid water entry. A qualified licensed electrician should be consulted when updating the electrical system in your home.

**Ground Fault Protected Outlets:**

Ground-Fault Circuit-Interrupters (GFCI's) are special outlets and/or circuit breakers that are highly sensitive to any interruption in the normal electrical ground, and trip instantly at the smallest interruption of that ground. Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator,) all exterior locations, any non-dedicated outlets in the garage, and any outlets in an unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

**Other Electrical Circuitry:****Smoke Detectors:**

Insufficient amount of smoke detectors.

Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

**Carbon Monoxide Detectors:**

Current safety standards require carbon monoxide detectors on each floor.

**Doorbell :**

Yes - At least one exterior door has a working doorbell.

**Exterior Lighting:**

The exterior lighting appears functional. Also, this is a benefit for security.

**Electric Service Condition:****Utility Services:**

The underground service appears adequate.

## PLUMBING SYSTEM

**Plumbing:****Water Source:**

City/Municipal. The source of the water supply was determined by the presence of a water meter on the property and no other source of water supply noted.

**Plumbing Service Piping Size to Structure:**

3/4" water service line from the meter to the main cutoff.

**Public Service Piping Material:**

The main service line to the structure is copper.

**Main Water Line Cutoff Location:**

Cellar level wall.

**Visible Mineral Deposits or Encrustations:**

No.

**Exterior Hose Bibs Functional:**

The hose bibs installed are not a frost-proof type. Exposure to freezing temperature may result in a broken valve or piping. Locate the inside cutoff valve for these hose bibs, and shut off the water when freezing temperatures are anticipated.



**Functional Supply:**

By testing multiple fixtures at one time, functional flow of the water supply was verified.

**Leaks in the Supply Piping Noted:**

No.

**Sewage Disposal Type:**

Based on visible observations and inquiries made with the owner, MLS listing and/or real estate agent, it appears that the building is connected to a municipal sewer waste system; however, this cannot be accurately determined during a short one-time home inspection and is not part of this inspection. It is therefore suggested that you check with the local municipal officials to determine whether the building is connected to a municipal sewer system or an on-site waste disposal system (i.e. cesspool, septic tank, etc.) If the building is connected to an on-site system, it is recommended that a septic system professional check it prior to the closing of contract (escrow).

**Waste Line Materials**

The predominant waste line material is cast iron. There is also some pvc plastic piping installed. The house trap / drainpipes are above the cellar / basement floor. A sump pump / sewage pump is required for the installation of plumbing fixtures in the cellar. If there is a flood - there is no floor drain with a sump pump to drain the water.

**Waste Piping Condition:**

The visible plumbing waste piping appears functional.

The pvc piping appears newer. The house may have recently (within the past 10 years or so) may have undergone extensive plumbing renovations. We recommend attaining documentation of the repairs performed prior to closing.

It is recommended to have the sewer line from the home to the street cleaned by a certified qualified sewer cleaner removal company.

**Vent Piping Material**

The vent material, as it passes through the roof was covered with the silicon gray substance.

**Vent Piping Condition:**

The visible plumbing vent piping appears functional.

**Supply/Waste Piping Supports:**

The tie straps and hangers supporting supply and waste piping appear adequate.

**Functional Drainage:**

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

**Objectionable Odors Noted:**

No.

**Location of Waste Line Cleanouts:**

Base of the stack(s) in cellar level.

The house trap (U trap) was located in the cellar towards the front of the structure.

**Sump Pump:**

No - There is no sump pump installed. This does not mean that there is no need for one.

**Fire Sprinkler Installed:**

No. The insurance company may give a preferred insurance rate due to this installation.

**Asbestos:****Action Needed:**

**Suspected Asbestos Containing Materials (ACM) were found on the pipes throughout the cellar. Services of a New York State licensed Asbestos inspector is needed to assess the need for asbestos repair or removal.**

## Water Heater:

---

**Location:**

Boiler room.

**Model/ Serial Number/ Size:**

System is A O Smith. The unit was manufactured about 2000. The average service life for a water heater is 10 - 12 years. The water heater appears to be at or near the end of its economic life. Although it is functional today, you should plan for its replacement.

**Tank Capacity:**

A 40 gallon water heater is installed. The existing water heater may not be adequate for the demand you and your family may require. When replacing the unit, match the unit size with your current requirements.

**Fuel Source for Water Heater:**

The water heater is gas-fired.

