

PREMISES DESCRIPTION

Architectural Style..... ranch
No. of Kitchens..... 1
No. of Bedrooms..... 2
No. of Bathrooms..... 1
Foundation..... block
Basement unfinished
Crawl Space..... visible
Garage..... one-car detached
Age of Original Premises... over 80 years (reported by MLS)

For the purpose of this report, all directions, front, right, left and rear are taken from the prospective of facing the building from the street.

ALTERATIONS, ADDITIONS & UPGRADES

Municipal approvals are required for most structural, electrical and plumbing alterations and any additions in order to ensure that the work complies with code and zoning requirements. Our inspection revealed the following apparent improvements which may require approval from the local municipality:

- Possible extension to front of house
- Exterior entrance to basement
- An Underwriters Certificate is needed for each electrical upgrade added to original wiring of this premise including the 200 MP upgrade

LIMITATIONS

The following conditions prevented us from conducting a complete inspection:

- Section of basement walls covered by wall paper.
- Ceiling of crawlspace contains insulation;
- Walls and ceilings recently painted which can hide possible underlying defects.

The condition and quality of components (framing material, insulation, electrical wiring, plumbing, etc.) concealed within finished interior walls, floors, ceilings, exterior siding and underground were not assessed as they were not visible. Any damage or deficiency to underlying components cannot be determined without some destructive examination.

Prelude. This house has not been properly maintained over the decades and requires expensive renovations to major systems. With this type of inspection we can only concentrate on gross defects with the major systems. It is our opinion this house is not habitable. Here is a list of certain corrections that are required just to make this house somewhat liveable. You must read the entire report.

- **The roof requires replacement. It is well beyond its serviceable life and is leaking into the attic and living room ceiling.**
- **The plumbing system visible in the basement is leaking at multiple locations due to cracks in the old drain pipes. Also, there is evidence that the exterior waste water pipe (buried under the ground) leading to the street may be damaged and requires replacement.**
- **The boiler is original and requires immediate replacement.**

Findings and Recommendations

STRUCTURAL SYSTEM

Foundation..... concrete block
Basement..... unfinished
Crawl Space..... visible
Type of Structure..... wood frame

Most of the load bearing components of the house were hidden within finished walls. The visible portions of the load bearing wood framing are located in the basement and in the observable sections of the attic. Our inspection of these areas did not reveal characteristic signs of a serious structural defect to the supporting structure.

Our examination of the finished areas of the house did not uncover apparent evidence of defects with the structure which would adversely affect the continued use of the house. The bearing walls are plumb, window and door frames are reasonably square, and the floors are fairly level.

While there are minor ceiling and wall cracks that are due to movement of the wood framing members, they do not represent a serious structural defect that would limit the use of the premises.

Block Foundation. This house was built on a block foundation. The masonry block foundation walls render the house extremely susceptible to termite infestation and water penetration. Unless the cores of the masonry blocks are filled with cement, they give termites easy access to the house framing, and unless the joints between each block are properly cemented, they deteriorate easily.

Weak or deteriorated joints will cause some degree of water seepage especially when the hydrostatic pressure on the exterior portion of the wall is high. Make sure to have annual termite inspections, and promptly seal all settlement cracks with hydraulic cement and replace any loose or missing mortar.

Termites. The structure on the premise are very susceptible to termite infestation because of the following:

- The house was built over a block foundation where voids in the wall give termites hidden access to the house framing..
- Termite damage was visible in the wood structure in the garage.
- Many dead carpenter ants were seen in the attic;

The RE Agent stated the premise will be treated for carpenter ants and termites. You must transfer the contract to your name and pay the contract renewal fee each year. Never allow the termite contract to lapse.

