



# Inspection Report

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**Property Address:**

St. Marks Ave.  
Brooklyn NY 11213



**Five Borough Home Inspection, LLC**

**Derek Lomer**

**NYS Licence Lic # 16000051234  
790 Washington Ave., Unit 112  
Brooklyn, NY, 11238  
917-494-8474**



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# Five Borough Home Inspection, LLC

<b>Date:</b> 5/24/2013	<b>Time:</b> 2:00 PM	<b>Report ID:</b> 05242013B
<b>Property:</b> St. Marks Ave. Brooklyn NY 11213	<b>Customer:</b>	<b>Real Estate Professional:</b>

## Comment Key or Definitions

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

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

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

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

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

**Standards of Practice:**

InterNACHI International Association of  
Certified Home Inspectors

**In Attendance:**

Customer and listing agent

**Type of building:**

Two Family Building

**Approximate age of building:**

Over 50 Years

**Temperature:**

Below 60

**Weather:**

Light Rain

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

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

### Styles & Materials

**Viewed roof covering from:**  
Ground

**Chimney (exterior):**  
N/A

**Method used to observe attic:**  
Inaccessible

**Attic Insulation:**  
Unknown

**Roof-Type:**  
Flat

**Sky Light(s):**  
One

**Roof Structure:**  
Not visible

**Roof Covering:**  
Roll/Selvage

**Roof Ventilation:**  
None found

**Ceiling Structure:**  
Not visible

### Items

#### 1.0 Roof Coverings

Inspected, Not Inspected, Repair or Replace

(1) This front porch roof needs to be replaced as seen from second floor window.



1.0 Picture 1 front roof

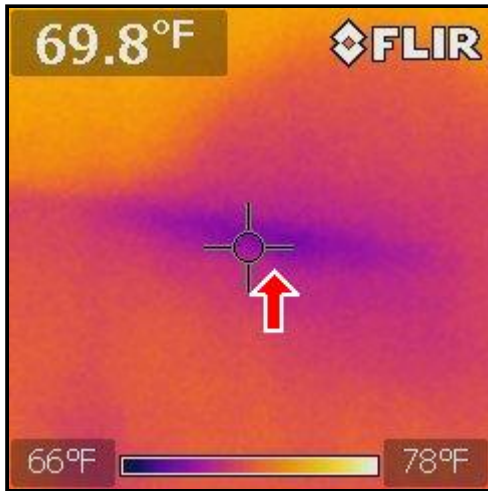
(2) There is a roof leak into front room on the second floor.



1.0 Picture 2 ceiling

## Five Borough Home Inspection, LLC

(3) There was no access to the main roof via the roof hatch. Although this roof was not directly inspected there is plenty of evidence to suggest that it is deficient and needs to be replaced. First there is the fact that the smaller visible roofs front and rear are either leaking or show visual disrepair. Second, the infra imaging shows moisture and water penetration on the ceiling and wall at the rear second floor behind the bathroom. This area is under the main roof. Without access to the main roof it must be assumed that it is deficient and needs replacement.



1.0 Picture 3

### 1.1 Flashings

Inspected

### 1.2 Skylights, Chimneys and Roof Penetrations

Inspected

### 1.3 Roof Drainage Systems (gutters and downspouts)

Inspected, Repair or Replace

The front roof drain has detached from the building. This roof drain has also incurred DOB violations since it pours onto the sidewalk and not into the sewer.



1.3 Picture 1 roof drain

### 1.4 Roof Structure and Attic

Not Inspected

### 1.5 Insulation in Attic

Not Inspected

# Five Borough Home Inspection, LLC

## 1.6 Visible Electric Wiring in Attic

Not Inspected

## 2. Exterior

### Styles & Materials

**Siding Style:**  
Shiplap

**Siding Material:**  
Vinyl

**Exterior Entry Doors:**  
Wood

**Appurtenance:**  
Covered porch

**Driveway:**  
Street Parking

### Items

#### 2.0 Wall Cladding, Flashing and Trim

Inspected

The cement and stairway at the rear of the building into the basement needs to be reconstructed.



2.0 Picture 1



2.0 Picture 2

#### 2.1 Doors (Exterior)

Inspected, Repair or Replace

All exterior doors provide inadequate security and resistance to forced entry.

#### 2.2 Windows

Inspected

All windows have deteriorated thermoseals and need to be replaced.

#### 2.3 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

The floor of the front porch is a wood structure covered in outdoor carpet. Although it could not be directly inspected, it had some areas that were soft and unsupported.

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

Inspected, Repair or Replace

The back yard slopes toward house and needs to be regraded with concrete and a dry well for drainage.

#### 2.5 Eaves, Soffits and Fascias

Inspected

# Five Borough Home Inspection, LLC

## 2.6 Plumbing Water Faucets (hose bibs)

Not Present

## 2.7 Outlets (Exterior)

Not Present



### 3. Kitchen Components and Appliances, lower unit

#### Styles & Materials

**Range/Oven:**

NONE

**Built in Microwave:**

NONE

**Cabinetry:**

Wood

**Countertop:**

Laminate

#### Items

**3.0 Ceiling**

Inspected

**3.1 Walls**

Inspected

**3.2 Floor**

Inspected

**3.3 Counters and a representative number of Cabinets**

Inspected

**3.4 Plumbing Drain and Vent Systems**

Inspected

**3.5 Plumbing Water Supply Faucets and Fixtures**

Inspected

**3.6 Outlets Wall Switches and Fixtures**

Inspected

**3.7 Ranges/Ovens/Cooktops**

Not Present

**3.8 Range Hood**

Not Present

## 4. Living Room, lower unit

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet

**Interior Doors:**

Hollow core

**Window Types:**

Thermal/Insulated

### Items

#### 4.0 Ceilings

Inspected

#### 4.1 Walls

Inspected

#### 4.2 Floors

Inspected

#### 4.3 Doors (Representative number)

Inspected

#### 4.4 Outlets, Switches and Fixtures

Inspected, Repair or Replace

Many outlets are not powered.

## 5. Bed Rooms, lower unit

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet

**Interior Doors:**

Hollow core

**Window Types:**

Thermal/Insulated

### Items

**5.0 Ceilings**

Inspected

**5.1 Walls**

Inspected

**5.2 Floors**

Inspected

**5.3 Doors (Representative number)**

Inspected

**5.4 Outlets, Switches and Fixtures**

Inspected, Repair or Replace

Many outlets are not powered.

## **6. Halls and Other Rooms, lower unit**

### **Styles & Materials**

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Laminated T&G

**Interior Doors:**

Hollow core

### **Items**

**6.0 Ceilings**

Inspected

**6.1 Walls**

Inspected

**6.2 Floors**

Inspected

**6.3 Doors (Representative number)**

Inspected

**6.4 Outlets, Switches and Fixtures**

Inspected

## 7. Bathroom and Components, lower unit

### Styles & Materials

#### Exhaust Fans:

None

### Items

#### 7.0 Counters and Cabinets

Inspected

#### 7.1 Doors (Representative number)

Inspected

#### 7.2 Plumbing Drain, Waste and Vent Systems

Inspected

#### 7.3 Plumbing Water Supply and Distribution Systems and Fixtures

Inspected, Repair or Replace

- (1) The plumbing faucet leaks under the sink cabinet.
- (2) The bath tub cold water tap does not work.
- (3) The tub needs grout repair.



7.3 Picture 1 tub

#### 7.4 Outlets Switches and Fixtures

Inspected

#### 7.5 Exhaust fan

Inspected, Repair or Replace

The fan is not functioning.

## 8. Kitchen Components and Appliances, upper unit

### Styles & Materials

**Range/Oven:**  
NONE

**Built in Microwave:**  
NONE

**Cabinetry:**  
Wood

**Countertop:**  
Laminate

### Items

#### 8.0 Ceiling

Inspected

#### 8.1 Walls

Inspected

#### 8.2 Floor

Inspected

#### 8.3 Pantry/Closet Doors

Inspected

#### 8.4 Counters and a representative number of Cabinets

Inspected

#### 8.5 Plumbing Drain and Vent Systems

Inspected

#### 8.6 Plumbing Water Supply Faucets and Fixtures

Not Inspected

The water supply is not hooked up to the faucet.

