



Inspection Report

Property Address:
Prospect Park Southwest
Brooklyn New York 11215



front door

Five Borough Home Inspection, LLC

Derek Lomer

**NYS Licence 1600051234
790 Washington Ave., Unit 112
Brooklyn, NY, 11238
917-494-8474**



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Five Borough Home Inspection, LLC

Date: 7/17/2012	Time: 1:46 PM	Report ID: 07172012
Property: Prospect Park Southwest Brooklyn New York 11215	Customer:	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:

owner, inspector

Type of building:

single family, two story frame,
Townhome

Style of Home:

Town home

Approximate age of building:

140 years

Home Faces:

North

Temperature:

56 degrees

Weather:

overcast

Ground/Soil surface condition:

moist

Rain in last 3 days:

yes

1. 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:

Rubber membrane

Viewed roof covering from:

Walked roof

Sky Light(s):

Three

Chimney (exterior):

Brick

Extra Info : chimney covered in roof flashing

Items

1.0 Roof Coverings

Repair or Replace

The roof covering is old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop.



1.0 Picture 1 roof



1.0 Picture 2 water not draining

1.1 Flashings

Inspected, Repair or Replace

The chimney is not flashed properly. The chimney base has been tarred instead of flashed, and is failing. This does not appear adequate. It should be properly repaired or replaced. I recommend repair or replace as needed.

1.2 Skylights, Chimneys and Roof Penetrations

Inspected

1.3 Roof Drainage Systems

Inspected

1.4 Infrared inspection for leaks

Inspected

Five Borough Home Inspection, LLC

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

2. Exterior

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



Styles & Materials

Siding Style:

Shiplap

Siding Material:

Vinyl

Exterior Entry Doors:

Steel

Insulated glass

Items

2.0 Wall Cladding Flashing and Trim

Inspected

2.1 Doors (Exterior)

Inspected

2.2 Windows

Inspected, Repair or Replace

Caulking around some windows has failed and needs to be replaced.

2.3 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected

2.4 Eaves, Soffits and Fascias

Inspected

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. 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

Ceiling Materials:

Gypsum Board
Plaster
Wood

Wall Material:

Gypsum Board
Plaster
Paneling

Floor Covering(s):

Tile
Wood

Interior Doors:

Wood

Window Types:

Thermal/Insulated
Double-hung
Tilt feature

Window Manufacturer:

UNKNOWN

Cabinetry:

Melamine

Countertop:

Laminate

Items

3.0 Ceilings

Inspected

3.1 Walls

Inspected, Repair or Replace

(1) tiles falling off lower bathroom



3.1 Picture 1 missing tiles

(2) Cracks in plaster walls on second floor



3.1 Picture 2 Wall cracks

(3) water penetration from roof in master bedroom

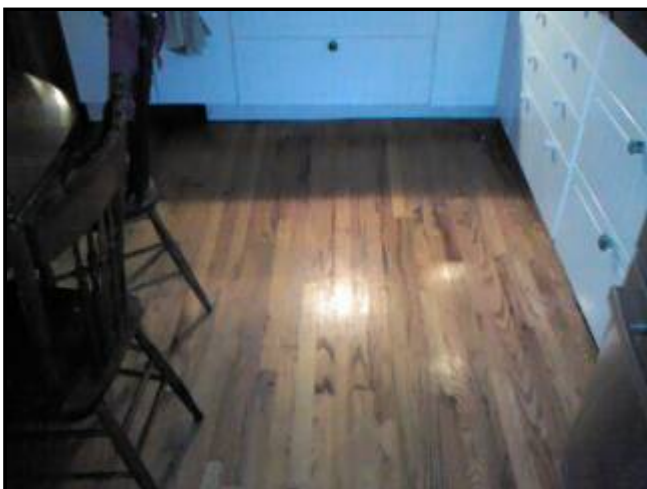


3.1 Picture 3 Water damaged wall in master bedroom

3.2 Floors

Inspected, Repair or Replace

oak wood floors need refinishing in the kitchen



3.2 Picture 1 kitchen floor

Five Borough Home Inspection, LLC

3.3 Steps, Stairways, Balconies and Railings

Inspected

3.4 Counters and Cabinets (representative number)

Inspected

3.5 Doors (representative number)

Inspected

3.6 Windows (representative number)

Inspected

3.7 Infra Red inspection for moisture and mold

Inspected

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.

4. Structural Components

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

Styles & Materials

Foundation: Rock	Method used to observe Crawlspace: From entry	Floor Structure: 2 X 10 Wood joists
Wall Structure: 2 X 4 Wood	Columns or Piers: Wood piers Steel lally columns	Ceiling Structure: Not visible
Roof Structure: Not visible	Roof-Type: Flat	Method used to observe attic: Inaccessible
Attic info: No Storage Attic hatch		

Items

4.0 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.)

