



Inspection Report

Ms. Ingrid Alvarez

Property Address:
540 East 182nd Street
Bronx NY



540 East 182nd Street

J&P Professional Property Inspections

**John C. Zabala NYS License #16000016647
160-55 27th Avenue
Flushing, NY 11358
646-261-0203**



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Date: 8/16/2011	Time: 06:00 PM	Report ID:
Property: 540 East 182nd Street Bronx NY	Customer: Ms. Ingrid Alvarez	Real Estate Professional:

Comment Key or Definitions

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

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

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

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

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

Standards of Practice:

ASHI American Society of Home Inspectors,
NACHI National Association of Certified
Home Inspectors

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 50 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

I. STRUCTURAL SYSTEMS

Styles & Materials

Roof-Type: Flat	Roof Ventilation: None found	Roof Covering: Roof Access Improperly Sealed from Outside
Method used to observe attic: From entry	Roof Structure: 2 X 8 Rafters	Ceiling Structure: 2X8
Attic Insulation: Blown	Attic info: Scuttle hole	Foundation: NON-WATERPROOFED FIELD STONE / BRICK
Columns or Piers: Supporting walls	Floor Structure: Slab	Floor System Insulation: NONE
Wall Structure: 2 X 4 Wood	Chimney (exterior): Not Inspected - No roof access	Operable Fireplaces: None
Types of Fireplaces: None	Number of Woodstoves: None	

IN NI NP RR

A.	Foundations (If all crawlspace areas are not inspected, provide an explanation.)			X
B.	Columns and Piers			X
C.	Grading and Drainage			X
D.	Roof Covering (If the roof is inaccessible, report the method used to inspect)			X
E.	Roof Structure and Attic (If the attic is inaccessible report the method used to inspect.)			X
F.	Walls (Interior and Exterior)			X
G.	Ceilings and Floors	X		
H.	Doors (Interior and Exterior)	X		
I.	Windows			X
J.	Fireplace / Chimney		X	
K.	Porches, Decks and Carport (Attached)			X

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

A.



A. Picture 1 wet basement / water entry



A. Picture 2 water entry in basement



A. Picture 3 wet basement



A. Picture 4 wet basement



A. Picture 5 moisture damage



A. Picture 6 MOLD

Extensive moisture entry and damage (wet basement) was noted throughout basement at time of inspection. Mold and rot damage needs to be also addressed and repaired in the near future. Recommend having licensed specialist evaluate and repair as needed.(Picture 1)(Picture 2)(Picture 3)(Picture 4)(Picture 5)(Picture 6)

B.



B. Picture 1 rot / termite damaged structural framing



B. Picture 2 rot/termite damaged framing



B. Picture 3 rot/termite damage



B. Picture 4 collapsing front entire area



B. Picture 5 extensive damage

Significant rot / moisture damage was noted on visible structural framing in basement at time of inspection. Most of structural framing was covered with finished surfaces. Structural repairs should be anticipated in future. Recommend having licensed further evaluate fully the basement and repair as needed.(Picture 1)(Picture 2)(Picture 3)(Picture 4)(Picture 5)

C.



C. Picture 1 water damage



C. Picture 2 water entry / damage

(1) There is a negative slope at the front, rear and sides of home and can cause or is contributing to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.(Picture 1)(Picture 2)



C. Picture 3 cracked / deteriorated sidewalks



C. Picture 4 broken concrete



C. Picture 5 broken concrete / buried tank



C. Picture 6 damaged sidewalk

(2) The concrete walkway and patio at the front of home has settlement cracks, deterioration, and damage. A qualified person should repair or replace as needed.(Picture 1)(Picture 2)(Picture 3)(Picture 4)

D.



D. Picture 1 open joints/deteriorated roof



D. Picture 2 aged / deteriorated lower roof

Deteriorated roof / open joints noted on lower roof at time of inspection. Repairs / replacements should be anticipated in near future. Repair as needed.(Picture 1)(Picture 2)

E.



