

Sure Check Home Inspection, Inc.
19 Alliance Street
Valley Stream, New York 11580



New York

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Inspection Agreement

Inspector Name: John Malvasio
Company Name: Sure Check Home Inspection, Inc.
Address: 19 Alliance Street
City State Zip: Valley Stream, NewYork 11580

Client Name:
Address:
City, State Zip: , New York 10025

Property Address:
City State Zip: Mamaroneck, New York 10543

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the PRE-INSPECTION AGREEMENT, which is a part of this report and incorporated herein. Please read the REMARKS printed on each page and call us for an explanation of any aspect of this report, written or printed, which you do not fully understand.

The Company agrees to conduct the inspection for the purpose of informing the client of major deficiencies in the condition of the property, subject to the UNCONDITIONAL REAEASE AND LIMITATION OF LIBILITY below. The inspection and report are prepared for the sole, confidential and exclusive use and possession of the CLIENT. The written report will include the following.

Structural condition and basement
Electrical, plumbing, heating and cooling
Quality condition and life expectancy of major systems
Kitchen Appliances
General interior including ceilings, walls, windows, insulation and ventilation
General exterior including roof, gutter, chimney, drainage and grading.

It is understood that the inspection is a one engineer walk through and is of the readily accessible areas of the building and is limited to visual observations of apparent conditions existing only at the time of inspection. Latent and concealed defects and deficiencies are excluded from the inspection, equipment, items and systems will not be dismantle.

Maintenance and otr items may be discussed, but they are not part of the inspection. The report is not a compliance inspection or certification for the past and present governmental codes or regulations of any kind.

The inspection and report do not dress and are not intended to address the possible danger from any potentially harmful substances and environmental hazards, including but not limited to radon gas, lead paint, asbestos, mold, mildew, urea formaldehyde, toxic or flammable chemicals, and water and airborne hazards. Also eluded from the report are wells, septic systems, security systems, water softeners and fire and safety systems.

It is understood that the COMPANY is not an insurer and that the inspection and report is not to be intended or construed as a guarantee or warranty of the adequacy, performance, or condition of any structure, item or system at the

Inspection Agreement (Continued)

property address. The CLIENT hereby releases and exempts the COMPANY and its agents and employees of any and all liability and responsibility for the cost of repairing and replacing any unreported defect or deficiency and for consequential damage, property damage or personal injury of any nature.

In the event that the COMPANY and/or its agents or employees are found liable due to breach of warranty negligence, negligent misrepresentation, negligent hiring or any other theory of liability of the COMPANY and its agents and employees shall be limited to a sum equal to the amount of the fee paid by the CLIENT to the COMPANY for the inspection report.

CLIENT and COMPANY agree that should a court of competent jurisdiction determine and declare that any portion of this Agreement is void, voidable or unenforceable, the remaining provisions and portions shall remain in in full force and effect.

Signature:

Inspection Date:

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.

General Information

Property Information

Property Address

City Mamaroneck State New York Zip 10543

Client Information

Client Name

Client Address

City State New York Zip 10025

Phone

Inspection Company

Inspector Name John Malvasio

Company Name Sure Check Home Inspection, Inc.

Address 19 Alliance Street

City Valley Stream State New York Zip 11580

Phone 516-568-6060 516-707-4288

Conditions

Others Present Buyer, Seller, Buyer's Agent Property Occupied Occupied

Estimated Age 93 Years Entrance Faces Southeast

Inspection Date June 3, 2013

Start Time 5:30 PM End Time 8 PM

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 71

Weather Rain Soil Conditions Wet

Space Below Grade Basement

Building Type Single family Garage Detached

Sewage Disposal City How Verified Buyers Agent

Water Source City How Verified Visual Inspection

Lots and Grounds

1. Marginal Driveway: Asphalt Driveway needs to be sealed, Driveway cracked. Driveway pitches toward back of home and is causing a basement water problem. Recommend pointing and caulking stone foundation as a temporary measure until driveway is replaced.
2. Marginal Walks: Slate Needs pointing
3. Acceptable Steps/Stoops: Wood
4. Defective Porch: Concrete Settling away from foundation, needs to be replaced.
5. Acceptable Deck: Stained wood Clean and reseal
6. Defective Balcony: Asphalt Railing loose. Floor needs to be decked over before use to prevent damage to roofing. door to balcony is damaged. One door to balcony sealed over from inside only. Door needs to be properly sealed up from outside.
7. Defective Grading: Negative slope at foundation Grading has negative slope and water is pooling against the foundation.
8. Marginal Vegetation: Trees, Shrubs Tree limbs over hang the roof and should be cut back of both house and garage.
9. Acceptable Fences: Chain link