**Electric Service to Water Heater:**

The electric service to the water heater appears to be installed in an acceptable manner.

**Exposed Water Heater Condition:**

It shows some age, but it appears sound.

**Firebox Condition**

The underside of the tank appears to be in normal condition in relation to its age.

**Drip Leg Installed for Natural Gas-Fired Unit:**

Yes - There is a drip leg installed on the incoming gas line to the water heater.

**Gas Valve:**

There is a gas valve cutoff installed adjacent to the hot water tank.

**Flue/Exhaust Pipe Condition:**

The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

**Water Piping Condition:**

The incoming and output piping is installed correctly.

**Temperature Controls:**

Temperature controls for the most economical and relatively safe condition would be set at 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. Checking water temperatures is beyond the scope of this inspection, but it can be determined by the use of a simple cooking thermometer.

**Drain Valve:**

Yes - There is a drain valve installed on the lower side of the water heater.

**Safety Overflow Pipe:**

**Action Necessary** - There is no overflow pipe installed. For safety reasons, immediate installation is needed to help minimize the possibility of serious injury.

**Water Heater Insulation Jacket:**

No. Recommended - An insulation blanket wrap for the water heater is suggested. Up to 50% of the energy for the water heater is used to replace standby losses, of which 10 - 25% are at the tank.

**Insulated Hot Water Piping:**

Recommended - Hot water piping that runs through unheated areas should be insulated to reduce water heating costs and to get hotter water to the fixture quicker. Up to 30% of the heat losses in a domestic hot water system are from the delivery piping system.

<b>KITCHEN</b>
----------------

---

**Kitchen Plumbing:**
**NOTE:**

There were 3 kitchens - 1 for each level. All comments pertain to all kitchens unless otherwise stated.

**Faucet and Supply Lines:**

**Attention Needed** - The kitchen faucet leaks.

There are shutoffs installed for both hot and cold water pipes under the basin.

**Sink and Drain Lines:**

The sink and drainage lines appear to be functional.

**Caulking Water Contact Areas:**

The caulking in water contact areas appears to be adequate for its age.

---

**Electrical Outlets:**
**Kitchen Interior**

The 3rd level kitchen did not have adequate outlets. Use of extension cords were noted.

We recommend installing additional GFI outlets in the kitchen areas.

---

**Fixtures and Switches:**

The ceiling lights are functional in the kitchens.

---

**Kitchen Appliances:**

Many of the appliances are past their expected life span and replacement should be anticipated soon.

The table indicates the typical life expectancy of many household appliances.

Appliances	Est. Life Expectancy	Important Comments
Clothes Washer	5 to 8 yrs.	Keep hot & cold water off when not in use.
Clothes Dryer	5 to 10 yrs.	Vent dryer to outdoors. Clean filter after each use.
Dishwasher	5 to 10 yrs.	Clean debris from bottom of dishwasher after each use.
Exhaust fan	15 to 20 yrs.	Clean ducts and filters several times each year
Garbage Disposal	5 to 10 yrs.	Do not use with a private waste disposal system
Refrigerator	15 to 20 yrs.	Clean refrigerator coils & compressor at least once a year
Range/Oven	15 to 20 yrs.	Keep clean and free of grease buildup

**Range Hood:**

The upper level kitchen - **Action Necessary** - The range hood is in a condition that indicates replacement is recommended.

**Range/Oven Fuel Source:**

Gas - There is a gas line installed for a range/oven.

**Range/Oven:**

The range/oven appears to be functional. No food was heated up during this inspection. The inspector makes no attempt to determine if the unit has accurate temperature controls.

**Gas Shut Off:**

Gas ovens should have a shut off valve within 6 feet of appliance as a safety precaution.

Yes. There is a gas shut off valve either behind the oven or in the adjacent cabinet for the 2 upper kitchens. Inspector was unable to locate the shut off for the oven for the basement kitchen.

**Refrigerator:**

Yes, but not turned on. - There is a refrigerator in the kitchen. However, the unit is not plugged in or turned on. Its condition is not included as a part of this inspection.

**Kitchen Interior:**

---

**Location:**

Rear of structure.

**Walls:**

The walls in the kitchen appear to be without significant issues.

**Ceilings:**

General condition appears serviceable.

**Floors:**

**Action Needed:** The floors were tilted, an excessive tilt was noted at the 3rd level kitchen.

The kitchen floors of older homes are more prone to tilting due to the excessive water spillage in the areas. The wood joist below may be rotted and damaging the plumbing below the flooring.

We recommend the service of a reputable contractor to open the floor areas and view the condition of the joist and plumbing piping. Any damaged areas should be replaced.

**Closets:**

General condition appears serviceable.

**Countertops:**

The countertops in the kitchen are functional.

**Cabinets, Drawers, and Doors:**

The cabinets, doors, and drawers are satisfactory in both appearance and function.

**Important note:**

Information in regards to functionality of light fixtures, electrical and GFI outlets- please see the electrical section of this report. For further information in regards to windows functionality please see the structure section of this report.

## BATHROOMS

*In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.*

*Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.*

**Bathrooms:**

---

**NOTE:**

There were 3 bathrooms. 1 bathroom for each floor. All comments pertain to all of the bathrooms unless stated otherwise.

**Vanity Cabinet:**

The vanity cabinets and top in these bathrooms are functional.

**Basin and Drain Fixture:**

**Attention Needed** - The basin or drainage fixture needs attention. Deteriorated Line - There is deterioration of the drain pipes under the basin. Although there is currently no leak, expect replacement in the future. When replacing, plastic piping is recommended. Plastic is not as affected by age and deterioration.

**Faucet and Supply Lines:**

No shut off was present at a portion of the upper level bathroom.

**Toilet Condition**

The toilets appear to be functional.

**Tub Mixing Valve & Stopper:**

**Action Necessary** - The bathtub stopper does not hold water in the tub.

**Shower/Shower Head and Mixing Valves:**

**Attention Needed** - There was no shower head or mixing valve at a portion of the bathrooms.

**Tub & Shower Walls:**

**Attention Needed** - The walls show some deterioration. Some attention is needed to prevent further deterioration.

**Caulking/Water Contact Areas:**

**Action Necessary** - Some caulking in the water contact areas is necessary. Lack of caulking was noted at the 3rd level bathroom. There may be current damage. This inspection is of the visible areas only. No invasive action was taken.

The tiles at a portion of the upper floor bathroom was broken exposing the wood material. The areas should be re-caulked and refinished to protect the condition of the bathroom.

**Walls:**

**Attention Needed** - The walls in this bathroom show some minor cracks. They do not appear to be a serious structural concern at this time.

**Ceiling:**

Moisture Damage - The damage to the ceiling in this bathroom appears to be caused from moisture within the room. There may not be adequate ventilation, or the ventilation is not being used as needed.

**Floor:****Action Needed:**

There was tilting and damaged flooring noted in the bathrooms in particular at the 3rd level bathroom.

Bathroom floors of older homes are more prone to tilting due to the excessive water spillage in the areas.

The wood joist below may be rotted and damaging the plumbing below the flooring.

We recommend the service of a reputable contractor to open the floor areas and view the condition of the joist and plumbing piping. Any damaged areas should be replaced.

**Ventilation Fans:**

None - There is no exhaust fan or window in the bathrooms. Current building standards require either an exhaust fan or window for ventilation. Excessive moisture may lead to mold and mildew. Installation of either a window or exhaust fan is recommended. Consideration should be given to the installation of either.

**Important Note:**

Information in regards to functionality of light fixtures, electrical and GFI outlets- please see the electrical section of this report. For further information in regards to windows functionality please see the structure section of this report.

## Electrical Outlets:

---

### **Bathrooms:**

There was no electrical outlet in the upper level bathrooms. This is an inconvenience. A GFI outlet should be installed.

## BEDROOMS

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.*

## Bedrooms:

---

### **NOTE:**

There were 3 bedrooms / rooms for each unit. All comments mentioned pertain to all bedrooms unless otherwise stated.

### **Entry Door:**

The entry door to the bedrooms are functional. Areas that were missing doors.

### **Closet:**

The closet is functional and of average size.

The closet at the rear of the basement had water stains and was damp - a sign that water may be entering from the exterior. We recommend installing metal flashing above the wall and roof exterior areas to deter any water from entering the closet areas.

### **Walls:**

The walls in the room appear to be functional.

### **Ceiling:**

The ceiling is functional.

### **Floor:**

The floor covering material is primarily composed carpet. There is some sagging in the floor that would be considered typical. The sag in the floor does not appear to be of structural significance at the time of inspection.

### **Important Note:**

Information in regards to functionality of light fixtures, electrical and GFI outlets- please see the electrical section of this report. For further information in regards to windows functionality please see the structure section of this report.