

NYS Home Inspector

Inspection Report

tony wang

Property Address:

212 grand
bronx NY 12345



NYS HOME INSPECTOR

**chen chung weng NYS LIC UID#16000030528
CT HOI.0000606 commercial pesticide applicator id c2882896 ***

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Date: 2016/5/29	Time: 08:18 PM	Report ID: simple
Property: 212 grand bronx NY 12345	Customer: tony wang	Real Estate Professional:

Comment Key or Definitions

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

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

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

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

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

In Attendance:

Type of building:

Approximate age of building:

Single Family (2 story)

Over 50 Years

Temperature:

Weather:

Ground/Soil surface condition:

Rain in last 3 days:

Radon Test:

Water Test:

1. General Information

Styles & Materials

Gas Meter Indoor/Outdoor:

Outdoor

Electrical Meter Indoor/Outdoor:

Outdoor

Framing of the House:

Wood Framing

		IN	NI	NP	RR
1.0	Gas Information	•			
1.1	Electrical Meter	•			
1.2	Main Water Pipe Meter	•			•
1.3	Main Sewer Clean Out	•			
1.4	Kind of House				
		IN	NI	NP	RR

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Comments:

1.0 1. For one family CO, there is two gas meters.



1.0 Item 1(Picture)

1.1 4. For one family CO, there is two electrical meters.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.2 (1)) The water meter is in good condition. All the following items are attached.

- a) water meter
- b) emergency shut off valve
- c) electrical ground



1.2 Item 1(Picture)

1.2 (2) Low water pressure

Home water supply pressure was lower than the 40 pounds per square inch (PSI) considered adequate by generally-accepted current standards. The Inspector recommends service by a qualified plumbing contractor.

1.3 . The main sewer clean out seems to be in good condition



1.3 Item 1(Picture)



2. Exterior

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

Styles & Materials

Siding Material:

Vinyl
Full brick

Exterior Entry Doors:

Wood

Driveway:

Concrete

		IN	NI	NP	RR
2.0	Exterior Wall	•			•
2.1	Doors (Exterior)				
2.2	Windows				
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
2.5	Eaves, Soffits and Fascias				
2.6	other				
		IN	NI	NP	RR

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Comments:

2.0 1Bowed walls- QC

The brick exterior walls were not flat and straight but various portions bowed in and out. This indicates that metal fasteners designed to secure the brick to the underlying substrate have failed. This is not uncommon in older homes as metal fasteners fail due to corrosion. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified masonry contractor to gain an idea of options and costs for correction or stabilization, which may be relatively expensi

2. Severe surface deterioration (weathering)

Brick exterior walls had severe general surface deterioration which appeared to be the result of long-term weathering. The Inspector recommends that before the expiration

3. Severe damage to vinyl

Vinyl siding covering exterior walls had areas of severe damage which should be repaired to avoid future problems such as moisture intrusion. Moisture intrusion may cause internal wall structural or material damage and/or create conditions favorable to the growth of potential biological health hazards such as mold fungus.

4. Holes in vinyl

The vinyl siding covering exterior walls had holes which should be repaired, or siding sections replaced to prevent moisture intrusion of the wall assembly.

Moisture intrusion can damage materials and encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



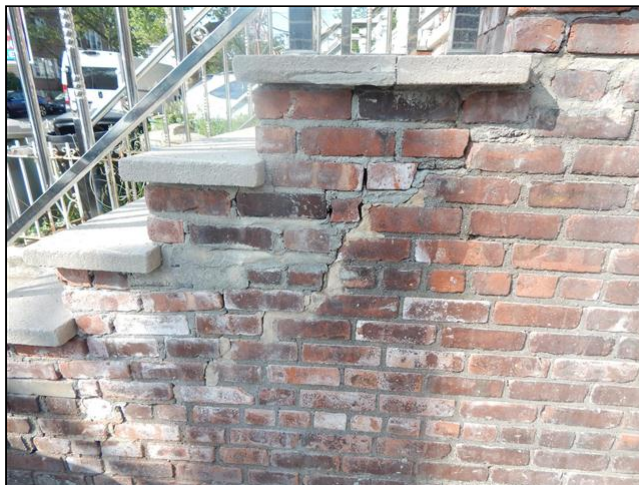
2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.3 Cracked or damaged brick

brick(s) at the exterior stairway were cracked or damaged and needed repair at the time of the inspection. This condition is a potential trip hazard. All corrections should be made by a qualified contractor.



