



NY Home Inspector License # 16000002326

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CONFIDENTIAL INSPECTION REPORT

Prepared for:

Joe Sample

Inspection Address:

**417 Sample Street
Brooklyn, NY 11201**

Date of inspection: Saturday July 19, 2001

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Important consumer information

Read this entire section, as it is part of the report. It contains important consumer information regarding the scope and limitations of this inspection.

Attention Home Buyer:

Grobler Building Consultants, Inc. is not responsible to repair any damage or conditions disclosed by this inspection. This includes, without limitation, any wood destroying insects infestation and/or damage, the building(s) foundation, electrical, plumbing, heating and air condition systems, appliances and the surrounding property which exists in areas which were not accessible for visual inspection and/or could not be tested as of the date of this inspection.

This inspection firm cannot guarantee that any conditions disclosed by this visual inspection of the premises and noted in this report, represents all of the conditions which may exist as of the date of inspection. You can be assured that your inspector did as best and diligent a job that was humanly possible. There are hundreds of components in a home or building and it is not possible to have seen or found every condition or item. We are certain that some things have escaped the inspector's attention. There are many inaccessible or hidden components in your house or building. There are numerous variables that will affect the house over time. The home exists in a constantly changing environment. We can not assure you that problems will not occur even minutes after inspection is over.

This report is not a guarantee or warranty as to the absence of problems or troublesome conditions nor is it a report as to structural integrity of the inspected structure(s) or the presents or condition of private or public waste disposal systems, septic systems under ground or under mounds or earth.

About the Inspection

The inspection was performed in the readily accessible areas of the inspected structure(s). Areas that were considered dangerous or unsafe by the inspector were not inspected. These locations and reason for not entering them are stated in this report. Dangerous or unsafe conditions would include but not be limited to areas with broken glass and debris, excessive amounts of animal feces, a deep crawl space, steep hill side, a noticeable odor of chemicals, etc. All structures which were inspected are specifically noted.

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About the Inspector

The inspector is trained and experienced member or candidate of the National Academy of Building Inspection Engineers (NABIE). This assures you that the inspector is a registered architect or engineer who performed the inspection in accordance to NABIE standards and has agreed to abide by NABIE's code of ethics.

Scope of the Inspection

This inspection is a service that will identify the condition of the home at the time **of this inspection**. It is a general visual inspection and no invasive procedures will be undertaken. The depth to which the house is evaluated is limited by time constraints, generally 2-3 hours. Understand that the only purpose of the inspection is to add to your understanding of the home and the condition it is in. The intended use of this information is for it to be used by you to help in your buying decision. It is not intended to eliminate or even accurately quantify your risks. It is not intended to convey or imply any assurance of the future. It is not intended to make any recommendations to buy or not to buy the inspected property. That is a personal decision that is based on emotions as well as facts.

What the Inspection Covered and Validation

This report is indicative of the conditions of the subject structure **on the date of the inspection only** and is **Not** to be construed an expressed or implied warranty or guarantee against latent, concealed or future defects, wood destroying insect infestation or re-infestations. Neither the inspector nor the company for which the inspector is acting have had, presently have, or contemplate having any ownership in this property.

This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the inspection date.

Common Obstructions and/or Inaccessible Areas

The inspection did not include areas that required the breaking into or apart, dismantling, and removal of any objects this includes, but is not limited to, such items as access doors, moldings, floor coverings, wall coverings, siding, ceilings, insulation, wood floors, furniture, appliances, and/or personal possessions. Also excluded from this inspection are areas which were obstructed and/or inaccessible for physical access. All inaccessible areas are mentioned in the body of the report along with an explanation if required for clarity.

If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. **An additional fee will apply.**

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Important Note For Buyers of Condominiums

It is important that you ask other owners in this complex about any complaints they may have . It is also important to ask the Owners Steering Committee Chairperson for minutes of the last several meetings, are any assessments being contemplated or approved of that will increase maintenance costs.

Symbol and Word Key

These are the symbols descriptive words used in the report with an explanation next to each symbol. The symbol given is based on the age and physical appearance of the item at the time of this inspection only.

☒ Safety issue or concern.

⌚ Maintenance or repair needed at this time or at the time indicated.

🔧 Major repair or replacement needed at this time or at the time indicated.

Descriptive Words

The rating given is based on the age and physical appearance of the item at the time of this inspection only.	
In Satisfactory Condition:	The item is performing its intended function. No action is needed at this time unless stated otherwise in this report.
Needs Maintenance:	The item is performing its intended function and it needs maintenance or repair.
Not In Satisfactory Condition:	The item is not performing its intended function and needs immediate attention or replacement.

Section 1: General Description

A General Description of the Home

The subject property is a multi story masonry structure. According to the homeowner, it was built in or around 1940.

brick and stone.

an asphalt rolled material.:

the basement has been finished.

The walk surface or surfaces are brick and concrete.

The step areas are concrete.

NOTE: Before you read your report it is important that you read the Descriptive Words & Symbols and Work Key Sections on the previous page.

Section 2: Exterior

Wall, Siding & Trim

THE EXTERIOR OF THE BUILDING AND GROUNDS ARE COMMON AREAS THAT ARE THE RESPONSIBILITY OF THE TOWNHOUSE OR CONDOMINIUM MANAGEMENT:

- poured concrete.
- fieldstone.
- concrete slab on grade.

Visibility

All the exterior areas of the foundation were not fully visible due to:

- storage.

The visible foundation material is **in satisfactory condition**.

The following conditions were evident:

Cracks

Cracks were noted at exterior areas of the foundation wall. They are

The cracks do not appear to indicate a concern.

