



# Inspection Report

## Actual Sample Report

**Property Address:**  
366 Broadway  
New York, NY 10013



### Precise Home Inspection Services

**John Gromkoski**  
774 Manor Road  
Staten Island, NY 10314  
(718) 514-3393

**NYS License 16000020183**



<b>Date:</b> 1/4/2011	<b>Time:</b> 10:15 AM	<b>Report ID:</b>
<b>Property:</b> 366 Broadway New York, NY 10013	<b>Customer:</b> Actual Sample Report	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

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

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

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

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

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

**This condominium 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.**

**Age Of Home:**  
New Renovation

**Client Is Present:**  
Yes

**Radon Test:**  
No

**Water Test:**  
No

**Weather:**  
Cloudy

**Temperature:**  
Approximately 32 degrees F

**Rain in last 3 days:**  
Yes

## 1. Kitchen Components and Appliances

### Styles & Materials

**Dishwasher Brand:**  
BOSCH

**Disposer Brand:**  
NONE

**Exhaust/Range hood:**  
RE-CIRCULATE  
Imported

**Range/Oven:**  
Imported

**Built in Microwave:**  
NONE

**Trash Compactors:**  
NONE

**Cabinetry:**  
Laminate

**Countertop:**  
Granite

**Clothes Dryer Vent Material:**  
Flexible Metal

### Inspection Items

#### 1.0 CEILINGS

**Comments:** Inspected

#### 1.1 WALLS

**Comments:** Inspected

#### 1.2 FLOORS

**Comments:** Inspected

#### 1.3 PANTRY/CLOSET DOORS

**Comments:** Inspected

#### 1.4 WINDOWS

**Comments:** Not Present

#### 1.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected

#### 1.6 PLUMBING DRAIN AND VENT SYSTEMS

**Comments:** Inspected

#### 1.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

**Comments:** Inspected

#### 1.8 OUTLETS WALL SWITCHES and FIXTURES

**Comments:** Inspected

#### 1.9 DISHWASHER

**Comments:** Not Inspected

The dishwasher was not tested. Owner stated the dishwasher was operable.


#### 1.10 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

The stove top burners and oven were tested and appeared functional.

#### 1.11 RANGE HOOD

**Comments:** Inspected, Repair or Replace

 The range hood exhaust piping appeared to be a flexible corrugated metal type. Only smooth wall interior metal ducts should be used. I recommend further evaluation and repair or replacement as needed.



1.11 Picture 1

#### 1.12 TRASH COMPACTOR

**Comments:** Not Present

#### 1.13 FOOD WASTE DISPOSER

**Comments:** Not Present

#### 1.14 MICROWAVE COOKING EQUIPMENT

**Comments:** Not Present

#### 1.15 REFRIGERATOR

**Comments:** Not Inspected

We do not inspect refrigerators.

#### 1.16 CLOTHES DRYER VENT PIPING

**Comments:** Inspected

There was no means to vent the dryer to the exterior of the building. Either an apartment dryer vent kit is needed, as the one in place at the time of inspection, or a ventless type dryer. Apartment dryer vent kits will require frequent maintenance to prevent lint and moisture from becoming an issue.



1.16 Picture 1 dryer vent kit

**2(A). Living Room**

**Styles & Materials**

**Ceiling Materials:**  
Drywall

**Interior Doors:**  
Wood

**Wall Material:**  
Drywall

**Window Types:**  
Double-hung  
Thermal/Insulated

**Floor Covering(s):**  
Wood

**Window Manufacturer:**  
UNKNOWN

**Inspection Items**

**2.0.A CEILINGS**

**Comments:** Inspected

**2.1.A WALLS**

**Comments:** Inspected

**2.2.A FLOORS**

**Comments:** Inspected

**2.3.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Comments:** Not Present

**2.4.A DOORS (REPRESENTATIVE NUMBER)**

**Comments:** Not Present

**2.5.A WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected, Repair or Replace



The exterior frame(s) of the windows did not have sealant where it meets the exterior of the home. Sealant is recommended to prevent air, moisture and insects from entering. Repair as needed.