#### 8.7 Outlets Wall Switches and Fixtures

Inspected

#### 8.8 Ranges/Ovens/Cooktops

Not Present, Repair or Replace

The stove was not present. The gas pipe as installed for it would prevent the stove being pushed back to the wall. This gas line will need to be reconfigured to allow proper placement of stove.

#### 8.9 Range Hood

Not Present

## 9. Living Room, upper unit

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Laminated T&G

**Interior Doors:**

Hollow core  
Wood

**Window Types:**

Thermal/Insulated

**Window Manufacturer:**

UNKNOWN

### Items

#### 9.0 Ceilings

Inspected

#### 9.1 Walls

Inspected

#### 9.2 Floors

Inspected, Repair or Replace

There is some depression in the floor due to settling. This is not uncommon in older frame houses and there is no indication of structural failure. However this is not desirable and it is difficult and expensive to level the floors.

#### 9.3 Steps, Stairways, Balconies and Railings

Inspected

#### 9.4 Doors (Representative number)

Inspected, Repair or Replace

Many of the doors do not fit their frames well. These need to be trimmed and adjusted by a skilled carpenter.

#### 9.5 Windows (Representative number)

Inspected, Repair or Replace

Most of the windows in this house have broken thermo seals which results in visible condensation between the glass panes. This also reduces the insulative value of the window. Window replacement is required.



9.5 Picture 1 window

# Five Borough Home Inspection, LLC

## 9.6 Outlets, Switches and Fixtures

Inspected, Repair or Replace

Many outlets are not powered.



## 10. Bed Rooms, upper unit

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet

**Interior Doors:**

Hollow core

Wood

**Window Types:**

Thermal/Insulated

### Items

**10.0 Ceilings**

Inspected

**10.1 Walls**

Inspected

**10.2 Floors**

Inspected

**10.3 Doors (Representative number)**

Inspected

**10.4 Outlets, Switches and Fixtures**

Inspected, Repair or Replace

Many outlets are not powered.

## 11. Halls and Other Rooms, upper unit

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet

**Interior Doors:**

Hollow core

### Items

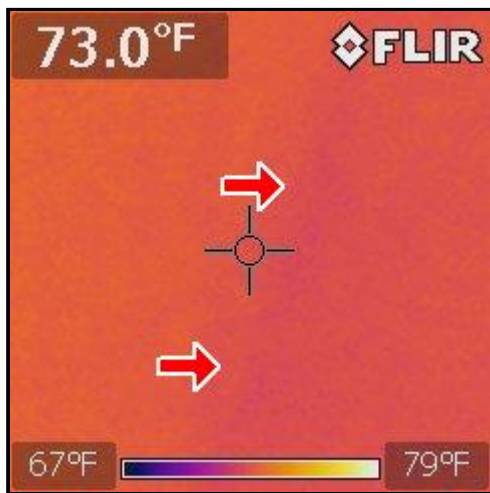
#### 11.0 Ceilings

Inspected

#### 11.1 Walls

Inspected, Repair or Replace

In the hall closet there is evidence of black mold and the thermo imaging shows water penetration.



11.1 Picture 1 thermo image

#### 11.2 Floors

Inspected

#### 11.3 Steps, Stairways, Balconies and Railings

Inspected

#### 11.4 Doors (Representative number)

Inspected

#### 11.5 Outlets, Switches and Fixtures

Inspected

## 12. Bathroom and Components, upper unit

### Styles & Materials

#### Exhaust Fans:

Fan only

### Items

#### 12.0 Counters and Cabinets

Inspected

#### 12.1 Doors (Representative number)

Inspected

#### 12.2 Plumbing Drain, Waste and Vent Systems

Inspected

#### 12.3 Plumbing Water Supply and Distribution Systems and Fixtures

Inspected, Repair or Replace

(1) The toilet is not connected.