Masonry Foundation Concerns

- ⌚ Cracks and/or openings were evident in the mortar joints at some foundation wall areas. **Repairs are needed.** These cracks and/or openings need to be patched/sealed. This is important to keep out rain water and snow melt which contribute to the deterioration of the joint. **Failure to take action will result in more costly future repairs.**
- ⌚ Loose and missing mortar was noted at some foundation wall areas. **Repairs are needed.** This is important because the integrity of the wall may be affected. **Failure to take action will result in more costly future repairs.**

- ⌚ Spalling or wearing away of the brick surfaces was evident at some foundation wall areas. The degree of damage and needed repairs cannot be determined as part of this inspection because it is a nondestructive examination. **Repair or replacement is needed as soon as possible.** This is important because the integrity of the foundation wall or walls may be affected. **Failure to take action will result in more costly future repairs.** A qualified/licensed mason should be called to probe and evaluate the degree of damage and needed repairs. Always get estimates from three different contractors. Estimates should include a description of the work to be done and a fixed price.

brick and stucco.:

- brick.
- stucco siding areas.

Trim

Exterior trim includes the eaves, soffits, fascia and moldings. The eaves is the area of roof that overhang the side wall. It can be open or enclosed. When it is enclosed it called a soffit. Fascia is the board installed at the end of the eave to give the house a finished look and a surface to attach gutters to. Often water running off the roof as a result of ice damming and snow melt flow onto the board and into the soffit causing wood rot and interior damage:

- visible wood trim areas are painted.
- trim areas are vinyl and/or are covered with aluminum. Areas under vinyl and/or aluminum cannot be seen and checked for their condition.

The visible siding and trim materials are **in need of maintenance**.

The following conditions were evident and need to be taken care of at this time or in the time indicated:

- ⌚ **Painted wood surfaces of the wall, siding, and trim areas need painting at this time. These surfaces include:**
 - doors.
 - trim areas.

Masonry Siding Concerns

- ⌚ Cracks and/or openings were evident in the mortar joints at some siding wall areas. **Repairs are needed.** These cracks and /or openings need to be sealed. This is important to keep out rain water and snow melt which contribute to the deterioration of the joint. **Failure to take action will result in more costly future repairs.**
- ⌚ Loose and missing mortar was noted at some siding wall areas. **Repairs are needed as soon as possible.** This is important because the integrity of the wall may be affected. **Failure to take action will result in more costly future repairs.**
- ⌚ Loose, missing mortar and loose brick were noted at some siding wall areas. **Repairs are needed as soon as possible.** This is important because the integrity of the wall may be affected. **Failure to take action will result in more costly future repairs.**

Cracks were noted at the exterior masonry siding. **They are**

Stucco Concerns

- ⌚ Cracked and loose stucco was noted at exterior siding areas. **Stucco is a water-proof covering as well as a cosmetic facing. Cracks should be sealed. All loose stucco should be removed and all exposed siding areas be re-stuccoed. It is important to maintain a water-tight exterior surface.**

Exterior Doors

Exterior swing door or doors are made of wood and glass and metal.

A visual inspection of the exterior door or doors found them to be in satisfactory condition^.

The following conditions were evident

Roofing

Flat Roof Material

The flat roof surface or surfaces have asphalt/composition rolled roofing that has a life expectancy of 10 to 12 years, when new.

Visibility

All roof surfaces were fully visible.

How Inspected

The visible roof surface or surfaces were viewed

by walking the flat roof or roof areas.

The visible roofing materials are **in need of maintenance**.

- ⌚ **Roofing maintenance and/or repairs are required.** This is typical of a roofing material of this age and type. The repairs noted are necessary to maintain the water tight integrity of the roofing surface.

It is estimated that this roofing material will require updating in the next 5 year period.

-
-
- Pitted and worn granular surface were evident on the asphalt/fiberglass rolled roofing. Asphalt/fiberglass rolled roofing appears this way when it is approaching the end of its useful life span.

Not A Walking Surface

- ☒ Using flat roof areas for walking or lounging should not be done without first installing wood decking. **Failure to install wood decking will result in damage to the roofing and is a safety issue.** The roof was not designed as a walking or lounging area.

Flashing

All flashing surfaces were fully visible.

The visible flashing at the following areas is **in satisfactory condition**

Skylight

One skylight is installed.

The exterior surface or surfaces of the skylight was visually inspected from the roof and appears to be **in satisfactory condition**. Check the flashing around the skylight annually. This will help prevent future leaks. Failure to check the flashing annually will result in costly repairs later on.

Chimney

More Than One Chimney

There are two chimneys on this house. Visible areas of the chimneys are brick on the exterior chimney.

Visibility

All surfaces of the two chimneys are fully visible.

The two chimneys are **in need of maintenance**.

The following conditions were evident at the visible surface or surfaces of the two chimney and need to be taken care of at this time or when weather permits:

- cracks in the brick.
- loose brick.
- loose mortar.
- open mortar joints.

Do the Following

The following conditions were visible at the chimney or chimneys and need to be taken care of at this time. **Failure to do so will result in more costly future repairs:**

- Remove the TV antenna from the chimney. It sways in the wind and puts unnecessary forces on the chimney that causes many problems i.e., loose brick and mortar, to mention only two.
- Install rain caps with screens on all flue pipes. Rain caps help prevent water penetration and erosion of the flue lining, sparks from causing fires and they keep animals from getting into the flue.
- It appears that the flue or flues have been fitted with a metal replacement line. Check with the owners to find out if the installer's warranty is still in effect and is a manufacturer's warranty available. Are the warranties transferable? Obtain all available documentation at time of closing.

Gutters & Leaders

aluminum.

Visibility

All gutter and leader surfaces were fully visible.:

- the roof and the ground.

The existing gutters and leaders are **in satisfactory condition**.

The following conditions were evident:

- Gutters presently need cleaning. Erosion and a drip line are evident at the ground areas below the gutter or gutters. This area needs to be re-graded. **Failure to do so will result in more costly future repairs, moisture and mold problems.** See additional comments in the Grading section.
- All leader outlets empty next to the building and its foundation. All leader outlets should be extended 12 or more feet away from the foundation. Do not allow water to drain next to or pond near the foundation.
- Repair or replace loose and bent gutters and leaders.