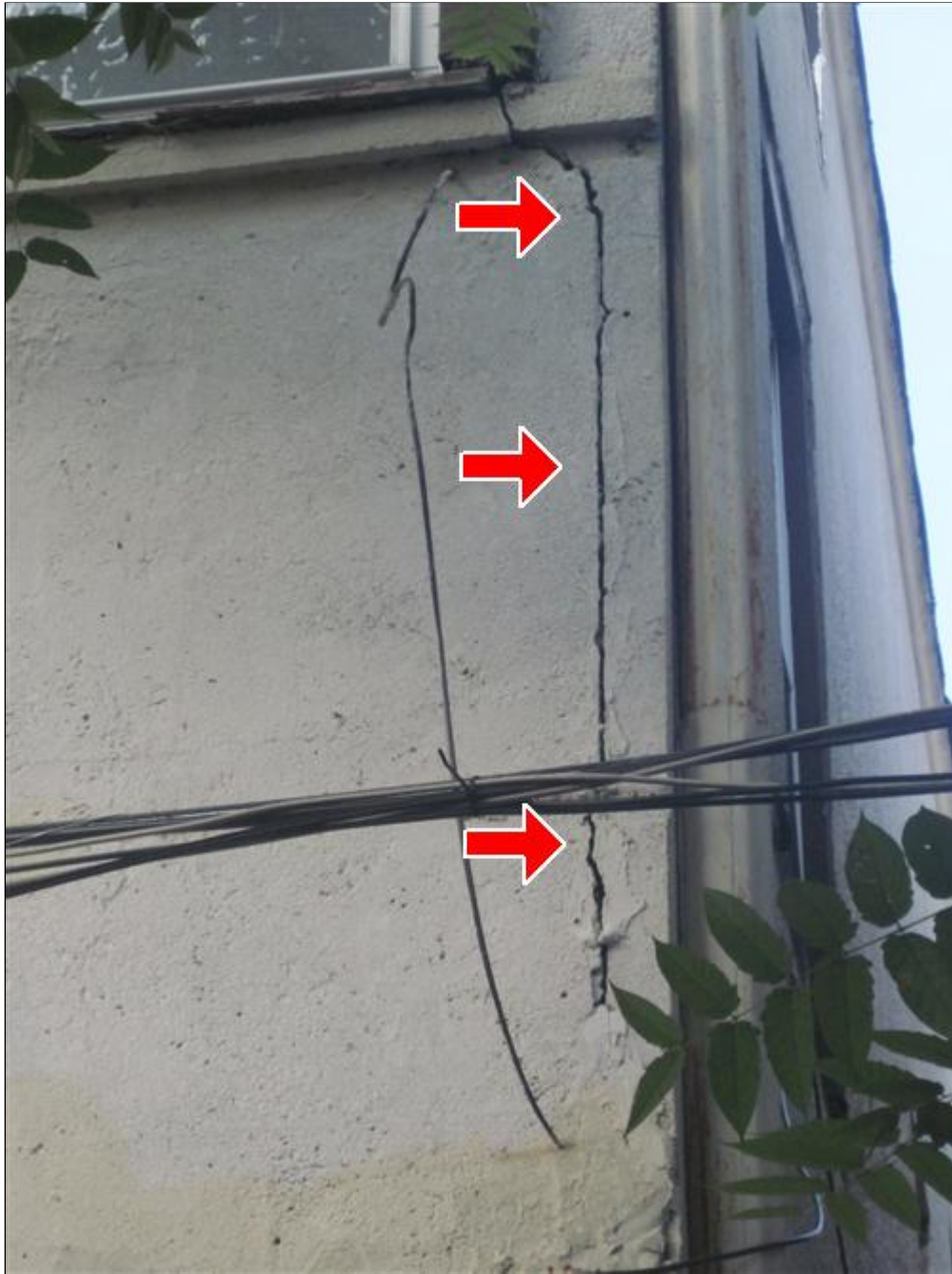
E. Picture 1 cracked rafter



E. Picture 2 sealed roof opening

Cracked roof joist noted at time of inspection. Repair as needed.(Picture 1)(Picture 2)

F.



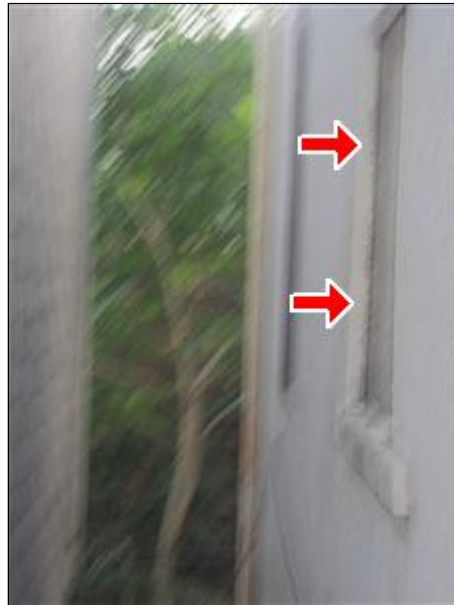
F. Picture 1 vertical crack

Significant vertical crack noted on exterior wall. Repair as needed.(Picture 1)

I.