2.5.A Picture 1

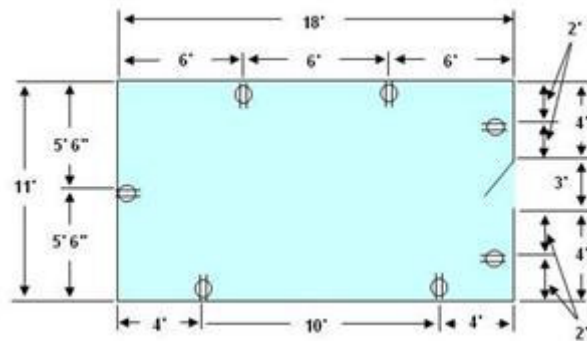
**2.6.A OUTLETS SWITCHES AND FIXTURES**

**Comments:** Inspected

There was not a sufficient number of wall receptacles to meet today's standards. For instance, there should be a wall receptacle on each permanent wall that is greater than 2' wide, receptacles should not be spaced greater than 12' and receptacles should be no more than 6' from end of a wall. See diagram.



2.6.A Picture 1 living room - no wall receptacles on this wall



2.6.A Picture 2 Required receptacle locations

## 2(B). Bedrooms

### Styles & Materials

**Ceiling Materials:**  
Drywall

**Wall Material:**  
Drywall

**Floor Covering(s):**  
Wood

**Interior Doors:**  
Wood

**Window Types:**  
Double-hung  
Thermal/Insulated

**Window Manufacturer:**  
UNKNOWN

### Inspection Items

#### 2.0.B CEILINGS

**Comments:** Inspected

#### 2.1.B WALLS

**Comments:** Inspected

#### 2.2.B FLOORS

**Comments:** Inspected

#### 2.3.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Not Present

#### 2.4.B DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 2.5.B WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected, Repair or Replace



(1) The lower sash in the master bedroom window at the left side does not stay in the open position. It slides down and can cause injury if it suddenly falls. An adjustment or repair is needed.



(2) The exterior frame(s) of the windows did not have sealant where it meets the exterior of the home. Sealant is recommended to prevent air, moisture and insects from entering. Repair as needed.

#### 2.6.B OUTLETS SWITCHES AND FIXTURES

**Comments:** Inspected, Repair or Replace



There were two wall receptacles in the Master Bedroom - one on either side of the bed, and one receptacle in the 2nd bedroom - left side wall, which did not appear to be Arc Fault Circuit Interrupt (AFCI) protected. Today's standards require AFCI protection at all "outlets" in bedrooms. Outlets are defined as point which provides electrical service and includes light fixtures and wall receptacles. AFCI protected circuits will shut off power if a dangerous arcing issue is sensed in the circuit and is designed to reduce house fires. I recommend repair to meet current standards. Consult with a licensed electrician for further evaluation and correction as needed.

**2(C). Hallway and Other Rooms****Styles & Materials**

**Ceiling Materials:**  
Drywall

**Wall Material:**  
Drywall

**Floor Covering(s):**  
Wood

**Interior Doors:**  
Wood

**Inspection Items****2.0.C CEILINGS**

**Comments:** Inspected

**2.1.C WALLS**

**Comments:** Inspected

**2.2.C FLOORS**

**Comments:** Inspected

**2.3.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Comments:** Not Present

**2.4.C DOORS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected, Repair or Replace



(1) There was no catch on the linen closet doors to hold doors in closed position. Install as needed.



(2) The catch on one of the doors for the Study did not latch as needed. An adjustment or repair is needed.

**2.5.C WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Not Present

**2.6.C OUTLETS SWITCHES AND FIXTURES**

**Comments:** Inspected

### 3(A). Hall Bath

#### Styles & Materials

##### Exhaust Fans:

Fan only

Extra Info : Operation not verified

#### Inspection Items

##### 3.0.A COUNTERS AND CABINETS

**Comments:** Inspected

##### 3.1.A DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected, Repair or Replace



The bath entry door lock appeared to be defective. The locked door did not open with the lever as it should. See Master bath door for proper operation. Recommend repair as needed.

##### 3.2.A WINDOWS

**Comments:** Not Present

##### 3.3.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

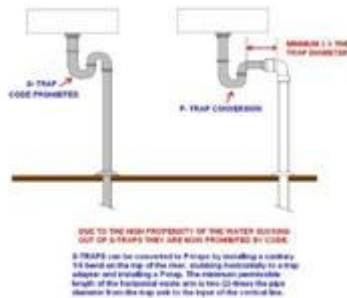
**Comments:** Inspected, Repair or Replace



The drain trap below the sink is considered an "S" trap configuration because it does not have a vertical section after the trap which is 2 X the width of the pipe. An approved "P" trap configuration is recommended. An "S" trap can allow water to be drained from the trap. The trap should be able to hold water to create a seal against sewer gases from entering the home. I recommend further evaluation and repair as needed by a licensed plumber.



3.3.A Picture 1 S trap - hall bath



3.3.A Picture 2

##### 3.4.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Not Inspected

The shower water supply and drainage was not inspected because it was incomplete at the time of inspection.

##### 3.5.A OUTLETS SWITCHES AND FIXTURES

**Comments:** Inspected

The light fixture in the shower area appeared to be a suitable fixture for damp locations. The fixture manufacturer recommends use of "outdoor lamps" only. I could not determine if the installed lamp is an approved lamp. You should ensure that only properly rated lamps are used.

##### 3.6.A EXHAUST FAN

**Comments:** Inspected, Not Inspected

There was a vent in the ceiling which appeared to be the bath exhaust vent. The bath exhaust vent is typically connected to a central ventilator fan for the building, or a designated number of apartments within the building, and should be operating continuously. I did not confirm the presence or operation of the central ventilator fan. Venting the bathroom is required to reduce moisture levels, especially when showering, and assists in the prevention of mold and mildew growth.

##### 3.7.A FLOOR

**Comments:** Inspected

##### 3.8.A WALLS

**Comments:** Inspected

### 3(B). Master Bath

#### Styles & Materials

##### Exhaust Fans:

Fan only

Extra Info : Operation not verified

#### Inspection Items

##### 3.0.B COUNTERS AND CABINETS

**Comments:** Inspected

##### 3.1.B DOORS (REPRESENTATIVE NUMBER)


**Comments:** Inspected

##### 3.2.B WINDOWS

**Comments:** Not Present


##### 3.3.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected, Repair or Replace

 The tub drain stopper appeared to slowly allow water to drain from tub when in the closed position. An adjustment or repair is needed.

##### 3.4.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES


**Comments:** Inspected, Repair or Replace


 (1) The tub faucet handle appeared to be restricted from opening to its fullest position because it is interfered with by the wall. Restricted flow and operation can result. Correct as needed or desired.




3.4.B Picture 1

(2) The flow at the hot water supply at the fixtures is less than that of the cold water supply. The reasons for this may be attributable to the building hot water supply and plumbing configuration. The hot water supply passes a "functional flow" test, which simply means if flow remains when running multiple fixtures simultaneously it passes. Acceptable flow varies among people and it cannot be determined by the inspector.

 (3) There were no Hot or Cold water indicators on the sink or shower faucet handles. Hot and Cold indicators are recommended for safety to prevent a person or child from being injured by hot water.

 (4) The shower temperature mixing valve did not provide all cold water. The water supplied was either hot, warm or tepid. This is likely an adjustment at the mixing valve. A qualified person or plumber should correct as needed.

 (5) The shower head water supply piping did not appear to be securely fastened behind the wall - the shower head can be easily moved. Unsecured piping can cause loosening of joints and is a potential for a leak behind the wall. Repairs to secure the pipe are recommended.

(6) I was not able to turn on the hot water for the tub hand held sprayer when hot water was running at the tub spout, nor was I able to turn on cold water at the tub hand held sprayer when the cold water was running at the tub spout. I am not sure if this is by design or is related to some other issue. I recommend you consult the manufacturer's documentation and/or a qualified plumbing contractor.

##### 3.5.B OUTLETS SWITCHES AND FIXTURES

**Comments:** Inspected

The light fixture in the shower area appeared to be a suitable fixture for damp locations. The fixture manufacturer recommends use of "outdoor lamps" only. I could not determine if the installed lamp is an approved lamp. You should ensure that only properly rated lamps are used.

##### 3.6.B EXHAUST FAN

**Comments:** Inspected, Not Inspected

There was a vent in the ceiling which appeared to be the bath exhaust vent. The bath exhaust vent is typically connected to a central ventilator fan for the building, or a designated number of apartments within the building, and should be operating continuously. I did not confirm the presence or operation of the central ventilator fan. Venting the bathroom is required to reduce moisture levels,

especially when showering, and assists in the prevention of mold and mildew growth.

