

A 1 Professional Home Inspection  
14 Brevoort Pl.  
Deer Park, NY 11729



Jamaica, NY 11434

# A 1 Professional Home Inspection

13:38 February 19, 2009

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Sample 1 .pt5

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Unsatisfactory

## General Information

### Property Information

City Jamaica State NY Zip 11420

### Client Information

### Inspection Company

Inspector Name Les Jansson

Company Name A 1 Professional Home Inspection

Company Address 14 Brevoort Pl.

City Deer Park State NY Zip 11729

Phone 516-902-2646 Fax

E-Mail lesjansson@aol.com

### Conditions

Inspection Date 02/17/2009

Electric On Yes

Gas/Oil On Yes

Water On Yes

## Lots and Grounds

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Unsatisfactory

1. Unsatisfactory Driveway: driveway skirt has settlement damage - driveway also has settlement - driveway is pitching towards home



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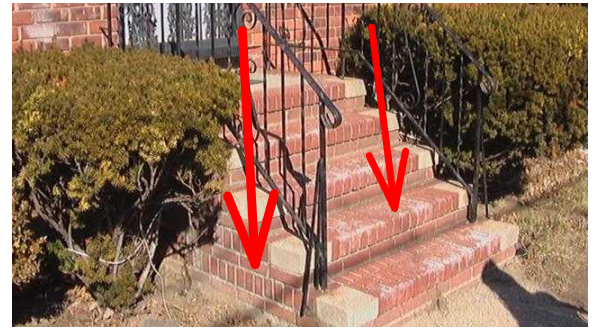
## Lots and Grounds (Continued)

Driveway: (continued)



Front of home Steps To Building

2. Unsatisfactory Steps brick major settlement



Side of home Steps To Building

3. Unsatisfactory Steps brick major settlement



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## Lots and Grounds (Continued)

Steps (continued)



## Outbuilding

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## Exterior Surface and Components

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Unsatisfactory

### Front Exterior Surface

1. Unsatisfactory Type: Brick veneer

### Exterior Surface

2. Unsatisfactory Type: Asbestos Shingles **asbestos shingles are loose and damaged, water is getting into home ..**



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## Exterior Surface and Components (Continued)

Type: (continued)



3. Unsatisfactory Soffits: Vinyl Loose



4. Unsatisfactory Windows: Wood double hung Cracked, broken or missing glass, windows are beyond their life span - all windows are leaking water thru inner walls



## Exterior Surface and Components (Continued)

Windows: (continued)



## Roof/Chimney

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Unsatisfactory

### Main Roof Surface

1. Method of Inspection: On roof

2. Unsatisfactory Material: Asphalt shingle Roof existing beyond design life, Shingles nailed improperly, Roof at end of useful life, Roof shows signs of deterioration, Roof spongy to walk on



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## Roof/Chimney (Continued)

Material: (continued)



3. Approximate Age: 25+

4. Unsatisfactory Flashing: Aluminum Improper installation

5. Unsatisfactory Electrical Mast: Weather head not properly secured

6. Unsatisfactory Gutters: Aluminum Gutters have negative flow and are holding water, Gutters loose, spikes or straps missing, Loose nails



Rear of Home Chimney

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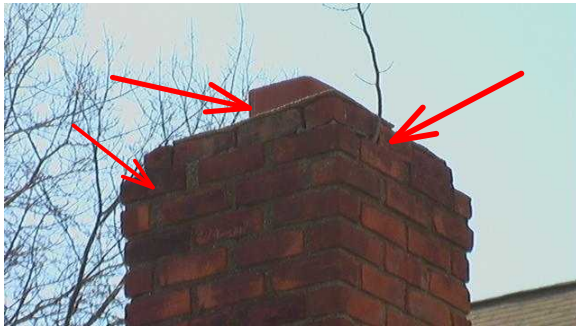
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## Roof/Chimney (Continued)

7. Unsatisfactory Chimney: Brick Chimney requires tuck point repairs, Bricks have broken or popped surfaces- repairs required - Chimney footing is damaged from settlement



## Roof/Chimney (Continued)

Chimney: (continued)



- 8. Unsatisfactory Chimney Flashing: Aluminum
- 9. Unsatisfactory Flue/Flue Cap: **missing cap**

## Electrical

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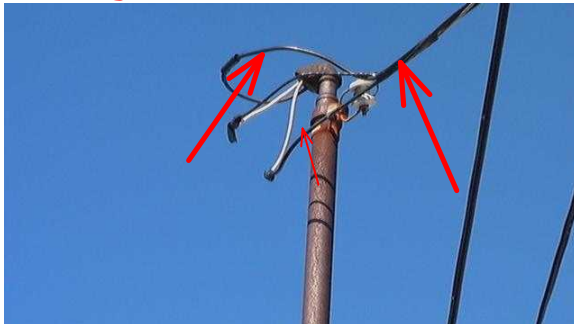
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Unsatisfactory

1. Service Size Amps: 100 Volts: 110-120 VAC

2. Unsatisfactory Service: Aluminum **weather head is pulling away from home ... water is leaking into electric box thru conduit**



3. Marginal

4. Marginal

5. Not Present

Conductor Type:

Ground:

Smoke Detectors:

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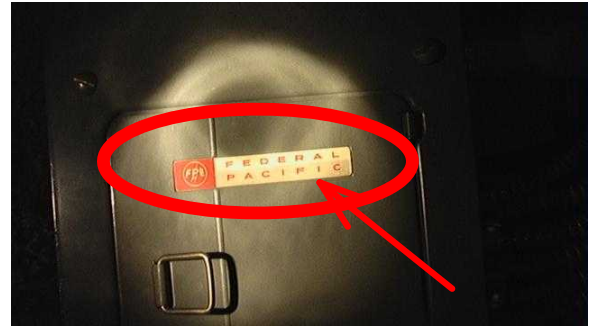
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## Electrical (Continued)

### Electric Panel

6. Unsatisfactory Manufacturer: Federal Pacific Federal Pacific panel breakers have a history of not tripping when circuit overloading exists



7. Unsatisfactory GFCI: Not present GFCI not present  
8. Is the panel bonded? No Panel bonding straps missing

## Structure

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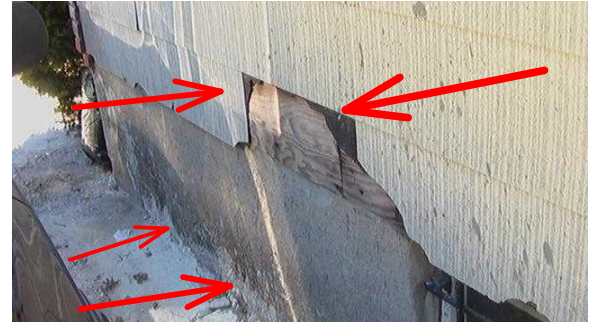
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Unsatisfactory

1. Unsatisfactory Water Damage Extensive Extensive water damage noted thru out the home  
2. Unsatisfactory Differential Movement: North East Wall Hydrostatic pressure is pushing into basement wall 3 feet down and causing basement wall to push wall to bow out first floor wall.



3. Unsatisfactory North Exerior Wall: the North exterior wall water damage in the wall which has weakened the wall

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## Attic

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Unsatisfactory

### Main Attic

1. Unsatisfactory Ventilation: Roof only Recommend additional ventilation be installed

## Basement

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### Main Basement

1. Unsatisfactory Ceiling:
2. Unsatisfactory Walls: Mold present-potential health concern-needs removal/correction

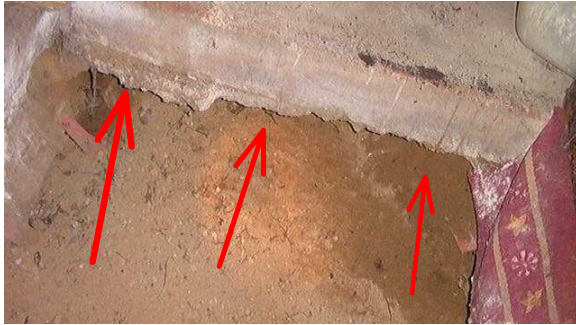


3. Unsatisfactory Floor: major water damage present , mold present - dirt under basement floor has wash away due to the sewer trap open caps. the basement floor is floating and needs support