I. Picture 1 broken / missing window



I. Picture 2 boarded up window



I. Picture 3 rot / damaged framing

Broken / covered windows noted on first floor at time of inspection. Replace as needed.(Picture 1)(Picture 2)(Picture 3)

K.



K. Picture 1 collapsing support joist



K. Picture 2 collapsing support joist

(1) Deteriorated front porch framing was noted at time of inspection. Structural repairs are required. Recommend having licensed specialist evaluate and repair as needed.(Picture 1)(Picture 2)



K. Picture 3 leak / damage

(2) Leaking / damaged ceiling noted on front porch at time of inspection. Repair as needed.(Picture 1)



K. Picture 4 missing anchor bolts

(3) The deck band is not attached properly to the wall or band of the home. It should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" approximately every 36 inches.(Picture 4)

II. ELECTRICAL SYSTEMS

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel Capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

Unknown

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Conduit

		IN	NI	NP	RR
A.	Service Entrance and Panels	X			
B.	Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)	X			
C.	Smoke Detector		X		
D.	Carbon Monoxide Detector		X		

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Styles & Materials

Type and Energy Source:

Steam boiler

Heat System Brand:

AGED

Energy Source:

Oil

Number of Heat Systems (excluding wood):

One

		IN	NI	NP	RR
A.	Heating Equipment	X			
B.	Cooling Equipment			X	
C.	Ducts and Vents	X			

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IV. PLUMBING SYSTEM

Styles & Materials

Water Source:

Public

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

aged brass / copper

Plumbing Waste:

Aged Cast Iron - Corrosion

Water Heater Power Source:

None (Boiler only)

Water Heater Capacity:

Tankless

		IN	NI	NP	RR
A.	Water Supply System and Fixtures				X
B.	Drains, Waste, Vents				X
C.	Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules)			X	
D.	Sump Pump			X	
E.	Main Water Shut Off (Describe Location)	X			
F.	Main Fuel Shut Off (Describe Location)	X			
G.	Gas Piping Fuel Storage				X

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Comments:

A.



A. Picture 1 loose fixture

Significant age and wear noted on plumbing lines throughout basement. Corroded, old brass and copper supply lines and valves where noted throughout basement. Recommend having licensed plumber evaluate and repair as needed.(Picture 1)

B.



B. Picture 1 corroded / leaking drains



B. Picture 2 leaking corroded drains



B. Picture 3 leaking / corroded drains



B. Picture 4 leaking corroded drains

Significant age and wear noted on plumbing lines throughout basement. Corroded, old brass and copper supply lines and valves where noted throughout basement. Recommend having licensed plumber evaluate and repair as needed.(Picture 1)(Picture 2)(Picture 3)(Picture 4)

C. There was no water heater found which suggests that boiler is serving to provide hot water instead of a separate water heater. This can cause hotter water temperature at faucets and extra or unnecessary wear on boilers life expectancy. This set-up is likely more costly in the summer time than winter.

G.



G. Picture 1 disconnected gas line/meter



G. Picture 2 buried oil tank



G. Picture 3 second tank in basement

(1) The oil barrel remains in ground. We did not inspect condition of barrel or soil. The area was deteriorated and condition of buried tank should be verified before closing. Repair / mitigate as needed.(Picture 1)(Picture 2)(Picture 3)



G. Picture 4 Asbestos insulation

(2) Friable asbestos pipe insulation was noted in basement at time of inspection. Properly remove and dispose of as needed. (Picture 1)

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General Summary



J&P Professional Property Inspections

160-55 27th Avenue
Flushing, NY 11358
646-261-0203

Customer
Ms. Ingrid Alvarez

Address
540 East 182nd Street
Bronx 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.

