INSPECTION REPORT

New York City Brownstone Apartments
145 Heritage Place
New York, NY 10024

Prepared by: East Coast Commercial Inspections
Prepared for: Julian Perez
Inspection: April 20, 2026
Date of Report: April 22, 2026

East Coast Commercial Inspections
188 Brown Street
Sea Cliff, NY 11579
(516) 509- 9091

Thank you for choosing East Coast Commercial Inspections to perform your commercial inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a commercial inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the commercial inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the building, recording the conditions on a given date and time. Commercial inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you so very much for choosing East Coast Commercial Inspections to perform your commercial inspection. REFERRALS AND "REVIEWS" GREATLY APPRECIATED - www.EastCoastCommercialinspectionsllc.com

Sincerely,

Robert Byrne
on behalf of
East Coast Comemrcial Inspections

East Coast Commercial Inspections
188 Brown Street
Sea Cliff, NY 11579
(516) 509- 9091

SUMMARY

[redacted]

[redacted] would like to thank you for choosing us to inspect your future home. Please note that every house needs annual maintenance. It is recommended the home owner budget for repair and maintenance of heating / cooling systems, plumbing, electric and site drainage (roof and gutters). The BLUE HYPER LINKS in your report will help with information about your home. Please note any recommended repairs should be done by a licensed and insured professional. Included on the last page of the report is a REFERENCE LIBRARY - PDF to help you understand your new house.
All the best
Rob Byrne - Owner / Operator

Priority Maintenance Items

Roofing

FLAT ROOFING \ Roll roofing
Condition: • Ponding
Implication(s): Chance of water damage to structure, finishes and contents
Task: Replace
Time: As soon as practical

Condition: • Past life expectancy
Task: Replace
Time: As soon as practical

Exterior

WALLS \ -Soffits / fascia
Condition: • Damage
Implication(s): Chance of water damage to structure, finishes and contents
Location: Front
Task: Recommend further evaluation by a qualified professional to determine next best course of action
Time: Prior to signing contract

Structure

FOUNDATIONS \ Columns or piers
Condition: • Temporary support
Location: Garage

Electrical

RECOMMENDATIONS \ General

Condition: • Old Stab-Lock panel and breakers

Stab-Lok circuit breakers - particularly those manufactured by Federal Pacific Electric - have been noted as a serious safety hazard in homes. Stab-Lok circuit breakers are dangerous because they do not function properly as circuit breakers. The circuit "breaker," which is the switch that is supposed to flip and interrupt current flow when an issue is detected, does not function properly in these panels.. The circuit breakers are not effective for addressing issues like overloaded circuits and short circuits. Because the breakers may not trip when an issue is detected, this can damage home electrical systems, and even increase the risk of an electrical fire.

Task: Replace

Time: As soon as practical

DISTRIBUTION \ Outlets

Condition: • Ungrounded

Grounded outlets are an important safety function in electrical systems. Ungrounded outlets, lacking this safety feature, can pose a higher risk to individuals and property. Consult with a licensed electrician for any electrical work needed.

Implication(s): Electric shock

Location: Second floor front bedroom

Task: Improve

Time: As soon as practical

Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

Implication(s): Electric shock

Location: Apt 2 Kitchen & Bathroom/ Apt 3F Kitchen

Task: Improve

Time: As soon as practical

Heating

OIL HOT WATER \ Oil tank

Condition: • Rust

Implication(s): Fire or explosion

Location: Basement

Task: Replace

Time: As soon as practical

Condition: • Old oil tanks are prone to leaks

Location: Basement

Task: Replace

Time: As soon as practical

Plumbing

RECOMMENDATIONS \ General

Condition: • Scope main sewer line
RECOMMEND HAVING MAIN SEWER LINE SCOPED TO DETERMINE CONDITION OF LINE PRIOR TO CONTRACT SIGNING.
_**_ADD SEWER LINE AND WATER MAIN INSURANCE THRU WATER COMPANY **_!!!!!!!!!!!!!!!
Time: Prior to signing contract

Condition: • Recommend adding sewer line insurance
Time: As soon as practical

Condition: • Hot water temperature (Generally accepted safe temp. is 120° F)
The severity of tap water scalds depends on the temperature of the water and the length of time the skin is exposed. Most adults will suffer third-degree burns if exposed to 150 degree water for two seconds. Burns will also occur with a six-second exposure to 140 degree water or with a thirty second exposure to 130 degree water. Even if the temperature is 120 degrees, a five minute exposure could result in third-degree burns. Extra precaution is advised in homes with children and elderly residents.
Implication(s): Scalding
Location: Throughout
Task: Improve
Time: As soon as practical

Condition: • Old galvanized drains
Location: Various kitchens and bathrooms
Task: Replace
Time: As soon as practical

Interior

WINDOWS \ General notes

Condition: • Older windows
Location: Throughout
Task: Budget for replacements

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

Home Improvement - ballpark costs

Observation and Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • Leaks in roof may not appear at time of inspection and sometimes develop due to severe weather condition after inspection. We cannot predict when or if a roof might leak in the future.

FLAT ROOFING \ Roll roofing

2. Condition: • Ponding

Implication(s): Chance of water damage to structure, finishes and contents

Task: Replace

Time: As soon as practical

Ponding

Ponding

3. Condition: • Debris/ Moss

Task: Remove

Time: As soon as practicable

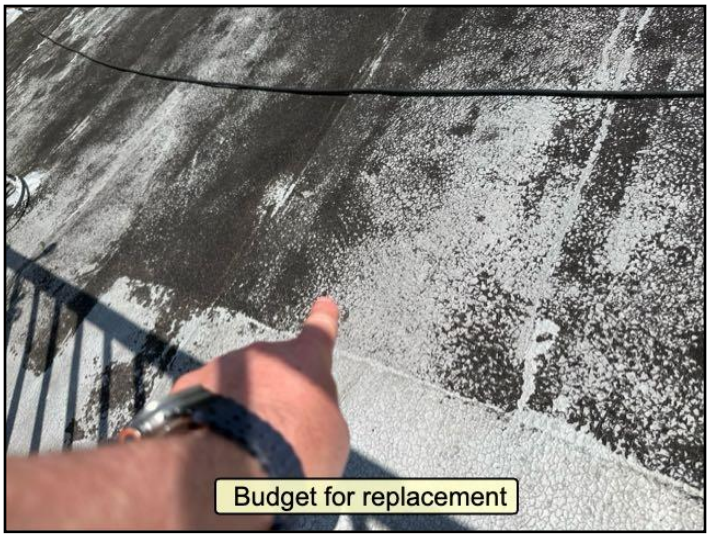
Debris/ Moss

Debris/ Moss

Debris/ Moss

4. Condition: • Alligatoring

Alligatoring



Alligatoring

Alligatoring

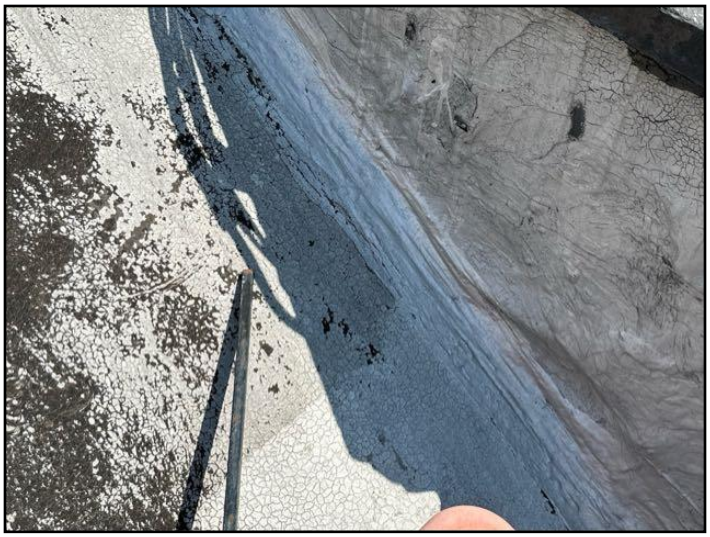
Alligatoring

5. Condition: • Past life expectancy
Task: Replace
Time: As soon as practical

Past life expectancy

Past life expectancy

Past life expectancy



Past life expectancy

FLAT ROOF FLASHINGS \ General notes

6. Condition: • Replace when re-roofing

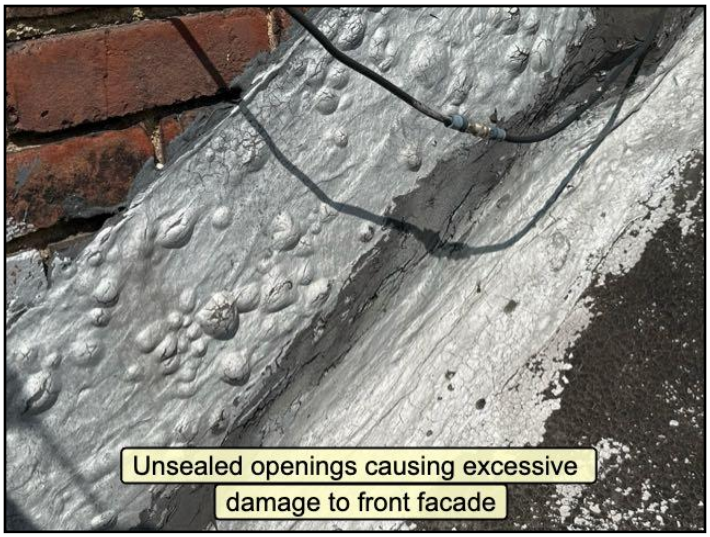
Implication(s): Chance of water damage to structure, finishes and contents

Replace when re-roofing

Replace when re-roofing

7. Condition: • Prior temporary repairs

Prior temporary repairs



Prior temporary repairs

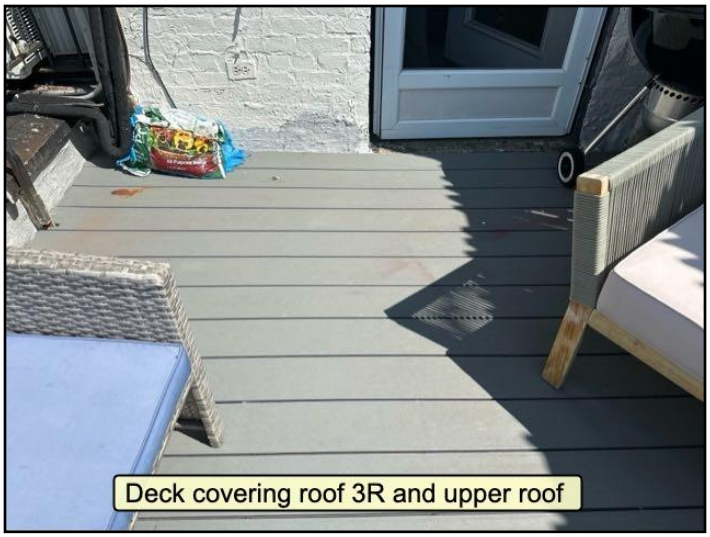
COMMENTS \ Additional

8. Condition: • Recommend annual inspection by a licensed roofing contractor.

Inspection Method and Limitations

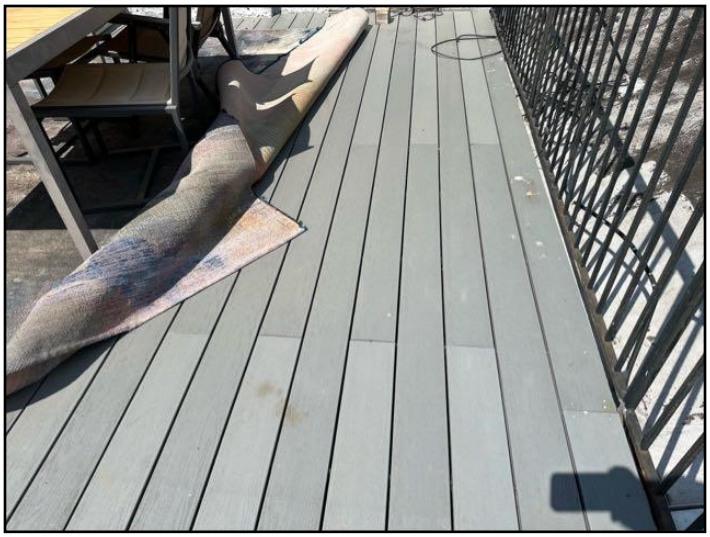
Inspection limited/prevented by:

• Deck covering roof



Deck covering roof

Deck covering roof



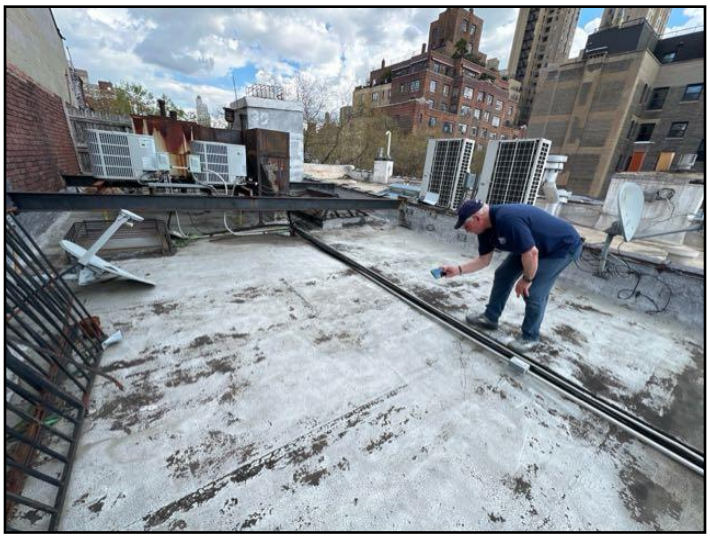
Deck covering roof

Deck covering roof

Inspection performed:

• By walking on roof

By walking on roof



By walking on roof

General Info and Descriptions

Sloped roofing material: • Roll roofing

Sloped roof flashing material: • Metal • Not visible

Typical life expectancy: • ****NOTE: Recommend annual inspection by a licensed roofing contractor.
The roof was inspected and reported on with the above information. 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. Leaks in roof may not appear at time of inspection and sometimes develop due to severe weather condition after inspection. We cannot predict when or if a roof might leak in the future.