Exterior

- Front Exterior Surface _____
1. Acceptable Type: Wood
- Right side Exterior Surface _____
2. Acceptable Type: Wood
- Left side Exterior Surface _____
3. Acceptable Type: Wood
- Back Exterior Surface _____
4. Acceptable Type: Wood
 5. Acceptable Trim: Wood
 6. Acceptable Fascia: Wood
 7. Acceptable Soffits: Wood
 8. Acceptable Door Bell: Hard wired
 9. Acceptable Entry Doors: Wood
 10. Acceptable Patio Door: Vinyl sliding
 11. Marginal Windows: Wood casement, Wood double hung Single pane, windows are old and worn. Replacement recommended
 12. Acceptable Storm Windows: Aluminum framed tempered glass
 13. Defective Window Screens: Metal Screen is torn and will need repair
 14. Acceptable Basement Windows: Wood double hung
 15. Acceptable Exterior Lighting: Surface mount

Roof

Main Roof Surface

1. Method of Inspection: Ground level
2. Acceptable Material: Asphalt shingle
3. Type: Gable
4. Approximate Age: 15
5. Acceptable Flashing: Copper
6. Acceptable Plumbing Vents: Cast Iron
7. Acceptable Gutters: Aluminum Leaking in back
8. Acceptable Downspouts: Aluminum

Right side Chimney

9. Marginal Chimney: Stone Chimney requires tuck point repairs, needs rain cap
10. Acceptable Flue/Flue Cap: Mortar
11. Acceptable Chimney Flashing: Copper

Left side Chimney

12. Marginal Chimney: Stone Chimney requires tuck point repairs, needs rain cap
13. Acceptable Flue/Flue Cap: Mortar
14. Acceptable Chimney Flashing: Copper

Garage/Carport

Detached Garage

1. Type of Structure: Detached Car Spaces: 2
2. Acceptable Garage Doors: Wood
3. Defective Door Operation: Mechanized No electric power
4. Acceptable Door Opener: Genie Inoperative at time of inspection
5. Acceptable Exterior Surface: Wood
6. Acceptable Roof: Asphalt shingle
7. Acceptable Service Doors: Wood Wood rot
8. Marginal Ceiling: Paint Loose or peeling paint
9. Marginal Walls: Paint Loose or peeling paint
10. Marginal Floor/Foundation: Poured slab Cracked with displacement
11. Defective Electrical: None Have garage rewired
12. Acceptable Windows: Wood double hung
13. Acceptable Gutters: Aluminum
14. Acceptable Downspouts: Aluminum

Electrical

1. Service Size Amps: 200 Volts: 220 VAC
2. Acceptable Service: Aluminum
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper, Aluminum
5. Acceptable Conductor Type: Armored cable, BX
6. Acceptable Ground: Plumbing ground only

Basement Electric Panel

7. Maximum Capacity: 200 Amps
8. Acceptable Main Breaker Size: 200 Amps
9. Marginal Breakers: Copper Corrosion on negative bus bar
10. Is the panel bonded? Yes

Basement Electric Panel

11. Maximum Capacity: 200 Amps
12. Acceptable Main Breaker Size: 200 Amps
13. Acceptable Breakers: Copper
14. Is the panel bonded? No

Structure

1. Acceptable Structure Type: Wood frame
2. Defective Foundation: Poured, Stone Stone foundation needs pointing. Foundation in back corner of laundry room damaged due to water penetration.
3. Defective Beams: Solid wood Main wood girder checking with extensive termite damage



4. Defective Joists/Trusses: Inaccessible Joists covered by plaster ceiling. Where exposed termite damage noted. Suspect hidden termite damage in basement. Second floor sagging. Problem with joist framing by main stairs. Possible cracked joists.
5. Acceptable Piers/Posts: Steel posts
6. Acceptable Floor/Slab: Poured slab Some cracking noted.
7. Acceptable Stairs/Handrails: Wood stairs with wood handrails

Attic

Main Attic

1. Method of Inspection: In the attic
2. Acceptable Roof Framing: 2x6 Rafter
3. Acceptable Sheathing: Shingle backing
4. Acceptable Ventilation: Gable and soffit vents
5. Acceptable Insulation: Fiber fill, Batts
6. Acceptable Insulation Depth: 3"
7. Acceptable Wiring/Lighting: 110 VAC

