



Inspection Report

Property Address:

West 21st Street
New York NY



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: 3/22/2013	Time: 1:30 PM	Report ID: 3222013
Property: West 21st Street New York NY	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.

This coop inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. ***It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein*** as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

Standards of Practice:

InterNACHI International Association of
Certified Home Inspectors

In Attendance:

Inspector, Seller and listing agent

Type of building:

Condominium or Coop

Approximate age of building:

Over 100 years

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear

1. Interiors

Styles & Materials

Ceiling Materials:

Gypsum Board
Plaster

Wall Material:

Gypsum Board
Plaster

Floor Covering(s):

Hardwood T&G

Interior Doors:

Hollow core
Wood

Window Types:

Thermal/Insulated

Window Manufacturer:

UNKNOWN

Items

1.0 Ceilings

Inspected

1.1 Walls

Inspected, Repair or Replace

(1) The tiled wall behind the kitchen sink needs repair.



1.1 Picture 1

(2) The tile walls around the bathroom tub need regrouting and repair.

(3) We conducted two swab lead tests, one on a plaster wall and another on a baseboard. Both had a positive lead paint result. This was not a surface paint test. We cut through all layers of existing paint at the site and then swabbed to detect from underlying layers. See red positives on the photo. Like every home constructed before 1978 in the United States this apartment contains lead paint. There are two primary sources of lead paint contamination in such homes. The first and most significant is from original wood windows. All of the windows in this apartment are replacement thermopane and present no lead hazard. The second source is from peeling or flaking paint on walls and trim. The condition of all walls and trim in this apartment is excellent. There is no evidence of any deteriorated conditions that would result in contamination. Please be advised that any construction work conducted in this apartment should be done in accordance with the NYC Lead Law and OSHA standards of practice.

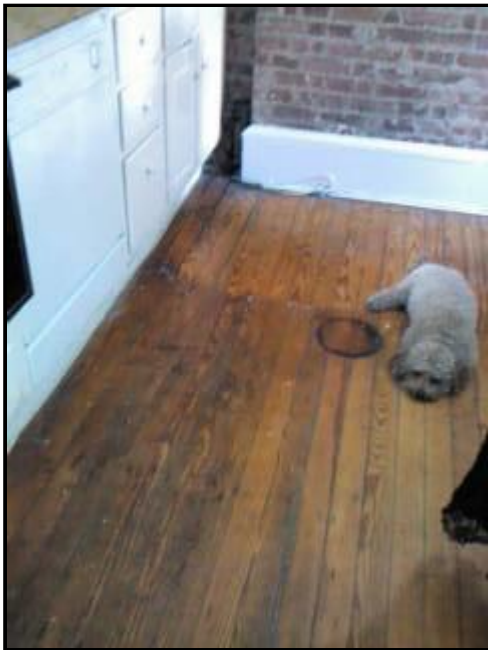


1.1 Picture 2 lead swabs

1.2 Floors

Inspected, Repair or Replace

(1) The kitchen floor requires refinishing.



1.2 Picture 1 kitchen floor

(2) The living room floor needs refinishing.



1.2 Picture 2

1.3 Doors (representative number)

Inspected

1.4 Windows (representative number)

Inspected

1.5 Infra Red inspection for moisture and mold

Inspected

2. Plumbing System

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Plumbing Waste: Cast iron	Water Heater Power Source: None (Boiler only)	Water Heater Location: Basement

Items

2.0 Plumbing Drain, Waste and Vent Systems

Inspected

2.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

The tub shower valve is seized and will need to be repaired.

2.2 Water pressure test

Inspected

3. Electrical System

Styles & Materials

Panel capacity:
60 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
BRYANT

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
BX Cable

Items

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

Inspected

3.1 Infrared inspection of Panels for overheat faults

Inspected

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

Inspected

3.3 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

3.4 Polarity and Grounding of Receptacles

Inspected

Many outlets are two prong and need up grading.