(2) The tub needs grout and tile repair.



12.3 Picture 1 tub

#### 12.4 Outlets Switches and Fixtures

Inspected, Repair or Replace

The light does not work.

#### 12.5 Exhaust fan

Inspected

## 13. Plumbing System

### Styles & Materials

**Water Source:**  
Public

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

**Plumbing Water Distribution (inside home):**  
Copper

**Plumbing Waste Line:**  
Cast iron

**Water Heater Power Source:**  
Gas (quick recovery)

**Water Heater Capacity:**  
40 Gallon (1-2 people)

**Water Heater Manufacturer:**  
GE

**Water Heater Location:**  
Basement

### Items

#### 13.0 Plumbing Drain, Waste and Vent Systems

Inspected

#### 13.1 Plumbing Water Supply and Distribution Systems and Fixtures

Inspected

#### 13.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

The hot water heater dates from 2005 and has now expired its life expectancy. There is some minor corrosion at the top fittings. This unit may continue to provide service but it could also fail at anytime.

#### 13.3 Main Water Shut-off Device

Inspected

#### 13.4 Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Inspected

#### 13.5 Main Fuel Shut-off

Inspected

## 14. Electrical System

### Styles & Materials

**Electrical Service Conductors:**  
Below ground

**Panel capacity:**  
(2) 100 AMP service panel

**Panel Type:**  
Circuit breakers

**Electric Panel Manufacturer:**  
MURRAY

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

**Wiring Methods:**  
BX Cable

### Items

#### 14.0 Service Entrance Conductors

Inspected

#### 14.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected

There is no meter installed for the upper apartment. Con Edison should be contacted to determine what they require to resume service.

#### 14.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Inspected

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

Inspected, Repair or Replace

Many outlet do not work and all breakers are OK except one on apt 2 breaker panel where there is an evident short.

#### 14.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls

Inspected

#### 14.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

#### 14.6 Location of Main and Distribution Panels

Inspected

#### 14.7 Smoke Detectors

Not Present, Repair or Replace

No working smoke detector.

#### 14.8 Carbon Monoxide Detectors

Not Present, Repair or Replace

No carbon monoxide detectors

## 15. Heating / Central Air Conditioning

### Styles & Materials

**Heat Type:**

Hydronic

**Energy Source:**

Gas

**Number of Heat Systems (excluding wood):**

One

**Heat System Brand:**

Dunkirk

### Items

#### 15.0 Heating Equipment

Inspected

The boiler could not be tested due to lack of gas service. There are no gas meters. The boiler unit is about 10 years old and appears to have no leaks. This unit will need testing and service before being put to service.

National Grid should be contacted to see what they would require to install gas meters and resume service to this property.

#### 15.1 Normal Operating Controls

Not Inspected

#### 15.2 Automatic Safety Controls

Not Inspected

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

Inspected, Repair or Replace

All baseboard radiators need replacement in this building. The heat conducting fins are damaged and in poor condition.



15.3 Picture 1 radiator

#### 15.4 Presence of installed heat source in each room

Inspected

## **Five Borough Home Inspection, LLC**

### **15.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

Inspected

## 16. Pests

### Items

#### 16.0 Mice

Inspected

No pest evidence found.

#### 16.1 Rats

Inspected

No pest evidence found.

#### 16.2 Cockroaches

Inspected

No pest evidence found.

#### 16.3 Bedbugs

Inspected

No pest evidence found.

#### 16.4 Termites

Inspected

No pest evidence found.



## 17. Compliance

### Items

#### 17.0 Zoning Classification

Inspected

R6 - B9

#### 17.1 Legal Use as per Certificate of Occupancy

Inspected

Two family Miscellaneous

#### 17.2 Use as observed during inspection

Inspected

Two family residential row house.

#### 17.3 Dept. of Buildings violations

Inspected

There are no open violations. This property has had an incomplete renovation and no permits were filed with the New York City Dept. of Buildings.

