



Home Inspection Report



Prepared for: [Redacted]

Inspection Date: [Redacted]

Prepared By: Zoey Tham, #16000141960

PE Home Inspection, LLC • www.pehomeinspection.com • 609-203-0265 • pehomeinspection@gmail.com

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[Redacted]

Dear [Redacted]

RE: Home Inspection for [Redacted]

Thank you very much for choosing us to perform your home inspection. Our inspection and the attached report comply with the requirements of the Standards of Practice of our national association. This report is the exclusive property of PE Home Inspection LLC and our client whose name appears herewith its use by any unauthorized parties is strictly prohibited.

A home inspection is intended to assist in the evaluation of the overall condition of the property. The report is not intended to be a “checklist” of items that needed to be repaired and maintenance. It is designed to identify material defects or deficiencies that would have an adverse impact on the value of the property, or that involve a safety risk to the people in the property.

This report documents the conditions of property on a given date and time. Home 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 as an additional service.

Again, thank you for choosing us to perform your home inspection.

Sincerely,

Zoey Tham, P.E.
PE Home Inspection, LLC
NJ License Number:
Phone: 609-203-0265
Email: pehomeinspection@gmail.com



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1. General Information

Client & Site Information

Client's Full Name: [REDACTED]

People Present: Client, current property owner and seller agent were present at the time of home inspection

Inspection Time: 5.00pm-7.00pm

Building Type: Multiple Dwelling

Occupancy: Occupied

Climatic Conditions

Weather Condition: Sunny, about 60 Degree F

Ground Condition: Dry

Rain in last three days: No



2. Disclaimer

This document is a home inspection report designed to assist a buyer, seller, or homeowner to evaluate the condition of a home, as well as its immediate surrounding areas, at a specific date and time. Scope is based on industry standards of practice and state requirements of home inspectors, which may be different from the scope and definitions allowed by model real estate contracts for purchases and addendums.

The inspector conducts an evaluation of the home and permanently installed, readily accessible systems and components. All components that are not inspected should be fully evaluated and tested as needed by a qualified specialist prior to closing.

The inspection is limited in scope.

The inspection is not intended to be an exhaustive evaluation of a home, systems, or components. The inspector does not disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open walls, or disturb items that belong to the occupant(s). The inspector may not specifically address every component in the home, e.g., numerous items such as windows, electrical outlets and light fixtures may be randomly selected and evaluated. The inspector does not evaluate items that are inaccessible, concealed or underground. Therefore, the home or property may have issues that cannot be discovered by the inspector.

The inspection addresses visible and apparent conditions which exist at the date and time of the inspection.

The inspector endeavors to identify and accurately report on visible issues which affect the construction, general maintenance, and overall safety of the home and its immediate surrounding areas. Conditions may change, perhaps dramatically, between the date and time of the inspection and the date and time of settlement and/or move-in.

The inspection report reflects the observations and opinions of the inspector.

Subsequent inspections or evaluations performed by other parties may yield different, and in some cases, contradictory findings. There can be several reasons for discrepancies in findings, including the interval between inspections, differences in the objectives or scope of each inspection, and background, training, and subjective opinions and experiences of the individuals performing an inspection.

The inspection does not eliminate all risks involved in a real estate transaction.

The inspection does not anticipate subsequent events or changes in performance of the home due to changes in use or occupancy. We recommend that you obtain information, which is available about the home and property, including seller's disclosures, previous inspection reports, engineering reports, building permits, remodeling permits, and reports delivered for or by municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have occurred.

The inspection is not a code inspection.

The inspection may address issues which refer to a particular code, but the inspector does not conduct a code compliance inspection or code safety inspection and does not verify compliance with manufacturer's installation instructions for any system or component. We are not authorized to regulate or enforce code compliance and must instead operate under the reasonable presumption that the home is compliant with all code requirements. Please contact the relevant government authority or original equipment manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.



3. Summary of Key Observations

This summary is not the entire report. The complete report includes additional information of the observed conditions or concerns to the client. It is recommended that the client reads the complete report. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

Safety Issue

EXTERIOR

Unstable Utility Pole:

Condition: Two utility poles were leaning against the siding of the rear building.