Grading

General Note:

The proper control and management of the water drainage around the building foundation and on the property is key to minimizing water entering into the basement and other lower-level areas. Allowing water to accumulate at or near the foundation of the building can result in problems with the foundation walls and footings. The probability of water penetration and /or damage to the foundation decreases when there is less water in the ground next to the foundation.

On This Property

- side to side.

Next to the Foundation

The ground near the building foundation is flat. **This is not a satisfactory condition.**

House & Road

The house is located above the road or street surface.

Drains

Checking of drains for operation or free flow is not part of this inspection. It is very important that drains be cleaned and checked for free flow often. Do this the year round. Maintenance should include keeping drains free of all leaves, sediment and other debris. Test drain pipes regularly by flushing with water from a garden hose for twenty minutes. If they backup, a blockage condition exists and a drain-cleaning service such as "Roto-Rooter" may be necessary.

Drains are evident in the following areas:

- Rear yard.
- basement stairwell.

Window Wells

Basement window well or wells have been installed. They should be kept clean and clear of all debris. The window well or wells are located at the

Basement Stairs/Retaining Wall

Visible inspection of the basement stairs/retaining wall or walls was limited or not possible.

concrete.

Condition & Recommendations

The visible and accessible basement stairs/retaining wall or walls are **in satisfactory condition.**

The following conditons were evident

Cracks

Cracks were noted at exterior areas of the basement stairs/retaining wall or walls. They are

It is not possible to make any conclusions on a single, short-duration inspection. **Seal the cracks with a non-hardening type caulking material and monitor over a full-year period.** If any further movement occurs, contact this company or a structural engineer. Taking photographs will be helpful when monitoring the cracks for possible changes. Include a measuring tape in the photographs, position the tape next to and across the crack. This will help to document the width, length and shape of the crack.

Landscaping

Shrubs and Trees

Shrubs and trees on this property are **in need of maintenance**.

The following conditions were evident and the noted actions are needed at the time indicated:

Pruning is suggested at this time. Some trees and shrubs require removal of both dead branches and over-abundant growth.

Lawn

The lawn is **in need of maintenance**.

The following conditions were evident and the noted actions are needed at the time indicated:

- There is no grass. Take a patch of soil to your County Cooperative Extension or a nursery. They can test the soil and will be able to tell you what the soil needs, recommend products and give instructions on what to do to start new lawns. A healthy lawn adds to the appearance of the property and has a useful purpose in water management on the property by helping to prevent soil erosion.

Fence

The wood fencing is picket.

The fencing is in **satisfactory condition**.

The following conditions were evident

Paved, Masonry & Deck Area

Walk Surface(s)

The visible walk or walks are made of concrete.

Condition & Recommendations

The walk surface or surfaces are **in satisfactory condition**.

The following conditions were evident:

- The walk surface or surfaces are **in need of maintenance**.

The following repairs are needed at the walk surface or surfaces at this time or when weather permits:

- fill in and seal cracks.

Condition & Recommendations

The entrance landing and step surfaces are **in need of maintenance**.

The following repairs are needed at the entrance landing surface or surfaces at this time or when weather permits:

- fill in and seal cracks.

Section 3: General Utilities

Electrical

General Note:

This is not a code-compliance inspection. Electrical codes can be different for each municipality; it would be impossible to know them all. Therefore, the Safety Concerns Section of the inspection report points out items that are not in compliance with good electrical practices, are a safety concern, and are not to be interpreted as code non-compliance issues.

The amount of electricity that a home needs is measured in amperes. The appliances, lighting and electrical conveniences in the home set the minimum amount of electricity that is needed.

- A home equipped with a gas range, water heater, clothes dryer and central air conditioning along with the usual lighting and small appliances, needs a 100-ampere service as a minimum.
- A home equipped with an electric range, water heater, clothes dryer and central air conditioning along with the usual lighting and small appliances, needs a 150-ampere service as a minimum.
- A home with all electric appliances, the conveniences mentioned above, and electric heating, needs a 200-ampere service.

The term, 120/240 volts, is also used along with the amperes. For electricity to flow through wiring it must be under pressure the same way water must be under pressure in a pipe. The electrical pressure is measured in volts. Modern homes receive 240 volts of electrical power. Most household appliances operate on 120 volts; electric ranges/ovens, clothes dryers and water heaters require 240 volts.

In This Home

Size of the Service

There is a 200-ampere 3-wire single-phase 120/240-volt service installed. This is common for a residential service of this age.

Is The Size Adequate?

The size of this service **is adequate** for this house and the electrical equipment being used at this time.

60-ampere service. The installed service or services are 3-wire single-phase 120/240-volts. This is common for an apartment service.

Is The Size Adequate?

The size of this service **is adequate** for the apartment or apartments and the electrical equipment being used at this time.

Electric Panels

The main electric panel is an updated

Electric Panels

The panel in the apartment or apartments is an updated

Electric Panels

The panel or panels in the building are the updated

Circuit breaker sub-panel or panels are located at the:

- basement.
- first floor.
- third floor.

The number of circuits is adequate for the size of this house and today's convenience standards.

Circuits at the electric panel or panels **are not labeled**. Identifying which circuits feed various appliances and lighting needs displays safe and convenient management of your electrical panel. Identifying and labeling the circuits can be done by a qualified/licensed electrician or yourself. A review of the panel with the present owners may be helpful. **Working with electricity can be hazardous. Do not do any electrical work no matter how minor it seems unless you are qualified to do so. When in doubt, call a qualified/licensed electrician.**

Accessible outlets were spot-checked for proper grounding and polarity. A minimum of one outlet per room was checked. Furniture was not moved, and some small appliances were not unplugged to check outlets. Not every electrical outlet in this building was checked.

GFCI's

Ground-Fault Circuit-Interrupters (GFCI's) are special outlets/circuit breakers that are highly sensitive to any interruption in the normal electrical ground, and trip instantly at the smallest interruption of that ground. This is a safety item (See Safety Concerns below for any additional comments about GFCI's). **A working GFCI outlet/breaker was found at the following areas. They were tested and were functioning properly:**

- bathroom electrical outlet or outlets.
- kitchen electrical outlet or outlets.
- outside electrical outlet or outlets.

Service Wire to the House

The wires providing electrical service enter the house from below ground. The condition of these wires is unknown because they are not visible.

Service Entrance Wire Material

The service entrance wires visible at the main electric panel are made of copper. This is normal and acceptable.

Grounding of the Electrical Service

A visual examination of the main electric panel and wiring was done. It was noted that the electrical service is properly grounded to the water service pipe to the house.

Electric Meter

There is a meter for each apartment in this building. The cost of electricity is billed to each tenant.

Safety Concerns

The electrical system was visually inspected at accessible and visible areas only, and appears to be **in need of maintenance** in those areas. The following unsafe or questionable electrical practices were found. They should be corrected as soon as possible. Items that can be corrected by the home owner will have an **(HO)** designation next to them. Items that must be corrected by a qualified/licensed electrician will have an **(LE)** designation next to them. Working with electricity can be hazardous. Do not do any electrical work, no matter how minor it seems, unless you are qualified to do so. When in doubt, call a qualified/licensed electrician:

- Oversized circuit breakers are installed. They should be replaced as soon as possible. Circuit breakers should be replaced by a qualified/licensed electrician **(LE)**.
- More than one wire has been installed to a circuit breaker or fuse **(LE)**.

- The light switch is too close to the bathtub. A person should not be able to reach the light switch while standing in the bathtub. The light switch should be relocated away from the tub area for safety **(LE)**.

- Ground-Fault Circuit-Interrupt protected outlets (GFCI's) **were not found** in areas that should have them; they are listed below:

- Electrical outlets in the bathroom or bathrooms that should be GFCI protected are not. For safety, outlets within six feet of the sink should be GFCI protected outlets **(LE)**.

Important Note:

Items noted to be taken care of the by either the homeowner or a qualified/licensed electrician are intentionally not itemized or the specific locations given because

Heating System

Zoning

This house has three heating zones. This means that there are three thermostats to control the temperature of the following areas:

- first floor areas.

- second floor areas.
- third floor areas.
- basement areas.

Thermostats

Three manually adjusted thermostats are installed. Replacement with multi-position clock/programmable units is suggested. Programmable thermostats will give you greater flexibility. The temperature settings can be programmed to suit your living schedule and comfort. Varying the temperature settings more than five to seven degrees however, will not result in greater heating fuel savings.

Distribution

Heat in this house is delivered through a combination of heating supply devices, which include:

- Hot water baseboard convector radiators that are located near the floor, where natural convection will cause the air to rise and warm the outside walls and the room. Not all outside walls have baseboard units. For effective heating, do not cover baseboard units with draperies or block them with furniture. If placing furniture in front of a baseboard unit cannot be avoided, position the furniture at least six inches away from the wall. It is recommended that the baseboard units be vacuumed several times during the year so dust does not block the flow of air through them.
- Cast-iron radiators that transfer heat in two ways-(1) by convection - air in contact with the hot metal surface rises, (2) by radiation - heat waves from the hot metal warm nearby objects. Not all windows and outside walls have radiator coverage. Some radiators are covered or built in. They are less conspicuous but are not as effective. To function properly they need a free flow of air from bottom to top and a reflective material at the back of the enclosure to direct heat into the room. For effective heating, do not cover radiator units with draperies or block them with furniture. If placing furniture in front of a radiator unit cannot be avoided, position the furniture at least six inches away from it. Vacuum the radiators several times during the year so dust does not block the flow of air through them.

Type of Heating System

The heating for this building is provided by a single central steam boiler system.

Type of Heating System

Heat is provided by a steam boiler system or systems. The system should be flushed monthly. This will remove rusty water from the boiler. **Caution, a person could be injured if the flushing of the boiler is not done correctly and in safe manor.** Have the owners or a qualified/licensed Service Company review the operation of the boiler equipment, controls, and maintenance schedule with you. All instruction manuals should be turned over to you at the time of or before the closing. **Steam boiler system.** The system should be flushed monthly. This will remove rusty water from the boiler. **Caution, a person could be injured if the flushing of the boiler is not done correctly and in safe manor.** Have the owners or a qualified/licensed Service Company review the operation of the boiler equipment, controls, and maintenance schedule with you. All instruction manuals should be turned over to you at the time of or before the closing.

Type of Heating Fuel

The main heating system is gas-fired and uses **natural gas**. Annual maintenance should include; testing combustion efficiency, carbon monoxide leak test, proper adjusting of the air and gas supply, and cleaning the fuel passages and vent pipe.

Heating System Visibility and Accessibility

The exterior areas of the heating system unit or units were fully visible and accessible.

Boiler

The boiler was operational. It was turned-on for at least 30 minutes and visually inspected.

The unit is aged. Heating industry experience and manufacturers standard materials predict that this unit has a life expectancy of a 17 to 20-year period.

The estimated age of the unit is 10 years.

Heating Capacity

The heating capacity of the unit or units is estimated to be adequate for the size of the area being heated.

>PB<Safety and Service Concerns

The heating systems or system was visually inspected at accessible and visible areas only, and appears to be **in satisfactory condition**.

A qualified/licensed service company prior to closing should service this heating system. The inspector is not heating equipment specialist. The service should check the system for its proper and safe operation. The inspector is not heating equipment specialist. It should be extensive and include, but not be limited to, the combustion equipment and flue chamber, heat exchanger, controls, gauges, and safety devices. All repairs should be made as needed and documented. The documentation should include a general statement about the system, its condition, and an efficiency rating. Appropriate recommendations should be noted. Good maintenance of any equipment is the best assurance of its safe operation and getting the longest possible use out of it.

The following services should be performed and/or unsafe/questionable conditions checked and corrected as needed:

- The elbows or bend in the flue pipe must be a maximum of 45-degrees except one of 60-degrees. The existing flue pipe has 90-degree elbow or elbows in it. These guidelines are required by most municipalities. This condition should be corrected at this time.

Pipe Insulation

Not all of the heat piping is visible. All of the visible piping is insulated.

The visible heat piping insulation is generally **in satisfactory condition**, with no crumbling or damaged sections at visible/accessible areas.

Plumbing Systems

Hot Water

Domestic hot water is provided by a separate 60 gallon, gas-fired, water heater. This unit is adequately sized for an average family and the number of plumbing fixtures installed in this house.

The average expected life of a water heater is ten years. This time will vary due to many factors, i.e., the environment in which the unit is installed, the frequency of use, manufacturer defects, water mineral content, etc.. The information on the manufacturer's identification plate does not indicate when the units or unit was manufactured. Water heaters are usually sold and installed close to the time they are manufactured (i.e., the same year). From its physical appearance, the unit is judged to be 7 years old.

Domestic Water Supply

The domestic water service-entrance line, from the water company is made of copper. Copper was first used in 1932. It has a life expectancy of 60 or more years; however, acidic water can reduce this life expectancy to 20 or 30 years.

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Condition & Recommendations

The water service-entrance line was inspected at visible and accessible areas only, and appears to be **in satisfactory condition**.

The following conditions were evident:

- Water pressure and volumes were visually checked at several fixtures. The water pressure is satisfactory.

Water Meter

The water meter for this house is located in the basement area.

Water Piping Visibility

Very little of the domestic water-supply piping is visible or accessible due to finished areas.

In a house of this age, brass and/or galvanized steel piping may still be in use.

Pipe Size

The size of the internal domestic water piping is 3/4-inch. This is common and is judged adequate for water pressure and volume to most plumbing water fixtures. However, there can be problems at any given fixture that will affect the water pressure and volume. All operating fixtures are tested for operational condition and apparent deficiencies are noted in this report.

Condition & Recommendations

The domestic water-supply piping was inspected at visible and accessible areas only, and appears to be **in satisfactory condition** in those areas.

The following conditions were evident

Waste Piping Visibility

Waste piping concealed behind walls, above ceilings, and under floors cannot be checked. Riser pipes were not visible.

The interior waste piping system was visually inspected at accessible and visible areas only. The waste piping is the original cast iron. The use of this material began in the 1890 s. Its life expectancy is thought to be indefinite, but it will not last forever. Periodically check for hairline cracks, excessive corrosion, and leaks. For a material of this type and age, you should anticipate repairs from time to time. Failures are more likely to occur in very old sections of pipe.

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Waste System

Based on visible observations and inquiries made with the owner 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 signing of contract or closing.**

Section 4: Structure

Basement

Stairs

Visible areas of the basement stairs are **in satisfactory condition.**

The following conditions were evident

Visibility

The basement foundation walls, wall and ceiling framing, and floors were not visible. The basement or part of the basement is finished as a living space.

Ceiling

None of the ceiling framing members were visible because the basement ceiling is completely finished.

Floor Material

The visible basement floor is concrete.:

- ceramic tile.

Visible areas of the basement floor surface or surfaces are **in satisfactory condition.**

The following conditions were evident

Partition Walls

The visible partition walls are constructed of

Columns

The support column or columns in the basement are:

- steel pipes filled with concrete which are commonly called Lolly columns.

The visible and accessible column or columns in the basement were visually inspected and probed at accessible areas and are **in satisfactory condition**.

The following conditions were evident

Wall and Ceiling - Surface Material

The finished basement area walls and ceilings are made of plasterboard, sometimes referred to as sheet rock.

Some ceilings are of a different material than the walls, they are acoustical tiles.

Wall and Ceiling - Surface Finishes

The basement wall and ceiling surfaces are painted.

Condition & Recommendations

Visible areas of basement wall and ceiling surfaces are in **satisfactory condition**.

The following conditions were evident.


Windows

The type of windows that are installed in the basement areas are aluminum double hung.

Condition & Recommendations

The basement window or windows are in **satisfactory condition**.

The following conditions were evident:

-  Some windows in the basement need hardware adjustment and repair.

WARNING: Do NOT use the basement as a bedroom or sleeping room:

- Appliances that vent combustion gasses (i.e. water heaters, furnaces, boilers, clothes dryers, etc.) located in the basement are a potential source of carbon monoxide gas, which is health and life threatening. **Failure to heed this warning could result in a fatal incident.** See additional comments in the Heating section for more information.

Attic Area

A ladder was used to access the main attic.

Only partial visibility was possible at the main attic area.:

There is less than 18 inches of headroom.

Truss Framing

Roof trusses perform the same function as conventional rafters, collar ties, knee walls and ceiling joists. Roof truss systems are prefabricated and shipped to the job site. This type of roof structure is an innovation of modern engineering and is adequate if designed and installed properly. Do not be alarmed; this is true of any architectural design. Any visible deficiencies evident at the time of this inspection will be noted in this report.

Truss framing has been installed in the:

- main attic.

Rafters in the Main Attic

The roof rafters in the main attic areas were not covered. Accessible rafter and sheathing surfaces were visible.

Condition/Recommendation

Visible and accessible roof rafters in the main attic are **in satisfactory condition.**

The following conditions were evident

Sheathing in the Main Attic

The roof sheathing in the main attic areas were not covered. Accessible sheathing surfaces were visible.

Condition & Recommendations

Visible and accessible areas of roof sheathing in the main attic is **in satisfactory condition**.