Inspected, Repair or Replace

Old field stone foundation with deteriorating mortar joints. All loose mortar needs to be removed and repointed on the interior of the basement foundation. A coat of theraseal should then be applied to waterproof.

4.1 Walls (Structural)

Inspected

4.2 Columns or Piers

Inspected, Repair or Replace

Incomplete beam. This beam has been cut to fit drain and is now supported by lolly column.



4.2 Picture 1 main beam cut to allow drain

4.3 Floors (Structural)

Inspected

4.4 Ceilings (Structural)

Inspected

4.5 Roof Structure and Attic

Inspected

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.

5. Plumbing System

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

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

1 1/2" Diameter (undersized)

Plumbing Waste:

PVC
Cast iron

Water Heater Power Source:

Gas (quick recovery)

Water Heater

Capacity:

50 Gallon (2-3 people)

Manufacturer:

A.O. SMITH

Water Heater Location:

Basement

Items

5.0 Plumbing Drain, Waste and Vent Systems

Inspected

5.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected

5.3 Main Water Shut-off Device (Describe location)

Inspected

5.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Inspected

5.5 Main Fuel Shut-off (Describe Location)

Inspected

5.6 Water pressure test

Inspected

55 psi, normal

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.

6. Electrical System

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

Styles & Materials

Electrical Service Conductors:

Below ground
220 volts

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

BX Cable

Items

6.0 Service Entrance Conductors

Inspected

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

Inspected

6.2 Infrared inspection of Panels for overheat faults

Inspected

6.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected

6.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected

6.5 Polarity and Grounding of Receptacles

Inspected, Repair or Replace

(1) Outlet cross wired (hot/neutral reversed) in kitchen

(2) Outlet cross wired (hot/neutral reversed) in master bedroom

6.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

6.7 Location of Main and Distribution Panels

Inspected

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6.8 Smoke Detectors

Inspected

6.9 Carbon Monoxide Detectors

Inspected

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.

7. 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:

Hydronic

Energy Source:

Gas

Number of Heat Systems (excluding wood):

One

Heat System Brand:

LENOX

Number of Woodstoves:

One

Cooling Equipment Type:

Ductless central AC

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

YORK

Number of AC Only Units:

Three

Items

7.0 Heating Equipment

Inspected

Hot water boiler



7.0 Picture 1 hot water boiler

7.1 Combustion gas measurement, Carbon Monoxide

Inspected

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30 ppm normal as measured in flue exhaust

7.2 Natural gas leakage detection

Inspected

no combustion gas leak detected

7.3 Normal Operating Controls

Inspected

7.4 Automatic Safety Controls

Inspected

7.5 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected

7.6 Presence of Installed Heat Source in Each Room

Inspected

7.7 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected

7.8 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Inspected

7.9 Cooling and Air Handler Equipment

Inspected

Exterior compressor unit doe ductless central air system.



7.9 Picture 1 ductless AC unit, compressor

7.10 Normal Operating Controls

Inspected

7.11 Presence of Installed Cooling Source in Each Room

Inspected

Three ductless cooling units found.

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.

8. 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:

Blown
Fiberglass
R-19 or better

Ventilation:

Passive

Exhaust Fans:

Fan with light

Dryer Power Source:

Gas Connection

Dryer Vent:

Metal

Floor System Insulation:

NONE

Items

8.0 Insulation in Attic

Inspected

8.1 Insulation Under Floor System

Inspected, Repair or Replace

No insulation present under floors.

8.2 Vapor Retarders (in Crawlspace or basement)

Inspected

8.3 Ventilation of Attic and Foundation Areas

Inspected

8.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected

8.5 Infrared heat loss analysis

Inspected, Repair or Replace

Extensive heat loss around uninsulated windows.

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.

9. Built-In Kitchen Appliances

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

Styles & Materials

Dishwasher Brand:
GENERAL ELECTRIC

Exhaust/Range hood:
VENTED
NUTONE

Range/Oven:
JENN AIR

Items

9.0 Dishwasher

Inspected

9.1 Ranges/Ovens/Cooktops

Inspected

9.2 Range Hood (s)

Inspected

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

10. Compliance

Zoning, Building code and Filing compliance

Through online research and physical inspection, we will make a preliminary investigation into the subject property's compliance with zoning, building codes and permit filing requirements. If any issues of concern are discovered we can recommend a licensed Architect who can provide a full report on these issues.

Many of these issues are insignificant and need not effect a buyer's purchase decision. However there are some issues, such as non-compliance with certificate of occupancy that can have serious ramifications. For example, a legal two family town house that has been converted to three families will likely be declined for mortgage financing and expose the owner to large civil penalties from the City of New York. As part of your due diligence it is critical that you have all the information on your prospective purchase before contract.