SITE IMPROVEMENTS & DRAINAGE

Public Sidewalk concrete
Driveway asphalt
Front Steps/Platform..... concrete
Fence chain link

Paved Areas & Steps. The paved areas and steps were inspected for safety hazards and deterioration. Our inspection revealed the following conditions:

- The driveway has not been maintained and exhibits cracked, damaged and settled sections and requires replacement. If not replaced, rain water seepage and the cold weather freeze/thaw cycle will cause more extensive and serious damage to develop. Anticipated replacement cost is \$5,000.



Fences. For the most part the fence indicated that it is not loose or severely deteriorated. The driveway gates require realignment.

Site Grading & Drainage & Landscaping. Our inspection of the site revealed the following:

- Improper grading is the most frequent cause of foundation water penetration. Our inspection found that the ground adjacent to sections of the foundation walls are back sloped and eroded. This condition allows water to accumulate at the foundation which has produced basement water leakage and dampness. These low areas must be regraded at a positive slope of 1" per linear foot for a distance of six feet away from the house to direct surface water away from the foundation. Before grading, install window wells and make sure the dirt is at least six inches below the level of the window sill.



- Trim tree branches which are over the house because they will cause damage and give rodents access to the attic via the roof. Vegetation must always be trimmed to provide clearance from the building



Estimated cost is \$1,500.

GARAGE

Garage Type one-car detached
Exterior wood
Garage Door overhead
Mode of Operation manual
Interior Walls not finished
Floor concrete



Our survey of the garage revealed that it is structurally damaged, crooked and leaning to the left. In an attempt to salvage the garage, we recommend the following corrections before the garage collapses and/or causes injury. It is believed that the condition of the garage may impact obtaining a FHA mortgage. Below is a survey

- The right wall of the garage is termite damaged and requires replacement.
- The garage does not have a masonry foundation which allows the sill plate to make ground contact. A concrete footing must be installed under the wood framing.
- The garage door is very old and requires replacement.
- The exterior siding would be better served by installing vinyl siding.

Ballpark estimate to rehabilitate this garage is \$6,000.



- Photos shows:
- Termite damage garage wall
 - Studs are off the sill plate
 - Sill plate making dirt contact

BUILDING EXTERIOR

The roofing, chimney, gutter-leader system, roof overhang and upper stories were examined to the extent possible from the ground and from a ladder.

Main House Roofing

Type of Roofing asphalt shingle
Age of Roofing over 30 years (estimated by its condition)
Anticipated Service Life . 18-24 years
Main Roof Configuration. pitched
Heating Chimney brick
Gutter/Leader System aluminum
Exterior Walls brick
Primary Window Type thermal glass & original

Roof Covering. Our inspection of the main roof covering revealed that it is in poor condition and should have been replaced years ago. It exhibited an overall loss of mineral granules and many of its shingles are curled, cracked and damaged.

Also, our inspection of the interior room ceilings and attic confirms the house needs to be re-roofed because leakage stains and moisture were present. Estimated cost to replace roof shingles, gutters and possible underlying sheathing damage is \$6,500.



Chimney. The brick chimney is vertical and its brickwork and mortar joints appear satisfactory.

Exterior Walls. The walls and foundation are plumb and appear to be structurally sound. Our inspection of the exterior siding, trim and observable foundation walls revealed that they are in satisfactory condition.

Windows and Doors. Seven primary windows have been replaced with replacement windows, however five of the seven windows could not lock. It appears the replacement windows are too big for the opening. Estimated cost to replaced these 5 windows is \$2,000.

BASEMENT

Foundation Water Leaks. Our inspection of the basement walls and floor revealed characteristic evidence of recurrent foundation water leaks. These include:

- Moisture on the walls and floor;
- Mold and mildew stains,
- A damp odor.



