Accurate Building Inspectors®
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March 18th, 2010 - File Number: **210.141C.Yap**

Meiyan Yap
233 Franklin Street - 206
Brooklyn, New York 11222
E-Mail: mikiyap@gmail.com

RE: Level I Building Inspection
Eight Units, Four Level Structure
Masonry & Wood Construction
507 Second Street - 4L
Brooklyn, New York

Dear Ms. Yap:

As requested, we inspected the above premises on March 15th, 2010 at 10:00AM. Considering the age and in our professional judgment, the structure and apartment in total is in **FAIRLY GOOD TO FAIR CONDITION**. This is due to **combustion gas spillage from domestic water heating equipment and building heating equipment, needed replacement of electrical panel box in apartment 4L, needed removal of obstructions protruding onto fire escape, needed brick pointing of upper section brickwork, needed repair and maintenance of window trim and window sash balances, aging water supply pipes, needed handrail installation at front exterior stairs,** plus other items mentioned throughout the report. If these items were corrected, the structure and apartment would be considered to be in **GOOD TO FARILY GOOD CONDITION**.

The **20**-page report that follows should be evaluated by you based on safety, projected costs or savings, whichever the case may be. Items preceded by an asterisk (*) are deemed important and should be very carefully considered. This is a signal that may indicate the need for a Level II inspection, which could reveal additional concerns.

If you need any additional information, please do not hesitate to contact us.

Sincerely,
ACCURATE BUILDING INSPECTORS
Div. of Ubell Enterprises, Inc.

Matthew Barnett, PHI, Senior Inspector
Matt@AccurateBuilding.com

MB/jb

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GLOSSARY

The following explains our evaluation rating scale and definitions. It should be noted that these evaluations are given in relation to the age of the structure and intended purposes (residential, commercial or industrial).

EXCELLENT	Perfect condition, material and work quality is of the best known in the trade.
GOOD	Material, condition and quality, acceptable.
FAIRLY GOOD	Minor defects, with acceptable work quality.
*** FAIR**	Apparent defects that need repair.
*** FAIRLY POOR**	Major defects that need extensive repair or replacement.
*** POOR**	Unacceptable and/or hazardous, must be repaired or replaced immediately.
NEW	Recently installed equipment, or never used.
FAIRLY NEW	Equipment, installed within the last few years.
*** AGING**	Equipment shows signs of wear, but still in working condition at the time of inspection.
*** OLD**	Obsolete equipment that shows excessive aging. Item longevity should not be anticipated.
*** ASTERISK**	Critical Condition, Costly or Hazardous Items.

WHEN A COMBINATION EVALUATION IS GIVEN (i.e. fair to fairly poor), this indicates that the condition and/or parts of component vary. **See End of Report: GENERAL NOTES, STANDARDS & PRACTICES.**

*** SUB-STRUCTURES & ENVIRONMENTAL CONDITIONS** Buried equipment, conditions in and around the structure that require digging, damage to the structure or laboratory testing (i.e. foundation(s), water, soil, paint, fuel storage tanks, septic tanks, cesspools, sewage systems, piping, etc.) cannot be inspected and/or receive an evaluation. This report discloses all material facts that were discernible by a visual inspection of the property and is based solely on that visual inspection (**See End of Report: Phase II Inspection.**)

*** WE CERTIFY**, that we have no beneficial or monetary interest in the property, other than our fee for service. This firm is not affiliated with any real estate agency, contractor, vendors or association servicing the construction industry.

* This report is not a guarantee, warranty or an insurance policy. See end of report: GENERAL NOTES.

ZONING

Are excerpts from The City of New York Zoning Regulations, R6 - Residential Multifamily six to twelve stories. Districts are appropriate for medium population density housing. Typical R6 development, usually between six and twelve stories, is common in built-up areas of all the boroughs except Staten Island. The higher FAR (floor area ratio) is applied.

ZONING MAP

The aforementioned is indicated on the New York City Zoning Map 16D dated 9/30/09. If you need additional information or clarification of the zoning in the City of New York, it is advisable to engage the professional services of a local Architect, Engineer or zoning consultant.

NYC HURRICANE EVACUATION ZONE
FLOOD ZONE

This building is not in a flood zone according to the New York City Hurricane Evacuation Zones Map. Residents who do not live in a hurricane evacuation zone face no risk of storm surge flooding from hurricane. Call 311 or visit: nyc.gov/oem for the latest info.

*** CERTIFICATE OF COMPLIANCE/OCCUPANCY**

During the inspection it was found that there was an alteration and/or addition and/or change of usage to the structure from the time the building was first built (usage of cellar as a commercial space and on all and any renovations). As a result of this determination, there may be other possible non-compliant conditions that were not apparent at the time of this inspection. It is strongly advised that you and your attorney consult a licensed registered architect or licensed professional engineer to determine if the alteration/addition/change of usage were made in accordance with all applicable laws and have the appropriate permits/ certificate of compliance/ occupancy or use certification. Some lending institutions and insurance companies request such affidavits of a buildings alteration/addition/use change be brought to their attention. If it is ever determined that this condition is in fact a violation of a code requirement, it could prove to be very costly to bring into compliance and/or could comprise the safety and use of this structure.

LANDMARK

According to the New York City Department of Buildings website this building has landmark status. This status may increase the cost of renovation and construction at this structure.

VIOLATIONS

According to the New York City Department of Buildings website there are 2 outstanding violations on this building.

WEATHER

At the time of inspection the temperature was approximately 45 degrees Fahrenheit with rain.

EXTERIOR

FRONT

Southwesterly exposure, brick work is in fairly good condition. Metal cornice is in fairly good condition, in need of scraping and painting.

RIGHT SIDE

Southeasterly exposure, front and rear sections are a party wall (a wall built on the boundary line of adjoining properties shared by two owners or tenants). Center courtyard brick work is in fairly good condition.

*** REAR**

Northeasterly exposure, brick work is in fairly good to fair condition due to cracking of brick work and erosion of mortar joints.

*** LEFT SIDE**

Northwesterly exposure, brick work is in fairly good to fair condition due to erosion of brick work at upper section. Due to limited access a full inspection of lower section could not be rendered. Left side courtyard shows evidence of an accumulation of debris from adjacent commercial property.

*** STREET WALK**

Concrete is in fairly good to fair condition due to cracking and crazing.

*** FRONT STAIRS**

Are stone fabricated and are in fair to fairly poor condition due to missing handrail, cracked and missing sections of cement coating, correction before a mishap occurs is necessary.

*** STAIRWELL**

Located at front is in fair condition due to missing guardrail, installation is necessary. Drain is in need of cleaning and maintenance.

*** WINDOWS**

Aluminum, double hung and double-glazed are in fairly good to fair condition due to improper operation and loose sash balances, repair is necessary. Aluminum trim at window sills is pitched towards structure that can cause leakage infiltration in to structure, correction is necessary. Two apartments in this structure have old wood, double-hung, single glazed windows that are in fairly poor condition, replacement is highly recommended. Stone window sills are in fair condition due to evidence of spalling and deterioration, repair is necessary. Bathroom window for apartment 4L does not latch closed properly, in need of adjustment.

EXTERIOR DOORS

Are in fairly good condition.

*** ROOF**

Flat, strip asphalt is in fairly good to fair condition due to fair quality flashing. Open flashing section at rear left corner shows an accumulation of debris.

GUTTERS & LEADERS

Aluminum are in need of cleaning and maintenance

*** CHIMNEY**

Brick and is in fairly poor condition. Metal flue liner is of an inadequate size to properly vent boiler and domestic water equipment, correction is absolutely necessary.

VENTS STACK(S)

The pipe connected to the waste drainage system, which extends through the roof and expels sewer gases was in good condition. Periodic inspection and maintenance of flashing is necessary.

*** REAR FIRE ESCAPE**

Is in fairy good to fair condition due to an accumulation of debris, ventilation duct and water supply pipes protruding onto fire escape landings. Metal bar that supports goose neck landing at the fourth level fire escape is improperly installed creating a trip hazard, correction is necessary before a mishap occurs.

*** CAULKING, FAIR**

Caulking is in fair condition and many areas will need to be reapplied. (A pliable plastic-like material, squeezed into cracks, corners and seams of a building to make it air and water tight around windows, doors, etc.)

VEHICLE STORAGE FACILITY

None.

*** REAR PATIO**

Concrete is in fair condition due to cracking, crazing, accumulation of debris is and unevenness. Due to limited access a full inspection could not be rendered.

FENCE(S)

Wrought iron is in fairly good condition.

DRAINAGE

Is fair due to level topography and the existence of the stairwell, which are subject to flooding if the drain(s) are not kept clear at all times. Stairwell located at front of property.

INTERIOR

CELLAR

Area partly or wholly below grade is used as an equipment area and is rough. No access to rear or right sections of cellar, locked and used for commercial space.

FIRST LEVEL

*** ENTRY VESTIBULE / HALLWAY**

Walls, ceiling and trim are in fairly good condition. Floor is in fairly good to fair condition due to cracked floor tile. Walls, ceiling and trim are in fairly good condition. Floor is in fairly good to fair condition due to unevenness at second and third level hallways. Walls, ceiling and trim are in fair condition due to water damage, cracking and crazing. Floor is in fairly good to fair condition due to unevenness at fourth level hallway.

*** STAIRS**

Stairs from first to third level are in fairly good to fair condition due to loose treads. Stairs from third level to fourth level are in fairly good condition. Stairs from fourth level to roof bulk head are in fairly good to fair condition due to loose treads at top of stairs, repairs are necessary.

APARTMENT # 4L

KITCHEN

Wood cabinets are in fairly good condition. Sink is in fairly good condition. Functional flow (water pressure) and drainage are good. Dishwasher waste line was not installed correctly, correction by a licensed plumber is necessary. Walls, floor, ceiling and trim are in fairly good condition. Heat source is a convector radiator. There are three electrical wall outlets, six would be desirable. Ground fault circuit interrupters (GFCI) is in good operating condition. All outlets in wet areas should be ground fault circuit protected (GFCI).

LAUNDRY AREA

Washing machine is located in kitchen. Installation of an automatic shut off valve for hot and cold water supply and the installation of a catch pan under machine are recommended. Ventilation duct for clothes dryer vents to exterior of structure directly in front of living room window, this would be considered an inappropriate location. The relocation of vents so that terminates above windows is highly recommended.

LIVING ROOM

Walls, floor, ceiling and trim are in fairly good condition. Heat source is a radiator. There are three electrical wall outlets, five would be desirable.

*** HALLWAY**

Walls, ceiling and trim are in fairly good condition. Floor is in fairly good to fair condition due to unevenness.

*** FRONT BEDROOM**

Walls, ceiling and trim are in fairly good condition. Floor is in fairly good to fair condition due to unevenness. Heat source is a radiator. There are six electrical wall outlets, nine would be desirable.

BATHROOM

Sink, bowl and tub are in good condition. Functional flow (water pressure) and drainage are good. Walls, floor, ceiling and trim are in good condition. There is one electrical wall outlets. Ground fault circuit interrupter (GFCI) is in good operating condition.

LEFT SIDE CENTER BEDROOM

Walls, floor, ceiling and trim are in fairly good condition. Heat source is a convector radiator. There are two electrical wall outlets, four would be desirable. One outlet has an object stuck in its plugs, therefore operation and testing could not be rendered, correction is necessary.

PHYSICAL CONDITIONS

*** COCKLOFT / ROOF CAVITY**

There is no access to cockloft (area between roof line and ceiling of top story of structure). Therefore an evaluation of the condition of cockloft or amount of insulation in this space could not be rendered.

ROOF

Access is gained through stationary stairs.

*** INSULATION**

This structure is not at all insulated. The installation of good quality material in all exposed walls, attic spaces and/or cockloft within the structure is necessary to conserve energy. The installation of twelve (12+/-) inches with a resistance value of R-30+/- would be considered optimal. It is advisable to use only mineral type insulation, such as fiberglass, rock wool, mineral wool or asbestos free vermiculite. The use of any other type of insulation should be checked with the consumer products safety commission or local agency. A vapor barrier placed between the joists prior to installation is advisable.

CELLAR

A cellar is 50% or more below grade. Area shows evidence of previous flooding and dampness. It was difficult to ascertain the cause or time when flooding occurred. It should be noted that there was no active flooding at the time of inspection, but recurrence is always possible. It should be understood that this area is below grade and always vulnerable to possible water conditions arising from changes in sub-strata, drainage problems or inclement weather.

CONCRETE FLOOR

Is in fairly good condition has some unevenness this is not a matter of concern.

CELLAR NOTES:

There is no access to rear or right side of cellar. These areas are being used by a commercial space.

*** BOILER AREA**

There was evidence of previous flooding and dampness. It is difficult to ascertain the cause or time when this condition had occurred. It should be noted that there was no active flooding at the time of inspection, but recurrence is always possible.

*** FLUE GAS SPILLAGE**

Boiler room shows an excessive amount of heat. This is caused by domestic water heater flue gas spillage, correction is absolutely necessary.

FOUNDATION

Brick construction in fairly good condition.

EROSION

Was found on foundation, does not seem to be a matter of concern at this time, should monitored every 12 months for acceleration of the erosion.

CONCEALED

Sections of the foundation were concealed at the time of inspection, therefore foundation could not receive a complete inspection and/or evaluation.

BEAMS

(Major supporting horizontal members.) Are in fairly good condition.

JOISTS

(Intermediate horizontal supporting members that rest on beams and foundation and support floor sections.) Are in fairly good condition.

COLUMNS

(Major vertical supporting members that support beams and joists.) Are in fairly good condition.

PLASTER-WALL CONSTRUCTION

Is in fairly good to fair condition due to unevenness.

*** FLOORING**

Is in fairly good to fair condition. Uneven flooring is evident in the structure. This is an annoying condition and is a symptom of a hidden or obscure defect.

*** LOOSE SECTION OF FLOORING**

Needs correction.

SQUEAKING FLOORS

Are not matters of great concern. The condition can be reduced or eliminated by the application of talcum powder between the joints.

SUB-FLOORING

(Construction material beneath the finished floor which is secured to the floor joists and is the base of the finished floor) Is in fairly good condition.

HARDWARE

Locks, latches & hinges are in fairly good condition.

MOLDING & TRIM

Molding and trim are in fairly good condition.

DOORS

Doors are in fairly good condition, some of the doors will need refitting.

*** WOOD DESTROYING INSECTS (TERMITES & OTHER INSECTS)**

There was no evidence of wood destroying insects (such as but not limited to, termites, powder post beetles...) found within the structure. However there is evidence of wood destroying insects found in some debris around property. This is not a matter of concern at this time, however it should be noted that there are sections of the structure that have wood in contact with the ground or in close proximity. These areas are highly vulnerable to termite infestation. A competent exterminator should be engaged for certification.

*** NOTE**

There are many concealed, enclosed and finished sections of structure that could not receive a complete inspection for termites and other wood destroying insects without causing damage to the structure.

MECHANICALS

*** NOTE:**

Prior to purchase we advise that you check with the local utility company (gas, oil, electric, steam, water, sewer, etc.) to determine if all charges incurred by the previous owner have been paid and all connections are in accordance with company and/or municipal regulations. Due to an accumulation of storage and furniture an accurate count of the outlets could not be determined. The number of outlets suggested by the inspector should be adhered.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM, APARTMENT 4L

110/220 (+/- plus or minus) volts / three wire system / single phase / 50 (+/- plus or minus) ampere service with a circuit breakers panel box and is fairly adequate for this apartment. Future upgrading should be considered.

ELECTRICAL SYSTEM, BUILDING

110/220 (+/- plus or minus) volts / four wire system / three phase / 250 (+/- plus or minus) ampere service with a fuses panel box and is fairly adequate for this structure. Future upgrading should be considered.

ELECTRICAL SERVICE

Incoming service to the structure is located at front.

* POTENTIAL ELECTRICAL FIRE HAZARD

During our investigation it was found that some electrical equipment (panel box) and circuit breakers) were of a manufacture and vintage that have been known to not properly operate during over current conditions. This equipment would be considered a potential fire hazard. Engaging a licensed electrician to fully examine equipment, over current devices and make any and all needed replacements or repairs is absolutely necessary.

GROUND FAULT CIRCUIT INTERRUPTER

(An electrical device which detects electrical power loss through the ground, to prevent electrical shock). The electrical service system is equipped with a ground fault detector system. This is a highly desirable safety feature, in good condition.

* ELECTRICAL DISTRIBUTION, FAIR

The number of electrical outlets and circuitry throughout the structure is fair as indicated in the report. The installation of additional electrical outlets and circuitry throughout the structure is necessary.

* REVERSE POLARITY

It was found that some electrical outlets were not properly wired (reversed polarity). A licensed electrician should be engaged to fully examine all outlets and make all needed repairs.

UNDERGROUND SERVICE

The electric service into the structure enters through an underground conduit from the utility company's underground street ducts.

*** ELECTRICAL SYSTEM NOTES**

Outlet at left center bedroom has an object stuck in its plugs and can not be used or tested. Correction is necessary.

*** ELECTRICAL SYSTEM MAINTENANCE PROGRAM, FAIR**

The professionalism and maintenance of electrical system would be considered to be fair. It should be understood that all mechanical equipment will require periodic adjustment by a competent service company.

*** UNPROFESSIONAL WORKMANSHIP**

There was evidence that some of the electrical work was performed in an unprofessional manner and may prove hazardous. The engagement of a competent licensed electrician to correct the conditions is necessary before a mishap occurs.

PLUMBING SYSTEM

GAS MAIN CUTOFF VALVE

Valve is located at front. The diameter of the gas main is 1-1/4 inch.

HOUSE TRAP LOCATION

A pit in floor or the subsection of the structure which houses sanitary and storm sewer trap mechanism, which in turn prevent sewer gas from entering the structure is located at front.

WATER MAIN CUTOFF VALVE

Valve is located at front. The diameter of the water main is 1 inch.

WATER METER

System is equipped with a water meter that monitors the quantity of water consumed, for city, town or utility billing.

*** PLUMBING SYSTEM**

Is brass and copper and would be considered to be in fair condition. Drain lines are cast iron and galvanized and would be considered to be in fair condition. There is evidence of wear and aging, repair and maintenance should be anticipated.

*** BRASS WATER SUPPLY PIPES AGING**

Brass water supply pipes are aging and show evidences of deterioration. Repairs and/or replacement are needed. There is a need for maintenance to the water lines throughout the structure.

WATER PRESSURE

Throughout the structure is fairly good and generally acceptable. Water pressure in the structure is predicated on the municipal or source water pressure being between 40 and 50 pounds gauge pressure.

*** DISHWASHER HIGH LOOP NONE**

The dishwasher drain was installed improperly and needs to be corrected. The drainage pipe of the dishwasher must be attached to the underside of the countertop so to prevent back draining of the sink into the dishwasher.

PLUMBING FIXTURES, GOOD QUALITY

Some plumbing fixtures in the structure are cast-iron fabricated, good quality.

Some plumbing fixtures in the structure are vitreous china fabricated, good quality.

*** OLD WASTE LINES**

The waste lines in the structure show excessive aging, thin sections and patchwork. Replacement or rehabilitation should be anticipated.

*** PLUMBING SYSTEM MAINTENANCE PROGRAM, FAIR**

It was found during our investigation (as previously indicated) that professionalism and maintenance of plumbing system would be considered fairly good to fair. It should be understood that all mechanical equipment will require periodic adjustment by a competent service company.

DOMESTIC HOT WATER SYSTEM (DHW)

There are two water heaters working in parallel, both are produced through a separate free-standing gas fired water heater. This unit would be considered to be in fair condition. These units are fairly new to aging and should prove to be quite adequate for this structure. Each water heater has a 75-gallon capacity with a 63.0- gallon recovery ratio each (the recovery ratio is the quantity of water the unit will heat 100o in one hour).

If a water-heater is not in use for a period of time, it is possible that hydrogen gas (an explosive & flammable gas) can build up. It is suggested that prior to use, of any appliance or equipment, all faucets should be opened to permit water to run for several minutes, including the flushing of all toilets.

*** COMBUSTION CHAMBER (Fire box), DEBRIS (DHW)**

Has an accumulation of dirt and debris. This condition must be corrected before a mishap occurs.

*** GAS BURNER, AGING (DHW)**

Both units are aging and would be considered to be in good operating condition at time of inspection.

*** SMOKE STACK, FUME LEAKAGE**

(Connecting pipe to chimney) Both units show evidence of leakage. This condition is extremely hazardous and MUST BE CORRECTED IMMEDIATELY. All smoke stacks and connections should be checked periodically for possible leakage of combustibles to prevent a possible mishap.

*** SMOKE STACK, CORROSION**

(Connecting pipe to chimney) Both units show evidence of excessive corrosion and replacement of same should be anticipated. All smoke stacks and connections should be checked periodically for possible leakage of combustibles to prevent a possible mishap.

BREECH CONNECTION (DHW)

Connecting point of the water heater smoke stack to the chimney is in good condition.

TEMPERATURE-PRESSURE RELIEF VALVE (DHW)

Both units are in good operating condition.

*** DOMESTIC HOT WATER SYSTEM NOTES**

Top of right side unit shows evidence of corrosion. This is an indication of deterioration and aging unit, extended longevity should not be anticipated.

***MAINTENANCE PROGRAM, FAIR TO FAIRLY POOR**

The maintenance program on domestic hot water heater would be considered fair to fairly poor. It should be understood that all mechanical equipment will require periodic adjustment (balancing) by a competent service company. The engagement of a competent service organization to upgrade the maintenance is necessary to insure proper operation, efficiency and safety of equipment.

HEATING SYSTEM

Steam / 1 pipe system / gas fired / cast iron boiler. The system would be considered to be a fairly new unit and is in good condition.

*** HEATING SYSTEM SAFETY**

All fuels (oil, natural gas, coal, wood, gasoline, kerosene etc.) that do not burn completely will create carbon monoxide. Carbon monoxide is a poisonous, odorless, colorless and tasteless gas. To operate safely and efficiently all fuel burning appliances need sufficient air for combustion. Without sufficient air, harmful amounts of carbon monoxide will form. Keeping your chimney and vent pipe clean and properly attached is mandatory. If exposed to carbon monoxide, even for short period of time, it can cause illness and even death. Symptoms of Carbon Monoxide poisoning can include headaches, nausea, dizziness, coughing, ring in the ears, spots before your eyes and reddened skin color. If you notice any of these warning signs, get fresh air and get to a doctor or hospital immediately (call 911).

WATER LEVEL GAUGE, GOOD

(A glass tube indicating the height of the water in boiler) Is in good operating condition.

PRESSURE CONTROL, GOOD

(A safety and control device which shuts off burner when steam pressure rises to a preset pressure) Was in good operating condition at the time of inspection.

PRESSURE CONTROL WITH MANUAL RESET BUTTON, GOOD

Pressure control with manual reset was in good operating condition (A safety and control device which shuts off burner when steam pressure rises to a preset limit. To turn burner back on, this unit would have to be manually reset by pressing the reset button. Unit should only be reset by a qualified service person).

EXTERNAL LOW WATER CUTOFF, GOOD

Low water cutoff is in good operating condition (A safety device that shuts burner off when water level is too low for safe operation). Flush valve on unit should be utilized to flush unit at least once a week during the heating season.

*** AUTOMATIC WATER FEED, PERIODIC CHECKING REQUIRED**

Boiler is equipped with an automatic water feed unit (A device which automatically fills the boiler with water to a preset level). It should be noted that this type of unit is prone to malfunctioning and could cause flooding of the system if not cleaned and checked periodically.

PRESSURE GAUGE, GOOD

Pressure control was in good operating condition (A safety and control device which shuts off burner when steam pressure rises to a preset limit. This unit will then automatically reset and turn burner back on once pressure within system has lowered to a safe level).

RELIEF VALVE, GOOD

(A safety device that relieves excess pressure within the boiler) Is in good operating condition.

RADIATION, GOOD

Provided through cast iron units, which are of good quality. However, it should be clear and clean at all times. The efficiency of radiation will be considerably reduced if furnishings block units.

*** AIR VALVES, AGING**

The replacement of all air valves on radiators would be highly desirable and would provide additional heat and permit system to operate more efficiently and economically.

*** QUICK VENTS, AGING**

At the ends of steam-pipe risers show evidence of aging and questionable operation. Units should be replaced to make system operate with greater efficiency.

*** RADIATOR CUTOFF VALVES, AGING**

Are aging and leaking. Need re-seating and re-packing.

*** CUTOFF VALVES, AGING**

Aging, need re-seating, re-packing or replacement.

GAS BURNER

New and in good operating condition. Should prove to be adequate for this system.

COMBUSTION CHAMBER

Firebox is in good to fairly good condition, should be checked periodically.

*** COMBUSTION CHAMBER, DEBRIS**

(Firebox) - Has an accumulation of dirt and debris, must be cleaned before a mishap occurs.

*** SMOKE STACK CONNECTION, CORROSION**

(Connecting pipe to chimney) Excessive corrosion, replacement is necessary. All smoke stacks and connections should be checked periodically for possible leakage of combustibles to prevent a possible mishap.

*** SMOKE STACK CONNECTION, FUME LEAKAGE**

(Connecting pipe to chimney) Leaking. This condition is extremely hazardous and MUST BE CORRECTED IMMEDIATELY. All smoke stacks and connections should be checked periodically for possible leakage of combustibles to prevent a possible mishap.

BREECH CONNECTION, GOOD

Connecting point of heating equipment smoke stack to the chimney is in good condition.

*** SMOKE STACK NOTE**

Induction fan is used to assist in ventilation of system but is not operating properly. Replacement of relocation above roof line may be necessary.

REMOTE SAFETY SWITCH, GOOD

Remote safety switch is in good operating condition. (A switch located outside of the boiler room for emergency disconnection)

SERVICE SWITCH, GOOD

Service switch is in good operating condition. (A safety switch located within boiler area for emergency disconnection and servicing of heating equipment)

*** HEATING SYSTEM MAINTENANCE PROGRAM, FAIR**

Maintenance of the heating equipment would be considered to be fair. It should be understood mechanical equipment requires periodic adjustment (balancing) by a competent service company. The engagement of a competent service organization to upgrade the maintenance program is necessary to insure proper operation, efficiency and safety of heating equipment.

*** THERMOSTAT, IMPROPER LOCATION**

Not located in a strategically desirable area. It is advisable to relocate thermostat onto an interior partition of one of the larger rooms in the structure, which is not near a hallway or directly affected by the opening of an exterior door.

NEIGHBORHOOD HISTORY

BROOKLYN

The largest borough in population and second in area, 80 square miles. Brooklyn was settled by the Dutch, who purchased land from the Mohawk Indians in the Gowanus Bay area in 1636. The town was named Breuckelen, meaning "broken land," after a community in Holland. By 1642 a ferry was operating between Brooklyn and Manhattan. Most residents were engaged in farming and harbor work. Parts of the borough were battlefields during the Revolutionary War. Clover Hill (Brooklyn Heights) was advertised as the nearest wooded area to Manhattan. In 1854 Brooklyn absorbed the neighboring towns of Williamsburg and Bushwick. In 1896 the boundaries of Brooklyn became the same as those of Kings County. During the 19th century, the borough's industry grew rapidly with the opening of the Brooklyn Bridge in 1883. Consolidation occurred with New York City in 1896.

The highest elevation in Brooklyn is 220 feet located at the northeast corner of the 478 acre Greenwood Cemetery, built on top of a geologic formation, called the terminal moraine. Greenwood Cemetery opened in 1840 and was originally intended to be a cemetery and park, great emphasis was given to landscaping and plantings. Spread throughout its hilly terrain are several ponds, which attract wildlife. The terminal moraine marks the final resting spot of the last glacier to cover North America during the Ice Age. It left behind a huge load of boulders, rocks, gravel and sand that created the ridge running through the cemetery.

Floyd Bennett Field is part of the Gateway National Recreation Area, run by the National Park Service. In 1931 it opened as New York City's first municipal airport, named for Brooklyn aviator Floyd Bennett. The site had was 400 acres of marshland with 33 tiny islands in Jamaica Bay. Millions of cubic yards of sand were pumped into the area to connect the land and raise it 16 feet above the high tide mark.

Fort Hamilton Parkway, starts at Fort Hamilton and runs northeast until it becomes Parkside Avenue near Prospect Park. It was called Franklin Avenue named for early Quaker settlers John and Charity Franklin. In 1892 it first became Fort Hamilton Avenue then Fort Hamilton Parkway. Named for Fort Hamilton at the street's western end. The Fort was constructed between 1825 and 1831, named for Alexander Hamilton, who fought with the colonists in the Battle of Brooklyn and was the nation's first Secretary of the Treasury from 1789 to 1795.

The Brooklyn-Battery Tunnel runs below New York Harbor connecting lower Manhattan and Brooklyn. While the tunnel was officially proposed in 1929 to ease crowding on the three East River Bridges, the Depression delayed the start of construction until 1940. The tunnel opened to traffic in 1950. It consists of two parallel 9,117 foot long tubes placed 15 feet apart and remains North America's longest continuous underwater vehicular tunnel.

In 1937, the Marine Parkway Authority, now part of the MTA Bridges & Tunnels opened the Marine Parkway Bridge, which connected Brooklyn and the Rockaway Peninsula. At the time the bridge's vertical lift span was the world's largest. In 1978 the name changed to honor baseball great Gil Hodges, manager of the "1969 Miracle Mets" and first baseman with the Brooklyn Dodgers. The Marine Parkway Gil Hodges Memorial Bridge links two sections of the Gateway National Recreation Area.

Jamaica Bay a 20 square mile body of water, separates the Rockaway peninsula from Queens and Brooklyn. It was named for the Jameco or Yamecah (meaning "beaver") Indians who live along its shore. Although the bay contains dozens of islands, only one, Broad Channel is occupied. The Marine Parkway bridge and the Cross Bay complex span the bay, with several other bridges crossing its inlets. Jamaica Bay Wildlife Refuge occupies 9,155 acres of the Gateway National Recreation Area and is one of the largest bird sanctuaries in the northeastern United States.

PARK SLOPE

South of Atlantic Avenue to Greenwood Cemetery and 24th Street, from Washington Avenue, Prospect Park and Terrace Place west to Fourth Avenue. The name is usually associated with Brooklyn's "Gold Coast," the district surrounding Grand Army Plaza and extending for several blocks along Eastern Parkway and Prospect Park West. Park Slope was included in the original City of Brooklyn charter in 1834. In the 1850' and 1860's it developed into a fashionable residential district. The most desirable areas were at the top of the slope, near the vast tract which the City of Brooklyn purchased in 1859 to create Prospect Park. In the 1920's some of the mansions were torn down to make way for luxury apartment houses. The type of the housing in this neighborhood changes with the terrain, from large brownstones near the park to brick row houses at the bottom of the slope. In the 1880's mansions and brownstones with stained glass windows, carved oak paneling and high-relief plaster work were built along the park and adjacent blocks, along 8th Avenues off the Plaza. There are Romanesque Revival mansions built by Thomas Adams Jr. the creator Chiclets gum and George P. Tangeman the baking powder magnate. The Montauk Club, built in 1891 is a Venetian Gothic Palazzo with terracotta exterior and friezes.

*** SAFETY REQUIREMENTS**

*** LEAD PAINT ALERT**

It should be noted that structures built prior 1978 are very likely to contain painted surfaces with lead additives. It is suggested that a lead paint technician be engaged to determine if lead paint is present. It has been found that lead has a negative health effect on children and some adults.

*** CAUTION WITH MECHANICAL EQUIPMENT**

Mechanical equipment (heating, ventilating, air-conditioning, fans, pumps, power transformers, inducers, etc.) should be checked at the time of taking possession of the property to verify its proper and safe operation. If you are unfamiliar with any equipments operation, DO NOT USE OR OPERATE unless a professional checks the equipment for safe and proper operation. Running any piece of equipment without knowing how it works could prove to be DANGEROUS AND HARMFUL.

Some mechanical equipment when operating can be in conflict or incompatible with other equipment, such as fans, lighting, air-conditioning, heating, etc.

*** EXAMPLE**

Running an exhaust fan or air-conditioner in exhaust mode, in combination with the operation of an oil or gas furnace/boiler! This duel functioning of equipment could draw noxious and/or toxic, (poisonous) gases into the structure, which could be fatal, and/or damage the equipment.

These conditions occur from time to time and can prove to be DANGEROUS. We strongly recommend that you ether contact us at Accurate Building Inspectors immediately, if you have any suspicion of such equipment conflict, or call the appropriate equipment expert, engineer, mechanic, contractor, utility, fire department, etc.

*** SHOWER & BATH BARS**

Every shower and bath must have a none-slip well-secured safety bar, approximately 36" (inches) from the floor of the unit. Bathing units without safety bars are a major cause of slip and fall mishaps.

*** CHILD SAFETY WINDOW GUARDS**

All windows require approved child safety window guards.

*** SMOKE & CARBON MONOXIDE DETECTORS**

The installation of carbon monoxide, fire and smoke detectors and the placement of dry chemical fire extinguishers in accessible locations (utility areas, kitchen, boiler room, etc.) throughout the structure is advisable.

*** SAFETY PRESSURE & TEMPERATURE PRESSURE RELIEF VALVES**

All heating units, utilizing water as its vehicle (i.e. boilers and water heaters) have either temperature and/or pressure safety relief valves. A maintenance service company, to insure the safe and proper operation of the system, must manually operate the valves at least once a year. Under no circumstance should these valves be plugged to prevent water leakage from a malfunctioning valve. A licensed plumber must replace a malfunctioning valve. Plugged valves have been associated with explosions, damaged to the heating equipment, the structure and injury.

*** FLEXIBLE GAS CONNECTOR ALERT**

A licensed plumber or utility service person must check all flexible non-coated gas appliance connectors and flexible hoses for leakage at least once a year to prevent a mishap. Replacement of existing non-coated connectors and hoses is recommended.

GENERAL NOTES

*** ASSESSED DEFECTS or DETERIORATING CONDITIONS**

Any major or minor assessed defects or deteriorating conditions noted in this report may result in diminished functioning, support or failure. This includes, but is not limited to the electrical, mechanical systems, piping, foundations, floors, walls, ceilings, beams, joists, columns, partitions, roofs, etc. Such defects or deterioration may have resulted from improper construction, improper maintenance, improper use, wear and tear, insect or microorganism infestation, oxidation, erosion, etc. Corrective measures for such noted defects or conditions should be anticipated.

*** WINDSTORM DAMAGE**

This report is not a certification that the structure can withstand windstorm damage. If such certification is required, the engagement of a licensed Architect or Engineer will be necessary.

*** MILDEW, MOLD, FUNGAL & BACTERIAL GROWTH**

It is always necessary to control mildew, mold, fungal and bacterial growth in all the wet areas of any structure (kitchens, bathrooms, attics, cocklofts, basement, cellars and crawl spaces). Continuous ventilation must be provided, especially after bathing, cooking or where leakage has occurred or is occurring. A building hygiene consultant must be engaged to control the mildew, mold, and fungal and bacterial growth in the building if and when detected.

APPLIANCES

Refrigerators, clothes and dish washing machines, clothes-dryers, lighting fixtures, ranges and all electrical appliances are not checked. They are considered personal items and are not part of the real property and can be easily removed from the premises after inspection is completed.

*** SURVEYOR**

If the property in question is purchased, we advise you obtain a new survey from a licensed surveyor. It is imperative that the legal and existing grade levels are indicated on the new survey. If there is any substantial differential, this could prove to be costly.

*** ALTERATIONS**

When and if you purchase the structure in question and you intend to alter, renovate and reconstruct any structural, mechanical or electrical aspects of the building, a licensed architect or professional engineer must be engaged.

*** INACCESSIBLE AREAS & EQUIPMENT**

All areas, spaces, equipment, devices, conditions, etc. that are not available to inspect or test, for whatever reason (blocked, occupancy owner, broker, representative, attorney, or who or whatever would not permit the inspection). Accurate Building Inspectors cannot and will not be held responsible for any of these item that could not be inspected as a result of none access. It is the responsibility of the client (interested party or their representative), to insure that all spaces & equipment are available to be inspected at the time of the inspection.

*** ENVIRONMENTAL HAZARDS**

To determine environmental hazards, the only acceptable method is to take samples of the suspected material, air and perform special laboratory analysis as described in our fee schedule and catalog. (There are additional fees for medical diseases, investigating, asbestos, lead testing, radon screening, etc.). Your lending institution may require these tests. This service must be requested by

you prior to, or at the time of the inspection. If this service is not requested and an environmental determination hazard is required, it is advisable that you engage an independent testing laboratory. Many laboratories have the facilities for determining environmental hazards and/or conditions, such as geological analyses (sub-strata), (buried fuel and water tanks, asbestos, radon, lead, water contamination, pollutants, toxicants, carcinogens, etc.). It is advisable that you engage a qualified testing laboratory to determine such hazards.

*** STANDARDS & PRACTICES**

Accurate Building Inspectors makes no representation whether the structure inspected is in compliance with Local, Municipal, State and/or Federal code requirements. This inspection was performed and noted, in compliance with standards and practices of the private building inspection industry. The signature inspector is the sole judge of the content of this report. If you require further information pertaining to the legality of the structure and all of its amenities, an extensive architectural or engineering study will have to be made. An architect or engineer would have to be engaged to investigate all the records on file at the various agencies having jurisdiction.

It should be understood there are many conditions within and without the structure that can only be determined by a time study.

LEVEL I BUILDING INSPECTION

This inspection consists of a visual, non-invasive inspection of the structure in question, adhering to the minimum standards and requirements, set forth by the building inspection industry, ASHI (American Society of Home Inspectors). It does not include code compliance (local, state or national [see: ABI's catalog]), as a prerequisite, if desired or required by the client. This would be included in a Level II Building Inspection.

LEVEL II BUILDING INSPECTION

This inspection consists of an in-depth and more definitive engineering, architectural, scientific, instrumentation, geological (sub-strata), medical diseases investigation, time-study inspection, and laboratory testing of contaminants, pollutants, toxicant, carcinogens, and evaluation in and around the structure and code compliance. This type of inspection requires extensive time and material and is considerably more expensive than a Level I Building Inspection. This type of inspection is required if the client is in need of more information about the structure or if a discovery in the Level I Inspection calls for further study and evaluation. The decision for a Level II Inspection is solely up to the client, agency or other interested parties. Any firm that performs the Level I Inspection cannot perform level II Inspections.

LEVEL I or LEVEL II BUILDING UPGRADE

This inspection consists of bringing the structure into code compliance, repair, overhaul, upgrade, replacement, removal, introduction, etc. of any and all the items found and recommended in the Level I or II Building Inspection.

BUILDING RE-INSPECTION

This service may be performed after completion of a building upgrade, but not by the same firm that performs the Level I or Level II Building inspection on the particular structure. Therefore, Accurate Building Inspectors, Division of Ubell Enterprises, Inc. is precluded from performing Level I or Level II re-inspection, if we performed the original inspection. However, we can perform these re-inspections if we did not perform the original Level I or Level II Building Inspection.

NON-TRANSFERABLE

This report is for your personal use and evaluation and is not transferable to a third party. (Not to be given or sold to any person or entity that has now, or in future, interest in the inspected property or structure.) The Accurate Building Inspectors makes no representations of warranties or guarantees and shall not be responsible or liable for any action, inaction or the consequences there of in connection with or reliance upon this report. This report is not an insurance policy!!

*** TO BUY OR NOT TO BUY**

This report and its contents should not be construed in any way as advice to buy or not to buy the property in question.

*** PRE-CLOSING INSPECTION**

If the structure in question is purchased, we recommend you perform a pre-closing inspection a few days before closing, to insure that all items, condition and equipment are the same, as they were at the time of this inspection.

We recommended that you go through the structure with the owner or someone familiar with the operation of all the equipment and its functions, on how to operate and maintain the building equipment with safety and efficiency to the occupants.

*** NOTE:**

Matthew Barnett, reserves the right to supplement this report if and when additional information becomes available.

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