Basement

Main Basement

1. Defective Ceiling: Paint Cracks present
2. Acceptable Walls: Paint and paneling Mold present-potential health concern-needs removal/correction, Evidence of past or present water leakage
3. Marginal Floor: Concrete Some cracking noted
4. Acceptable Doors: Hollow wood
5. Acceptable Windows: Wood tilt in
6. Acceptable Electrical: 110 VAC
7. Acceptable HVAC Source: Heating system register
8. Defective Moisture Location: Back wall and by furnace Water stains present
9. Acceptable Basement Stairs/Railings: Wood stairs with wood handrails



Crawl Space

Back of house Crawl Space

1. Method of Inspection: In the crawl space
2. Acceptable Access: Wood door
3. Marginal Moisture Penetration: Floor wet Mildew present, Water stains present
4. Moisture Location: Near entrance

Air Conditioning

Integral with heating system AC System

1. Acceptable A/C System Operation: Appears serviceable
2. Acceptable Exterior Unit: Pad mounted
3. Manufacturer: Luxaire
4. Area Served: Whole building Approximate Age: 7 Years
5. Type: Central A/C Capacity: Sufficient
6. Defective Refrigerant Lines: Serviceable condition Lines are hurried in dirt under deck. Need to be mounted against exterior wall and insulated
7. Defective Electrical Disconnect: Breaker disconnect Evidence of water penetration in box, Corrosion present on breaker Recommend replacement of switch
8. Acceptable Exposed Ductwork: Metal

Fireplace/Wood Stove

Living Room Fireplace

1. Acceptable Freestanding Stove: Wood burning
2. Acceptable Fireplace Construction: Stone
3. Type: Wood burning
4. Acceptable Smoke Chamber: Stone
5. Acceptable Flue: Tile
6. Acceptable Damper: Metal
7. Defective Hearth: Flush mounted Metal clean out cover missing

Heating System

Basement Heating System

1. Acceptable Heating System Operation: Adequate
2. Type: Forced air Capacity: Sufficient
3. Area Served: Whole building Approximate Age: 3
4. Fuel Type: Natural gas
5. Acceptable Heat Exchanger: Satisfactory
6. Acceptable Blower Fan/Filter: Direct drive with reusable filter
7. Defective Distribution: Metal duct Ducts have asbestos coverings
8. Acceptable Circulator: N/A
9. Acceptable Flue Pipe: Single wall
10. Acceptable Humidifier: evaporator Needs cleaning
11. Suspected Asbestos: Yes Friable, Suspected asbestos present, Recommend inspection by a qualified asbestos contractor, asbestos insulation on duct work

Plumbing

1. Acceptable Service Line: Copper
2. Acceptable Main Water Shutoff: Front of house
3. Acceptable Water Lines: Copper, brass
4. Acceptable Drain Pipes: Cast iron
5. Acceptable Service Caps: Accessible
6. Acceptable Vent Pipes: Cast iron
7. Acceptable Gas Service Lines: Black iron

Basement Water Heater

8. Acceptable Water Heater Operation: Adequate
9. Manufacturer: A.O. Smith
10. Type: Natural gas Capacity: 75 Gal.
11. Approximate Age: 5 Area Served: Whole building
12. Acceptable Flue Pipe: Single wall

Bathroom

First floor half Bathroom

1. Acceptable Ceiling: Wallpaper
2. Acceptable Walls: Wallpaper
3. Acceptable Floor: Ceramic tile
4. Acceptable Doors: Hollow wood
5. Acceptable Electrical: 110 VAC Non-GFCI circuit
6. Acceptable Sink/Basin: Porcelain
7. Acceptable Toilets: 3 Gallon Tank
8. Defective Ventilation: No ventilation No ventilation present

Master Bathroom

9. Acceptable Ceiling: Wallpaper
10. Acceptable Walls: Wallpaper
11. Acceptable Floor: Ceramic tile
12. Acceptable Doors: Solid wood
13. Acceptable Windows: Wood casement
14. Marginal Electrical: 110 VAC Non-GFCI circuit
15. Acceptable Sink/Basin: Porcelain
16. Acceptable Tub/Surround: Porcelain tub and ceramic tile surround
17. Acceptable Toilets: 3 Gallon Tank
18. Acceptable HVAC Source: Heating system register
19. Acceptable Ventilation: Window

2nd floor main Bathroom

20. Acceptable Ceiling: Paint
21. Acceptable Walls: Tile
22. Acceptable Floor: Ceramic tile
23. Acceptable Doors: Solid wood
24. Acceptable Windows: Wood double hung
25. Acceptable Electrical: 110 VAC Non-GFCI circuit
26. Acceptable Sink/Basin: One piece sink/counter top

Bathroom (Continued)