I. STRUCTURAL SYSTEMS

A. Foundations (If all crawlspace areas are not inspected, provide an explanation.)

Repair or Replace

Extensive moisture entry and damage (wet basement) was noted throughout basement at time of inspection. Mold and rot damage needs to be also addressed and repaired in the near future. Recommend having licensed specialist evaluate and repair as needed.(Picture 1)(Picture 2)(Picture 3)(Picture 4)(Picture 5)(Picture 6)

B. Columns and Piers

Repair or Replace

Significant rot / moisture damage was noted on visible structural framing in basement at time of inspection. Most of structural framing was covered with finished surfaces. Structural repairs should be anticipated in future.

I. STRUCTURAL SYSTEMS

Recommend having licensed further evaluate fully the basement and repair as needed.(Picture 1)(Picture 2)(Picture 3)(Picture 4)(Picture 5)

C. Grading and Drainage

Repair or Replace

(1) There is a negative slope at the front, rear and sides of home and can cause or is contributing to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.(Picture 1)(Picture 2)

(2) The concrete walkway and patio at the front of home has settlement cracks, deterioration, and damage. A qualified person should repair or replace as needed.(Picture 1)(Picture 2)(Picture 3)(Picture 4)

D. Roof Covering (If the roof is inaccessible, report the method used to inspect)

Repair or Replace

Deteriorated roof / open joints noted on lower roof at time of inspection. Repairs / replacements should be anticipated in near future. Repair as needed.(Picture 1)(Picture 2)

E. Roof Structure and Attic (If the attic is inaccessible report the method used to inspect.)

Repair or Replace

Cracked roof joist noted at time of inspection. Repair as needed.(Picture 1)(Picture 2)

F. Walls (Interior and Exterior)

Repair or Replace

Significant vertical crack noted on exterior wall. Repair as needed.(Picture 1)

I. Windows

Repair or Replace

Broken / covered windows noted on first floor at time of inspection. Replace as needed.(Picture 1)(Picture 2)(Picture 3)

K. Porches, Decks and Carport (Attached)

Repair or Replace

(1) Deteriorated front porch framing was noted at time of inspection. Structural repairs are required. Recommend having licensed specialist evaluate and repair as needed.(Picture 1)(Picture 2)

(2) Leaking / damaged ceiling noted on front porch at time of inspection. Repair as needed.(Picture 1)

(3) The deck band is not attached properly to the wall or band of the home. It should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" approximately every 36 inches.(Picture 4)

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Repair or Replace

Significant age and wear noted on plumbing lines throughout basement. Corroded, old brass and copper supply lines and valves where noted throughout basement. Recommend having licensed plumber evaluate and repair as needed.(Picture 1)

B. Drains, Waste, Vents

Repair or Replace

Significant age and wear noted on plumbing lines throughout basement. Corroded, old brass and copper supply lines and valves where noted throughout basement. Recommend having licensed plumber evaluate and repair as needed.(Picture 1)(Picture 2)(Picture 3)(Picture 4)

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules)

Not Present

IV. PLUMBING SYSTEM

There was no water heater found which suggests that boiler is serving to provide hot water instead of a separate water heater. This can cause hotter water temperature at faucets and extra or unnecessary wear on boilers life expectancy. This set-up is likely more costly in the summer time than winter.

G. Gas Piping Fuel Storage**Repair or Replace**

(1) The oil barrel remains in ground. We did not inspect condition of barrel or soil. The area was deteriorated and condition of buried tank should be verified before closing. Repair / mitigate as needed.(Picture 1)(Picture 2)(Picture 3)

(2) Friable asbestos pipe insulation was noted in basement at time of inspection. Properly remove and dispose of as needed. (Picture 1)

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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INVOICE

J&P Professional Property Inspections
 160-55 27th Avenue
 Flushing, NY 11358
 646-261-0203
 Inspected By: John C. Zabala NYS License
 #16000016647

Inspection Date: 8/16/2011
Report ID:

Customer Info:	Inspection Property:
Ms. Ingrid Alvarez	540 East 182nd Street Bronx NY
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
One Family	500.00	1	500.00
			Tax \$0.00
			Total Price \$500.00

Payment Method: Check
Payment Status: Paid in Full At Time Of Inspection
Note:



The address of the property is: 540 East 182nd Street Bronx NY

Fee for the home inspection is \$500.00. INSPECTOR acknowledges receiving a deposit of \$ from CLIENT.

THIS AGREEMENT made on 8/16/2011 by and between John C. Zabala NYS License #16000016647 (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental

damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR

CLIENT OR REPRESENTATIVE