**3.7.B FLOOR**

**Comments:** Inspected

**3.8.B WALLS**

**Comments:** Inspected

## 4. Plumbing System

**Water Source:**  
Unable to determine

**Plumbing Water Distribution (inside home):**  
Not visible

### Styles & Materials

**Water Filters:**  
None

**Washer Drain Size:**  
Not visible

**Plumbing Water Supply (into home):**  
Not visible

### Inspection Items

#### 4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

#### 4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Inspected

#### 4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Comments:** Not Inspected

Building supplied hot water. We did not inspect the building water heating systems.

#### 4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Not Present

I did not locate a main water shut off inside the apartment. I recommend you ask the contractor or building superintendent to locate and identify the main water shut off valve in case of emergency. The water supply for each plumbing fixture or water source has a shut off valve at the fixture.

#### 4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Not Inspected

Not accessible.

#### 4.5 MAIN FUEL SHUT OFF (Describe Location)

**Comments:** Inspected, Not Inspected

There was no main fuel shut of inside the apartment. I recommend you ask the seller or building superintendent to locate and identify the main fuel shut off valve in case of emergency. Each gas appliance is required to have shut off valve located at the fixture. I could not verify this.

#### 4.6 SUMP PUMP

**Comments:** Not Present

## 5. Electrical System

### Styles & Materials

**Electrical Service Conductors:**

Copper  
220 volts

**Branch wire 15 and 20 AMP:**

Copper

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

CUTLER HAMMER

**Wiring Methods:**

BX

**Dryer Power Source:**

220 Electric

### Inspection Items

#### 5.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

#### 5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected, Repair or Replace



The electrical service panel has wide spacing between the circuit breakers and the dead front cover. There should be no openings in the panel cover which can allow contact with the interior of the electrical panel. This is an electrical shock and safety issue that should be corrected. A qualified electrician should evaluate and correct as needed.



5.1 Picture 1 wide space - safety issue

#### 5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

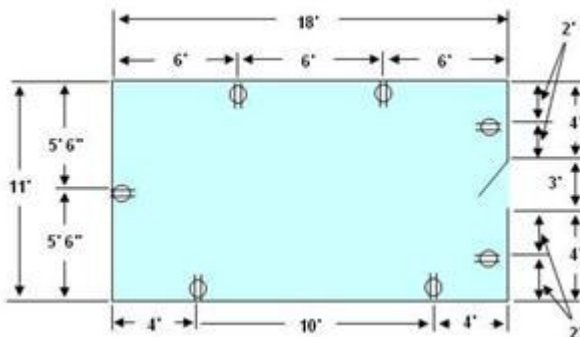
**Comments:** Inspected

The electrical distribution panel is equipped with (2) AFCI breakers, and (1) GFCI breakers. The test button on each of these breakers was depressed and "tripped" the breaker which turned off power to the circuits they were protecting.

#### 5.3 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)

**Comments:** Inspected

There was not a sufficient number of wall receptacles in several areas to meet today's standards. For instance, there should be a wall receptacle on each permanent wall that is greater than 2' wide, receptacles should not be spaced greater than 12' and receptacles should be no more than 6' from end of a wall. See diagram.



5.3 Picture 1

#### 5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

**Comments:** Inspected

#### 5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

**Comments:** Inspected

## 5.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

The location of the electrical distribution panel (in the Study) does not meet the recommended accessibility clearance requirements. There should be a minimum of 36" clearance in front, and 30" wide clearance.



5.6 Picture 1 does not meet access clearance requirements

## 5.7 SMOKE DETECTORS

**Comments:** Inspected, Not Present, Repair or Replace

- 🏠 The apartment does not have any smoke detectors installed. It appeared that in lieu of smoke detectors there are heat detectors installed. Heat detectors do not detect smoke and are generally used where standard smoke alarms are not suitable. For instance, kitchens, unfinished attics, boiler rooms, basements, attics, garages. While the heat detectors are a useful component in a fire alarm system when installed as intended, they do not preclude the use of smoke detectors in recommended locations. Current standards require, and the National Fire Protection Agency (NFPA) recommends, the installation of smoke alarms in each separate sleeping room, outside each sleeping room in the immediate vicinity of the bedroom, on each additional story of the dwelling unit. It is recommended that smoke alarms be installed where needed. It is also recommended that the location of the smoke alarms be installed in a location that are not considered "dead air" spaces which may prevent smoke from reaching the alarm. For instance, smoke detectors installed on the ceiling should be installed as close to the center of the ceiling as possible, if not possible they should be installed at least 4 inches away from the wall or corner.



5.7 Picture 1 Heat Alarm - hall area near 2nd bedroom 5.7 Picture 2 dead air space location - not recommended

## 5.8 CARBON MONOXIDE DETECTORS

**Comments:** Inspected, Not Present, Repair or Replace

- 🏠 There was no carbon monoxide detector found in the home. NYS law requires that a carbon monoxide detector be located in all dwelling units with fuel burning appliances. Detectors should be installed within close proximity to the bedrooms for safety. I recommend carbon monoxide detector(s) be installed in accordance with the local code and the manufacturer's instructions.

## 6. Heating / Central Air Conditioning

### Styles & Materials

<b>Heat Type:</b> Steam boiler Electric Radiant in Bathrooms	<b>Energy Source:</b> Electric Not known	<b>Number of Heat Systems (excluding wood):</b> Central Boiler for building
<b>Ductwork:</b> Not visible	<b>Filter Type:</b> Not accessible	<b>Types of Fireplaces:</b> None
<b>Operable Fireplaces:</b> None	<b>Number of Woodstoves:</b> None	<b>Cooling Equipment Type:</b> Air conditioner unit
<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer:</b> CARRIER Serial # : Condensing Unit: 4508X91740	<b>Number of AC Only Units:</b> One

### Inspection Items

#### 6.0 HEATING EQUIPMENT

**Comments:** Not Inspected

The apartment is heated by the building's central heating system. I did not inspect the building's heating system.

#### 6.1 NORMAL OPERATING CONTROLS


**Comments:** Not Inspected

#### 6.2 AUTOMATIC SAFETY CONTROLS

**Comments:** Not Inspected

#### 6.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected, Repair or Replace

-  Per the owner, one of the vent covers at the side of the range hood is the return vent for the air conditioning system - although I did not confirm this. Return vents for central forced air heating or cooling systems are not allowed to be located in kitchens, bathrooms, garage or furnace room or closet. Additionally, the vent is in very close proximity to the kitchen range hood exhaust and the exhaust can be distributed throughout the AC system. This is an improper installation which should be corrected.



6.3 Picture 1

#### 6.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:** Inspected

#### 6.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

**Comments:** Not Inspected, Not Present

#### 6.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

**Comments:** Not Present

#### 6.7 GAS/LP FIRELOGS AND FIREPLACES

**Comments:** Not Present

#### 6.8 COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Inspected, Not Inspected

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s). There was no/limited access to the air handler unit. I did not inspect this unit.

#### 6.9 NORMAL OPERATING CONTROLS

**Comments:** Not Inspected

#### 6.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

**Comments:** Inspected, Not Present

There was no cooling source in the bathrooms or the kitchen of the apartment.

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# General Summary



## Precise Home Inspection Services

**774 Manor Road  
Staten Island, NY 10314  
(718) 514-3393**

**NYS License 16000020183**

**Customer**  
Actual Sample Report

**Property Address**  
366 Broadway  
New York, NY 10013

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. Kitchen Components and Appliances

#### 1.11 RANGE HOOD

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



The range hood exhaust piping appeared to be a flexible corrugated metal type. Only smooth wall interior metal ducts should be used. I recommend further evaluation and repair or replacement as needed.

### 2(A). Living Room

#### 2.5.A WINDOWS (REPRESENTATIVE NUMBER)

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



The exterior frame(s) of the windows did not have sealant where it meets the exterior of the home. Sealant is recommended to prevent air, moisture and insects from entering. Repair as needed.

### 2(B). Bedrooms

#### 2.5.B WINDOWS (REPRESENTATIVE NUMBER)

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



(1) The lower sash in the master bedroom window at the left side does not stay in the open position. It slides down and can cause injury if it suddenly falls. An adjustment or repair is needed.



(2) The exterior frame(s) of the windows did not have sealant where it meets the exterior of the home. Sealant is recommended to prevent air, moisture and insects from entering. Repair as needed.

#### 2.6.B OUTLETS SWITCHES AND FIXTURES

**Inspected, Repair or Replace**

There were two wall receptacles in the Master Bedroom - one on either side of the bed, and one receptacle in the 2nd bedroom - left side wall, which did not appear to be Arc Fault Circuit Interrupt (AFCI) protected. Today's standards require AFCI protection at all "outlets" in bedrooms. Outlets are defined as point which provides electrical service and includes light fixtures and wall receptacles. AFCI protected circuits will shut off power if a dangerous arcing issue is sensed in the circuit and is designed to reduce house fires. I recommend repair to meet current standards. Consult with a licensed electrician for further evaluation and correction as needed.