Items

10.0 Zoning Classification

Inspected

R6A

10.1 Legal Use as per Certificate of Occupancy

Inspected

two family

10.2 Use as observed during inspection

Inspected, Repair or Replace

Subject property is currently being used as a one family while the legal C of O is for a two family dwelling. Although this is non compliant it is a much less egregious problem from the view point of the Dept. of Buildings than an illegal increase in the the number of units. This is a very common situation in Brooklyn. An architect can help you file for an amended C of O so as to make the property compliant.

10.3 Dept. of Buildings violations

Inspected

none

10.4 Environmental Control Board violations

Inspected

none

10.5 Housing Preservation Dept. violations

Inspected

none

General Summary



Five Borough Home Inspection, LLC

790 Washington Ave., Unit 112
Brooklyn, NY, 11238
917-494-8474

Customer

Address

Prospect Park Southwest
Brooklyn New York 11215

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

1. Roofing

1.0 Roof Coverings

Repair or Replace

The roof covering is old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop.



1.0 Picture 1 roof



1.0 Picture 2 water not draining

1.1 Flashings

Inspected, Repair or Replace

1. Roofing

The chimney is not flashed properly. The chimney base has been tarred instead of flashed, and is failing. This does not appear adequate. It should be properly repaired or replaced. I recommend repair or replace as needed.

2. Exterior

2.2 Windows

Inspected, Repair or Replace

Caulking around some windows has failed and needs to be replaced.

3. Interiors

3.1 Walls

Inspected, Repair or Replace

(1) tiles falling off lower bathroom



3.1 Picture 1 missing tiles

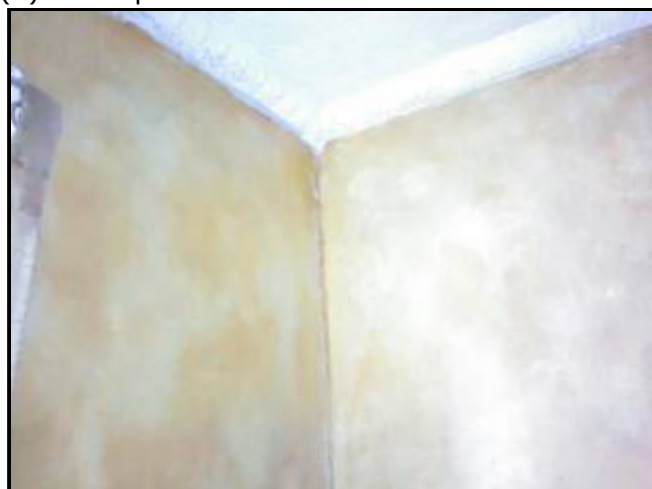
(2) Cracks in plaster walls on second floor

3. Interiors



3.1 Picture 2 Wall cracks

(3) water penetration from roof in master bedroom



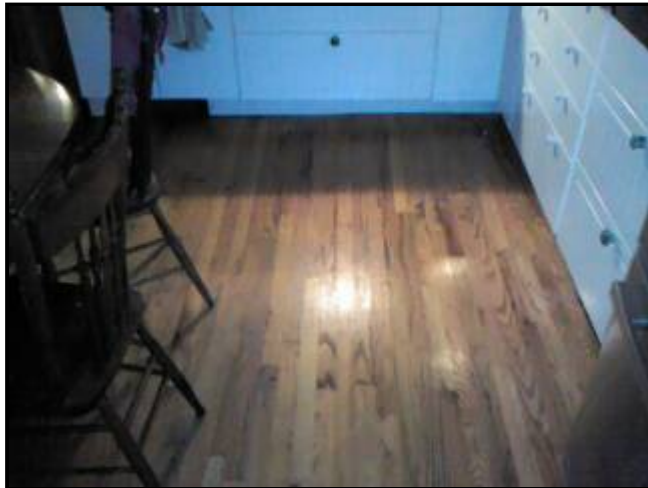
3.1 Picture 3 Water damaged wall in master bedroom

3.2 Floors

Inspected, Repair or Replace

oak wood floors need refinishing in the kitchen

3. Interiors



3.2 Picture 1 kitchen floor

4. Structural Components

4.0 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.)

Inspected, Repair or Replace

Old field stone foundation with deteriorating mortar joints. All loose mortar needs to be removed and repointed on the interior of the basement foundation. A coat of theraseal should then be applied to waterproof.

4.2 Columns or Piers

Inspected, Repair or Replace

Incomplete beam. This beam has been cut to fit drain and is now supported by lolly column.



4.2 Picture 1 main beam cut to allow drain

6. Electrical System

6.5 Polarity and Grounding of Receptacles

Inspected, Repair or Replace

- (1) Outlet cross wired (hot/neutral reversed) in kitchen
- (2) Outlet cross wired (hot/neutral reversed) in master bedroom

8. Insulation and Ventilation

8.1 Insulation Under Floor System

Inspected, Repair or Replace

No insulation present under floors.

8.5 Infrared heat loss analysis

Inspected, Repair or Replace

Extensive heat loss around uninsulated windows.

10. Compliance

10.2 Use as observed during inspection

Inspected, Repair or Replace

Subject property is currently being used as a one family while the legal C of O is for a two family dwelling. Although this is non compliant it is a much less egregious problem from the view point of the Dept. of Buildings than an illegal increase in the the number of units. This is a very common situation in Brooklyn. An architect can help you file for an amended C of O so as to make the property compliant.

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 Derek Lomer



INVOICE

Five Borough Home Inspection, LLC
790 Washington Ave., Unit 112
Brooklyn, NY, 11238
917-494-8474
Inspected By: Derek Lomer

Inspection Date: 7/17/2012
Report ID: 07172012

Customer Info:	Inspection Property:
Prospect Park Southwest Brooklyn New York 11215	Prospect Park Southwest Brooklyn New York 11215
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Single family townhouse	500.00	1	500.00
			Tax \$0.00
			Total Price \$500.00

Payment Method: Credit Card
Payment Status: Paid At Time Of Inspection
Note:

INSPECTION CONTRACT

This agreement between the home inspection entity, Five Borough Home Inspection LLC, and the inspection client supersedes any oral comments and discussions conducted at or prior to the inspection. Five Borough Home Inspection LLC does not provide any expressed or implied guarantees or warranties in connection with the inspection or the inspection report. The inspection is performed according to the Standards of Practice of the Home Inspector License Act of New York State. A copy of which is available upon request. The purpose of the inspection is to provide the client with a summary of the observations made during the inspection. The inspection is a visual and non-invasive evaluation of the property. Emphasis is placed on safety issues and issues requiring major expense to repair. The inspector is not required to move furniture, appliances and stored items. Therefore, areas of the property that are inaccessible or which are hidden from view may not be inspected.

This report is NOT a guarantee of code compliance of the building being inspected.

This report is NOT a warranty of the condition of the premises, nor an opinion as to the advisability of the property for purchase.

Only normal operating controls will be used during the inspection. A representative number of electrical switches, lights, and receptacles will be tested for operation.

The inspector will walk on low-slope roofs when conditions permit; when the roof is accessible by a 12 foot folding ladder; and when little or no potential exists for damage to the roof covering.

Central A /C units will not be operated unless the ambient temperature has been at least 60 degrees Fahrenheit for at least 24 hours prior. A /C units can be damaged if operated at low ambient temperatures.

Attics and crawl spaces will be entered and evaluated when they can be safely accessed.

Five Borough Home Inspection LLC inspectors will not perform any procedures that could lead to their personal injury or which could cause damage to the subject property.

Appliances and mechanical systems will be operated using normal controls. The inspector is not required to ignite pilot lights, turn on gas or water valves, or reset electrical breakers.

Five Borough Home Inspection LLC does not provide engineering, architectural, pest control, radon, asbestos, lead-based paint, mold, or other such specialized testing services unless agreed to by both parties in a separate signed agreement.

Inspection of fireplaces is limited to the firebox and portions of the flue that are readily visible.

Any verbal or written cost estimates provided to the client by Five Borough Home Inspection LLC are neither firm estimates nor bids regarding such work. The clients should consult multiple qualified contractors in order to determine the actual cost of any repairs, alterations, or improvements.

It is understood and agreed that in the event of any error or omission on the part of Five Borough Home Inspection LLC in connection with the inspection or inspection report, or in the event of any claim whatsoever against Five Borough Home Inspection LLC that any liability of Five Borough Home Inspection LLC, it's employees, inspectors, or agents shall be solely and exclusively limited to an amount no greater than the inspection fee paid. Should any claim or dispute arise relating to the inspection or report, Five Borough Home Inspection LLC shall be notified immediately in writing and shall be permitted to re-inspect

Five Borough Home Inspection, LLC

the subject item(s). Five Borough Home Inspection LLC shall not be liable for differing opinions of others nor for any claim or dispute regarding items that have been repaired or modified prior to a re-inspection of those items by Five Borough Home Inspection LLC. Any unresolved disputes shall be submitted to and settled by binding arbitration only, in Brooklyn NY, in accordance with the rules and regulations of the American Arbitration Association. Each covenant and agreement in this contract is a separate and independent covenant and agreement. If any term or provision shall be invalid and unenforceable, the remainder of the agreement remains valid and enforceable.

SUBMITTED BY Five Borough Home Inspection LLC,
INSPECTOR / LICENSE NUMBER: Derek Lomer, Lic. # 16000051234