#### 17.4 Environmental Control Board violations

Inspected, Repair or Replace

There are three ECB violations that have a total of \$15,000 in civil penalties. A lender will not fund the closing until these are cleared.

#### 17.5 Housing Preservation Dept. violations

Repair or Replace

There are 71 open HPD violations on this building. Please see attached HPD report.

#### 17.6 FEMA flood map assessment

Inspected

This property is not in a FEMA flood zone.

## General Summary



Five Borough Home Inspection, LLC

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

### Customer

### Address

St. Marks Ave.  
Brooklyn NY 11213

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

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

### 1.0 Roof Coverings

#### Inspected, Not Inspected, Repair or Replace

(1) This front porch roof needs to be replaced as seen from second floor window.



1.0 Picture 1 front roof

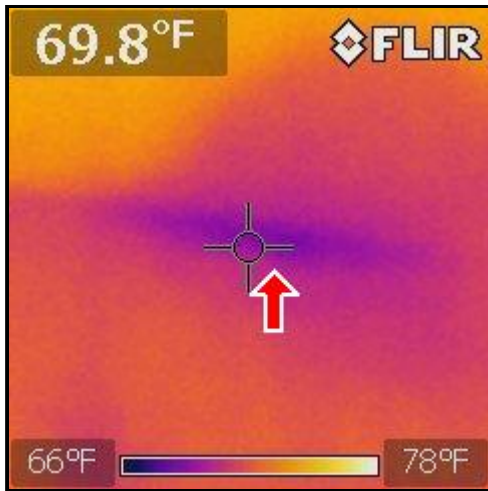
(2) There is a roof leak into front room on the second floor.

1. Roofing / Chimneys / Roof Structure and Attic



1.0 Picture 2 ceiling

(3) There was no access to the main roof via the roof hatch. Although this roof was not directly inspected there is plenty of evidence to suggest that it is deficient and needs to be replaced. First there is the fact that the smaller visible roofs front and rear are either leaking or show visual disrepair. Second, the infra imaging shows moisture and water penetration on the ceiling and wall at the rear second floor behind the bathroom. This area is under the main roof. Without access to the main roof it must be assumed that it is deficient and needs replacement.



1.0 Picture 3

1.3 Roof Drainage Systems (gutters and downspouts)

**Inspected, Repair or Replace**

The front roof drain has detached from the building. This roof drain has also incurred DOB violations since it pours onto the sidewalk and not into the sewer.

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



1.3 Picture 1 roof drain

## **2. Exterior**

### **2.1 Doors (Exterior)**

#### **Inspected, Repair or Replace**

All exterior doors provide inadequate security and resistance to forced entry.

### **2.3 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

#### **Inspected, Repair or Replace**

The floor of the front porch is a wood structure covered in outdoor carpet. Although it could not be directly inspected, it had some areas that were soft and unsupported.

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

#### **Inspected, Repair or Replace**

The back yard slopes toward house and needs to be regraded with concrete and a dry well for drainage.

## **4. Living Room, lower unit**

### **4.4 Outlets, Switches and Fixtures**

#### **Inspected, Repair or Replace**

Many outlets are not powered.

## **5. Bed Rooms, lower unit**

### **5.4 Outlets, Switches and Fixtures**

#### **Inspected, Repair or Replace**

Many outlets are not powered.

## 7. Bathroom and Components, lower unit

### 7.3 Plumbing Water Supply and Distribution Systems and Fixtures

#### Inspected, Repair or Replace

- (1) The plumbing faucet leaks under the sink cabinet.
- (2) The bath tub cold water tap does not work.
- (3) The tub needs grout repair.



7.3 Picture 1 tub

### 7.5 Exhaust fan

#### Inspected, Repair or Replace

The fan is not functioning.

## 8. Kitchen Components and Appliances, upper unit

### 8.8 Ranges/Ovens/Cooktops

#### Not Present, Repair or Replace

The stove was not present. The gas pipe as installed for it would prevent the stove being pushed back to the wall. This gas line will need to be reconfigured to allow proper placement of stove.