**2(C). Hallway and Other Rooms****2.4.C DOORS (REPRESENTATIVE NUMBER)****Inspected, Repair or Replace**

(1) There was no catch on the linen closet doors to hold doors in closed position. Install as needed.



(2) The catch on one of the doors for the Study did not latch as needed. An adjustment or repair is needed.

**3(A). Hall Bath****3.1.A DOORS (REPRESENTATIVE NUMBER)****Inspected, Repair or Replace**

The bath entry door lock appeared to be defective. The locked door did not open with the lever as it should. See Master bath door for proper operation. Recommend repair as needed.

**3.3.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Inspected, Repair or Replace**

The drain trap below the sink is considered an "S" trap configuration because it does not have a vertical section after the trap which is 2 X the width of the pipe. An approved "P" trap configuration is recommended. An "S" trap can allow water to be drained from the trap. The trap should be able to hold water to create a seal against sewer gases from entering the home. I recommend further evaluation and repair as needed by a licensed plumber.

**3(B). Master Bath****3.3.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Inspected, Repair or Replace**

The tub drain stopper appeared to slowly allow water to drain from tub when in the closed position. An adjustment or repair is needed.

**3.4.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Inspected, Repair or Replace**

(1) The tub faucet handle appeared to be restricted from opening to its fullest position because it is interfered with by the wall. Restricted flow and operation can result. Correct as needed or desired.



(3) There were no Hot or Cold water indicators on the sink or shower faucet handles. Hot and Cold indicators are recommended for safety to prevent a person or child from being injured by hot water.



(4) The shower temperature mixing valve did not provide all cold water. The water supplied was either hot, warm or tepid. This is likely an adjustment at the mixing valve. A qualified person or plumber should correct as needed.



(5) The shower head water supply piping did not appear to be securely fastened behind the wall - the shower head can be easily moved. Unsecured piping can cause loosening of joints and is a potential for a leak behind the wall. Repairs to secure the pipe are recommended.

**5. Electrical System****5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS****Inspected, Repair or Replace**

The electrical service panel has wide spacing between the circuit breakers and the dead front cover. There should be no openings in the panel cover which can allow contact with the interior of the electrical panel. This is an electrical shock and safety issue that should be corrected. A qualified electrician should evaluate and correct as needed.

**5.7 SMOKE DETECTORS**

**Inspected, Not Present, Repair or Replace**

The apartment does not have any smoke detectors installed. It appeared that in lieu of smoke detectors there are heat detectors installed. Heat detectors do not detect smoke and are generally used where standard smoke alarms are not suitable. For instance, kitchens, unfinished attics, boiler rooms, basements, attics, garages. While the heat detectors are a useful component in a fire alarm system when installed as intended, they do not preclude the use of smoke detectors in recommended locations. Current standards require, and the National Fire Protection Agency (NFPA) recommends, the installation of smoke alarms in each separate sleeping room, outside each sleeping room in the immediate vicinity of the bedroom, on each additional story of the dwelling unit. It is recommended that smoke alarms be installed where needed. It is also recommended that the location of the smoke alarms be installed in a location that are not considered "dead air" spaces which may prevent smoke from reaching the alarm. For instance, smoke detectors installed on the ceiling should be installed as close to the center of the ceiling as possible, if not possible they should be installed at least 4 inches away from the wall or corner.

**5.8 CARBON MONOXIDE DETECTORS****Inspected, Not Present, Repair or Replace**

There was no carbon monoxide detector found in the home. NYS law requires that a carbon monoxide detector be located in all dwelling units with fuel burning appliances. Detectors should be installed within close proximity to the bedrooms for safety. I recommend carbon monoxide detector(s) be installed in accordance with the local code and the manufacturer's instructions.

**6. Heating / Central Air Conditioning****6.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Inspected, Repair or Replace**

Per the owner, one of the vent covers at the side of the range hood is the return vent for the air conditioning system - although I did not confirm this. Return vents for central forced air heating or cooling systems are not allowed to be located in kitchens, bathrooms, garage or furnace room or closet. Additionally, the vent is in very close proximity to the kitchen range hood exhaust and the exhaust can be distributed throughout the AC system. This is an improper installation which should be corrected.

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

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