Observation and Recommendations

RECOMMENDATIONS \ General

9. Condition: • Birds nesting

Location: Front

Task: Improve

Birds nesting

Birds nesting

Birds nesting

Birds nesting

Birds nesting

Birds nesting

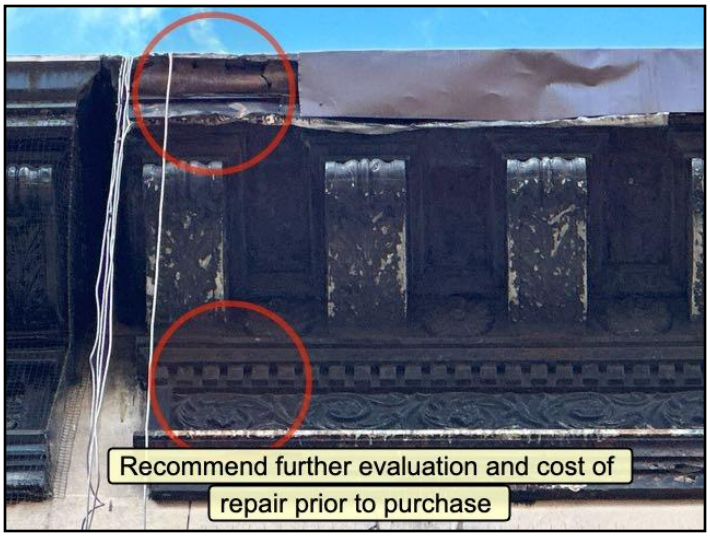
RECOMMENDATIONS \ Overview

10. Condition: • Gutters and downspouts help to ensure dry basements and crawlspaces. The less water near the foundation, the lower the risk of water penetration into basement.

11. Condition: • ****NOTE: 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. Please note that an inspection is not a guarantee that you do not have termites or damage in visually inaccessible areas, such as inside walls or behind finished basement surfaces. Recommend an annual Termite and/or Carpenter Ant inspection.

WALLS \ -Soffits / fascia

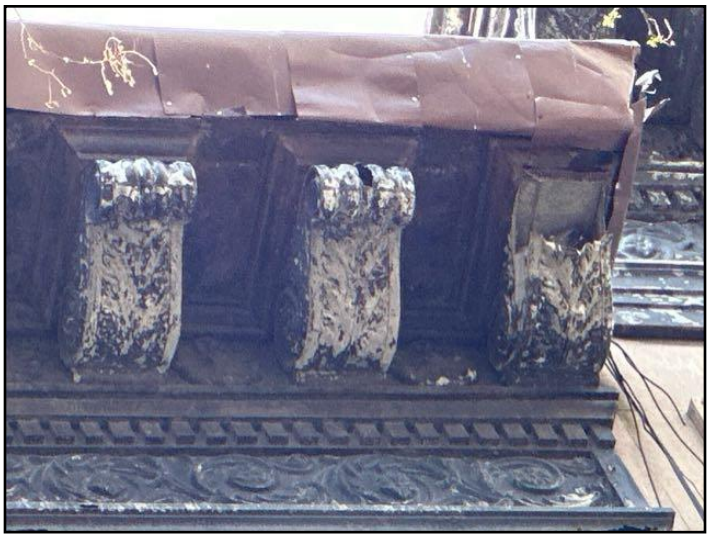
12. Condition: • Damage
Implication(s): Chance of water damage to structure, finishes and contents
Location: Front
Task: Recommend further evaluation by a qualified professional to determine next best course of action
Time: Prior to signing contract



Damage

Damage

Damage



Damage

WALLS \ -Flashings

13. Condition: • Flashings missing

Implication(s): Chance of water damage to structure, finishes and contents

Flashings missing

Flashings missing

EXTERIOR WINDOWS \ General

14. Condition: • Old budget for replacement

Old budget for replacement

Old budget for replacement

EXTERIOR WINDOWS \ Skylight

15. Condition: • Old

Old

Old

Old

Old

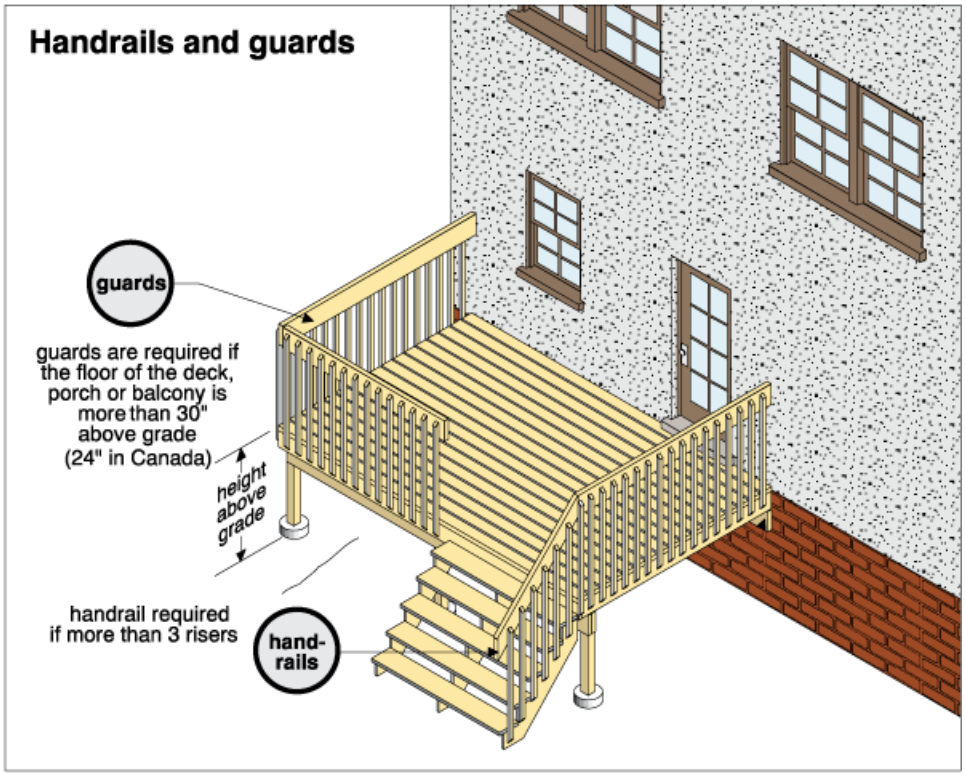
PORCHES, DECKS, STAIRS, PATIOS \ *Handrails and guards*

16. Condition: • Missing

Implication(s): Fall hazard

Location: Front

Task: Provide



Missing

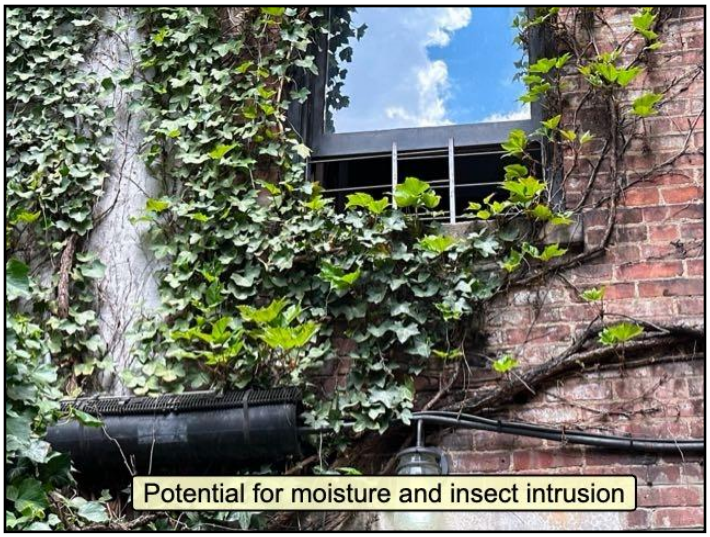
Missing

LANDSCAPING \ #General notes

17. Condition: • Vines on building

Implication(s): Chance of damage to finishes I Chance of pests entering building

Vines on building



Vines on building

LANDSCAPING \ #Walkway

18. Condition: • Uneven (trip hazard)
Implication(s): Physical injury
Location: Front
Task: Improve
Time: As soon as practical

Uneven (trip hazard)

COMMENTS \ Additional

19. Condition: • Photos are only a representative sample of condition observed. There may be other areas of concern not shown by photo but stated in the report as a recommendation.

Observation and Recommendations

RECOMMENDATIONS \ General

20. Condition: • Parapet wall coping damaged

Parapet wall coping damaged

Parapet wall coping damaged

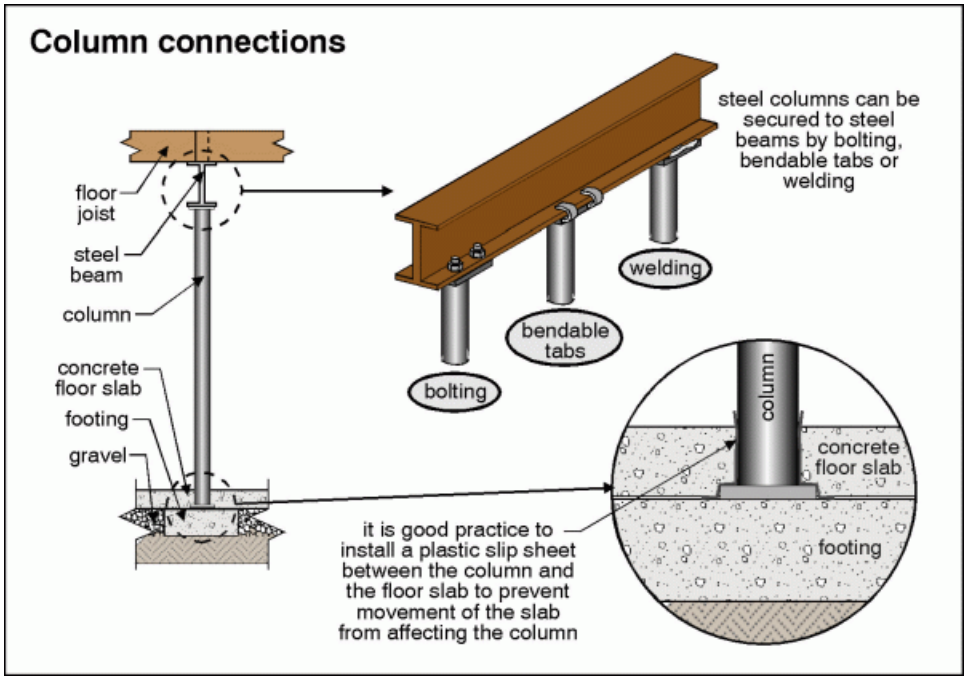
Parapet wall coping damaged

Parapet wall coping damaged

FOUNDATIONS \ Columns or piers

21. Condition: • Poorly secured at top or bottom

Implication(s): Weakened structure | Chance of structural movement

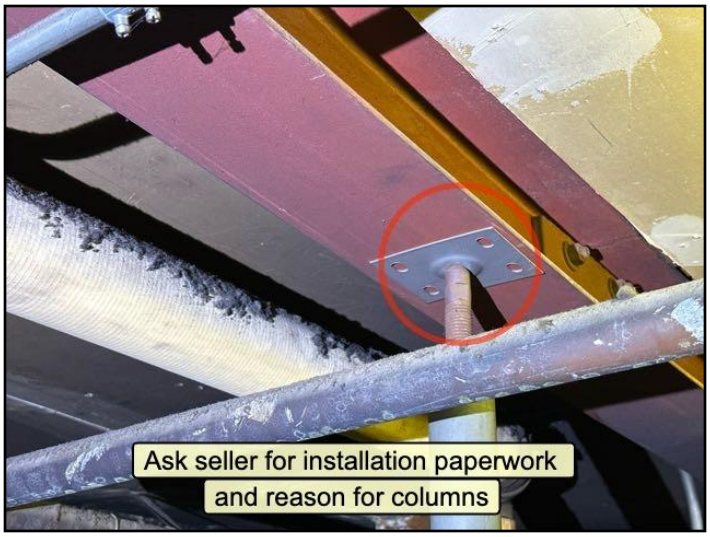


Poorly secured at top or bottom

Poorly secured at top or bottom

22. Condition: • Temporary support
Location: Garage

Temporary support



Temporary support

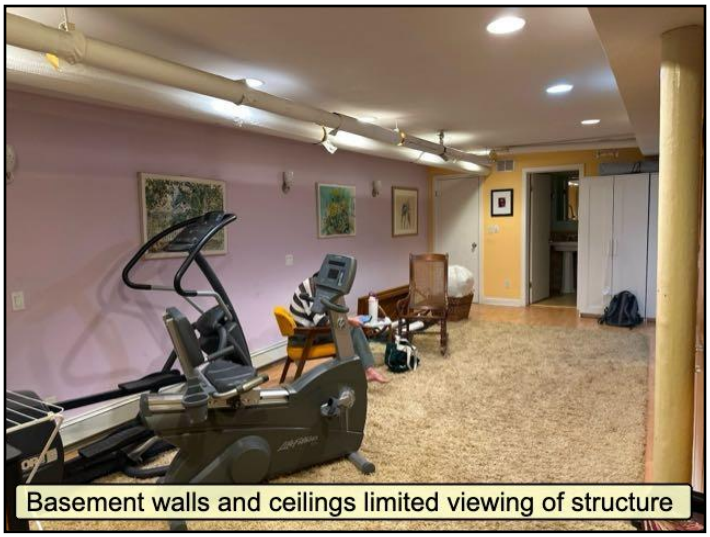
Temporary support

Inspection Method and Limitations

General: • Please note that an inspection is not a guarantee that you do not have termites or damage in visually inaccessible areas, such as inside walls or behind finished basement surfaces. Recommend an annual Termite and/or Carpenter Ant inspection.

Inspection limited/prevented by:

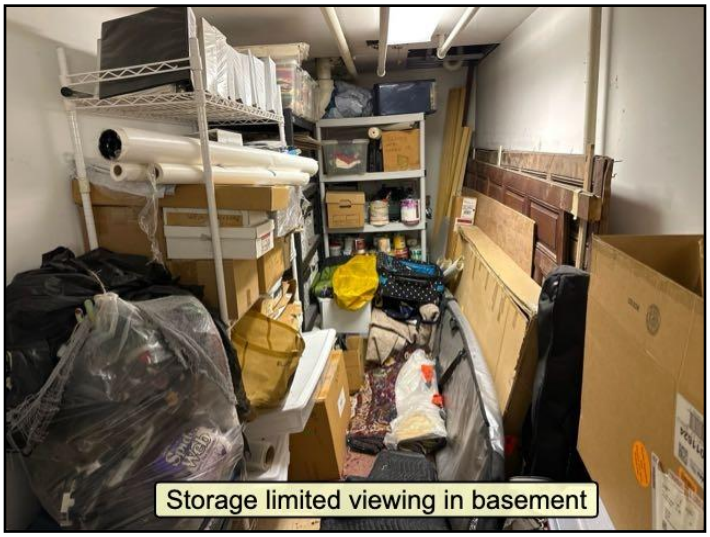
• Basement walls and ceilings limited inspection of foundation and framing



Basement walls and ceilings limited...

Basement walls and ceilings limited...

• Storage



Storage

Storage

• Finished living space unable to do a visual inspection.
• Ceiling, wall and floor coverings
• Carpet/furnishings

Not included as part of inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components

General Info and Descriptions

Configuration: • Basement

Foundation material:

• Stone

Old Stone foundation - improve as needed

Stone

Stone

• Not visible

Floor construction: • Joists • Steel columns • Subfloor - plank • Not visible • Steel main girder • Temporary supports

Exterior wall construction: • Masonry

Roof and ceiling framing: • Not visible

Observation and Recommendations

RECOMMENDATIONS \ General

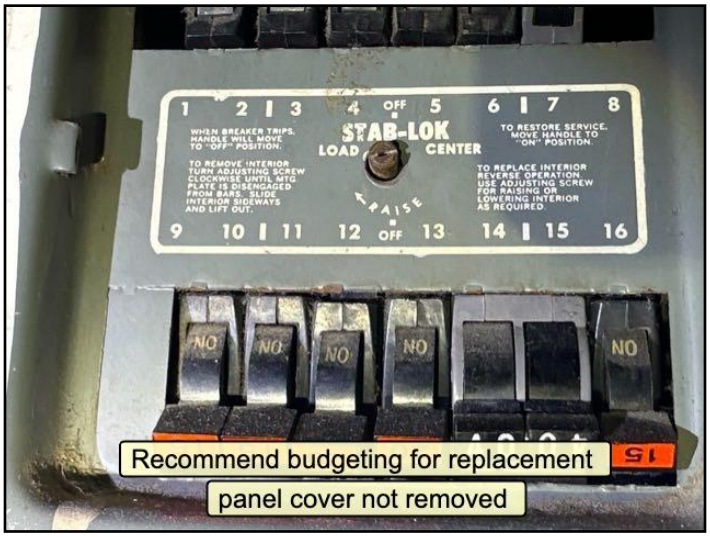
23. Condition: • Old Stab-Lock panel and breakers

Stab-Lok circuit breakers - particularly those manufactured by Federal Pacific Electric - have been noted as a serious safety hazard in homes. Stab-Lok circuit breakers are dangerous because they do not function properly as circuit breakers. The circuit "breaker," which is the switch that is supposed to flip and interrupt current flow when an issue is detected, does not function properly in these panels.. The circuit breakers are not effective for addressing issues like overloaded circuits and short circuits. Because the breakers may not trip when an issue is detected, this can damage home electrical systems, and even increase the risk of an electrical fire.

Task: Replace

Time: As soon as practical

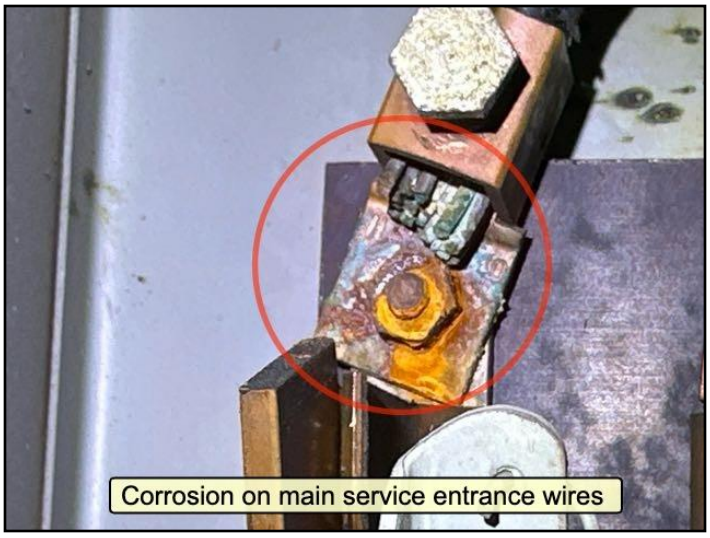
Old Stab-Lock panel and breakers



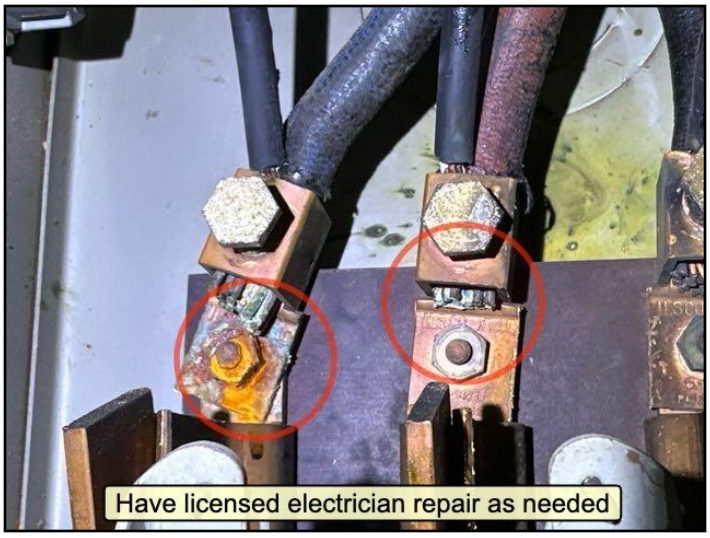
Old Stab-Lock panel and breakers

MAIN PANEL \ Breaker / wire

24. Condition: • Oxidation



Oxidation



Oxidation

MAIN PANEL \ Distribution panel

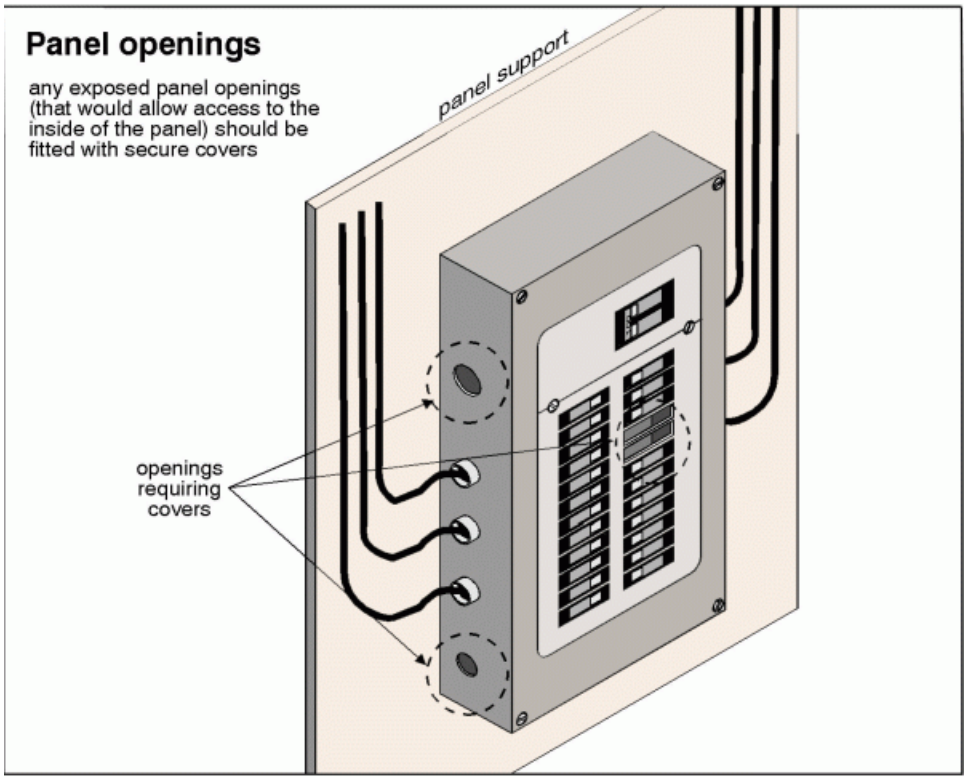
25. Condition: • Openings in panel

Implication(s): Electric shock I Fire hazard

Location: Unit 3R and basement

Task: Improve

Time: As soon as practical

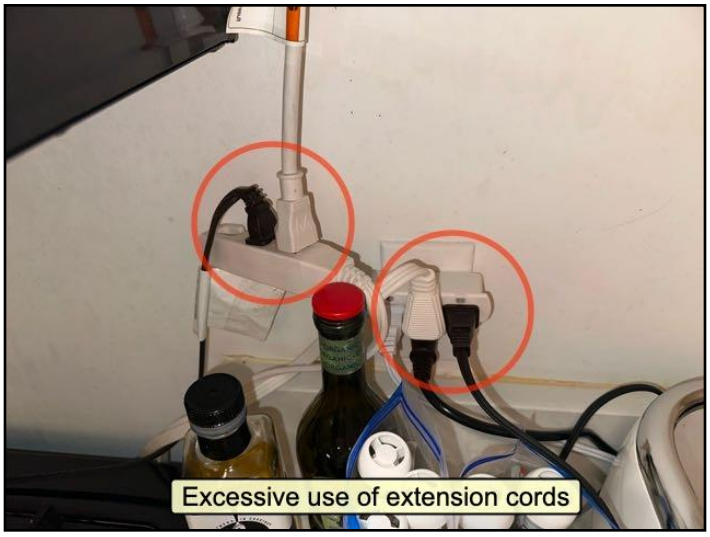


Openings in panel

Openings in panel

DISTRIBUTION \ Wiring (wires) - installation

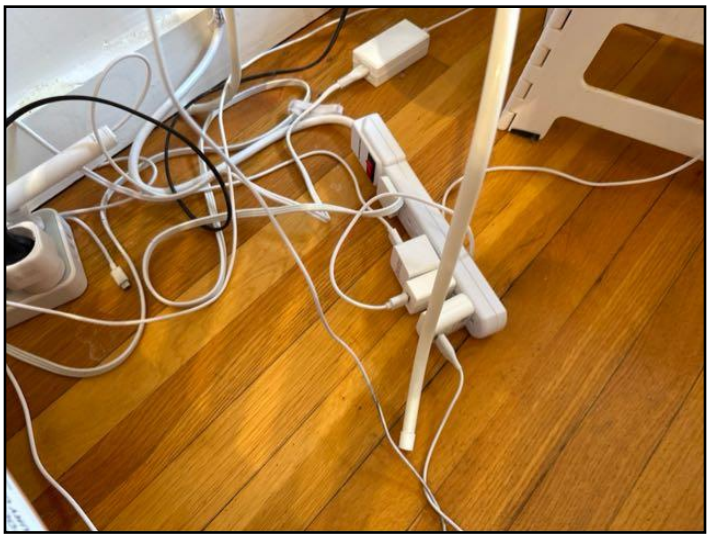
26. Condition: • Excessive use of extension cord
Location: Apt 2 Kitchen
Task: Improve



Excessive use of extension cord

27. Condition: • Excessive use of extension cord
Location: Second Floor
Task: Improve
Time: As soon as practical

Excessive use of extension cord

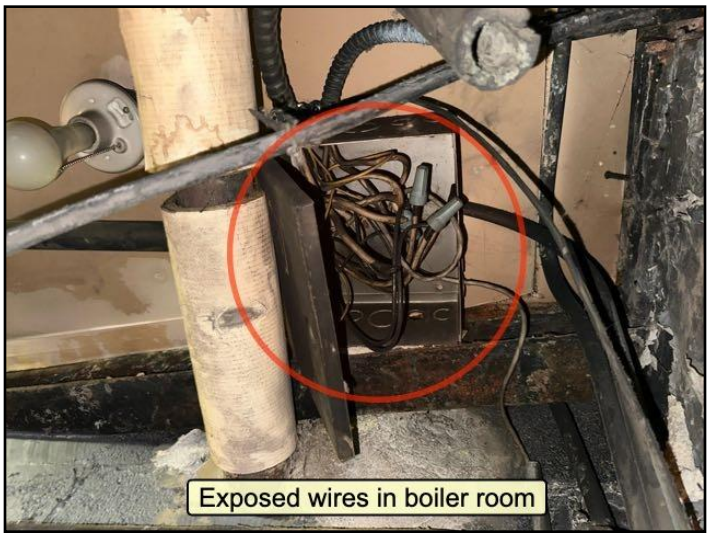


Excessive use of extension cord

DISTRIBUTION \ Wiring (wires) - damaged or exposed

28. Condition: • Exposed
Location: Boiler room

Task: Improve
Time: As soon as practical



Exposed

DISTRIBUTION \ Outlets

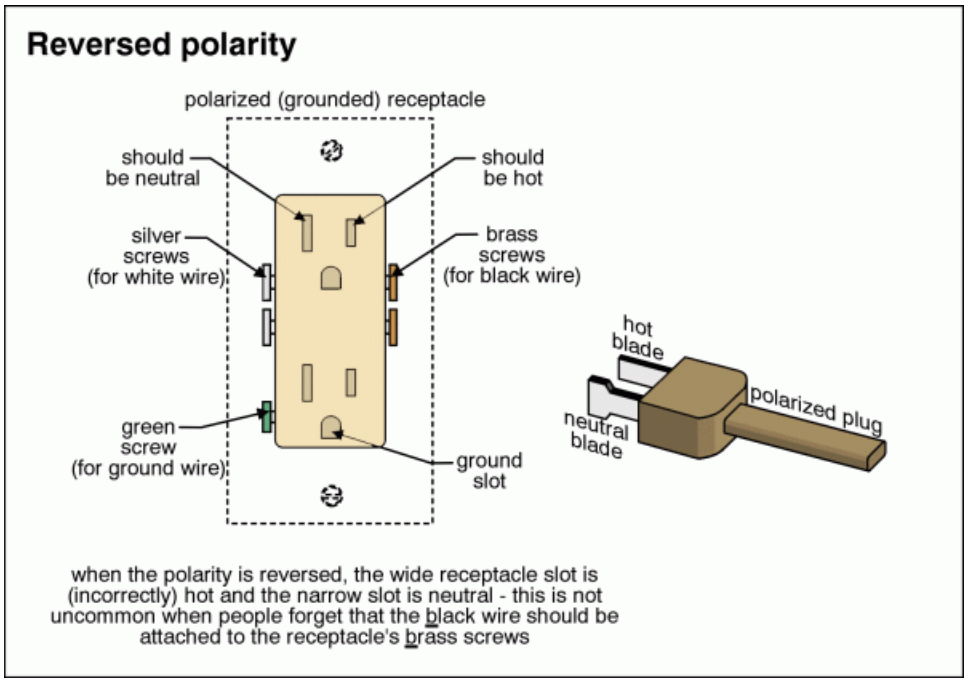
29. Condition: • Inoperative
Implication(s): Equipment inoperative
Location: 3R rear deck /Owner suite basement bathroom

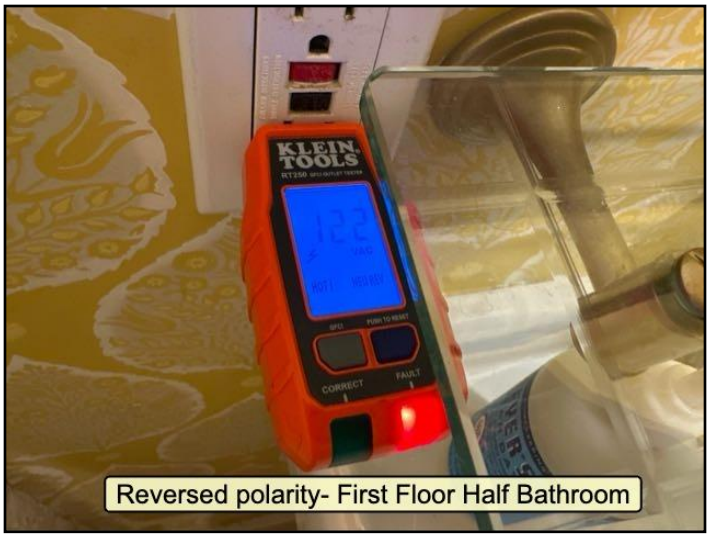
Inoperative

Inoperative

Inoperative

30. Condition: • Reversed polarity
Implication(s): Electric shock
Location: First Floor Half Bathroom
Task: Improve





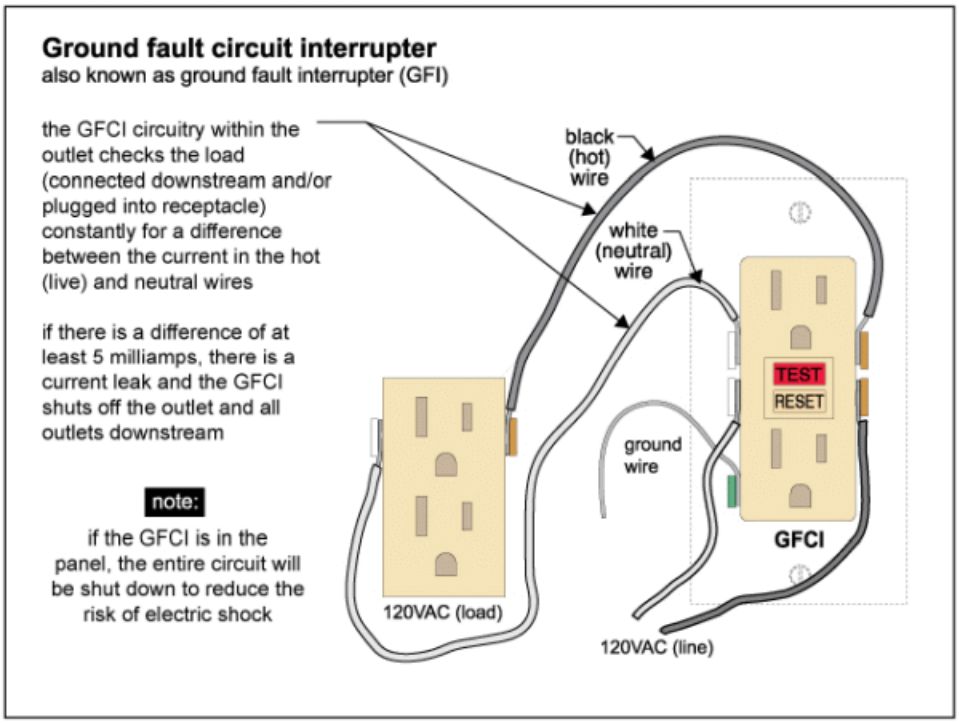
Reversed polarity

31. Condition: • Ungrounded
Grounded outlets are an important safety function in electrical systems. Ungrounded outlets, lacking this safety feature, can pose a higher risk to individuals and property. Consult with a licensed electrician for any electrical work needed.
Implication(s): Electric shock
Location: Second floor front bedroom
Task: Improve
Time: As soon as practical

Ungrounded

32. Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)
Implication(s): Electric shock
Location: Apt 2 Kitchen & Bathroom/ Apt 3F Kitchen
Task: Improve

Time: As soon as practical



No GFCI/GFI (Ground Fault Circuit...

No GFCI/GFI (Ground Fault Circuit...

No GFCI/GFI (Ground Fault Circuit...

No GFCI/GFI (Ground Fault Circuit...

33. Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

GFCI stands for Ground Fault Circuit Interrupter. GFCI outlets are electrical safety devices designed to protect people from electric shock and prevent electrical fires. They are commonly found in areas where there is a higher risk of electrical hazards, such as bathrooms, kitchens, outdoor areas, garages, and basements. It's important to note that GFCI outlets should be tested regularly to ensure they are functioning correctly. Most GFCI outlets have a "Test" and "Reset" button that should be pressed periodically to verify their operation. If a GFCI outlet fails the test or does not reset, it should be replaced or repaired by a qualified electrician.

Have licensed electrician repair all electrical concerns.

Implication(s): Electric shock

Location: 3R Second Floor Bathroom

Task: Improve or replace

Time: As soon as practical

Test faulty on GFCI/GFI (Ground Fault...

DISTRIBUTION \ Cover plates

34. Condition: • Loose

Implication(s): Electric shock

Loose

DISTRIBUTION \ Lights

35. Condition: • Inoperative

Implication(s): Inadequate lighting

Location: First Floor Rear Bathroom

Task: Repair or replace

Inoperative

COMMENTS \ Additional

36. Condition: • See Home Reference Book located on last page of report for additional information and understanding of the systems in your home.

General Info and Descriptions

General: • More than 25% of all Smoke and Carbon Monoxide detectors do not operate properly. Recommend any Smoke and Carbon Monoxide detectors that are over 10 years old or have damaged test buttons be replaced immediately.

Service entrance cable and location: • Underground copper

Service size:
• 150 Amps (240 Volts)
150 amp 4 wire 3 phase electrical service

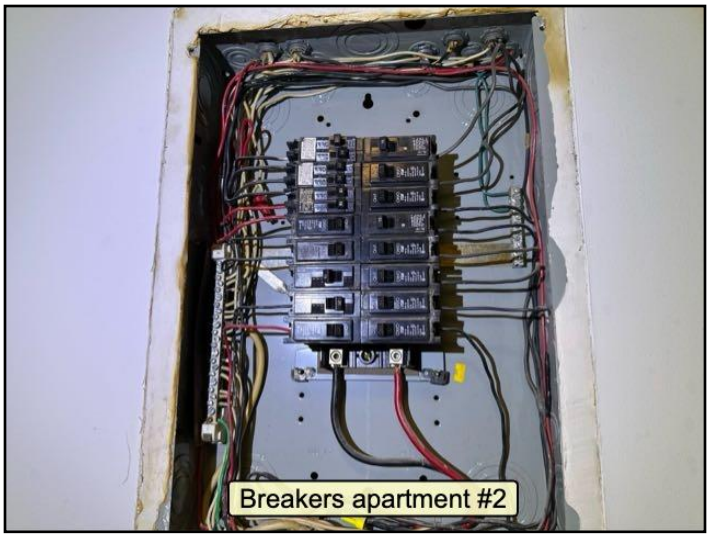
Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location:
• Fuses - basement