The following conditions were evident

Insulation - Main Attic

Insulation has been installed at the main attic area or areas; it is loose mineral wool.

Adequate

The insulation in the main attic area or areas is adequate and meets today's insulation and energy-saving guidelines. Full insulation in the attic can cut down the home's heat loss. Insulation pays for itself in a short time by reducing heating fuel usage. In the summer, insulation will save electricity by reducing air conditioning capacity requirements.

Ventilation

Ventilation in the main attic area or areas is adequate.

General Structural Comments

NOTE: In some municipalities, the homeowner can request a municipal search from the building department. There is a fee for this service and it must be requested by the homeowner.

Section 5: Interior

General Interior

Wall and Ceiling - Surface Material

The interior walls and ceilings are made of:

- plasterboard, sometimes referred to as sheet rock.
- paneling (see general note #2 at the end of Section 5 for more information).

Loose and missing plaster are evident in some areas:

- but they are minimal. This is better than average for this type of material and the age of the house. Normal repairs will be required prior to painting.

Wall and Ceiling - Surface Finishes

The interior wall and ceiling surfaces are painted.

Conditions & Recommendations

The visible and accessible wall and ceiling surfaces of the general interior areas are **in satisfactory condition**.

The following conditions were evident

Floors

The interior floor surfaces are:

- covered with wall-to-wall carpeting. Flooring materials below wall-to-wall carpeting are not visible. Lifting the wall-to-wall carpets to ascertain what is under them is not part of this inspection.
- hardwood.

Condition & Recommendations

The visible and accessible floor surfaces in the general interior areas are **in satisfactory condition**.

The following conditions were evident

Stairs

The interior stair surfaces are hardwood.

The visible resilient flooring on these stairs is vinyl/linoleum..

Condition & Recommendations

The visible and accessible areas of the stair surfaces are **in need of maintenance**.

The following conditions were evident and need to be taken care of at this time or in the time indicated:

- The second floor railing needs additional balusters spaced no more than 4-inches apart to prevent children from falling through. This is a safety issue.
- The basement railing has loose balusters. Repair or replacement is needed at this time. This is a safety issue.

The staircase is sloped slightly. This is normal for a building of this age and is not a structural concern.

Heating Devices

The interior areas have:

- baseboard radiators that are located near the floor where natural convection will cause the air to rise. Do not cover baseboard units with draperies or block them with furniture. See Distribution, in the Heating System section for more detail.
- cast-iron radiators. To function properly, they need a free flow of air from bottom to top. Do not cover radiator units with draperies or block them with furniture. See Distribution, in the Heating System section for more detail.

Electrical Devices

The interior areas have the following conditions:

- There are adequate electrical outlets in the general interior areas of the home.
- There are adequate electrical switches in the general interior areas of the home.

Doors

The interior areas have doors made of wood. They are swing doors.

Condition & Recommendations

The interior doors are **in need of maintenance**.

The following conditions were evident and need to be taken care of at this time or in the time indicated:

- Some doors need hardware adjustment and repair.
- Some doors are sticking and need sanding or planning. Doors can stick on humid days and close freely on dry days. Wait for dry weather before deciding to do anything to remedy sticking doors. **Since this house was built before 1978 read the following Lead Paint Warning Note before doing any sanding or planning.**

Windows

The type of windows installed in the interior areas are aluminum double hung and wood double hung.

Some windows have insulated glass.

Condition & Recommendations

The windows in the general interior areas are in **satisfactory condition**.

The following conditions were evident

Water Stains

There are water stains around the skylight or skylights which indicate that water/moisture infiltration has occurred or is occurring.

The following conditions were evident:

- Moisture meter readings were zero. Ask the present owner about the history of these stains. Were any repairs implemented? If so, when?.

FIREPLACE

Surface Finish

The fireplace is finished with brick.

Fireplace Condition

Flue

- Only a small part of the fireplace flue was visible; the visible part of the flue is not tile lined. See additional comments below under Fireplace Condition.

LIVING ROOM FIREPLACE

Surface Finish

The living room fireplace is finished with brick.

Fireplace Condition

BEDROOM FIREPLACE

Surface Finish

The bedroom fireplace is finished with brick.

Fireplace Condition

Flue

- Only a small part of the fireplace flue was visible; the visible part of the flue is not tile lined. See additional comments below under Fireplace Condition.

Kitchen Plumbing Fixtures

Water was run at the kitchen faucet for several minutes and it was visually inspected and checked for leaks.

Condition & Recommendations

The kitchen sink and plumbing fixtures are **in satisfactory condition**.

The following conditions were evident and/or repairs are needed at this time

Kitchen Electrical

The following electrical conditions were evident in the kitchen; see the **Safety Concerns** in the Electrical section for additional comments. Similar conditions may exist in other areas and may not have been seen or found at the time of the inspection. If the report referred to a specific number of items to be checked and/or corrected, only those items will be addressed. The electrician is to check **the entire house** for additional condition types noted with **(LE)** in the Electrical section:

- Ground-Fault Circuit-Interrupt (GFCI) protected electrical outlets in the kitchen or kitchens were tested and found to be functioning properly. This is a safety item. See additional comments under Safety Concerns in the Electrical section.

Kitchen Cabinets

There is adequate kitchen cabinet space.

The cabinets are wood.

Condition & Recommendations

The kitchen cabinets are **in satisfactory condition**.

The following conditions were evident

Kitchen Counter Tops

There is adequate counter top space in this kitchen.

The kitchen counter tops are covered with ceramic tile.

Condition & Recommendations

The kitchen counter tops are **in satisfactory condition**.

The following conditions were evident

Bathrooms

This house has more than one bathroom. Water was run at each bathroom fixture for several minutes and each toilet bowl was flushed. They were visually inspected and checked for leaks.

The bathroom vanity or vanities are wood.