Based on our observations, we suspect that the leakage is the result of:

- The house is built on a masonry block foundation which is vulnerable to leakage. The walls are quite porous and more often than not indicate some degree of seepage. When the hydrostatic pressure on the exterior portion of the wall is high, the voids within the blocks often fill with water that results in leakage.
- Poor site grading which allows water to pond next to the foundation wall;
- Foundation settlement cracks;
- Missing basement window wells;
- Damaged and overflowing gutters and leaders which allow rain water to pond next to the foundation wall;
- Leaders which discharge water next to the foundation wall;

Before you undertake any costly water leakage control measures, such as exterior waterproofing or an interior sub-slab drainage system, you must first perform the following maintenance:

- Regrade any low areas adjacent to the foundation, at a positive slope of ½ inch per linear foot for a distance of six feet away from the house;
- Install new gutters and ensure the gutters and leaders never overflow and the leader ells discharge water at least three feet from the foundation;
- Install window well;
- Patch all foundation cracks with hydraulic cement and coat the entire basement walls with a masonry waterproofing such as Drylok.

After making these improvements, you must then observe the basement over a period of several months in order to determine if additional repairs are required.

Dehumidifier. Poor ventilation will cause the basement area to be damp and prone to mold especially during the summer months. A dehumidifier must be used during the humid months (typically June thru September) to remove any excess moisture from the basement air.

ELECTRICAL SYSTEM

Service Entry..... overhead
Size of Service..... 200 amps at 110/220 volts
Main Panel..... circuit breakers
Type of Wire..... copper in the 15 and 20 amp circuits

Capacity Evaluation. The electrical service capacity was determined from the size of the service entry conductor and the amp rating from the main panel box.

We do not recommend increasing the 200 amps electric service capacity because the existing service is more than adequate for satisfying the anticipated power requirements of a house this size.

Electrical Distribution. The interior and exterior areas were surveyed for adequate outlet and lighting coverage, and sampled for defective outlets, switches and potentially hazardous conditions. This examination is limited because most of the wiring is concealed within the walls

Our survey of the house revealed the following:

- Ground Fault Circuit Interrupter (GFCI) protection is needed at all wet areas including the following locations:
 - in bathroom;
 - garage;
 - basement
 - kitchen receptacles that are within six feet of water;

A licensed electrician must make these immediate miscellaneous repairs. Estimated cost: \$400.

Ground Fault Circuit Interrupter (GFCI). GFCI's are supersensitive circuit breakers that monitors the current flow on the wires of a circuit. If a fault exists, the GFCI will cut the power off the circuit. This could save lives because a continuous flow of electricity through your body can be lethal. GFCI's have there own test and reset buttons. We recommend testing the GFCI's monthly.

PLUMBING SYSTEM

Water Service..... municipal service
Service Main..... copper
Interior Water Piping.... copper (where visible)
Waste Disposal..... municipal sewers (reported by the RE Agent)

Pressure/Flow. The adequacy of the flow and drainage was checked by running the water simultaneously at several fixtures for a total of 20 to 30 minutes.

When the fixtures were operating individually, the water flow was acceptable throughout the house. However, when several were operating simultaneously, the hot water flow dropped significantly more than the cold water flow. This large drop is most probably the result of a constriction inside the hot water coil that is caused by a build up of mineral and corrosive deposits.

Operation & Condition. While the water distribution pipes were inspected from the exposed areas, most of the risers cannot be readily examined because they are concealed within the walls.

Age related corrosion was noted on the interior water supply lines, valves and fittings, and in time, will periodically develop leaks which will have to be repaired as part of normal maintenance.

Our inspection of the water distribution piping, drainage pipes and interior plumbing fixtures uncovered the following:

- The plumbing system visible in the basement is leaking in multiple locations due to cracks in the old drain pipes. Also, the toilet was not operating. Estimated cost repair toilet and to replace all metal waste drain pipes with PVC is \$2,000



- Also, there is evidence that the exterior waste water pipe (buried under the ground) leading to the street is clogged or may be damaged. A plumber will need to check the waste pipe to see the condition. If the waste pipe requires replacement, ballpark cost estimate is \$6,000.