2.3 Item 1(Picture)

2.4 DRIVEWAY CONDITION

Drive generally OK

The driveway appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

WALKWAY CONDITION

Walkways OK

Home walkways appeared to be in serviceable condition at the time of the inspection.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

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

3. Roofing

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

Styles & Materials

Roof Covering:

Asphalt

Viewed roof covering from:

Ground

Sky Light(s):

Chimney (exterior):

Brick

		IN	NI	NP	RR
3.0	Roof Coverings	•			•
3.1	Flashings				
3.2	Skylights, Chimneys and Roof Penetrations	•			•
3.3	Roof Drainage Systems	•			•
3.4	other				
		IN	NI	NP	RR

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Comments:

3.0 Severe deterioration (end of life)

Asphalt composition shingles covering the roof of this home appeared to be at or near the end of their long-term service life.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.2 (1) Loose bricks

The chimney had bricks which were loose at the time of the inspection.

Falling bricks may cause injury or death.

The Inspector recommends correction by a qualified masonry contractor.

The chimney had bricks which were loose at the time of the inspection.

Falling bricks may cause injury or death.

The Inspector recommends correction by a qualified masonry contractor.



3.2 Item 1(Picture)

3.2 (2) The chimney cap is missing and needs to be replaced to prevent water damage and death of small wildlife.

3.3 Loose gutters

Gutters were loose in some areas and should be refastened by a qualified contractor.



3.3 Item 1(Picture)

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

4. Garage

Styles & Materials

Garage Door Type:

Garage Door Material:

Auto-opener:

		IN	NI	NP	RR
4.0	Garage Problems			•	
4.1	General Garage Information			•	
		IN	NI	NP	RR

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5. Structural Components

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

Styles & Materials

Method used to observe Crawlspace: 	Floor Structure: 2 X 8	Wall Structure: Masonry
Columns or Piers: Brick piers	Ceiling Structure: 2X10	Roof Structure: 2 X 10 Rafters
Roof-Type: Gable	Method used to observe attic: 	Attic info:
foundations: full basement		

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)	•			•
5.2	Columns or Piers				
5.3	Floors (Structural)				
5.4	Ceilings (Structural)				
5.5	Roof Structure and Attic				
5.6	other				
		IN	NI	NP	RR

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Comments:

5.0 basement footing and foundation components is in good condition.

5.1 Cracks (heaving)

Cracks visible in the poured concrete foundation walls were consistent with damage caused by soil heaving. This type of damage is consistent with damage caused by expansive soils.

Expansive soils are soils which increase to many times their original volume in response to increases in soil moisture content. This increase in volume (expansion) creates a force which can easily damage foundations.

You may wish to have this condition evaluated by a structural engineer to determine the cause of cracking and the likelihood of continued damage and to discuss options and costs for stabilization.



5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)

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

6. Plumbing System

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

Styles & Materials

Water Source:

Public

Water Filters:

Plumbing Water Supply (into home):

Copper
Galvanized (old)

Plumbing Water Distribution (inside home):

Galvanized
Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

Cast iron

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)

Manufacturer:

Water Heater Location:

Basement

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			•
6.1	Sump Pump				
6.2	other				
		IN	NI	NP	RR

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Comments:

6.0 The sewer pipe has been found deteriorate with age and rusty . Cracks and breaks can be predicted in the near future. It is recommended to replace a new sewer pipe for better sewerage.