ELECTRICAL

Electrical Panel:

Condition 1: Cloth sheathing wiring observed inside the electrical panel for the first floor. Cloth wire appeared to have frayed at the end near the lug connector.

Condition 2: Improper double tap was observed at multiple lugs.

Condition 3: Missing breaker knockouts at the main electrical panel.

Condition 4: The red 'hot' wire was connected to the neutral/ground bus bar.

Condition 5: Most of the breakers installed do not match the electrical panel brand.

Electrical Wire:

Condition 1: Conductors were exposed without proper capping.

Condition 2: Live electrical wires hanging on the basement ceiling near the electrical panels

Electrical Outlet:

Condition 1: GFCI outlets do not trip when being tested.

Condition 2: Various electrical outlets and switches were malfunction when tested.

Condition 3: The cover plate for the receptacle outlet was missing.



Smoke and Carbon Monoxide Alarms:

Condition: Several alarm devices were installed. We could not verify if the device can detect both smoke and carbon monoxide.

Repair and Replacement

STRUCTURAL

Roof Framing:

Condition: A few of the roof joists and posts in the rear building appeared to be cracked.

Attic Floor:

Condition: Some of the attic floor planks was damaged and popped out.

Fire Escape:

Condition: The fire escape appeared to be severely deteriorated.

EXTERIOR

Sidings:

Condition: Localize damaged sidings and improper siding connections were observed at the main building.

PLUMBING

Ejector Pump:

Condition: The existing ejector pump was not operable, and it has no vent pipe and sealed cover.

HEATING

Radiator:

Condition: Some of the radiators in the unit appeared to have age-related wear and tear.



INTERIOR

Interior Wall and Ceiling Finishes:

Condition: The interior wall finish in multiple locations appeared to have water damage. The main building 2nd floor windowsill and interior wall finish below appeared to be severely deteriorated. The ceiling finish around the water pipe appear to be deteriorated.

Window:

Condition: One of the windows was not able to stay open.



4. Structural

Descriptions

There are two buildings on this lot under tax block #3222. BIN #3325466 is a one-story single-family dwelling in the rear lot (indicate as "rear" building in this report) and BIN #3325467 is a three-story multi-dwelling (indicate as main building in this report).

Lowest level configuration: BIN #3325466: Slab on grade

BIN #3325467: Basement

Foundation material for BIN #3325467: Masonry blocks and stone

Method used to inspect under-floor crawlspace: No crawl space. Not Applicable.

Method used to inspect attic for rear building: Attic ladder

Method used to inspect attic for main building: Limited view through wall opening at roof

Visible floor structure: Wood joists

Visible wall construction: Wood framed

Ceiling framing: Unknown (Covered by finish materail)

Roof framing: Wood rafters

Inspection items

Foundation: Inspected

Floor/ceiling framing: Inspected

Wall construction: Not inspected

Roof framing: Inspected

Observations & Comments

Observation #4.1: A few of the roof joists and posts in the rear building appeared to be cracked.

Comments: Recommends continue monitoring the development of cracks and hiring a structural engineer for future evaluation and correction.



Observation #4.2: Some of the attic floor planks was damaged and popped out.

Implication: Possible tripping hazard.

Comments: Recommends hiring a contractor to repair the attic floor.



Observation #4.3: As-built backyard shed located less than 3 feet from the property line and exceeded maximum height of 7 ft 5 inches.

Implication: Possible violated NYC Building Code- Rules of the City of New York §101-14

Comments: Recommends consulting DOB to avoid future penalties.





Observation #4.4: Two utility poles were leaning against the siding of the rear building.

Implication: The utility poles are unstable which could possibly damage the siding. The hot wires touching the siding poses a risk of fire hazards.

Comments: Recommends contacting utility company for repair and maintenance.

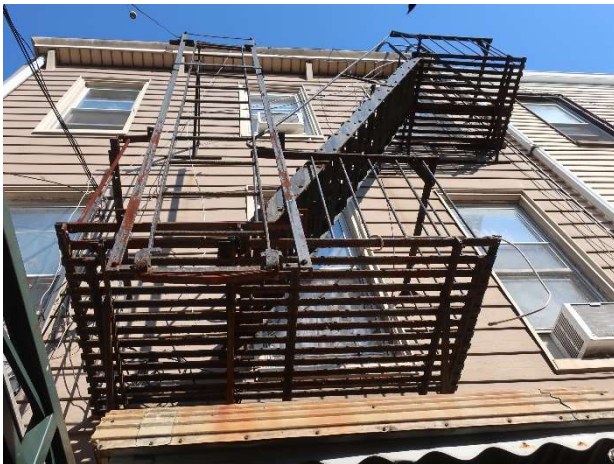




Observation #4.5: The fire escape appeared to be severely deteriorated.

Implication: Corroded steel element occurred due to aging, lack of maintenance, and long-term exposure to weathering. Possible weakened the structural capacity of the fire escape.

Comments: Recommends hiring a contractor for regular repair and maintenance.



5. Exterior

Descriptions

Wall Coverings for main building: Vinyl Siding

Wall Coverings for rear building: Asphalt siding

Inspection items

Wall coverings, flashings, and trim: Inspected

Exterior door: Inspected

Attached steps: Inspected

Eaves, Soffits, and fascias where accessible from the ground level: Inspected

Vegetation, grading, surface drainage: Inspected

Retaining walls: Not applicable

Adjacent and entryway walkways and driveways: Inspected

Observations & Comments

Observation #5.1: The steel gate at the main entrance appeared to have minor corrosion.

Implication: Possible long-term exposure to water and weakened the steel post.

Comment: Recommends hiring a contractor for regular repair and maintenance.



Observation #5.2: Localize damaged sidings and improper siding connections were observed at the main building.

Implication: Possible water infiltration into building space and causes damage to the structural wood members

Comment: Recommends hiring a contractor to replace the damaged and defected siding.



Observation #5.3: Observed concrete spall at windowsill.

Implication: Possible water trap in the hole and further deteriorate windowsill.

Comment: Recommends sealing the hole at the windowsill.



Observation #5.4: The window frame appeared to be deformed/damaged.

Comment: Recommends further observation and evaluation of window frame condition.



Observation #5.5: Some of the steel post of the backyard sheds appeared to be improperly connected to solid concrete. Anchors were missing at one of the post base plates. One post was missing the base plate, and one post appeared to have been previously removed.

Implication: Possible weakened shed support.

Comment: Recommends hiring a structural engineer to evaluate the structural stability and integrity of the shed.



6. Roofing

Descriptions

Method used to inspect the roofing

Rear building: Visual observation from the main building

Main building: Visual observation standing on the roof

Roofing Material: Modified bitumen for both rear and main buildings.

Inspection items

Roofing materials: Inspected

Roof drainage systems: Inspected

Flashing: Inspected

Skylights: Inspected

Chimneys: Inspected

Roof penetrations: Inspected

Observations & Comments

Observation #6.1: Missing chimney cap at the top of the chimney.

Indicate: Possible for rainwater and small animals to enter the chimney flute.

Comments: Recommends hiring chimney professional to install chimney cap and perform regular chimney inspection.





Observation #6.2: The rear building gutters appears to be clogged by leaves and debris.

Implication: Water may overflow and drain down near the foundation wall. Possible damage to foundation wall and water infiltration.

Comments: Recommends gutters and downspouts to be cleaned regularly.



7. Plumbing

Descriptions

Interior (visible) water supply pipe material: Copper

Interior (visible) drain, waste, vent piping material: Poly Vinyl Chloride (PVC), galvanized steel and cast iron

Water heating system: Water storage tank

Water heating system power source: Gas

Location of main water shut-off valve: Basement

Location of gas shut-off valve: Basement



Inspection items

Interior water supply and distribution systems including fixtures and faucets: Inspected

Interior drain, waste, and vent systems including fixtures: Inspected

Water heating equipment and hot water supply systems: Inspected

Vent systems, flues, and chimneys: Inspected

Fuel storage and fuel distribution systems: Not applicable.

Sewage ejectors and related piping: Inspected

Limitation: Not all the drain, waste and vent pipes were readily visible, much of the pipes are inside the walls

Overall condition: Functional

Observations & Comments

Observation #7.1: The existing ejector pump was not operable, and it has no vent pipe and sealed cover.

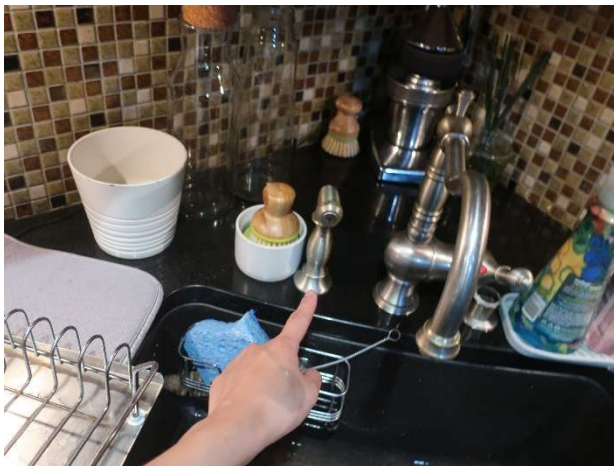
Implication: Possible wastewater back flow and risk of flooding the basement

Comment: Recommends hiring a plumber to install sewage ejector pump.



Observation #7.2: The main building first floor kitchen faucet was inoperable.

Comment: Recommends repairing or replacing the faucet.



Observation #7.3: Visible patina stain along copper piping

Implication: Indicate water moisture

Comment: Recommends cleaning patina corrosion and keeping the copper pipe dry.



Observation #7.4: The cast iron wastewater cleanout cap was missing.

Implication: Possible wastewater back flowing into basement

Comment: Recommends installing a clean out cap



Observation #7.5: Bathtub water stop handle was inoperable

Comment: Recommends repairing or replacing the water stop handle



8. Electrical

Descriptions



Location of main disconnect:

Main building: Basement

Rear building: First floor

Location of subpanel: Third floor in main building

Service amperage: 100 amps

Service entrance wire material: Copper

Service equipment and main disconnects: Breakers

Predominant branch circuit wiring method: Non-metallic sheathed cable and cloth sheathed cable

Presence of smoke alarms: Yes

Presence of carbon monoxide alarms: Yes



Inspection items

Service drop: Inspected

Service entrance conductors, cables, and raceways: Inspected

Service equipment and main disconnects: Inspected

Service grounding: Not applicable

Interior components of service panel: Inspected

Interior components of subpanel: Inspected

Conductors: Inspected

Overcurrent protection devices: Inspected

Installed lighting fixtures, switches, and receptacles (representative number): Inspected

Ground fault circuit interrupters: Inspected

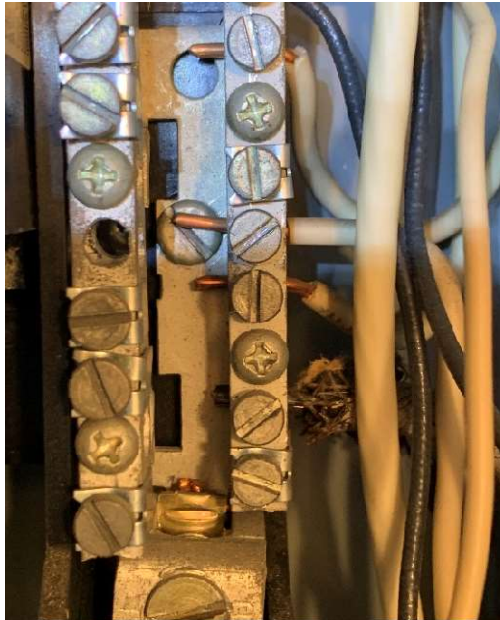
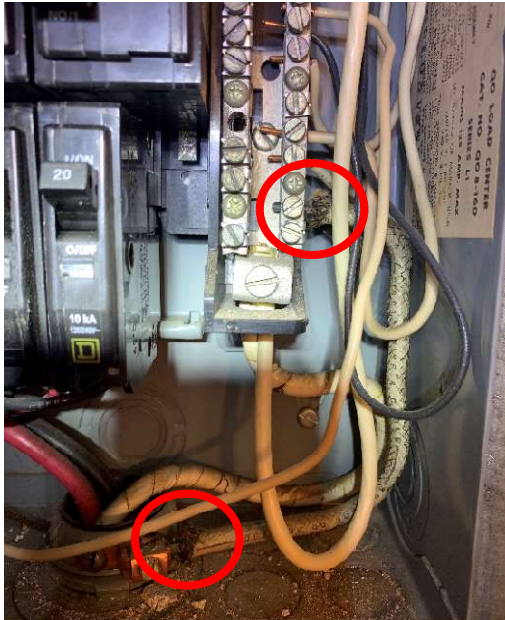
Arc fault circuit interrupters: Not applicable