HEATING SYSTEM/DOMESTIC HOT WATER

System..... forced hot water
Boiler..... cast iron
Age of Boiler..... over 60 years (estimated)
Useful Service Life..... 30-40 years
Fuel..... oil-fired
Fuel Storage Tank..... below ground
Zones..... one
Heating Outlets..... conventional radiators
Service & Maintenance..... maintain a premium service contract

Operating Condition. The heating system was not activated because the system was turned off by the Realtor and it common knowledge that the boiler is well beyond it serviceable life and requires replacement. Estimated cost is \$6,000



Since the street is supplied with gas, it is suggested that a gas fired burner be installed. This will eliminate the need for oil fuel deliveries and you can abandon the buried oil tank.

Under Ground Oil-Storage Tanks. Our inspection revealed that heating fuel oil is stored in an underground tank located on the property. If the tank or its buried fuel line spring a leak, or if oil seeps into the groundwater, the homeowner is liable for removing the tank, excavating the contaminated soil and for the costly cleaning of the contaminated groundwater. Before closing title, have the tank tested and certified that it is free of leaks. After taking possession of the premises, deactivate the buried oil tank. Estimated immediate cost: \$2,000.

See what Nassau County health Dept recommends on buried oil tanks.

<http://www.nassaucountyny.gov/agencies/Health/EnvHealth/Oil%20Tanks/underground.html>



Gas and Smoke Detectors. You must install carbon monoxide detectors, as well as smoke detectors on each level of the house for improved safety.

INTERIOR AREAS and ATTIC

The following survey includes an inspection of the interior rooms, stairwells, hallways and storage spaces.

Interior Walls, Ceilings and Floors. There are minor cosmetic defects and imperfections. This is the result of normal settlement or warping and shrinking of building components due to changes in temperature and moisture.

Interior. This house was poorly maintained and updated. There are major cosmetic defects and imperfections in this house. We estimate the cost of updating the bathroom and kitchen to be \$15,000. Estimated cost to re-finish floors and walls and doors is \$2000.

Kitchen. The kitchen floor appears to have 9"x9" vinyl/asbestos floor tiles. A sample of the floor tile should be tested. Asbestos Asbestos tiles can only be legally and safely removed by a specialist. Or you can encapsulated these tiles by another floor covering.



Attic

Access Location. Access to the attic space is provided through a dropped ladder.

Insulation. There is about six inches of insulation installed on the attic floor. Since this amount is equal to the minimum amount of insulation recommended by the Federal Environmental Protection Agency for this area of the house, we do not recommend installing additional insulation.

Roof Structure. The roof framing did not indicate any significant damage or structural inadequacy.

Ventilation. Fresh air ventilation is not adequate. Inadequate fresh air ventilation would allow excessive heat and moisture to build up in the attic. Excessive heat would also shorten the life of some roofing materials and moisture would create an environment that is conducive to mildew and wood rot. In order to minimize the potential for excessive heat and moisture buildup we recommend you install ridge vents when the new roof is installed.

Water Penetration. We observed evidence of active water penetration on the roof structure. This will be repaired when the roof is replaced. Sections of water damaged sheeting may need to be replaced with the new roof shingles.



Summary of Cost Estimates

<u>Components</u>	<u>Immediate Repairs</u>	<u>Anticipated Repairs</u>	<u>Desirable Improvements</u>
Structure.....			
Termites.....			
Site & Grading.....	\$6,500		
Garage.....	\$6,000		
Building Exterior.....	\$8,500		
Basement.....			
Electrical System.....	\$400		
Plumbing System.....	\$2,000	\$6,000	
Hot Water System.....			
Heating System.....	\$8,000		
Central Air Conditioning.....			
Interior Rooms.....	\$17,000		
Insulation.....			
TOTAL ESTIMATED COSTS	\$48,400	\$6,000	\$0

While precise costs must be obtained by contractor bid, these estimates provide an order-of-magnitude guide for establishing a repair budget.

It is your prerogative to judge whether these costs are within your budgetary limits. Our task has been to inform that judgement without preempting it. We trust that we have succeeded.