6.0 Item 1(Picture)

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

7. Electrical System

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

Styles & Materials

Electrical Service Conductors:

Overhead service
220 volts

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

FEDERAL PACIFIC

Branch wire 15 and 20 AMP:

Copper
Aluminum

Wiring Methods:

Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors				
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			•
7.2	Interior Wire Condition	•			•
7.3	Operation of GFCI (Ground Fault Circuit Interrupters)				
7.4	Smoke Detectors				
7.5	Carbon Monoxide Detectors				
7.6	other				
		IN	NI	NP	RR

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Comments:

7.1 Federal Pacific Panels

Federal Pacific Stab-Lok style breakers were found. While this type of breaker was commonly used during the time period of installation, these breakers have been found to sometimes not trip or disconnect when required. This could cause the breakers or wire to overheat thereby creating a potential safety or fire hazard. We recommend that you have a licensed electrician change the panel box and type of breakers used to prevent injury or fire damage.



7.1 Item 1(Picture)

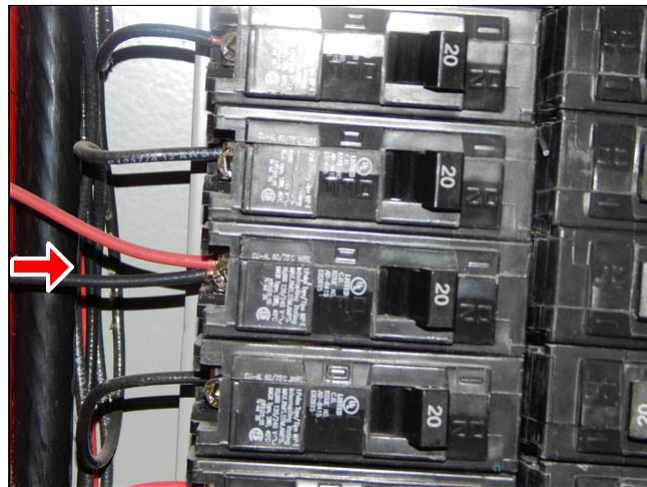


7.1 Item 2(Picture)

7.2 1. Interior electrical wiring is 60% outdated and some is using aluminum and we highly recommend upgrade to copper wiring to prevent fires and electrical shortage. Ask qualified contractor for the estimate price.

2. Double-tap

In the sub-panel, branch conductors were connected to a breaker designed for only one conductor. This is known as a "double-tap" and is a defective condition which should be corrected by a qualified electrical contractor.



7.2 Item 1(Picture)

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

8. Heating / Central Air Conditioning

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

Styles & Materials

Heat Type: Circulating boiler	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand:	Ductwork:	Filter Type:
Filter Size:	Types of Fireplaces:	Operable Fireplaces:
Number of Woodstoves:	Cooling Equipment Type:	Cooling Equipment Energy Source:
Central Air Manufacturer:	Number of AC Only Units:	

		IN	NI	NP	RR
8.0	The Burner	•			
8.1	Burner Problems				
8.2	Furnace				
8.3	Furnace Problems				
8.4	hot water tank	•			•
8.5	central air				
8.6	other	•			•
		IN	NI	NP	RR

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Comments:**8.0** Boiler mostly OK

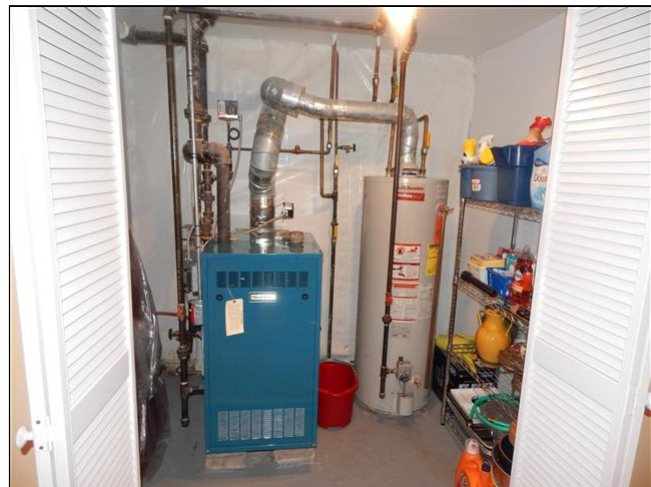
The boiler supplied heat upon demand and most boiler components appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

Inspection of the boiler typically includes examination of the following

- Cabinet interior and exterior,
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate combustion air
- Proper ignition
- Circulation pumps
- Pressure relief valve and overflow pipe
- Burn chamber conditions
- Proper exhaust flue conditions
- Fluid temperature and pressure
- General components condition
- Response to the thermostat(s).



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.4 1. Past design life

The hot water tank was old, past its design life, and may need replacement soon. It appeared to be within safe pressure and temperature limits at the time of the inspection.



8.4 Item 1(Picture)



8.4 Item 2(Picture)

8.6 We notice the oil tank is still in premise while the unit has been converted to gas. By law, the oil tank needs to be removed. We notice there is an old oil tank underground. We recommend it be removed.



8.6 Item 1(Picture)

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

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Ventilation:

Exhaust Fans:

Dryer Power Source:

Dryer Vent:

Floor System Insulation:

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Other Insulation	•			
		IN	NI	NP	RR

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Interiors

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

Styles & Materials

Wall Material:

Floor Covering(s):

Interior Doors:

Window Types:

Window Manufacturer:

Cabinetry:

Countertop:

		IN	NI	NP	RR
10.0	Apartment 1	.			
10.1	Apartment 1 Problems				
10.2	Apartment 2				
10.3	Apartment 2 Problems				
10.4	Apartment 3				
10.5	Apartment 3 Problems				
10.6	Apartment 4				
10.7	Apartment 4 Problems				
10.8	Hallways/Stairway				
10.9	Basement				
10.10	Basement Problems				
10.11	stairway				
10.12	apartment 5				
10.13	store				
		IN	NI	NP	RR

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Comments:

10.0 Most interior components OK

Most home interior components appeared to be in serviceable condition at the time of the inspection. Any exceptions will be listed in this report.

Inspection of the interior typically includes examination of the following components...

ROOMS

- Wall, floor and ceiling surfaces
- Doors, interior, exterior and sliding glass including hardware (condition and proper operation)
- Windows (type, condition and proper operation)
- Ceiling fans (condition and proper operation)

ELECTRICAL

- Switches and outlets (condition and proper operation)
- Lighting fixtures (condition and proper operation)

INTERIOR TRIM

- Door casing
- Window casing, sashes and sills (condition and proper operation)
- Baseboard
- Molding (crown, wainscot, chair rail, etc.)



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)

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

11. kitchen

		IN	NI	NP	RR
11.0	Apartment 1 Kitchen	•			
11.1	Apartment 1 Kitchen Problems				
11.2	Apartment 2 Kitchen				
11.3	Apartment 2 Kitchen Problems				
11.4	Apartment 3 Kitchen				
11.5	Apartment 3 Kitchen Problems				
11.6	Apartment 4 Kitchen				
11.7	Apartment 4 Kitchen Problems				
11.8	apartment 5 kitchen				
		IN	NI	NP	RR

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Comments:**11.0 KITCHEN**

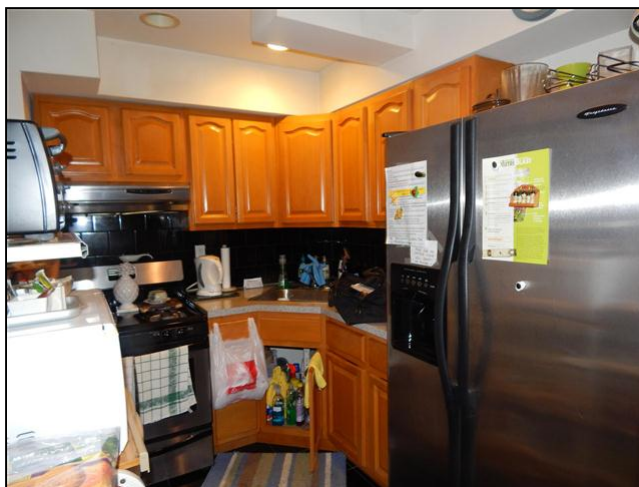
Kitchen OK

All kitchen components appeared to be in serviceable condition at the time of the inspection.

Kitchen inspection

Inspection of the kitchen typically includes examination of the following:

- Cabinets
- Sink components including faucet, wand, drain, disposal and undersink plumbing
- Counters
- Room light fixtures, switches and outlets
- Floor, wall and ceiling surfaces
- Windows and doors
- Major appliances such as range and hood or downdraft, dishwasher, microwave, built-in conventional ovens and cooktops.



11.0 Item 1(Picture)

12. bathroom

		IN	NI	NP	RR
12.0	Apartment 1 Bathroom	•			
12.1	Apartment 1 Bathroom Problems	•			•
12.2	Apartment 2 Bathroom				
12.3	Apartment 2 Bathroom Problems				
12.4	Apartment 3 Bathroom				
12.5	Apartment 3 Bathroom Problems				
12.6	Apartment 4 Bathroom				
12.7	Apartment 4 Bathroom Problems				
12.8	apartment 5 bathroom				
12.9	other				
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

12.0 Most bathroom components OK

Most bathroom components appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

-Window, skylight and door (condition and operation)

-Wall, ceiling and floor condition

-Moisture meter survey for moisture trapped beneath vinyl or tile floor coverings around toilets, tubs and showers.



12.0 Item 1(Picture)

CABINET

-Exterior and interior

-Door and drawer function

SINK

-Basin and overflow (overflow not tested)

-Faucet valves and stopper (condition and operation)

-Water supply shut-offs (not operated)

-Waste pipe (condition and trap configuration)

-Adequate water flow and drainage

TUB and SHOWER

-Tub condition

-Moisture meter check for moisture behind any wall or floor tile

-Faucet valve and shower head (condition and operation)

-Shower diverter (diverts water from tub faucet to the shower head)

Shower enclosure (condition and operation)

-Adequate water flow and drainage

TOILETS

-Condition and operation

-Secure connection to floor

-Tank connection to toilet

- Leakage at flapper valve

-Water supply valve condition (not operated)

ELECTRICAL

-Switch operation and placement

-Outlet placement, proper wiring and Ground Fault Protection

ROOM VENTILATION (mechanical or window)

-Presence and operation

-Proper vent termination

HEAT SUPPLY

Presence and function

12.1 Faucet was loose

The bathroom sink faucet was loose and should be mounted more securely.

Loose at floor

The toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.



12.1 Item 1(Picture)

13. TERMITE/ LEAD PAINT/MOLD/ASBESTOS

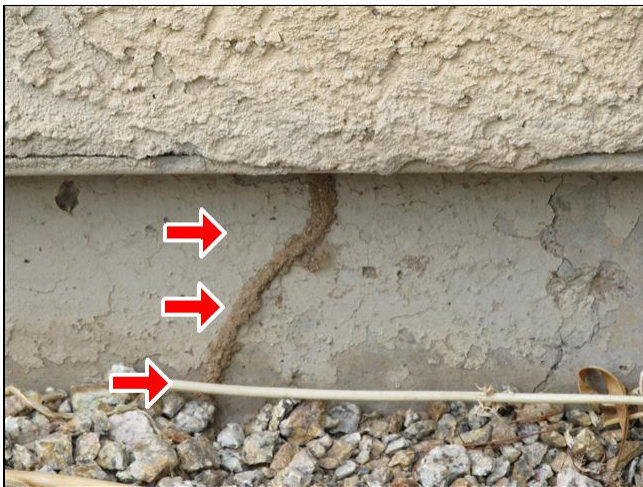
		IN	NI	NP	RR
13.0	TERMITE INSPECTION REPORT	•			•
13.1	LEAD PAINT INSPECTION REPORT	•			•
13.2	ASBESTOS INSPECTION REPORT	•			•
13.3	MOLD INSPECTION REPORT				
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

13.0 1. termite damage

The home interior had signs indicating a termites infestation which should be addressed. The Inspector recommends that you contact a pest control service.



