

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



Brooklyn, NY 11207

# A 1 Professional Home Inspection

13:57 February 19, 2009

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sample 6.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 Brooklyn State NY Zip 11207

### 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 01/22/2009  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes

## Lots and Grounds

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Unsatisfactory	

1. Unsatisfactory Driveway: Concrete Heavy cracks in surface, Uneven settling, Concrete pitted and chipped
2. Unsatisfactory walkway to home Concrete Concrete pitted and chipped, Cracked, Trip hazard

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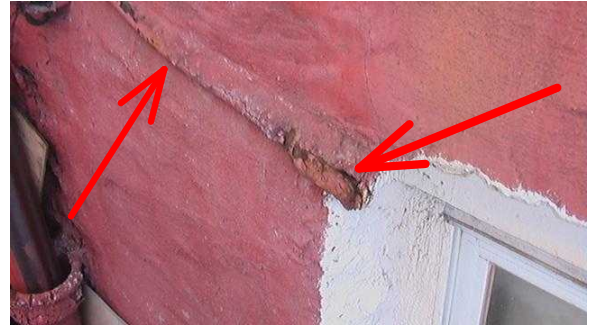
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## Lots and Grounds (Continued)

walkway to home (continued)



3. Unsatisfactory Outside electric: outside electric is past its life span and is now an electrical safety hazard



## Exterior Surface and Components

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Unsatisfactory

1. Unsatisfactory Front Wall: Separation found in front covering of home, Brick covering is separating from home.



2. Unsatisfactory Walls and lentals: major crack present in side wall. major cracks due to settlement in center of home.



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## Exterior Surface and Components (Continued)

Walls and lentals: (continued)



3. Unsatisfactory Windows: Aluminum double hung windows have broken seals and major air gaps from settlement in home



## Exterior Surface and Components (Continued)

Windows: (continued)



## Roof/Chimney

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Unsatisfactory

Roof Surface

## Roof/Chimney (Continued)

1. Material: Rolled roof material **Roof existing beyond design life, Signs of cracking**



2. Unsatisfactory Skylights: **Water leakage present**



3. Unsatisfactory Parapet Wall: **Parapet wall is leaning outwards - this is caused from water damage - this needs to be secured before more damage occurs**



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## Structure

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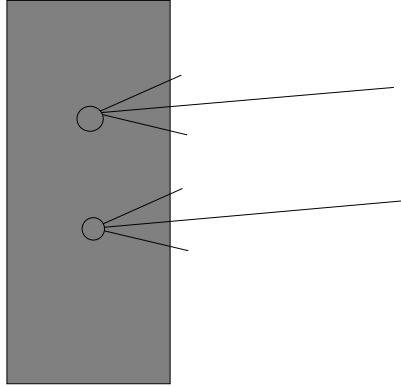
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Unsatisfactory

1. Unsatisfactory Differential Movement: major settlement found in home - Stair in common area has major settlement - center of home show signs of major damage from this settlement





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## Basement

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Unsatisfactory

### Basement

1. Unsatisfactory Walls: major water damage in basement



2. Unsatisfactory Floor: water damage under first floor bathroom



3. Unsatisfactory Moisture Location: entire basement Mildew present and mold present



## Basement (Continued)

Moisture Location: (continued)



## Heating System

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Unsatisfactory

### Heating System

1. Unsatisfactory Heating System Operation: REPLACEMENT NEEDED Flame roll out noted at the combustion chamber, Heat exchanger rusting, burner is past its life span....



2. Unsatisfactory Distribution: repair leaking radiators



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## Bathroom

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Unsatisfactory

### Second floor South Bathroom

1. Unsatisfactory Shower body: **replace shower body and tiles**



### All Bathrooms Bathroom

2. Unsatisfactory Sink/Basin: **all sink drains leak and need to be repacked**



## Kitchen

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Unsatisfactory

### All Kitchens in home Kitchen

1. Unsatisfactory Electrical: **install gfi outlets in all kitchens**



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## Common Area:

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Unsatisfactory

second floor Kitchen

1. Unsatisfactory Ceiling: major water damage in ceiling on 2nd floor common area



2. Unsatisfactory Stairs: major settlement found on stairs



## Bedroom

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Unsatisfactory

### Second floor Front Bedroom Bedroom

1. Unsatisfactory Ceiling: drop ceiling water damage in ceiling



## Living Space

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Unsatisfactory

### rear apartment 2nd floor Living Space

1. Unsatisfactory Ceiling: repair ceiling - major water damage

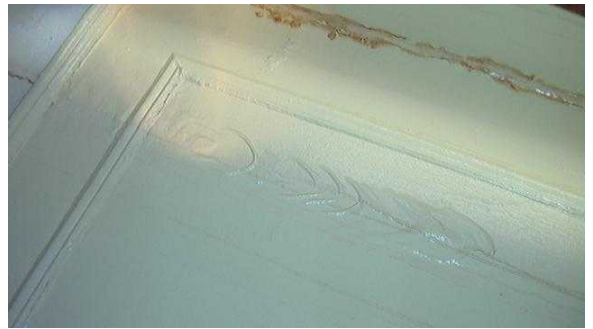


### 1st Floor Kitchen Living Space

2. Unsatisfactory Ceiling + Walls: Water stains present, Evidence of past or present water staining

## Living Space (Continued)

Ceiling + Walls: (continued)



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## Cost Estimate Summary

### Items Recommended for Repair

	<u>Low</u>	<u>High</u>
<u>Lots and Grounds</u>		
walkway to home	\$ 2500	\$ 2500
<u>Exterior Surface and Components</u>		
Front Wall: repair front brick covering of home, major water damage present and separation from main building... Brick will need to be removed from home and reinstalled	\$ 10000	\$ 10000
Walls and lentials: repair side wall damage, Major settlement damage..and replace steel lentials.	\$ 45000	\$ 45000
<u>Roof/Chimney</u>		
Material: roof needs to be replace - roof leaks at present time	\$ 9500	\$ 9500
Parapet Wall: secure parapet wall	\$ 1500	\$ 1500
<u>Structure</u>		
Differential Movement: install helicon piers on settled foundation - piers are needed on the outside and center of home	\$ 25000	\$ 25000
<u>Heating System</u>		
Distribution: repair leaking radiators	\$ 1500	\$ 1500
<u>Bathroom</u>		
Sink/Basin: repair all sink drains	\$ 1200	\$ 1200
<u>Common Area:</u>		
Ceiling: repair ceiling	\$ 2500	\$ 2500
<u>Living Space</u>		
Ceiling: repair cieling	\$ 2000	\$ 2000
Ceiling + Walls: repair major water damage to wall and cieling	\$ 2750	\$ 2750
<b>Repair Total</b>	<b>\$ 103450</b>	<b>\$ 103450</b>

### Items Recommended for Replacement

	<u>Low</u>	<u>High</u>
<u>Lots and Grounds</u>		
Driveway: install new driveway	\$ 5500	\$ 5500
Outside electric: repair exterior electric	\$ 3500	\$ 3500
<u>Exterior Surface and Components</u>		
Windows: replace widows on rear and side of home	\$ 4500	\$ 4500
<u>Roof/Chimney</u>		
Skylights: replace skylight	\$ 2500	\$ 2500
<u>Basement</u>		
Moisture Location: remove all mold damaged sheetrock and install new sheetrock	\$ 15000	\$ 15000
<u>Heating System</u>		
Heating System Operation: replace boiler	\$ 7500	\$ 7500
<u>Bathroom</u>		
Shower body: replace shower body and tiles	\$ 1750	\$ 1750
<u>Kitchen</u>		
Electrical: <b>install gfi outlets in all kitchens</b>	\$ 700	\$ 700

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<h2>Cost Estimate Summary (Continued)</h2>
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Bedroom

Ceiling: replace drop cieling

	\$ 1200	\$ 1200
Replacement Total	\$ 42150	\$ 42150
Cost Estimate Total	\$ 145600	\$ 145600



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## Unsatisfactory Summary

### Lots and Grounds

1. Driveway: Concrete Heavy cracks in surface, Uneven settling, Concrete pitted and chipped
2. walkway to home Concrete Concrete pitted and chipped, Cracked, Trip hazard



3. Outside electric: outside electric is past its life span and is now an electrical safety hazard



### Exterior Surface and Components

4. Front Wall: Separation found in front covering of home, Brick covering is separating from home.

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## Exterior Surface and Components (Continued)

Front Wall: (continued)



5. Walls and lentials: major crack present in side wall. major cracks due to settlement in center of home.



## Exterior Surface and Components (Continued)

Walls and lentals: (continued)



6. Windows: Aluminum double hung windows have broken seals and major air gaps from settlement in home



## Exterior Surface and Components (Continued)

Windows: (continued)



Roof/Chimney

7. Skylights: **Water leakage present**

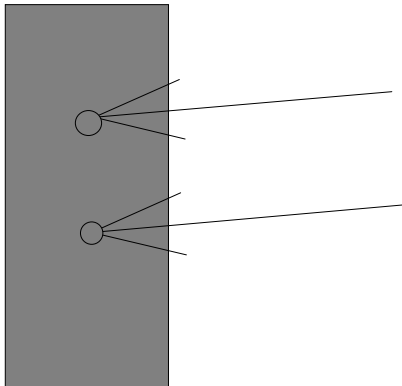


8. Parapet Wall: **Parapet wall is leaning outwards - this is caused from water damage - this needs to be secured before more damage occurs**



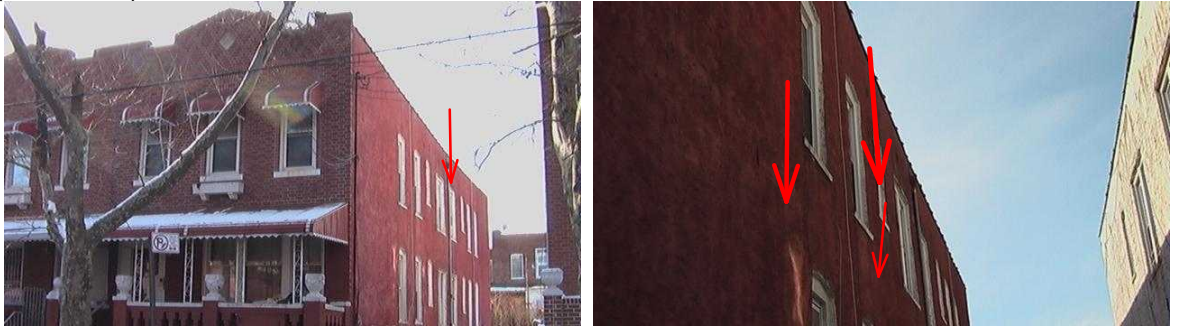
Structure

9. **Differential Movement: major settlement found in home - Stair in common area has major settlement - center of home show signs of major damage from this settlement**



## Structure (Continued)

Differential Movement: (continued)



## Basement

10. Basement Walls: major water damage in basement



11. Basement Floor: water damage under first floor bathroom



12. Basement Moisture Location: entire basement Mildew present and mold present



## Basement (Continued)

Moisture Location: (continued)



Heating System

13. Heating System Heating System Operation: **REPLACEMENT NEEDED**  
Flame roll out noted at the combustion chamber,  
Heat exchanger rusting, burner is past its life  
span....



14. Heating System Distribution: **repair leaking radiators**



Bathroom

15. Second floor South Bathroom Shower body : **replace shower body and tiles**

## Bathroom (Continued)

Shower body : (continued)



16. All Bathrooms Bathroom Sink/Basin: all sink drains leak and need to be repacked



## Kitchen

17. All Kitchens in home Kitchen Electrical: install gfi outlets in all kitchens



## Common Area:

18. second floor Kitchen Ceiling: major water damage in ceiling on 2nd floor common area



## Common Area: (Continued)

Ceiling: (continued)



19. second floor Kitchen Stairs: major settlement found on stairs



## Bedroom

20. Second floor Front Bedroom Bedroom Ceiling: drop ceiling  
water damage in cieling



## Living Space

21. rear apartment 2nd floor Living Space Ceiling: repair cieling - major water damage



## Living Space (Continued)

Ceiling: (continued)



22. 1st Floor Kitchen Living Space Ceiling + Walls: Water stains present, Evidence of past or present water staining