Observations & Comments

Observation #8.1: Cloth sheathing wiring observed inside the electrical panel for the first floor. Cloth wire appeared to have frayed at the end near the lug connector.

Implication: Possible safety hazard

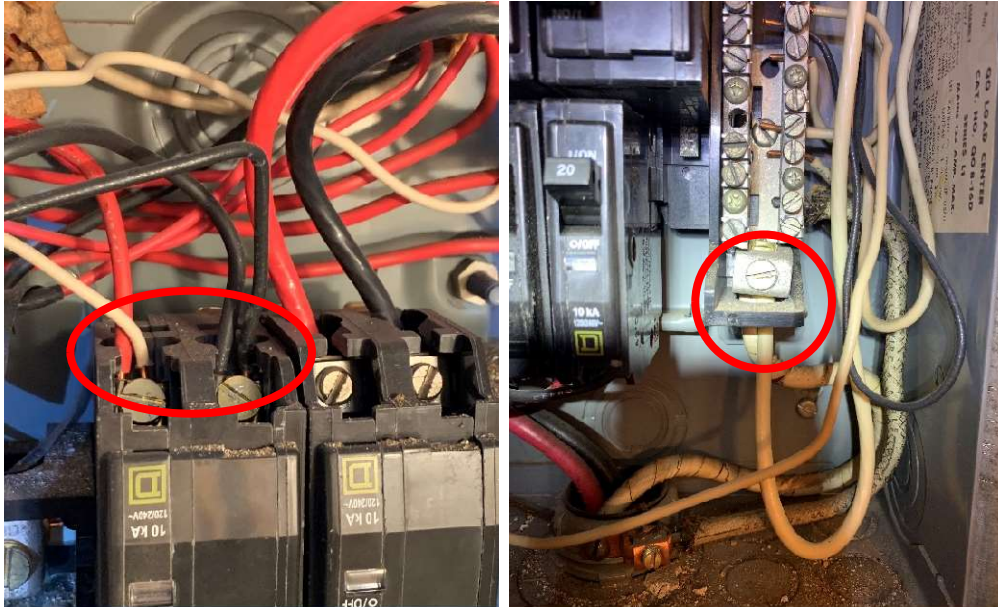
Comment: Recommends hiring an electrician for further evaluation and replacement.



Observation #8.2: Improper double tap was observed at multiple lugs.

Implication: Multiple conductors in one lug may not be protected by the overcurrent protection device (OPD) or may be over fused