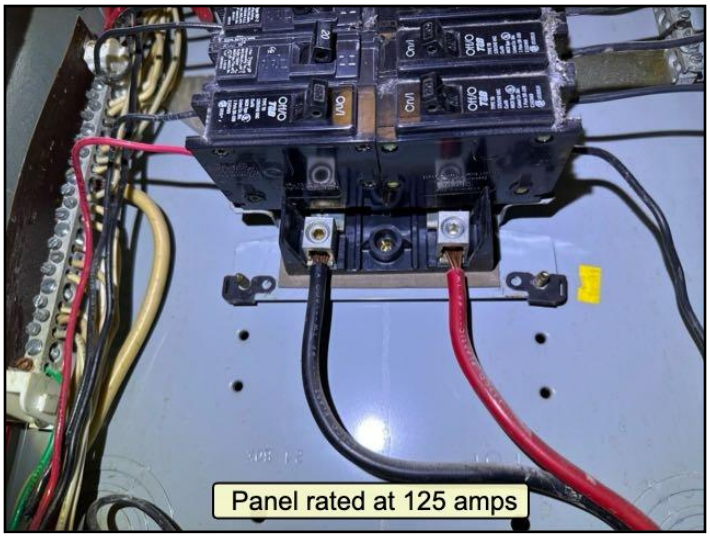
Fuses - basement

System grounding material and type: • Copper - water pipe

Sub panel - type and location:
• Breakers

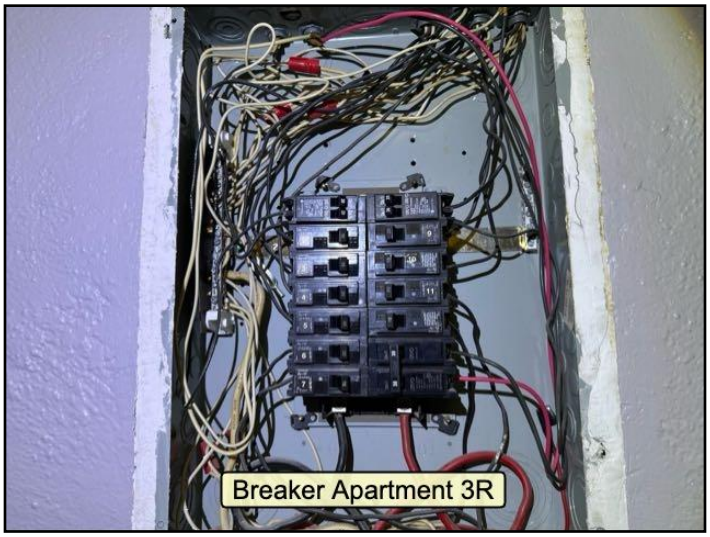


Breakers

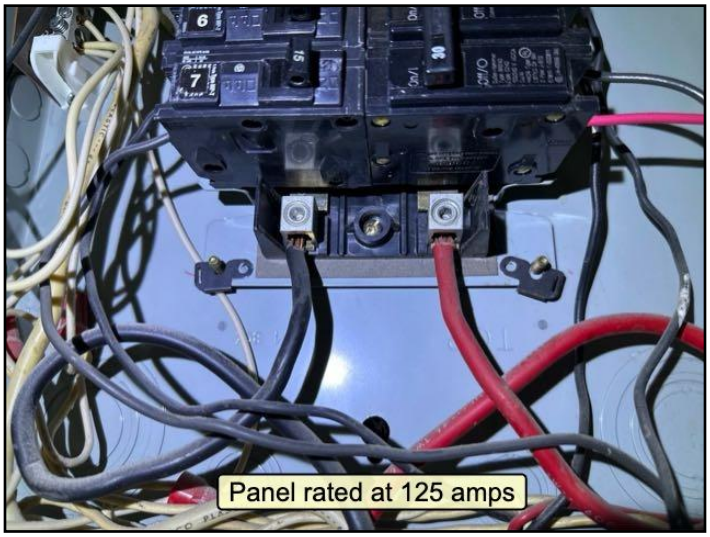


Breakers

• Breakers



Breakers



Breakers

• Breakers

Breakers

Breakers

Breakers

Breakers

- Breakers - basement

Breakers - basement

Breakers - basement

Type and number of outlets (receptacles): • Grounded and ungrounded - typical • Ground Fault outlets (GFCI) and/or breakers are required for safety, in all interior and exterior areas, where water will be in contact with an electrical power source. Ground fault circuit interrupter (GFCI) devices should be tested periodically to ensure they remain in proper working condition.

Smoke alarms (detectors): • Recommend replacing prior to moving in

Carbon monoxide (CO) alarms (detectors): • Recommend replacing prior to moving in

Observation and Recommendations

RECOMMENDATIONS \ General

37. Condition: • Recommend an annual service contract with a licensed heating contractor.

OIL HOT WATER \ Oil tank

38. Condition: • Rust

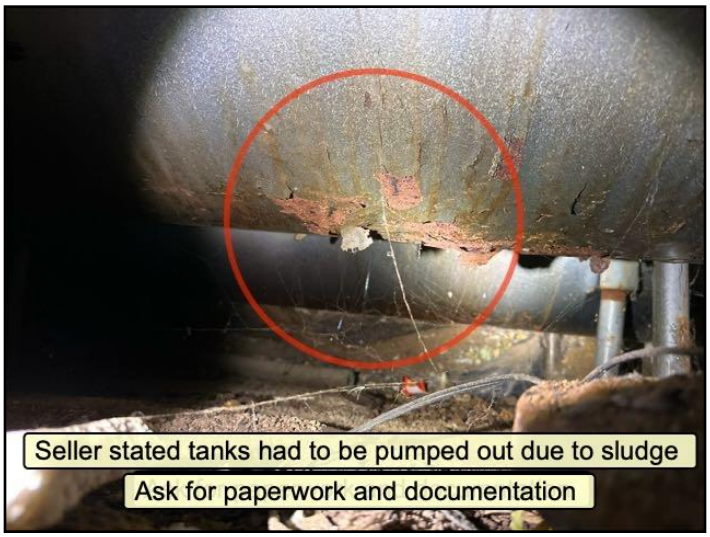
Implication(s): Fire or explosion

Location: Basement

Task: Replace

Time: As soon as practical

Rust



Rust

39. Condition: • Old oil tanks are prone to leaks

Location: Basement

Task: Replace

Time: As soon as practical

Old oil tanks are prone to leaks

Old oil tanks are prone to leaks

CHIMNEY \ Flue

40. Condition: • Needs to be inspected

Task: Further inspection

Needs to be inspected

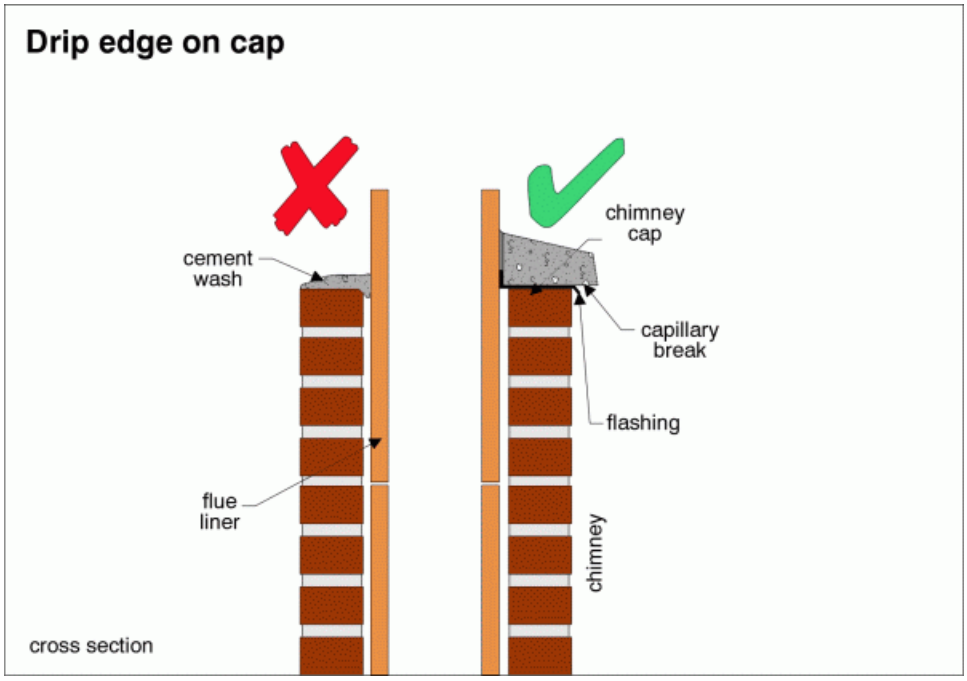
CHIMNEY \ Masonry - Crown

41. Condition: • No drip edge on cap (crown)

Implication(s): Chance of water damage to structure, finishes and contents | Shortened life expectancy of material | Material deterioration

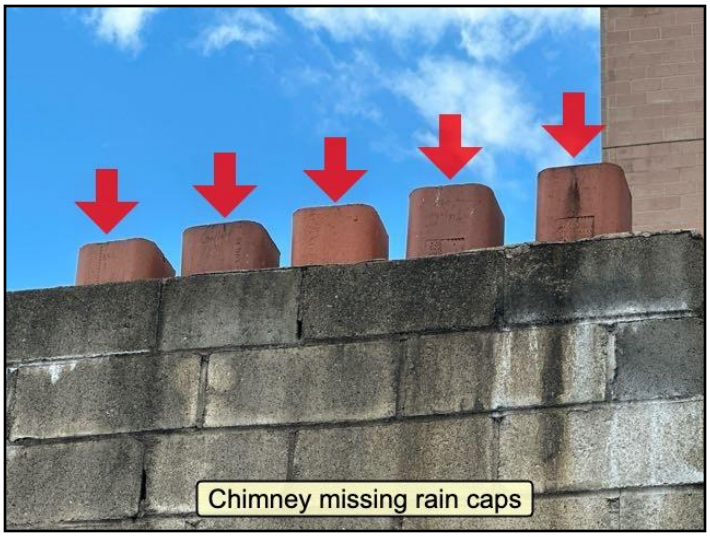
Task: Improve

Time: When repairing chimney



No drip edge on cap (crown)

42. Condition: • Rain cap missing or damaged
Implication(s): Chance of water entering building I Chance of pests entering building
Task: Provide
Time: As soon as practical



Rain cap missing or damaged

Inspection Method and Limitations

General: • Older houses with a masonry chimney need to be visually inspected by a professional chimney sweep to further evaluated condition of chimney prior to closing.

Inspection prevented/limited by:

• Heat is controlled by building- Unable to test

Heat is controlled by building- Unable to...

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys

General Info and Descriptions

General: • ****NOTE: The heating and cooling system of this home was inspected and reported on with the information below. 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. 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.

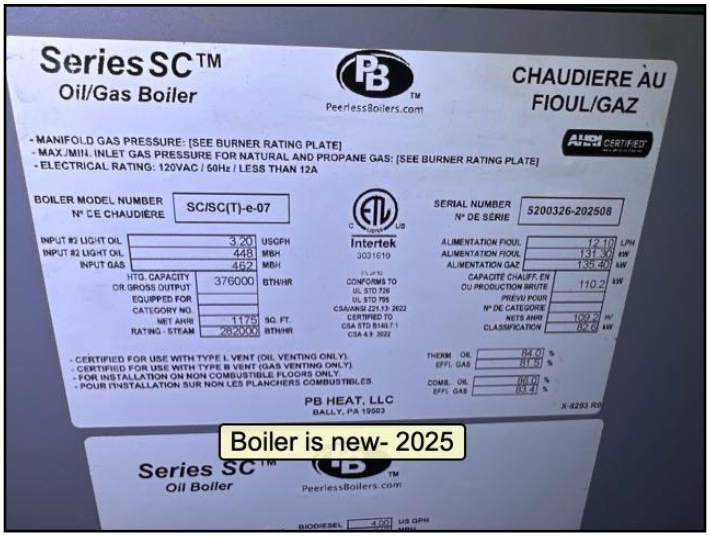
Heating system type: • Boiler

Fuel/energy source: • Oil

Boiler manufacturer:

• Peerless

Peerless



Peerless

Heat distribution:

• Radiators

• Baseboards

Baseboard heat being used in basement

Exhaust venting method: • Natural draft

Approximate age: • 1 year

Oil tank type/age:

• Old

Old

Old

Fireplace/stove: • Wood-burning fireplace

Chimney/vent: • Masonry

Chimney liner: • Clay • Not visible

Observation and Recommendations

AIR CONDITIONING \ Refrigerant lines

43. Condition: • Insulation - missing

The larger low pressure suction line requires insulation to protect it from condensation. Without insulation around this line, thermal energy is lost and condensation forms, which can both lower efficiency and cause moisture damage to the unit.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

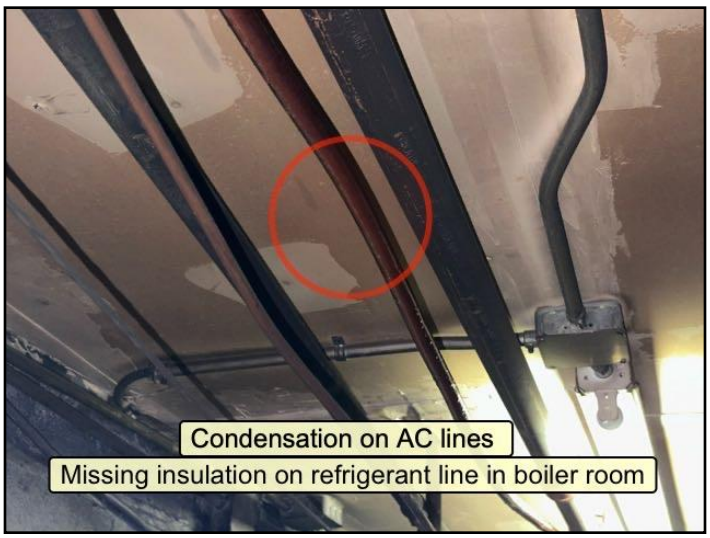
Location: Roof and Bolier Room

Task: Improve

Time: As soon as practical

Insulation - missing

Insulation - missing



Insulation - missing

44. Condition: • Refrigerant lines on roof are missing support pads

Location: Roof

Task: Provide
Time: As soon as practical

Missing support

Missing support

AIR CONDITIONING \ Ducts, registers and grilles

45. Condition: • Older uninsulated ducts
Location: Roof
Task: Remove
Time: As needed

Older uninsulated ducts

Older uninsulated ducts

Inspection Method and Limitations

Inspection limited/prevented by:

• Thermostat inoperable

Thermostat inoperable

Thermostat inoperable

General Info and Descriptions

General:

• General view of cooling system

General view of cooling system

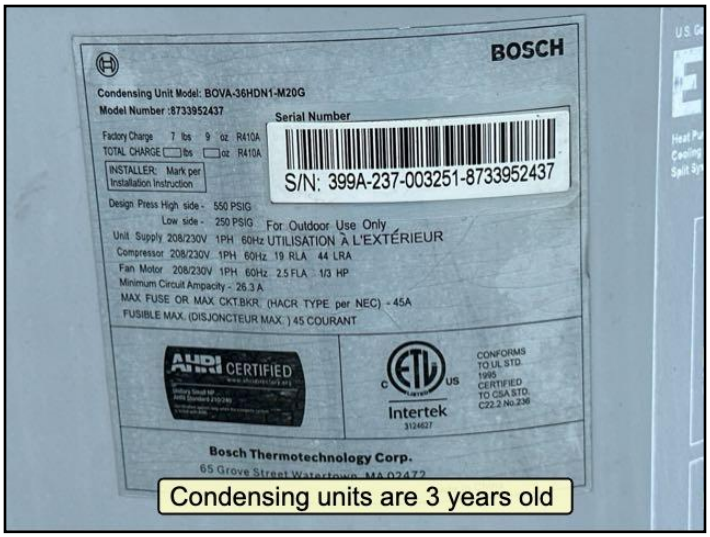
General view of cooling system

Air conditioning type:

• Central

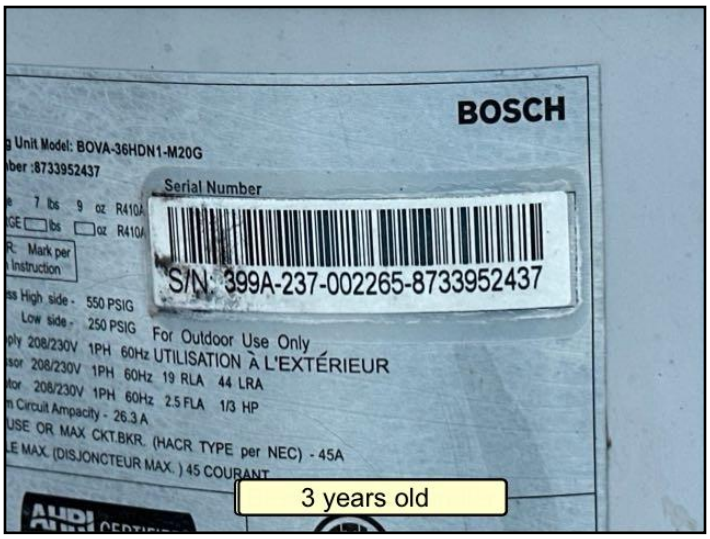
COOLING & HEAT PUMP

Central



Central

Central



Central

Central

Central

Central

Central

Manufacturer:
• Bosch
Condensing units
• Space Pak
Air handlers

Cooling capacity: • 36,000 BTU/hr

Compressor type: • Electric

Compressor approximate age: • 3 years

Refrigerant type: • R-410A

Observation and Recommendations

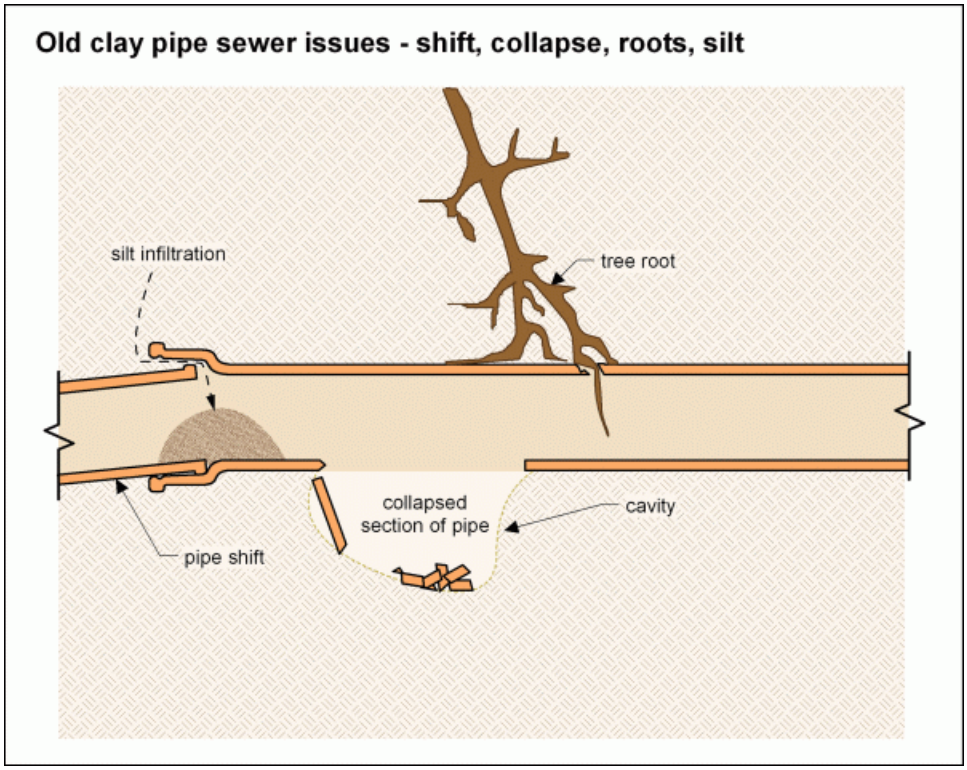
RECOMMENDATIONS \ General

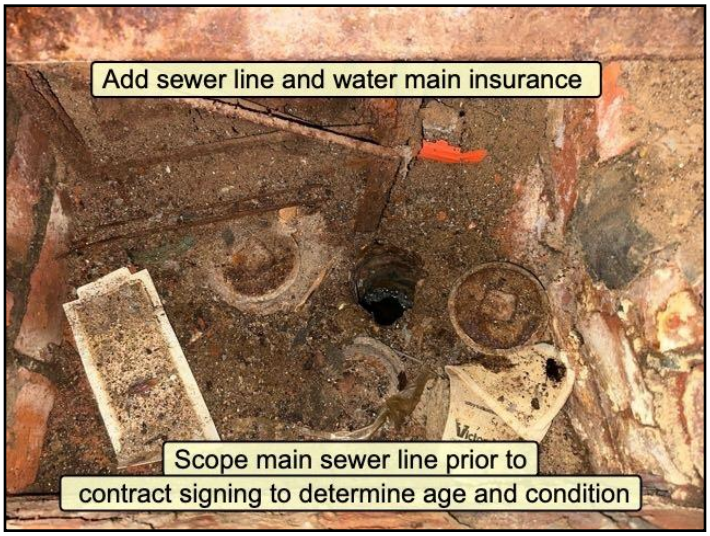
46. Condition: • Scope main sewer line

RECOMMEND HAVING MAIN SEWER LINE SCOPED TO DETERMINE CONDITION OF LINE PRIOR TO CONTRACT SIGNING.

_**_ADD SEWER LINE AND WATER MAIN INSURANCE THRU WATER COMPANY **_!!!!!!!!!!!!!!!

Time: Prior to signing contract

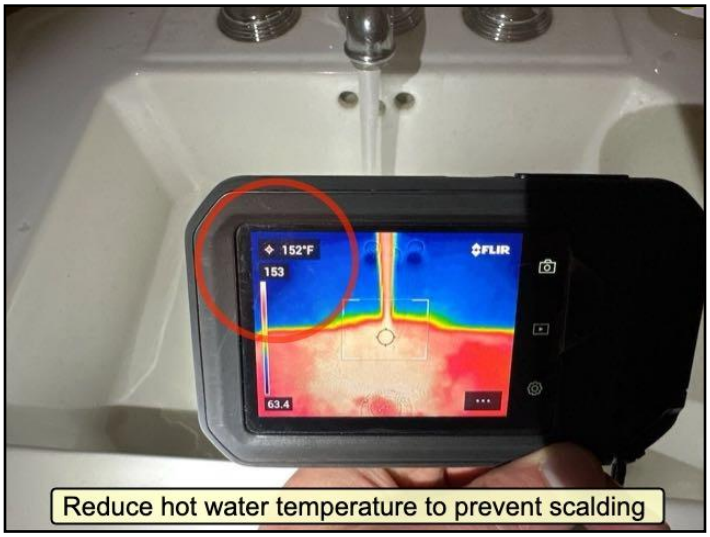




Scope main sewer line

47. Condition: • Recommend adding sewer line insurance
Time: As soon as practical

48. Condition: • Hot water temperature (Generally accepted safe temp. is 120° F)
The severity of tap water scalds depends on the temperature of the water and the length of time the skin is exposed. Most adults will suffer third-degree burns if exposed to 150 degree water for two seconds. Burns will also occur with a six-second exposure to 140 degree water or with a thirty second exposure to 130 degree water. Even if the temperature is 120 degrees, a five minute exposure could result in third-degree burns. Extra precaution is advised in homes with children and elderly residents.
Implication(s): Scalding
Location: Throughout
Task: Improve
Time: As soon as practical



Hot water temperature (Generally accepted...

49. Condition: • Old galvanized drains
Location: Various kitchens and bathrooms
Task: Replace
Time: As soon as practical

Old galvanized drains

Old galvanized drains

Old galvanized drains

SUPPLY PLUMBING \ Water main shut off valve

50. Condition: • Rust

Implication(s): Chance of water damage to structure, finishes and contents | Difficult to service

Location: Basement

Task: Replace

Time: As soon as practical

Rust

WASTE PLUMBING \ Drain piping - performance

51. Condition: • Temporary repairs

Location: 3R Kitchen

Task: Repair or replace

Temporary repairs

WASTE PLUMBING \ Traps - installation

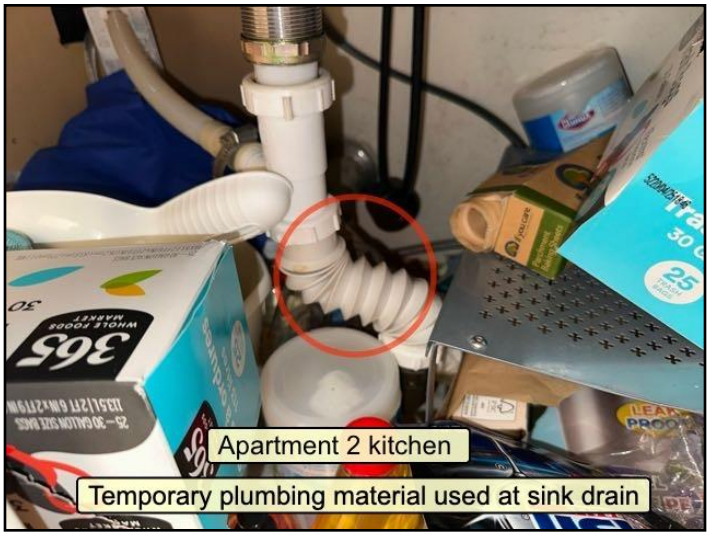
52. Condition: • Temporary plumbing materials

The flexible, corrugated drain pipe observed under the sink is a temporary plumbing material that can trap debris and restrict water flow, increasing the risk of clogs and odors. Replacement with solid, smooth-wall PVC or ABS piping is recommended for improved durability and proper drainage performance.

Location: Apt 2 Kitchen & 3F Second Floor Bathroom

Task: Replace

Time: As soon as practical



Temporary plumbing materials

Temporary plumbing materials

FIXTURES AND FAUCETS \ Faucet

53. Condition: • Stiff or inoperative

Implication(s): System inoperative or difficult to operate

Stiff or inoperative

FIXTURES AND FAUCETS \ Toilet

54. Condition: • Loose

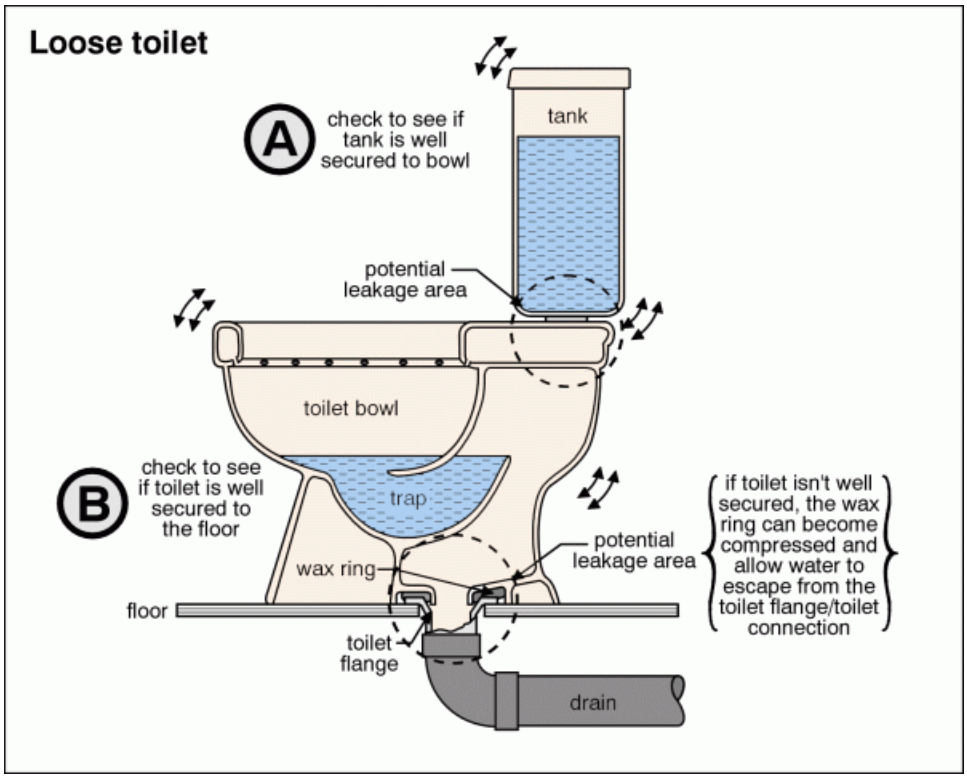
Toilet loose- Apartment 2 bathroom

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Apt 2 Bathroom

Task: Improve

Time: As soon as practical



55. Condition: • Missing handle
Location: Bathroom
Task: Provide
Time: As soon as practical

Missing handle

Inspection Method and Limitations

Fixtures not tested/not in service:

• Shower

Shower

Shower

• Bathtub

Bathtub

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

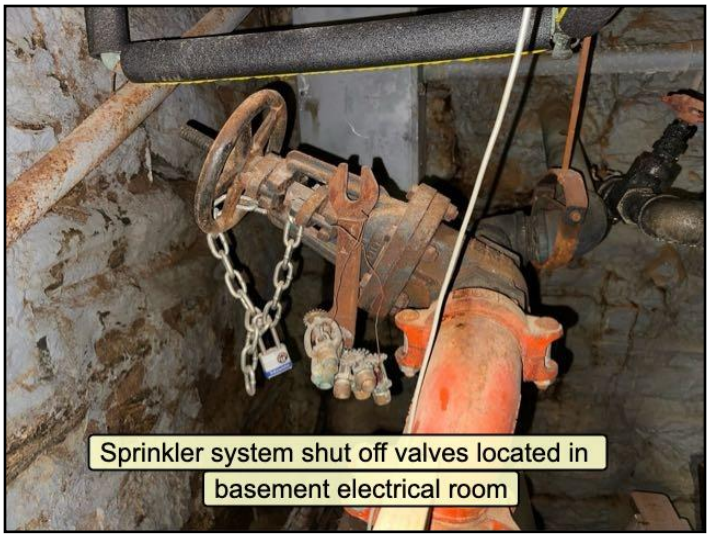
Not included as part of a building inspection: • Washing machine connections • Not readiliy accessible interiors of vent systems, flues, and chimneys • Landscape irrigation systems

General Info and Descriptions

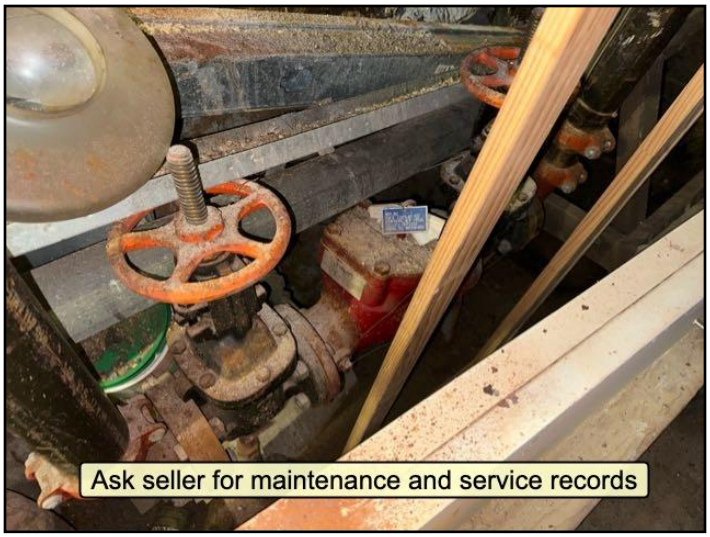
General:

• ****NOTE: 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.

• Sprinkler system



Sprinkler system

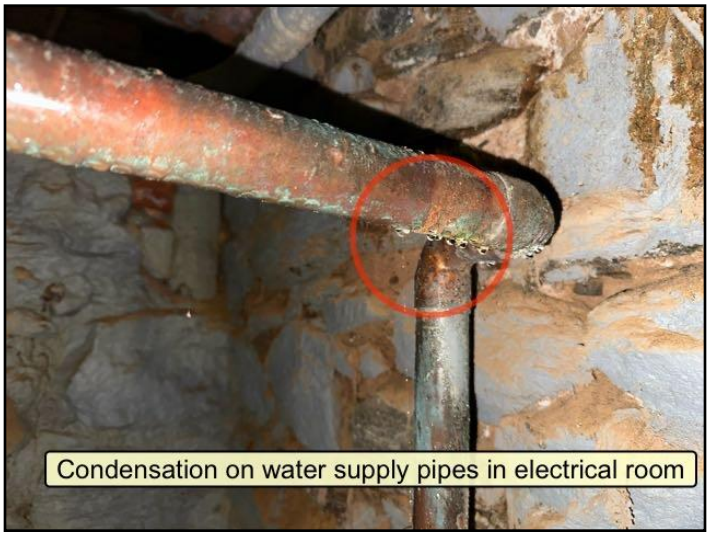


Sprinkler system

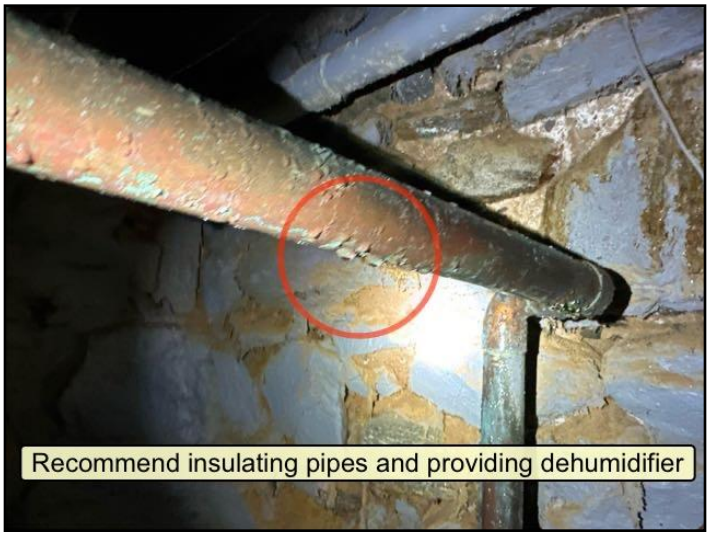
Water supply source (based on observed evidence): • Public

Service piping into building:

• Copper



Copper



Copper

Supply piping in building: • Copper • Not visible

Main water shut off valve at the:
• Basement

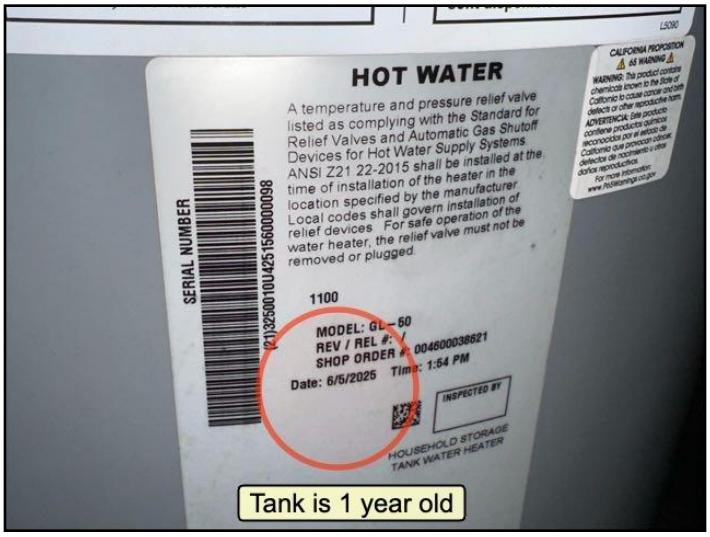
Basement

Water heater type: • Storage tank

Water heater location: • Boiler room

Water heater manufacturer:
• HTP

HTP



HTP

Water heater tank capacity: • 50 gallons

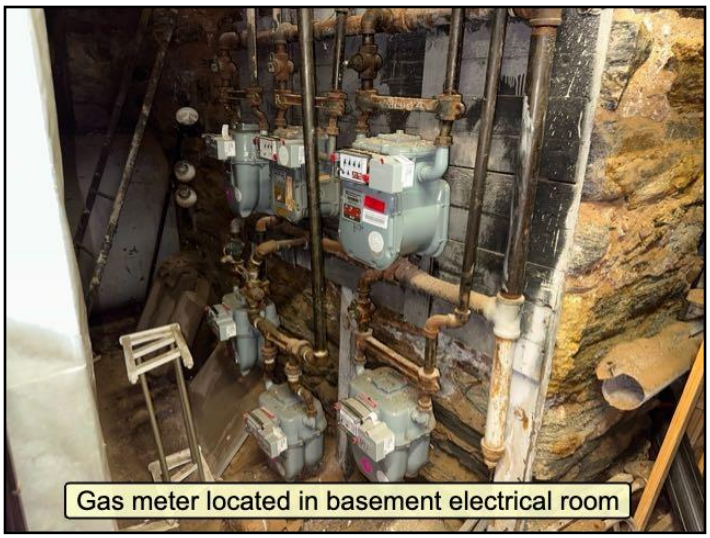
Water heater approximate age: • 1 year

Waste disposal system: • Public

Waste and vent piping in building: • PVC plastic • Cast iron • Galvanized steel • Not visible

Sewer cleanout location: • Basement

Gas meter location:
• Basement



Basement

Gas piping material: • Steel

Observation and Recommendations

RECOMMENDATIONS \ General

56. Condition: • ****NOTE: 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.

CEILINGS \ Plaster or drywall

57. Condition: • Cracked
Location: 3R Kitchen
Task: Repair

Cracked

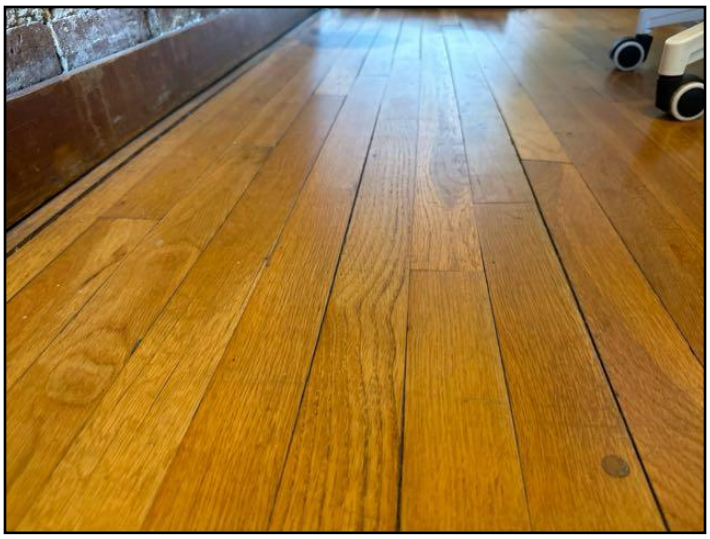
FLOORS \ General notes

58. Condition: • Floors have sloping/settling this is common in older houses
Location: Various Second Floor
Task: Improve
Time: When necessary

Floors have sloping/settling this is common...

Floors have sloping/settling this is common...

Floors have sloping/settling this is common...



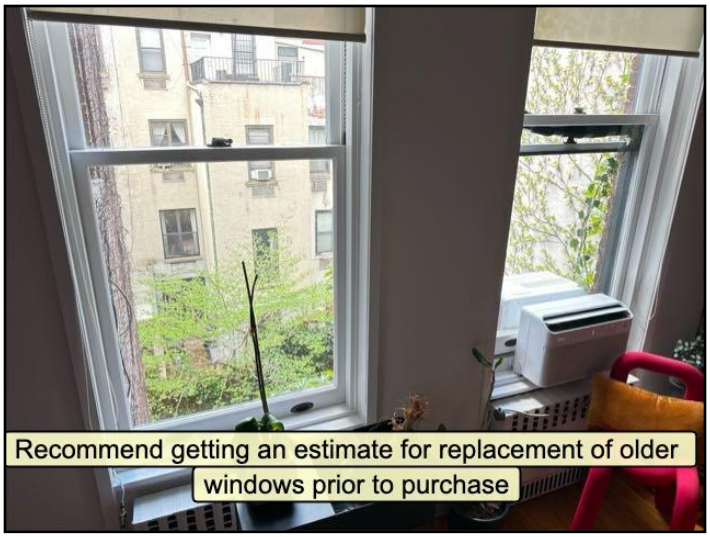
Floors have sloping/settling this is common...