There are sink fixtures and vanity tops that are made of "Corian" or a similar type of material, which can look like marble. It is a manufactured material, and it is recommended that care be taken when cleaning this surface. Use only non-abrasive cleansers such as "Bon ami" or "Soft Scrub".

Condition & Recommendations

The bathroom fixtures and components are operational and **in satisfactory condition**.

The following conditions were evident

Bathroom Electrical

The following electrical conditions were evident in the bathroom or bathrooms; see the **Safety Concerns** in the Electrical section for additional comments. Similar conditions may exist in other areas and may not have been seen or found at the time of the inspection. If the report referred to a specific number of items to be checked and/or corrected, only those items will be addressed. The electrician is to check **the entire house** for additional condition types noted with **(LE)** in the electrical section:

- Ground-Fault Circuit-Interrupt (GFCI) protected outlet or outlets are installed in the bathroom or bathrooms. They were tested and found to be functioning properly. This is a safety item. See additional comments under Safety Concerns in the Electrical section.

NOTE:

Items noted to be taken care are intentionally not itemized or the locations given because:

- Similar conditions may exist and may not have been seen or found at the time of the inspection.
- The house was furnished and not all wall and floor surfaces etc. were visible or accessible.
- There was extensive furniture and storage in some areas of the house. All wall and floor surfaces etc. were not visible or accessible.

NOTE: If the report referred to a specific number of items to be checked, corrected, repaired or replaced only those items will be addressed. If a specific type of qualified/licensed contractor is recommended he or she is to check the entire house or the concerned area of the house for additional conditions of the same type or nature as what they are there to work on. It may not be possible to have this done prior to closing in that case. It is recommended that the contract read that all repair work be done by a qualified/licensed contractor in the field of work or service needed and the checked, corrected, repaired or replaced area or equipment will be in proper operational condition for a reasonable amount of time.

General Notes

Read all of these notes, they are part of the report. All of the materials below may not be applicable to the inspected property. The notes have been referenced in applicable sentences in the body of the report.

1. Plaster walls and ceilings

Be aware that plaster walls and ceilings can look OK and may separate from their underlying supports at any time. They may crack, bulge and even fall down. Ceilings and walls that have been subjected to water penetration will most likely separate from their underlying support sooner. You should not be alarmed but consider yourself informed that this is a characteristic of older homes and plaster walls and ceilings. Its is usually caused by age and materials that were used.

2. Paneling

Panels are 4 foot wide by 8 foot long sheets that are either nailed or glued to the wall. They can be applied over the pre-existing wall surface or the wall studs. Paneling material may be layers of wood bonded together or a pressed wood by-product.

3. Homosote

Homosote is made of compressed cardboard that pre-dates plasterboard. It was used mostly in summer cottages and attic spaces for economy. It is brittle material that has a rough surface and cannot be finished attractively.

4. Lead-Based Paint

Many 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. Lead based products in the environment can lead to serious brain damage, especially to small children if they ingest paint chips or inhale fumes from stripping or dust from sanding lead based products. Lead dust can also be present due to the normal aging of these surfaces. Suspect surfaces can be tested for lead content.

Section 6: Appliances & Electrical Devices

Important Note :

The appliances and electrical devices were checked for their general condition. The appliances were tested by turning them on to observe their ability to start and for any audible/visible sign of problems or potential problems at startup. Unless otherwise noted in this report, none of the appliances listed as being inspected were run through their complete operational cycle.

Like a wrist watch, appliances and electrical devices can fail at any time. There are many factors that contribute to their useful life. Appliances have different estimated life expectancies that have been established by industry standards and experience over the years. The following lists some major appliances and their estimated life expectancy:

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.
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

Appliance and Electrical Device

General Note

It is suggested that the contract stipulate that all appliances and electrical devices be in proper working order at the time of closing of title. The owner should review the operation of all appliances and electrical devices.

The operational condition of appliances and electrical devices can change. It is suggested that they all be checked during the pre-closing final walk-through for operation. If necessary, have owner or their representative demonstrate them for you.

Unless noted otherwise in this report, the following low voltage and small systems are not checked for their operation:

- Burglar alarm
- Central vacuum system wiring
- Door bells
- Fire alarm
- Low voltage lighting
- Speakers

All of the appliances are under 10 years old.

The following appliances were checked for their general condition; they started satisfactorily, sounded normal and are **in satisfactory condition**. They include:

- gas clothes dryer.
- The gas line to the clothes dryer is copper pipe, tubing. This is not allowed by the gas company and most municipalities. All of the gas piping has to be black iron pipe. This condition must be corrected at this time.

- washing machine.
- dishwasher.
- garbage disposal.
- microwave.
- counter top gas range.
- refrigerator.

The following appliances **were not checked** for operation; their condition could not be determined. They include:

- gas clothes dryer.
- washing machine.
- dishwasher.
- microwave.
- counter top gas range.

Section 7: Environmental & Health Issues

Important Information

Today, more than ever before, the public is more conscious of the potential health risks that may be present in their daily environment. The environmental concerns include air pollution, water supply contamination, soil contamination, chemicals, building materials and certain gases in the home. The environmental concerns in a house and the land include, but are not limited to, asbestos, lead in water and paint, pesticides/herbicides, Polychlorinated Biphenyl's (PCBs), radon, underground oil storage tanks, urea formaldehyde foam insulation (UFFI) and electromagnetic fields (EMFs).

The identification and/or detection of these hazards is not part of this inspection. Special testing equipment has to be used and the results evaluated usually by a laboratory. This report makes no representations as to the presence or non-presence of any hazardous materials or gasses, or buried tanks of any kind on or about the property which was inspected. This also applies to adjacent properties.