3.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

3.6 Location of Main and Distribution Panels

Inspected

3.7 Smoke Detectors

Inspected

3.8 Carbon Monoxide Detectors

Inspected

4. Heating / Central Air Conditioning

Styles & Materials

Heat Type:
Steam boiler

Number of Heat Systems (excluding wood):
One

Items

4.0 Heating Equipment

Inspected

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

Inspected

4.2 Presence of Installed Heat Source in Each Room

Inspected

5. Built-In Kitchen Appliances and Cabinets

Styles & Materials

Dishwasher Brand:

MAYTAG

Range/Oven:

GENERAL ELECTRIC

Cabinetry:

Wood

Countertop:

Wood

Items

5.0 Dishwasher

Inspected

5.1 Ranges/Ovens/Cooktops

Inspected, Repair or Replace

The ignition on one burner not functioning.

5.2 Counters and Cabinets (representative number)

Inspected

The kitchen cabinets and counters need upgrades.

6. Pests

Items

6.0 Mice

Inspected

No evidence of pest.

6.1 Rats

Inspected

No evidence of pest.

6.2 Cockroaches

Inspected

No evidence of pest.

6.3 Bedbugs

Inspected

No evidence of pest.

6.4 Termites

Inspected

No evidence of pest.

General Summary



Five Borough Home Inspection, LLC

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

Customer

Address

West 21st Street
New York NY

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. Interiors

1.1 Walls

Inspected, Repair or Replace

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1.1 Picture 1

(2) The tile walls around the bathroom tub need regrouting and repair.

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1. Interiors

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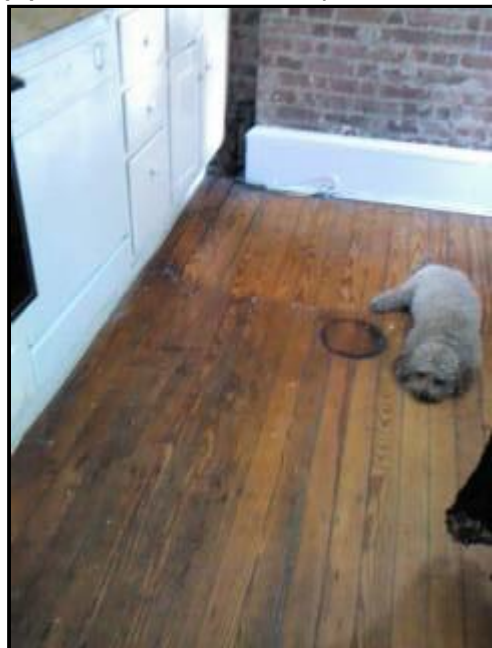


1.1 Picture 2 lead swabs

1.2 Floors

Inspected, Repair or Replace

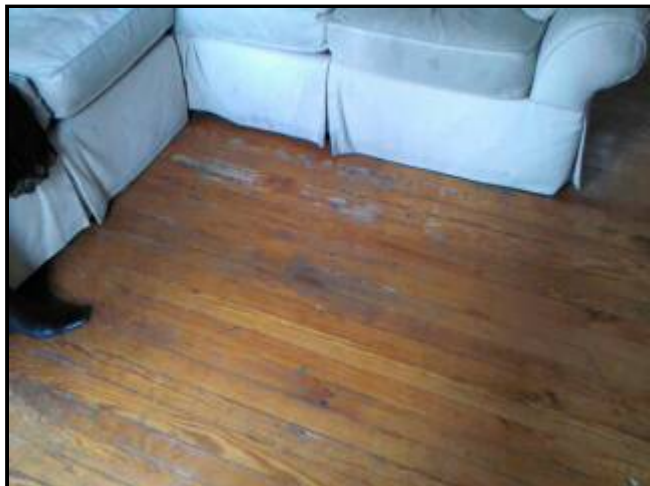
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1.2 Picture 1 kitchen floor

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1. Interiors



1.2 Picture 2

2. Plumbing System

2.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

The tub shower valve is seized and will need to be repaired.

5. Built-In Kitchen Appliances and Cabinets

5.1 Ranges/Ovens/Cooktops

Inspected, Repair or Replace

The ignition on one burner not functioning.

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: 3/22/2013
Report ID: 3222013

Customer Info:	Inspection Property:
Customer's Real Estate Professional:	West 21st Street New York NY

Inspection Fee:

Service	Price	Amount	Sub-Total
Condo or Coop apartment, two bedrooms and larger	475.00	1	475.00
			Tax \$0.00
			Total Price \$475.00

Payment Method: Check
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