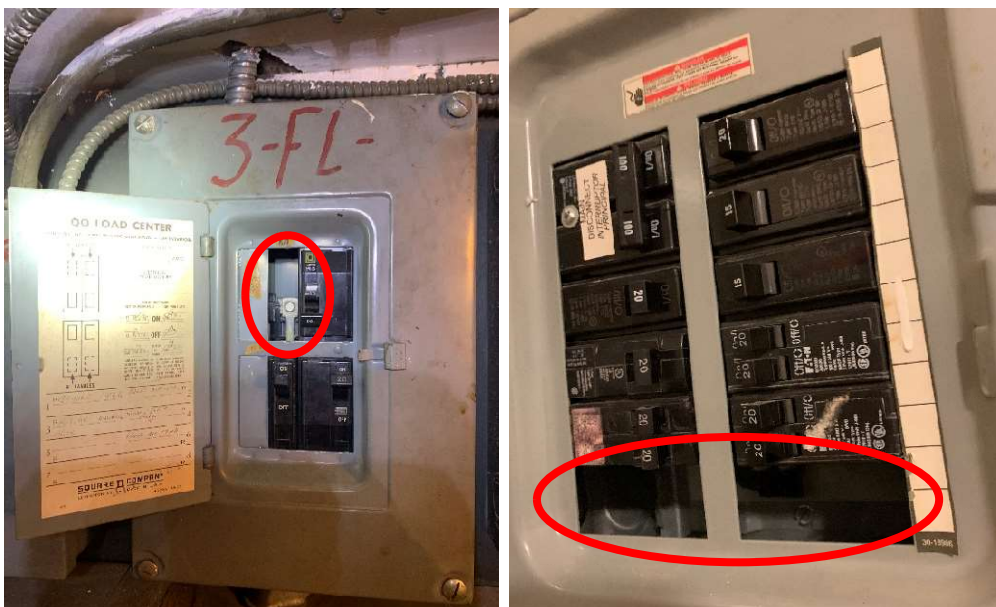
Comment: Recommends hiring an electrician for further evaluation and repair



Observation #8.3: Missing breaker knockouts at the main electrical panel

Implication: Possible safety hazard

Comment: Recommends hiring electrician to seal these breaker blanks



Observation #8.4: Conductors were exposed without proper capping

Implication: Possible safety hazard

Comment: Recommends hiring an electrician for further evaluation and repair



Observation #8.5: Live electrical wires hanging on the basement ceiling near the electrical panels

Implication: Possible safety hazard

Comment: Recommends hiring an electrician for further evaluation and repair



Observation #8.6: The red 'hot' wire was connected to the neutral/ground bus bar.

Implication: The conductor connecting to bus bar is an incorrect color.

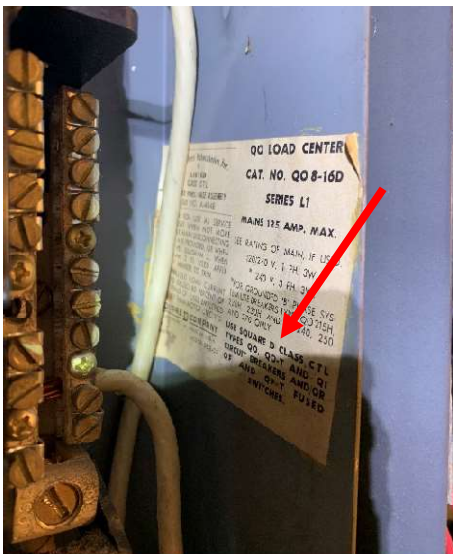
Comment: Recommends this red wire to be marked with colored tape or paint by an electrician.



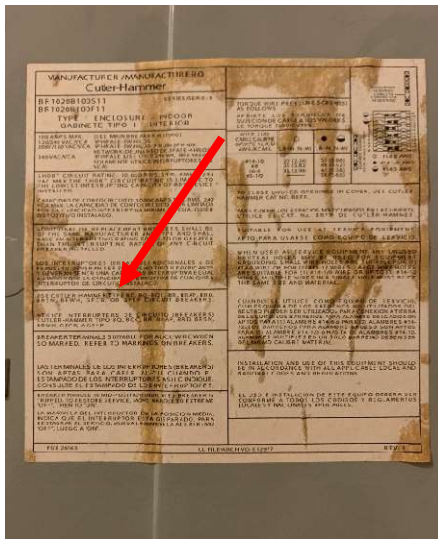
Observation #8.7: Most of the breakers installed do not match the electrical panel brand.

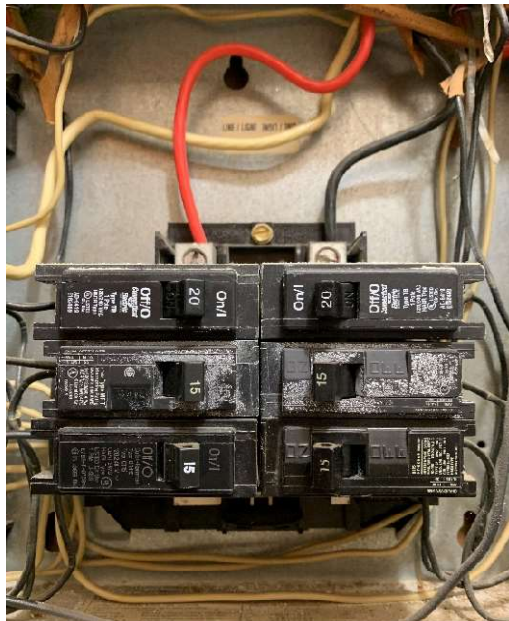
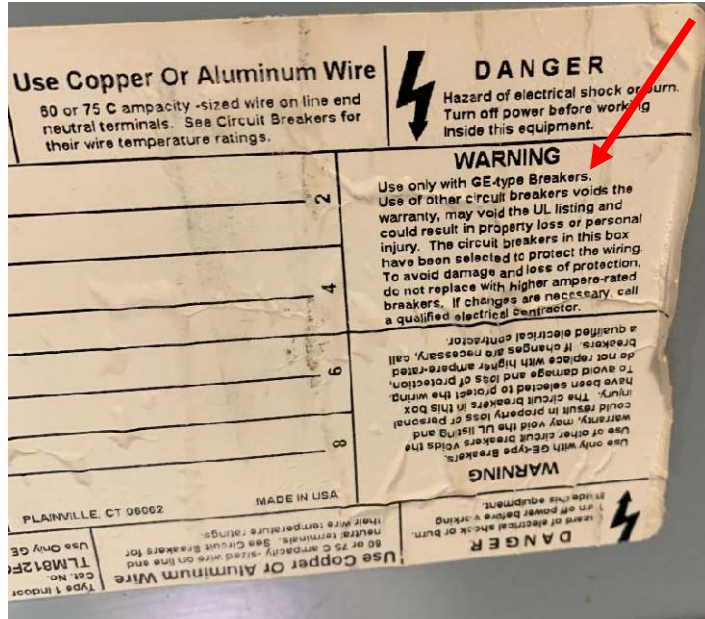
Implication: Possible safety hazard

Comment: A breaker from different manufacturer may not be used even if it seems to fit. Recommends hiring an electrician for further evaluation and replacement.









Observation #8.8: GFCI outlets do not trip when being tested.

Implication: Possible safety hazard

Comment: Recommends hiring an electrician for further evaluation, repair, and replacement.

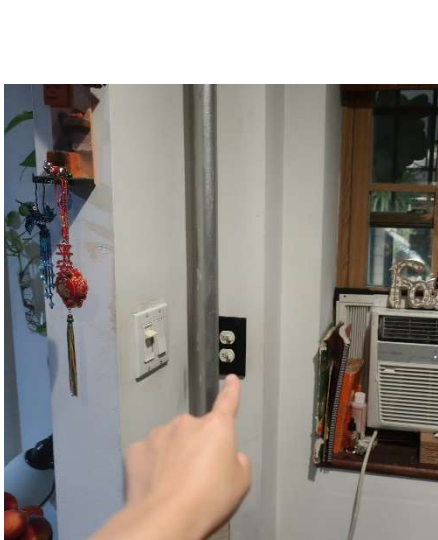


Observation #8.9: Various electrical outlets and switches were malfunction when tested

Implication: Possible safety hazard

Comment: Recommends hiring an electrician for further evaluation, repair, and replacement.





Observation #8.10: The light in the kitchen hood was not working.

Comments: Recommends repairing or replacing the defected light.



Observation #8.11: The cover plate for the receptacle outlet was missing.

Implication: Possible safety hazard

Comments: Recommends installing the cover plate.



Observation #8.12: Several alarm devices were installed. We could not verify if the device can detect both smoke and carbon monoxide.