## Basement (Continued)

Floor: (continued)



4. Unsatisfactory Water Damage: entire basement major water damage in basement



## Heating System

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Unsatisfactory

### Basement Heating System

1. Fuel Supply: Natural gas

## Heating System (Continued)

2. Unsatisfactory Heating System Operation: Inadequate, REPLACEMENT NEEDED  
Furnace existing beyond design life



3. Unsatisfactory Heat Exchanger:  
4. Unsatisfactory Distribution:  
5. Unsatisfactory Blower Fan

## Plumbing

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Unsatisfactory

1. Unsatisfactory Sewer Trap: sewer trap is covered by dirt - clear dirt away from sewer trap ..



Water Heater

## Plumbing (Continued)

2. Unsatisfactory Water Heater Operation: Inadequate Evidence of past or present water leakage in drain tube from pressure relief valve, Flue pipe backdrafting, Water heater is nearing the end of it's design life



## Bathroom

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Unsatisfactory

### 1st floor main Bathroom

1. Unsatisfactory Tub/Surround: Porcelain tub **replace rusted tub**



2. Unsatisfactory Shower Body: **leaking shower body**



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## Bathroom (Continued)

3. Unsatisfactory Walls: **damaged walls in bath**



4. Unsatisfactory Windows: Wood double hung **Painted shut**



## Living Space

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Unsatisfactory

### Living Space

1. Unsatisfactory Walls: sheet rock **damaged wall thru out home ...**





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## Cost Estimate Summary

### Items Recommended for Repair

	<u>Low</u>	<u>High</u>
<u>Exterior Surface and Components</u>		
Soffits: repair loose soffits	\$ 1000	\$ 1000
<u>Roof/Chimney</u>		
Chimney: Repair Major Damage to Chimney, Flue, and footing	\$ 7500	\$ 7500
Flue/Flue Cap: install chimney cap	\$ 450	\$ 450
<u>Electrical</u>		
GFCI: install GFCI outlets in home	\$ 1200	\$ 1200
<u>Structure</u>		
Differential Movement: repair damage to northeast basement wall - due to hydrostatic pressure	\$ 15000	\$ 15000
North Exerior Wall: repair bow out wall, and water damage	\$ 4500	\$ 4500
<u>Attic</u>		
Ventilation: install attic fan	\$ 1200	\$ 1200
<u>Basement</u>		
Floor: install new flooring in basement	\$ 2500	\$ 2500
<u>Heating System</u>		
Heating System Operation: Replace heating system	\$ 6500	\$ 6500
<u>Bathroom</u>		
Tub/Surround: replace tub	\$ 1200	\$ 1200
Shower Body: replace shower body	\$ 1500	\$ 1500
Walls: repair walls and install new tub surround	\$ 3500	\$ 3500
<u>Living Space</u>		
Walls: repair damage sheet rock	\$ 3500	\$ 3500
	<b>Repair Total</b>	<b>\$ 49550</b>

### Items Recommended for Replacement

	<u>Low</u>	<u>High</u>
<u>Lots and Grounds</u>		
Driveway: install new driveway and pitch water away from home - including new skirt	\$ 6500	\$ 6500
Steps Replace steps - Major settlement damage	\$ 2500	\$ 2500
Steps Replace steps - Major settlement damage	\$ 2500	\$ 2500
<u>Exterior Surface and Components</u>		
Type: seal front brink veneer to home - replace all exterior shingles	\$ 6500	\$ 6500
Windows: replace windows	\$ 5500	\$ 5500
<u>Roof/Chimney</u>		
Material: replace roof and underlayment - install attic fan	\$ 10000	\$ 10000
Gutters: secure and replace defective gutters as needed	\$ 2500	\$ 2500
<u>Electrical</u>		
Service: install new entrance cable - and conduit	\$ 2500	\$ 2500
Manufacturer: Replace Electric Panel	\$ 1500	\$ 1500
<u>Basement</u>		
Walls: Mold present-potential health concern-needs removal/correction - remove all mold damaged wall material and install new	\$ 8500	\$ 8500
<u>Plumbing</u>		
Water Heater Operation: replace hot water heater	\$ 900	\$ 900
	<b>Replacement Total</b>	<b>\$ 49400</b>

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<b>Cost Estimate Summary (Continued)</b>		
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Cost Estimate Total	\$ 98950	\$ 98950
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## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Electrical

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1. Conductor Type:
2. Ground:

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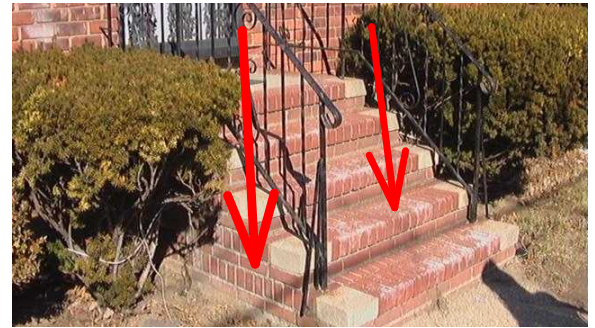
## Unsatisfactory Summary

### Lots and Grounds

1. Driveway: driveway skirt has settlement damage - driveway also has settlement - driveway is pitching towards home



2. Front of home Steps To Building Steps brick major settlement



3. Side of home Steps To Building Steps brick major settlement

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## Lots and Grounds (Continued)

Steps (continued)



## Lots and Grounds (Continued)

Steps (continued)



## Exterior Surface and Components

4. Front Exterior Surface Type: Brick veneer
5. Exterior Surface Type: Asbestos Shingles *asbestos shingles are loose and damaged, water is getting into home ..*



# A 1 Professional Home Inspection

## Exterior Surface and Components (Continued)

Type: (continued)



6. Soffits: Vinyl Loose



7. Windows: Wood double hung Cracked, broken or missing glass, windows are beyond there life span - all windows are leaking water thru inner walls



## Exterior Surface and Components (Continued)

Windows: (continued)



## Roof/Chimney

8. Main Roof Surface Material: Asphalt shingle Roof existing beyond design life, Shingles nailed improperly, Roof at end of useful life, Roof shows signs of deterioration, Roof spongy to walk on

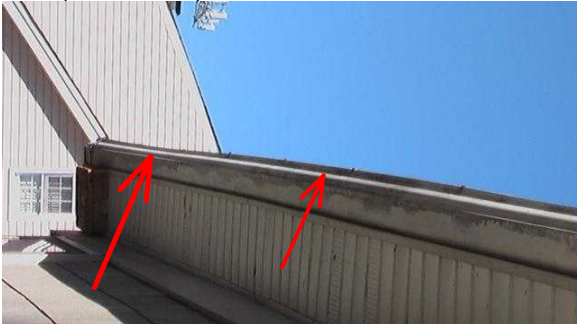


9. Flashing: Aluminum Improper installation  
10. Electrical Mast: Weather head not properly secured  
11. Gutters: Aluminum Gutters have negative flow and are holding water, Gutters loose, spikes or straps missing, Loose nails



## Roof/Chimney (Continued)

Gutters: (continued)



12. Rear of Home Chimney: Brick Chimney requires tuck point repairs, Bricks have broken or popped surfaces- repairs required - Chimney footing is damaged from settlement



## Roof/Chimney (Continued)

Chimney: (continued)



13. Rear of Home Chimney Chimney Flashing: Aluminum

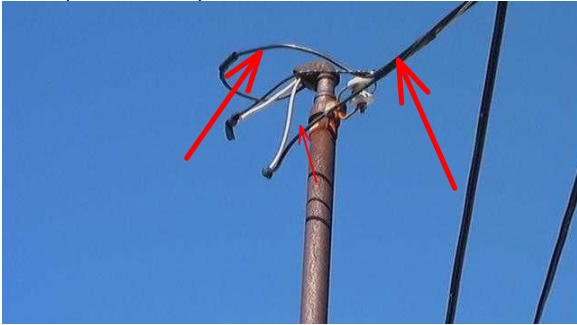
14. Rear of Home Chimney Flue/Flue Cap: **missing cap**

### Electrical

15. Service: Aluminum **weather head is pulling away from home ... water is leaking into electric box thru conduit**

## Electrical (Continued)

Service: (continued)

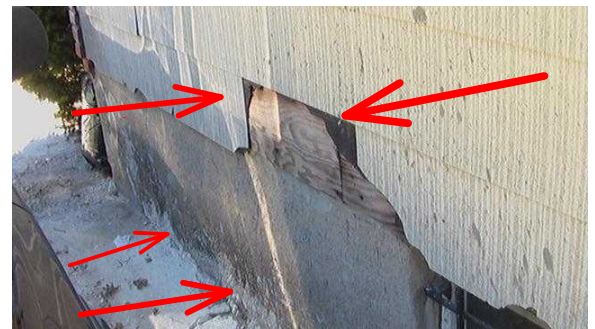


16. Electric Panel Manufacturer: Federal Pacific Federal Pacific panel breakers have a history of not tripping when circuit overloading exists



17. Electric Panel GFCI: Not present GFCI not present  
18. Electric Panel Is the panel bonded? No Panel bonding straps missing  
Structure

19. Water Damage Extensive Extensive water damage noted thru out the home  
20. Differential Movement: North East Wall Hydrostatic pressure is pushing into basement wall 3 feet down and causing basement wall to push wall to bow out first floor wall.



21. North Exerior Wall: the North exterior wall water damage in the wall which has weakened the wall

## Attic

22. Main Attic Ventilation: Roof only Recommend additional ventilation be installed  
Basement

23. Main Basement Ceiling:

## Unsatisfactory Summary (Continued)

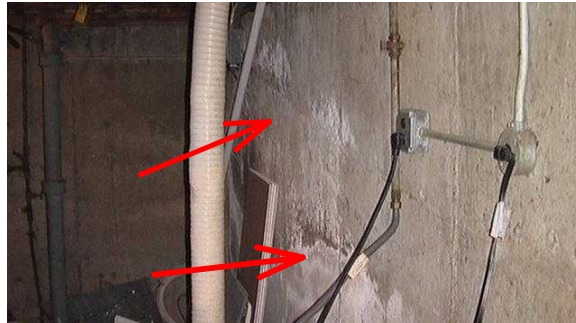
24. Main Basement Walls: **Mold present-potential health concern-needs removal/correction**



25. Main Basement Floor: **major water damage present , mold present - dirt under basement floor has wash away due to the sewer trap open caps. the basement floor is floating and needs support**

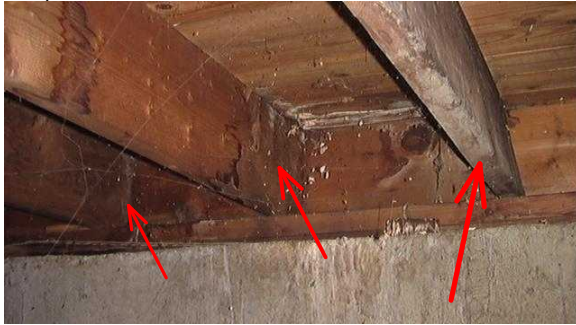


26. Main Basement Water Damage: **entire basement major water damage in basement**



## Basement (Continued)

Water Damage: (continued)



Heating System

27. Basement Heating System Heating System Operation: Inadequate, REPLACEMENT NEEDED **Furnace existing beyond design life**



28. Basement Heating System Heat Exchanger:  
29. Basement Heating System Distribution:  
30. Basement Heating System Blower Fan

## Plumbing

31. Sewer Trap: **sewer trap is covered by dirt - clear dirt away from sewer trap ..**



## Unsatisfactory Summary (Continued)

32. Water Heater Water Heater Operation: Inadequate Evidence of past or present water leakage in drain tube from pressure relief valve, Flue pipe backdrafting, Water heater is nearing the end of it's design life



## Bathroom

33. 1st floor main Bathroom Tub/Surround: Porcelain tub **replace rusted tub**



34. 1st floor main Bathroom Shower Body: **leaking shower body**



35. 1st floor main Bathroom Walls: **damaged walls in bath**



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## Unsatisfactory Summary (Continued)

36. 1st floor main Bathroom Windows: Wood double hung **Painted shut**



## Living Space

37. Living Space Walls: sheet rock **damaged wall thru out home ...**