13.0 Item 1(Picture)



13.0 Item 2(Picture)



13.0 Item 3(Picture)

13.1 1. Lead paint

Because the home was built before 1978 chances are high that it contains lead paint. More than 80 percent of homes built before 1978 contain lead paint.

Lead in paint used to paint the home exterior oxidizes and is washed into soil around the perimeter of the home by rain. Children coming onto contact with lead-containing soil may experience the effects of lead poisoning. Soil around the perimeter of older homes may contain lead even if the home has been recently re-painted.

13.2 1. Possible asbestos

The heat pipe appeared to contain a material which has a high probability of containing asbestos.

In its friable form (in which fibers may be released into the air and inhaled) asbestos is a known carcinogen and a cause of asbestosis. Confirming the presence of asbestos requires testing by a qualified laboratory.

Consider consulting with a qualified asbestos abatement contractor to discuss options and costs.



13.2 Item 1(Picture)



13.2 Item 2(Picture)

General Summary

NYS Home Inspector

NYS HOME INSPECTOR

522 E 138ST APT8
BRONX NY 10454
718-614-1222

Customer
tony wang

Address
212 grand
bronx NY 12345

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

1. General Information

1.2 Main Water Pipe Meter

Inspected, Repair or Replace

(1)) The water meter is in good condition. All the following items are attached.

- a) water meter
- b) emergency shut off valve
- c) electrical ground

(2) Low water pressure

Home water supply pressure was lower than the 40 pounds per square inch (PSI) considered adequate by generally-accepted current standards. The Inspector recommends service by a qualified plumbing contractor.

2. Exterior



2.0 Exterior Wall

Inspected, Repair or Replace

1Bowed walls- QC

2. Exterior



The brick exterior walls were not flat and straight but various portions bowed in and out. This indicates that metal fasteners designed to secure the brick to the underlying substrate have failed. This is not uncommon in older homes as metal fasteners fail due to corrosion. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified masonry contractor to gain an idea of options and costs for correction or stabilization, which may be relatively expensi

2. Severe surface deterioration (weathering)

Brick exterior walls had severe general surface deterioration which appeared to be the result of long-term weathering. The Inspector recommends that before the expiration

3. Severe damage to vinyl

Vinyl siding covering exterior walls had areas of severe damage which should be repaired to avoid future problems such as moisture intrusion. Moisture intrusion may cause internal wall structural or material damage and/or create conditions favorable to the growth of potential biological health hazards such as mold fungus.

4. Holes in vinyl

The vinyl siding covering exterior walls had holes which should be repaired, or siding sections replaced to prevent moisture intrusion of the wall assembly.

Moisture intrusion can damage materials and encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Inspected, Repair or Replace

Cracked or damaged brick

brick(s) at the exterior stairway were cracked or damaged and needed repair at the time of the inspection. This condition is a potential trip hazard. All corrections should be made by a qualified contractor.

3. Roofing

3.0 Roof Coverings

Inspected, Repair or Replace

Severe deterioration (end of life)

Asphalt composition shingles covering the roof of this home appeared to be at or near the end of their long-term service life.

3.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

(1) Loose bricks

The chimney had bricks which were loose at the time of the inspection.

Falling bricks may cause injury or death.

3. Roofing

The Inspector recommends correction by a qualified masonry contractor.

The chimney had bricks which were loose at the time of the inspection.

Falling bricks may cause injury or death.

The Inspector recommends correction by a qualified masonry contractor.

(2) The chimney cap is missing and needs to be replaced to prevent water damage and death of small wildlife.

3.3 Roof Drainage Systems

Inspected, Repair or Replace

Loose gutters

Gutters were loose in some areas and should be refastened by a qualified contractor.

5. Structural Components

5.1 Walls (Structural)

Inspected, Repair or Replace

Cracks (heaving)

Cracks visible in the poured concrete foundation walls were consistent with damage caused by soil heaving. This type of damage is consistent with damage caused by expansive soils.

Expansive soils are soils which increase to many times their original volume in response to increases in soil moisture content. This increase in volume (expansion) creates a force which can easily damage foundations.

You may wish to have this condition evaluated by a structural engineer to determine the cause of cracking and the likelihood of continued damage and to discuss options and costs for stabilization.

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

The sewer pipe has been found deteriorate with age and rusty . Cracks and breaks can be predicted in the near future. It is recommended to replace a new sewer pipe for better sewerage.

7. Electrical System

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Repair or Replace

Federal Pacific Panels

Federal Pacific Stab-Lok style breakers were found. While this type of breaker was commonly used during the time period of installation, these breakers have been found to sometimes not trip or disconnect when required. This could cause the breakers or wire to overheat thereby creating a potential safety or fire hazard. We recommend that you have a licensed electrician change the panel box and type of breakers used to prevent injury or fire damage.

7. Electrical System

7.2 Interior Wire Condition

Inspected, Repair or Replace

1. Interior electrical wiring is 60% outdated and some is using aluminum and we highly recommend upgrade to copper wiring to prevent fires and electrical shortage. Ask qualified contractor for the estimate price.

2. Double-tap

In the sub-panel, branch conductors were connected to a breaker designed for only one conductor. This is known as a "double-tap" and is a defective condition which should be corrected by a qualified electrical contractor.

8. Heating / Central Air Conditioning

8.4 hot water tank

Inspected, Repair or Replace

1. Past design life

The hot water tank was old, past its design life, and may need replacement soon. It appeared to be within safe pressure and temperature limits at the time of the inspection.

8.6 other

Inspected, Repair or Replace

We notice the oil tank is still in premise while the unit has been converted to gas. By law, the oil tank needs to be removed. We notice there is an old oil tank underground. We recommend it be removed.

12. bathroom

12.1 Apartment 1 Bathroom Problems

Inspected, Repair or Replace

Faucet was loose

The bathroom sink faucet was loose and should be mounted more securely.

Loose at floor

The toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.

13. TERMITE/ LEAD PAINT/MOLD/ASBESTOS

13.0 TERMITE INSPECTION REPORT

Inspected, Repair or Replace

1. termite damage

The home interior had signs indicating a termites infestation which should be addressed. The Inspector recommends that you contact a pest control service.

13.1 LEAD PAINT INSPECTION REPORT

Inspected, Repair or Replace

1. Lead paint

13. TERMITE/ LEAD PAINT/MOLD/ASBESTOS

Because the home was built before 1978 chances are high that it contains lead paint. More than 80 percent of homes built before 1978 contain lead paint.

Lead in paint used to paint the home exterior oxidizes and is washed into soil around the perimeter of the home by rain. Children coming onto contact with lead-containing soil may experience the effects of lead poisoning. Soil around the perimeter of older homes may contain lead even if the home has been recently re-painted.

13.2 ASBESTOS INSPECTION REPORT**Inspected, Repair or Replace**

1. Possible asbestos

The heat pipe appeared to contain a material which has a high probability of containing asbestos.

In its friable form (in which fibers may be released into the air and inhaled) asbestos is a known carcinogen and a cause of asbestosis. Confirming the presence of asbestos requires testing by a qualified laboratory.

Consider consulting with a qualified asbestos abatement contractor to discuss options and costs.

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To chen chung weng



INVOICE

NYS HOME INSPECTOR
 522 E 138ST APT8
 BRONX NY 10454
 718-614-1222
 Inspected By: chen chung weng

Inspection Date: 2016/5/29
 Report ID: simple

Customer Info:	Inspection Property:
tony wang	212 grand bronx NY 12345
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
New Service	300.00	1	300.00
			Tax \$0.00
			Total Price \$300.00

Payment Method:
Payment Status:
Note:

NYS Home Inspector

NYS HOME INSPECTOR

chen chung weng

522 E 138ST APT8
BRONX NY 10454
718-614-1222