Comments: Recommends consulting the seller for more information. Install adequate smoke and carbon monoxide alarm per National Fire Protection Association (NFPA).



9. Heating

Descriptions



Heating energy source(s): Natural gas

Primary Heating system: Boiler

Distribution system: Hot water radiator

Inspection items

Installed heating equipment: Inspected

Vent systems, flues, and chimneys: Inspected

Distribution systems: Inspected

Observations & Comments

Limitation: The seller did not allow us to turn on the boiler for heating system testing. Thus, the boiler was not turned on for inspection.

Observation #9.1: The steam boiler was converted to hot water boiler. The circulator pump was added to deliver hot water to the radiator. The converted boiler system is missing the expansion tank.

Comments: Recommends hiring a HVAC technician for further evaluation.





Observation #9.2: Some of the radiators in the unit appeared to have age-related wear and tear.

Implication: Radiators are in risk of possible failure in the near future due to aging.

Comment: Recommends regular inspection, repair, and maintenance.



10. Air Conditioning

Descriptions



Cooling energy source(s): Electricity

Cooling equipment type: Window air conditioner

Inspection items

Central and permanently installed cooling equipment: Not applicable

Distribution systems: Not applicable

Observations & Comments

Comments: Overall functional. Air filters are located inside the unit. Recommends replacing air filters regularly.

11. Interior

Inspection items

Walls, ceilings, and floors: Inspected

Steps, stairways, and railings: Inspected

Countertops and cabinets (representative number): Inspected

Doors and windows (representative number): Inspected

Garage vehicle doors and garage vehicle door operators: Not applicable

Installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders: Overall functional

Observations & Comments

Observation #11.1: The interior wall finish in the rear building bedroom appeared to have water damage.

Implication: Possible water infiltration to interior space

Comments: Recommends consulting the seller agent regarding previously reported water infiltration. Hire a contractor to remove and replace the damaged water finish and to further evaluate the wall studs behind the finish.



Observation #11.2: The main building 2nd floor bathroom window frame appeared to have mold and deterioration.

Implication: Indicate excessive moisture or possible water infiltration

Comments: Recommends hiring a window professional to further evaluate the condition of the window.



Observation #11.3: The bathroom ceiling appeared to have water stain and have been previously repaired.

Implication: Possible water leakage/infiltration

Comments: Recommends remove and replace area of water damaged ceiling. Further assess the ceiling joists.



Observation #11.4: The interior wall finish at the rear side of the 2nd floor of main building appeared to have water damage.

Implication: Possible water leakage/infiltration

Comments: Recommends remove and replace area of water damaged wallpaper. Further inspect the wall studs and drywall.



Observation #11.5: The main building 2nd floor windowsill and interior wall finish below appeared to be severely deteriorated.

Implication: Possible water leakage/infiltration

Comments: Recommends hiring a contractor to replace the windowsill and wall finish.



Observation #11.6: The boiler and water pipes appeared to be severely corroded, and the floor penetration was damaged.

Implication: Indicate water leakage or excessive moisture

Comments: Recommends cleaning and repainting the pipe and remove and replace area of water damaged ceiling to further inspect the ceiling joists.



Observation #11.7: The window at the main building first floor was not able to stay open.

Comments: Recommends hiring a window professional to repair the defected window.



12. Insulation and Ventilation

Descriptions

Insulation and vapor retarders in unfinished spaces: No insulation at attic unfinished space

Absence of insulation in unfinished spaces at conditioned surfaces: N/A

Limitation: All or part of the interior conditioned area is finished.

Inspection items

Insulation and vapor retarders in unfinished spaces: Not applicable

Ventilation of attics:

Main building: Inspected

Rear building: Limited access

Ventilation of foundation areas: Not applicable

Kitchen and bathroom exhaust system: Inspected

Clothes dryer exhaust systems: Not applicable

Observations & Comments

Observation #12.1: Attic venting system was not observed.

Implication: Possible attic mold and mildew, ice damming, temperature fluctuations inside your home, and deterioration

Comments: Recommends hiring a contractor to install proper venting.