WINDOWS \ General notes

59. Condition: • Older windows

Location: Throughout

Task: Budget for replacements



Older windows

WINDOWS \ Glass (glazing)

60. Condition: • Old single pane glass

Location: Various

Task: Upgrade/ replace

Old single pane glass

Old single pane glass

Old single pane glass

STAIRS \ Treads

61. Condition: • Sloped

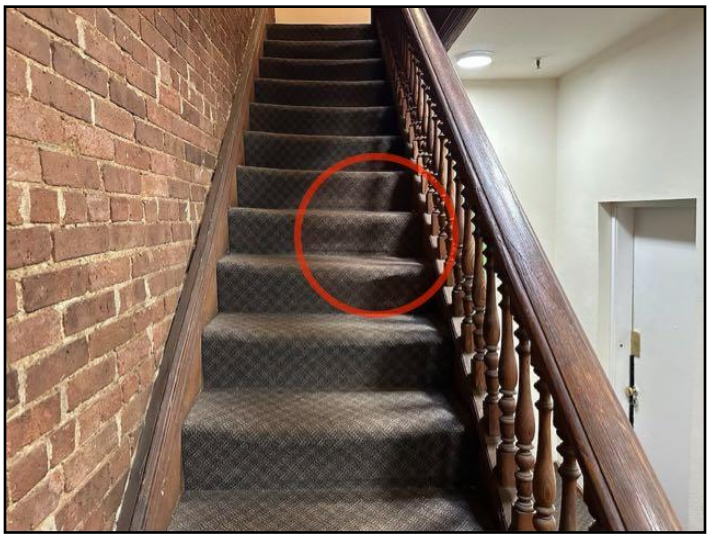
Implication(s): Trip or fall hazard

Location: Throughout

Task: Improve

Time: As needed

Sloped



Sloped

STAIRS \ Handrails and guards

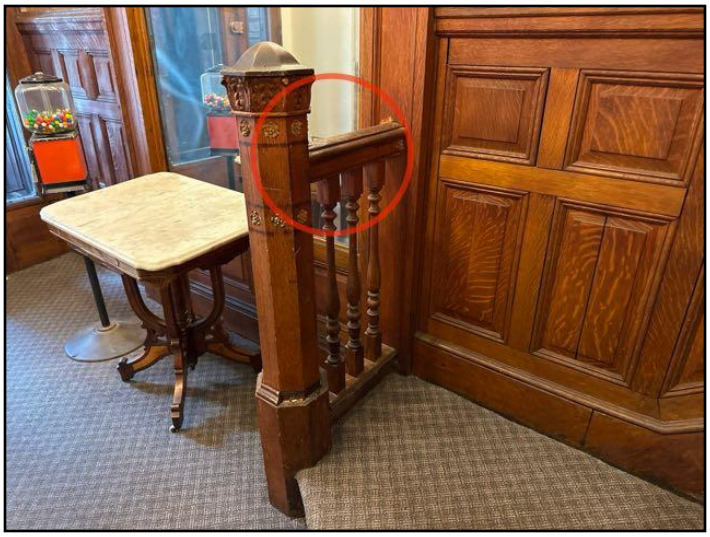
62. Condition: • Loose

Implication(s): Fall hazard

Location: First Floor

Task: Repair

Loose



Loose

63. Condition: • Handrails too wide
Location: 3R & 3F
Task: Improve

Handrails too wide

Handrails too wide

APPLIANCES \ Stove

64. Condition: • Anti-tip device missing
Anti - tip bracket is an L-shaped metal piece installed where the wall meets the floor behind the stove. Anti-tip brackets are especially advised in homes with children.
Implication(s): Physical injury
Location: Apt 3F Kitchen
Task: Provide
Time: As soon as practical

Anti-tip device missing

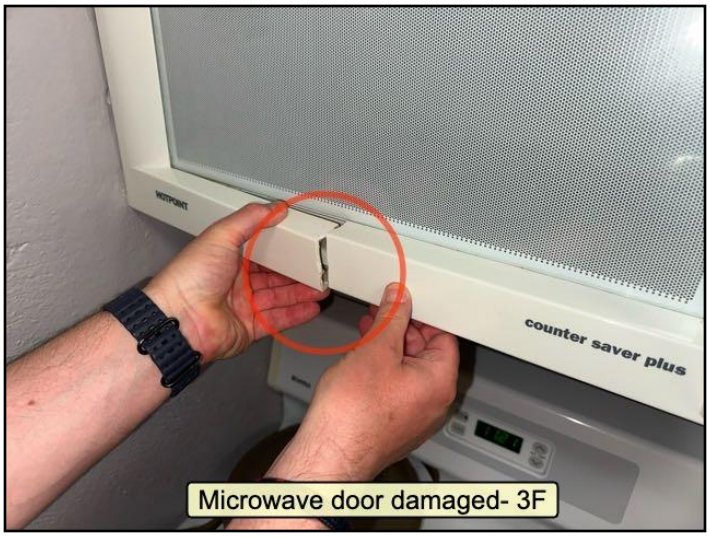
Anti-tip device missing

APPLIANCES \ Microwave oven

65. Condition: • Damaged

Location: Apt 3F Kitchen

Task: Repair or replace



Damaged

APPLIANCES \ Washing machine

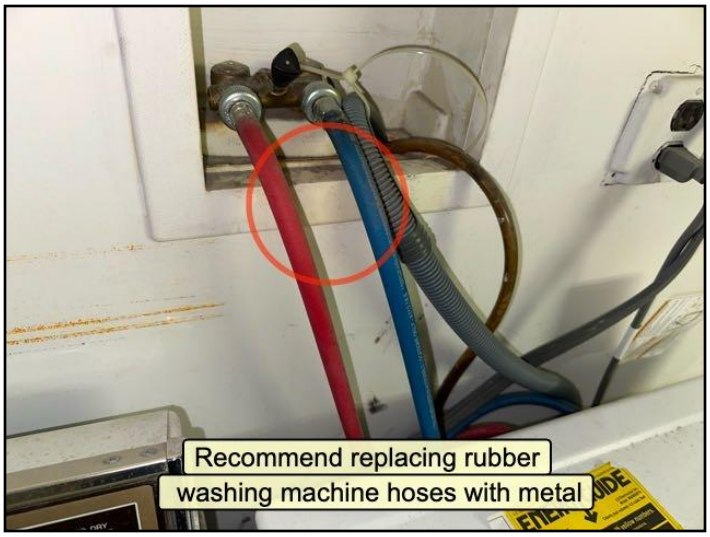
66. Condition: • Replace with braided hoses

The washing machine has standard rubber supply hoses, which are more prone to deterioration and sudden failure. Upgrading to braided stainless steel hoses is advised to reduce the risk of leaks or water damage.

Location: Basement Laundry Area

Task: Replace

Time: As soon as practical



Replace with braided hoses

APPLIANCES \ Dryer

67. Condition: • Dryer vent disconnected

Implication(s): Chance of damage to finishes and structure | Equipment not operating properly | Fire hazard | Odors, molds, etc.

Location: Apartment 3F Master Bedroom

Task: Improve

Time: Prior to using

Dryer vent disconnected

68. Condition: • Damage

Implication(s): Reduced operability

Location: Apartment 3R

Task: Repair or replace

Damage

Inspection Method and Limitations

Inspection limited/prevented by: • Storage/furnishings

Not tested:

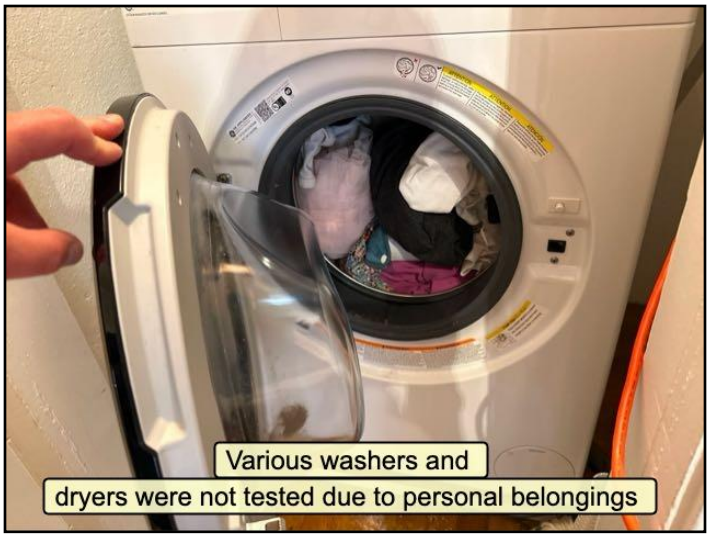
• Oven

Oven

• Dishwasher

Dishwasher

• Washer and Dryer not tested



Washer and Dryer not tested

Washer and Dryer not tested

Washer and Dryer not tested

Washer and Dryer not tested

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos

Appliances: • Appliances are not inspected or moved as part of a building inspection

Basement leakage: • Cannot predict how often or how badly basement will leak

General Info and Descriptions

General: • Reference library is provided on last page of report. This will help in understanding how your new house functions and scheduled preventative maintenance items to consider. Any questions feel free to call anytime. Enjoy and good luck with your new home.
All the best - Rob and Chris Byrne 516-509-9091
Higher Elevation Home Inspections LLC

Major floor finishes: • Carpet • Hardwood • Tile

Major wall finishes: • Plaster/drywall • Brick

Major ceiling finishes: • Plaster/drywall

Windows: • Single/double hung

Glazing: • Single

Range fuel: • Gas

Appliances: • Refrigerator • Dishwasher • Microwave oven • Range

END OF REPORT

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on **page 2**

Section I. General Information

Inspection Company, Address & Phone
Higher Elevation LLC
188 Brown St
Sea Cliff, NY 11579
(516) 509-9091

Company's Pest Control Business Lic. No.

Date of Inspection

[redacted]

Address of Property Inspected

[redacted]

Inspector's Name, Signature & Certification, Registration, or Lic. #
Robert Byrne T1906779 Robert Byrne

Structure(s) Inspected
TOWNHOUSE

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or wood destroying insect damage. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

☑ **A. No visible** evidence of wood destroying insects was observed
☐ **B. Visible** evidence of wood destroying insects was observed as follows:
- ☐ 1. Live insects (description and location):
- ☐ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):
- ☐ 3. **Visible** damage from wood destroying insects was noted as follows (description and location):

NOTE: This is not a structural damage report. **If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present.** If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Section III. Recommendations

☑ No action and/or treatment recommended: (Explain if Box B in Section II is checked):

☐ Recommend treatment for the control of:

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

☑ Basement:	FINISHED WALLS AND CEILINGS; FURNITURE/ STORAGE
☐ Crawlspace:	
☑ Main Level:	FINISHED WALLS, FLOORS AND CEILINGS; FURNITURE/ STORAGE
☐ Attic:	
☐ Garage:	
☑ Exterior:	EXTERIOR SIDING
☐ Porch:	
☐ Addition:	
☐ Other:	

The inspector may write out obstructions or use the following optional key:

1. Fixed ceiling
2. Suspended ceiling
3. Fixed wall covering
4. Floor covering
5. Insulation
6. Cabinets or shelving
7. Stored items
8. Furnishings
9. Appliances
10. No access or entry
11. Limited access
12. No access beneath
13. Only visual access
14. Cluttered condition
15. Standing water
16. Dense vegetation
17. Exterior siding
18. Window well covers
19. Wood pile
20. Snow
21. Unsafe conditions
22. Rigid foam board
23. Synthetic stucco
24. Duct work, plumbing, and/or wiring
25. Spray foam insulation
26. Equipment

Section V. Additional Comments and Attachments (these are an integral part of the report)

** RECOMMEND ANNUAL TERMITE INSPECTION *

Attachments

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Form NPMA-33 (7/01/19) © 2019 National Pest Management Association. All Rights Reserved. No reproduction of this form is permitted without the express permission of NPMA Previous editions are obsolete after 12/31/19. This form is approved for FHA and VA loans.

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. Please refer to the NPMA Suggested Guidelines for instructions on completing this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

1. About the Inspection: A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** **This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**

2. Treatment Recommendation Guidelines Regarding Subterranean Termites: Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company.

For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.

3. Obstructions and Inaccessible Areas: No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.

4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects. Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.

5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.

Form NPMA-33 (7/01/19) © 2019 National Pest Management Association. All Rights Reserved. No reproduction of this form is permitted without the express permission of NPMA Previous editions are obsolete after 12/31/19. This form is approved for FHA and VA loans.

REFERENCE LIBRARY

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

01. ROOFING, FLASHINGS AND CHIMNEYS

02. EXTERIOR

03. STRUCTURE

04. ELECTRICAL

05. HEATING

06. COOLING/HEAT PUMPS

07. INSULATION

08. PLUMBING

09. INTERIOR

10. APPLIANCES

11. LIFE CYCLES AND COSTS

12. SUPPLEMENTARY

- Asbestos
- Radon
- Urea Formaldehyde Foam Insulation (UFFI)
- Lead
- Carbon Monoxide
- Mold
- Household Pests
- Termites and Carpenter Ants

13. HOME SET-UP AND MAINTENANCE

14. MORE ABOUT HOME INSPECTIONS