If you wish to have some testing done, Grobler Building Consultants, Inc. will assist you. When a test is chosen to be performed, the results of that test will be in separate report and cover. They will not be part of this inspection report. Tests that are sometimes considered include the following:

- Water for coliform, minerals and lead
- Lead paint
- Radon in air and water
- EMF's
- Asbestos
- Air testing for: asbestos fibers, urea formaldehyde gas, lead dust

Section 8: General Note

Important Information

The content of this report is the result of the inspector's best judgment and reflects his or her observations in visible areas at the time of this inspection. The condition of the building, equipment, appliances and grounds may change after the conclusion of this inspection. Grobler Building Consultants, Inc. and this report make no warranty or guarantee as to determining the value, fitness and/or acceptability of this building, this equipment, these appliances and these grounds.

Inspector: _____ Date: _____
Johann Grobler, R.A.

Wood Destroying Insect Infestation Inspection

Inspection Findings

- basement ceiling is covered with insulation. The sill plate areas between the floor joists have also been filled with insulation. As much probing as possible was done without damaging the insulation.
- basement is finished.

For the exclusive use of Mr. Joe Sample

Grobler Building Consultants, Inc.
718-243-0598

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Read this entire section as it is part of the report. It contains important consumer information regarding the scope and limitations of this termite inspection.

Important Note

Wood-destroying organisms can take the form of insects or fungi. Insects include more than termites. Some other insects common to this area of the country are old house wood borers, powder post beetles and death watch beetles. Fungi attack wood and can cause major wood decay over time. Carpenter ants are not generally considered wood destroying insects because they do not feed on the wood. They do, however, at times make their nest in moist or damp wood and will chew out surrounding wood to enlarge the nest. This termite report will inform you about any evidence of other wood destroying organisms that were found in visible and accessible areas during this inspection.

In New York State, subterranean termites are most common on Long Island and in the southern counties adjacent to the Hudson River.

Attention Home Buyer:

Grobler Building Consultants, Inc. inspection firm is not responsible to repair any damage disclosed by this inspection. This includes, without limitation, any wood destroying insect infestation, evidence thereof, and/or damage that may exist in wood which is in areas that were not accessible for visual inspection as of the date of this inspection.

Consider yourself informed that wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas.

This inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by visual inspection of the premises and noted in this report, represents all of the wood destroying insect infestation and/or damage which may exist as of the date of inspection. Damage and any corrective action should be evaluated by the buyer and/or their qualified building expert to determine the extent and need for repair. For the purpose of this report, a qualified building expert is to be understood as a contractor, carpenter, engineer or architect that is familiar with termites and experienced with evaluating and repairing termite damaged structures.

This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a report as to structural integrity of the inspected structure(s).

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How This Inspection Was Performed

The inspection was performed in the readily accessible areas of the inspected structure(s). Areas that were considered dangerous or unsafe by the inspector were not inspected. These locations and reason for not entering them are stated in this report. Dangerous or unsafe conditions would include but not be limited to areas with broken glass and debris, excessive amounts of animal feces, a deep crawl space, steep hill side, a noticeable odor of chemicals, etc. If visible evidence of the infestation by wood destroying insects is noted in this report, it should be understood that some degree of damage, including hidden damage, may be present.

Scope Of The Inspection

The inspector is trained and experienced to look for visible infestation signs of wood destroying insects. The inspection was performed by the visual inspection, probing and/or sounding of finished and unfinished wood areas and members of the structure(s). The purpose of the inspection is to determine the presence or absence of visible evidence of wood destroying insects. In this inspection, wood destroying insects include termites, carpenter ants, carpenter bees, and re-infesting wood boring beetles.

What The Inspection Covered And Validation

The inspection covered the readily accessible areas of the structures inspected, including attics and crawl spaces to which entry was permitted during the inspection. This inspection did not include areas which were obstructed, inaccessible or were considered dangerous or unsafe by the inspector at the time of this inspection. These locations and reason for not entering them are stated in this report. Dangerous or unsafe conditions would include but not be limited to areas with broken glass and debris, excessive amounts of animal feces, a deep crawl space, steep hill side, a noticeable odor of chemicals, etc. All structures which were inspected are specifically noted.

Neither the inspector nor the company for which the inspector is acting have had, presently have, or contemplate having any ownership in this property. This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the inspection date.

Common Obstructions and/or Inaccessible Areas

The inspection did not include areas that required breaking into or taking apart, dismantling, and removal of any objects which includes, but is not limited to, such items as access doors, moldings, floor coverings, wall coverings, siding, ceilings, insulation, wood floors, furniture, appliances, and/or personal possessions. Also excluded from this inspection are areas which were obstructed and/or inaccessible for physical access. All inaccessible areas are mentioned in the body of the report along with an explanation if required for clarity.

If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee will apply.

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718-243-0598***

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Page III***

Information Regarding The Conditions That Encourage Infestation Of Wood Destroying Insects

This information regarding prevention of wood destroying insect infestation, will be helpful to any property owner interested in protecting the structure from infestation. Any structure can be attacked by wood destroying insects at any time. Regular maintenance of the structure should include measures to minimize the conditions that encourage infestation. This will minimize, not eliminate, the possibilities of infestation in and around a structure.

Conditions both environmental and physical that can lead to infestation of wood destroying insects include but are not limited to siding in contact with the ground, firewood stored against or too close to the structure(s), wood mulch next to the foundation, tree branches touching the structure, buried wood used for landscaping or steps, wood decks attached to the structure, wood porches, stair stringers in contact with the ground, poor ventilation in crawl spaces and basements, wood debris in the crawl space, dirt floors in crawl spaces and basements, raised wood floors in basements and lower levels, and insulation at the foundation walls.

Should any of the conditions mentioned above exist, corrective measures should be taken by the owner in order to reduce the chances of infestations of wood destroying insects. Failure to do so will result in the infestation of wood destroying insects, wood damage, and the need for treatment and even possible repairs to the damaged wood members.

Inspector: _____ **Date:** _____
Johann Grobler, R.A.