- 27. Acceptable Tub/Surround: Porcelain tub and ceramic tile surround
 - 28. Acceptable Toilets: 3 Gallon Tank
 - 29. Acceptable HVAC Source: Heating system register
 - 30. Acceptable Ventilation: Window
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- Attic Bathroom
- 31. Acceptable Ceiling: Paint
 - 32. Acceptable Walls: Wallpaper
 - 33. Acceptable Floor: Ceramic tile
 - 34. Acceptable Doors: Solid wood
 - 35. Acceptable Windows: Wood double hung
 - 36. Marginal Electrical: 110 VAC Non-GFCI circuit
 - 37. Acceptable Sink/Basin: Porcelain
 - 38. Acceptable Tub/Surround: Leg tub
 - 39. Acceptable Toilets: 3 Gallon Tank
 - 40. Acceptable HVAC Source: Heating system register
 - 41. Acceptable Ventilation: Window

Kitchen

1st Floor Kitchen

-
- 1. Acceptable Cooking Appliances: Viking, General Electric
 - 2. Acceptable Ventilator: Broan
 - 3. Acceptable Disposal: In-Sinkerator
 - 4. Acceptable Dishwasher: Kenmore
 - 5. Air Gap Present? Yes
 - 6. Acceptable Refrigerator: Maytag
 - 7. Acceptable Sink: Stainless Steel
 - 8. Marginal Electrical: 110 VAC Non-GFCI circuit
 - 9. Acceptable Plumbing/Fixtures: Stainless Steel
 - 10. Acceptable Counter Tops: Granite
 - 11. Acceptable Cabinets: Wood
 - 12. Acceptable Ceiling: Paint
 - 13. Acceptable Walls: Wallpaper
 - 14. Acceptable Floor: Ceramic tile Cracked tile by basement door
 - 15. Acceptable Doors: Solid wood
 - 16. Acceptable Windows: Wood casement
 - 17. Acceptable HVAC Source: Heating system register

Bedroom

Rear right Bedroom

1. Acceptable Closet: Single small
2. Acceptable Ceiling: Paint
3. Acceptable Walls: Paint
4. Acceptable Floor: Hardwood The floor squeaks when walked on Floor settling and uneven
5. Acceptable Doors: Solid wood
6. Acceptable Windows: Wood double hung
7. Acceptable Electrical: 110 VAC
8. Acceptable HVAC Source: Heating system register

Front right Bedroom

9. Acceptable Closet: Single small
10. Acceptable Ceiling: Paint
11. Acceptable Walls: Paint
12. Acceptable Floor: Hardwood
13. Acceptable Doors: Solid wood
14. Acceptable Windows: Wood double hung
15. Acceptable Electrical: 110 VAC
16. Acceptable HVAC Source: Heating system register

Rear left Bedroom

17. Acceptable Closet: Single small
18. Acceptable Ceiling: Paint
19. Acceptable Walls: Paint
20. Acceptable Floor: Hardwood
21. Acceptable Doors: Solid wood
22. Acceptable Windows: Wood double hung
23. Acceptable Electrical: 110 VAC
24. Acceptable HVAC Source: Heating system register

2nd Floor Master Bedroom

25. Acceptable Closet: Single small
26. Acceptable Ceiling: Paint
27. Acceptable Walls: Wallpaper
28. Acceptable Floor: Hardwood
29. Acceptable Doors: Solid wood
30. Acceptable Windows: Wood double hung
31. Acceptable Electrical: 110 VAC
32. Acceptable HVAC Source: Heating system register

Living Space

Dining Room Living Space

1. Acceptable Ceiling: Paint
2. Defective Walls: Paint and paneling Cracks present
3. Acceptable Floor: Hardwood Noted uneven floor due to settlement
4. Acceptable Doors: Glass
5. Acceptable Windows: Wood double hung
6. Acceptable Electrical: 110 VAC
7. Acceptable HVAC Source: Heating system register

Den Living Space

8. Acceptable Ceiling: Paint
9. Acceptable Walls: Paint
10. Acceptable Floor: Carpet
11. Acceptable Doors: Solid wood
12. Acceptable Windows: Wood slider
13. Acceptable Electrical: 110 VAC
14. Acceptable HVAC Source: Heating system register

Living Room Living Space

15. Acceptable Closet: Walk In
16. Defective Ceiling: Paint decorative wood beams on ceiling loose
17. Acceptable Walls: Paint
18. Acceptable Floor: Hardwood
19. Acceptable Doors: French
20. Acceptable Windows: Wood awning
21. Acceptable Electrical: 110 VAC
22. Acceptable HVAC Source: Heating system register

Laundry Room/Area

Basement Laundry Room/Area

1. Acceptable Ceiling: Paint
2. Acceptable Walls: Paint
3. Acceptable Floor: Concrete
4. Acceptable Doors: Hollow wood
5. