



Inspection Report

Property Address:

Kepler Ave.
Bronx NY 10470



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

Date: 2/26/2013	Time: 4:00 PM	Report ID: 2262013B
Property: Kepler Ave. Bronx NY 10470	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.

Standards of Practice:

InterNACHI International Association of
Certified Home Inspectors

In Attendance:

Inspector, Customer, and listing agent

Type of building:

Single Family detached

Approximate age of building:

Over 50 Years

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roofing

Styles & Materials

Roof Covering:
Metal

Viewed roof covering from:
Ground

Sky Light(s):
None

Chimney (exterior):
Brick

Items

1.0 Roof Coverings

Inspected

1.1 Flashings

Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Inspected

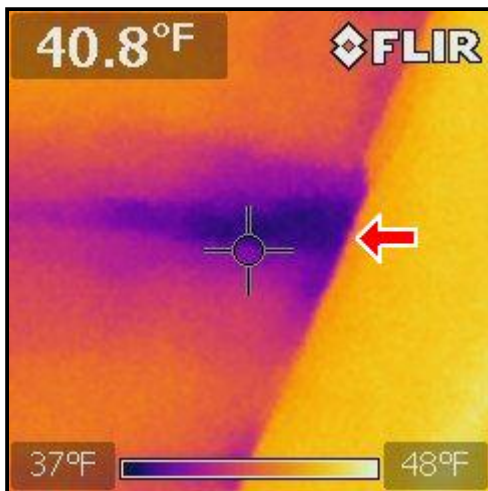
1.3 Roof Drainage Systems

Inspected

1.4 Infrared inspection for leaks

Inspected, Repair or Replace

Leak area found on east side under third floor area by infrared. Moisture indicated at area in dark.



1.4 Picture 1

2. Exterior



Styles & Materials

Siding Style:

Brick

Siding Material:

Full brick

Exterior Entry Doors:

Wood

Appurtenance:

Deck with steps

Driveway:

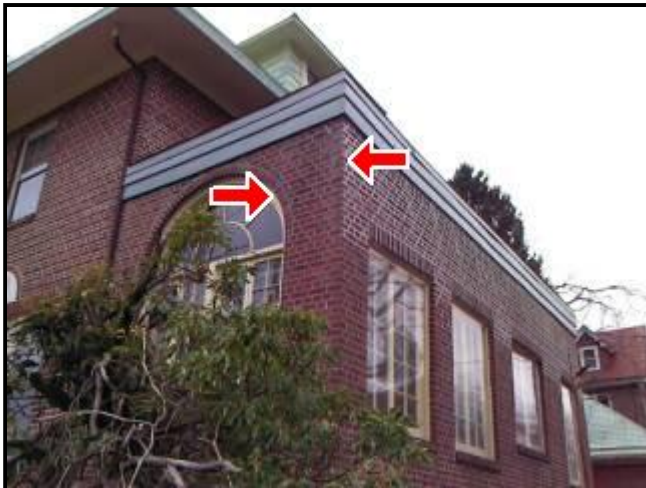
Asphalt

Items

2.0 Wall Cladding Flashing and Trim

Inspected

Pointing needed to repair brick.



2.0 Picture 1 brick needs pointing

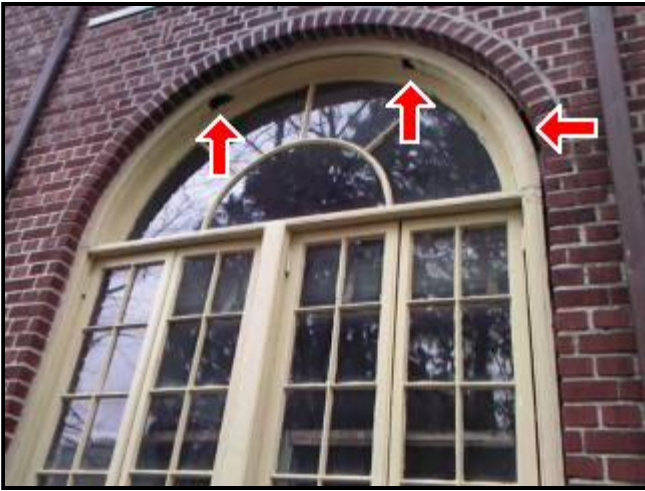
2.1 Doors (Exterior)

Inspected

2.2 Windows

Inspected, Repair or Replace

Condition around existing window frame requires repair.



2.2 Picture 1 rear first floor window

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

Inspected

Rear steps need mortar repair.



2.3 Picture 1 rear steps

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

Concrete must be replaced on rear walkway.



2.4 Picture 1 rear walkway concrete

2.5 Eaves, Soffits and Fascias

Inspected

2.6 Additional Buildings on Property

Inspected

Replace side eave on garage.



2.6 Picture 1 garage eave

3. Garage

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Wood

Items

3.0 Garage Ceilings

Inspected

3.1 Garage Walls (including Firewall Separation)

Inspected, Repair or Replace

On the east side wall of the garage there is evidence of water seepage through brick. This is due to higher soil grade adjacent to it.

3.2 Garage Floor

Inspected

3.3 Garage Door (s)

Inspected

3.4 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected

4. Interiors

Styles & Materials

Ceiling Materials:

Plaster

Wall Material:

Plaster

Floor Covering(s):

Hardwood T&G

Interior Doors:

Raised panel
Wood

Window Types:

AGED
Double-hung

Items

4.0 Ceilings

Inspected

4.1 Walls

Inspected, Repair or Replace

(1) Wall separation, first floor north side.



4.1 Picture 1 first floor north

(2) Second floor bathroom tile repair.



4.1 Picture 2 second floor bath

Five Borough Home Inspection, LLC

(3) Walls on third floor must replastered or new drywall applied. These walls have only rough plaster finish with many cracks.



4.1 Picture 3 third floor walls and ceiling

4.2 Floors

Inspected, Repair or Replace

(1) Cork flooring in sun room needs to be replaced.



4.2 Picture 1 cork floor

(2) floor in entrance behind kitchen needs to be replaced



4.2 Picture 2 floor behind kitchen

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4.3 Steps, Stairways, Balconies and Railings

Inspected

4.4 Doors (representative number)

Inspected

4.5 Windows (representative number)

Inspected, Repair or Replace

All windows on the first, second and third floors are original and will need to be replaced. Only the basement windows have been replaced.

4.6 Infra Red inspection for moisture and mold

Inspected

5. Structural Components

Styles & Materials

Foundation:

Brick
Rock

Floor Structure:

Wood joists

Wall Structure:

Wood
Brick

Columns or Piers:

Steel lally columns

Ceiling Structure:

Not visible

Roof Structure:

2 X 8 Rafters

Roof-Type:

Hip

Method used to observe attic:

From entry

Items

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.)

Inspected

5.1 Walls (Structural)

Inspected

5.2 Columns or Piers

Inspected

5.3 Floors (Structural)

Inspected

5.4 Ceilings (Structural)

Inspected

5.5 Roof Structure and Attic

Inspected

6. Plumbing System

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

Cast iron

Water Heater Power Source:

None (Boiler only)

Water Heater Capacity:

Tankless

Manufacturer:

BURNHAM

Items

6.0 Plumbing Drain, Waste and Vent Systems

Inspected

kitchen drain is taped with duct tape

6.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

Second floor tub fixtures has no water service.

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

Inspected

6.3 Main Water Shut-off Device

Inspected

6.4 Main Fuel Shut-off

Inspected

6.5 Water pressure test

Inspected

55 psi

7. Electrical System

Styles & Materials

Electrical Service Conductors:
Overhead service

Panel capacity:
200 AMP

Panel Type:
Fuses
Circuit breakers

Electric Panel Manufacturer:
MURRAY

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
BX Cable

Items

7.0 Service Entrance Conductors

Inspected

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

Inspected

The electrical panels are a combination of old fuse boxes and new circuit breaker panels.



7.1 Picture 1

7.2 Infrared inspection of Panels for overheat faults

Inspected

No faults detected.

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

Inspected

7.4 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

7.5 Polarity and Grounding of Receptacles

Inspected, Repair or Replace

Most receptacles are two prong without ground. There is typically only two outlets per room, underserved by current standards.

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7.6 Location of Main and Distribution Panels

Inspected

7.7 Smoke Detectors

Not Present

7.8 Carbon Monoxide Detectors

Not Present

8. Heating / Central Air Conditioning

Styles & Materials

Heat Type:

Hydronic

Energy Source:

Oil

Number of Heat Systems (excluding wood):

One

Heat System Brand:

BURNHAM

Items

8.0 Heating Equipment

Inspected

Small oil leak under burner.



8.0 Picture 1 oil leak

8.1 Combustion gas measurement, Carbon Monoxide

Inspected

8.2 Natural gas leakage detection

Inspected

8.3 Normal Operating Controls

Inspected

8.4 Automatic Safety Controls

Inspected

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

Inspected

8.6 Presence of Installed Heat Source in Each Room

Inspected

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

Inspected

9. Insulation and Ventilation

Styles & Materials

Attic Insulation:

None

Ventilation:

Soffit Vents
Passive

Exhaust Fans:

Fan only

Dryer Power Source:

110 volt only (Stackable)

Dryer Vent:

None

Floor System Insulation:

NONE

Items

9.0 Insulation in Attic

Inspected, Not Present

9.1 Ventilation of Attic and Foundation Areas

Inspected

9.2 Venting Systems (Kitchens, Baths and Laundry)

Inspected

10. Built-In Kitchen Appliances and Cabinets, Unit 1

Styles & Materials

Exhaust/Range hood:

RE-CIRCULATE
UNKNOWN BRAND

Range/Oven:

KENMORE

Cabinetry:

Metal

Countertop:

Metal

Items

10.0 Ranges/Ovens/Cooktops

Inspected

10.1 Range Hood (s)

Inspected

10.2 Counters and Cabinets (representative number)

Inspected, Repair or Replace

Kitchen cabinets and counters could use an upgrade.

11. Pests

Items

11.0 Mice

Inspected

No pests detected.

11.1 Rats

Inspected

No pests detected.

11.2 Cockroaches

Inspected

No pests detected.

11.3 Termites

Inspected

No pests detected.

12. 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

12.0 Zoning Classification

Inspected

R4A-A3

12.1 Legal Use as per Certificate of Occupancy

Inspected

Single family residential.

12.2 Use as observed during inspection

Inspected, Repair or Replace

This building has been used as a single family and as a two family building. The use of the basement as a separate residential unit is in violation of the C of O and could result in significant civil penalties from the City of New York.

12.3 Dept. of Buildings violations

Inspected

No violations.

12.4 Environmental Control Board violations

Inspected

No violations.

12.5 Housing Preservation Dept. violations

Inspected

No violations.

12.6 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
Kepler Ave.
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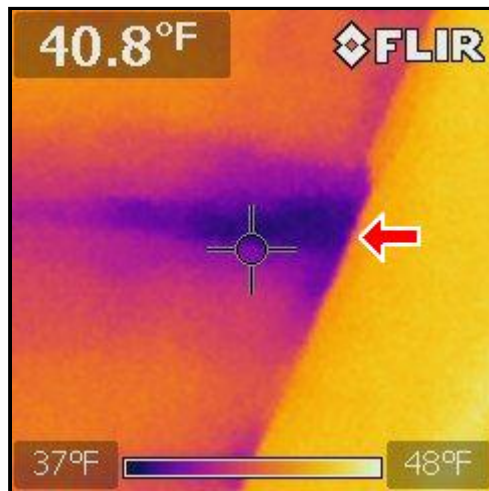
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations 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

1.4 Infrared inspection for leaks

Inspected, Repair or Replace

Leak area found on east side under third floor area by infrared. Moisture indicated at area in dark.



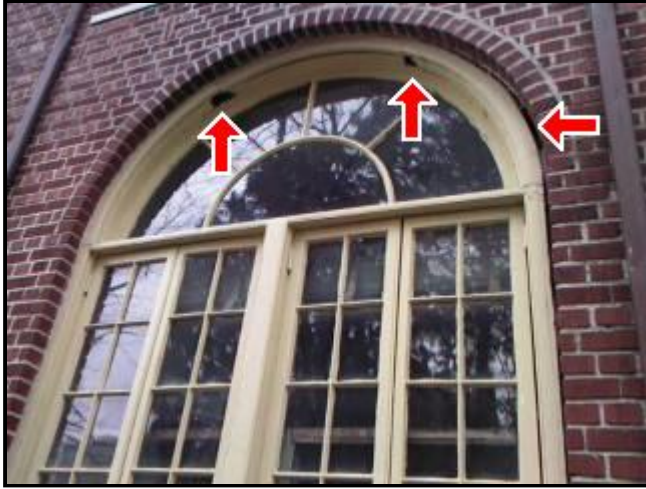
1.4 Picture 1

2. Exterior

2.2 Windows

Inspected, Repair or Replace

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2.2 Picture 1 rear first floor window

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Concrete must be replaced on rear walkway.



2.4 Picture 1 rear walkway concrete

3. Garage

3.1 Garage Walls (including Firewall Separation)

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4. Interiors

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4.1 Picture 3 third floor walls and ceiling

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4.2 Picture 2 floor behind kitchen

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6. Plumbing System

6.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

Second floor tub fixtures has no water service.

7. Electrical System

7.5 Polarity and Grounding of Receptacles

Inspected, Repair or Replace

Most receptacles are two prong without ground. There is typically only two outlets per room, underserved by current standards.

10. Built-In Kitchen Appliances and Cabinets, Unit 1

10.2 Counters and Cabinets (representative number)

Inspected, Repair or Replace

Kitchen cabinets and counters could use an upgrade.

12. Compliance

12.2 Use as observed during inspection

Inspected, Repair or Replace

12. Compliance

This building has been used as a single family and as a two family building. The use of the basement as a separate residential unit is in violation of the C of O and could result in significant civil penalties from the City of New York.

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: 2/26/2013
Report ID: 2262013B

Customer Info:	Inspection Property:
Customer's Real Estate Professional:	Kepler Ave. Bronx NY 10470

Inspection Fee:

Service	Price	Amount	Sub-Total
Single family detached house	650.00	1	650.00
			Tax \$0.00
			Total Price \$650.00

Payment Method: Credit Card
Payment Status: Paid
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