## 9. Living Room, upper unit

### 9.2 Floors

#### Inspected, Repair or Replace

There is some depression in the floor due to settling. This is not uncommon in older frame houses and there is no indication of structural failure. However this is not desirable and it is difficult and expensive to level the floors.

### 9.4 Doors (Representative number)

#### Inspected, Repair or Replace

## **9. Living Room, upper unit**

Many of the doors do not fit their frames well. These need to be trimmed and adjusted by a skilled carpenter.

### **9.5 Windows (Representative number)**

#### **Inspected, Repair or Replace**

Most of the windows in this house have broken thermo seals which results in visible condensation between the glass pains. This also reduces the insulative value of the window. Window replacement is required.



9.5 Picture 1 window

### **9.6 Outlets, Switches and Fixtures**

#### **Inspected, Repair or Replace**

Many outlets are not powered.

## **10. Bed Rooms, upper unit**

### **10.4 Outlets, Switches and Fixtures**

#### **Inspected, Repair or Replace**

Many outlets are not powered.

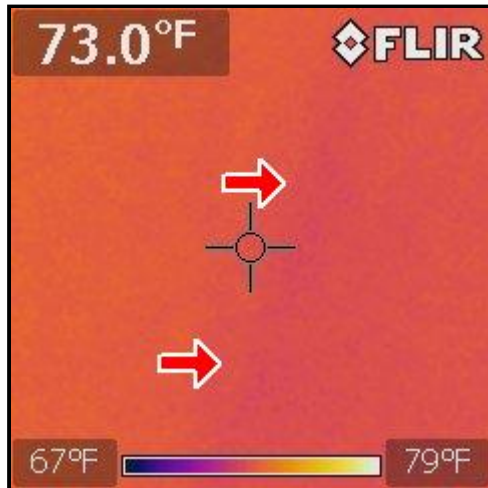
## **11. Halls and Other Rooms, upper unit**

### **11.1 Walls**

#### **Inspected, Repair or Replace**

In the hall closet there is evidence of black mold and the thermo imaging shows water penetration.

## 11. Halls and Other Rooms, upper unit



11.1 Picture 1 thermo image

## 12. Bathroom and Components, upper unit

### 12.3 Plumbing Water Supply and Distribution Systems and Fixtures

#### Inspected, Repair or Replace

- (1) The toilet is not connected.
- (2) The tub needs grout and tile repair.



12.3 Picture 1 tub

### 12.4 Outlets Switches and Fixtures

#### Inspected, Repair or Replace

The light does not work.

## 13. Plumbing System

### 13.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

## **13. Plumbing System**

### **Inspected, Repair or Replace**

The hot water heater dates from 2005 and has now expired its life expectancy. There is some minor corrosion at the top fittings. This unit may continue to provide service but it could also fail at anytime.

## **14. Electrical System**

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

#### **Inspected, Repair or Replace**

Many outlet do not work and all breakers are OK except one on apt 2 breaker panel where there is an evident short.

### **14.7 Smoke Detectors**

#### **Not Present, Repair or Replace**

No working smoke detector.

### **14.8 Carbon Monoxide Detectors**

#### **Not Present, Repair or Replace**

No carbon monoxide detectors

## **15. Heating / Central Air Conditioning**

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

#### **Inspected, Repair or Replace**

All baseboard radiators need replacement in this building. The heat conducting fins are damaged and in poor condition.



15.3 Picture 1 radiator



## 17. Compliance

### 17.4 Environmental Control Board violations

#### Inspected, Repair or Replace

There are three ECB violations that have a total of \$15,000 in civil penalties. A lender will not fund the closing until these are cleared.

### 17.5 Housing Preservation Dept. violations

#### Repair or Replace

There are 71 open HPD violations on this building. Please see attached HPD report.

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

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: 5/24/2013  
Report ID: 05242013B

<b>Customer Info:</b>	<b>Inspection Property:</b>
<b>Customer's Real Estate Professional:</b>	St. Marks Ave. Brooklyn NY 11213

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Two family townhouse	600.00	1	600.00
			<b>Tax \$0.00</b>
			<b>Total Price \$600.00</b>

**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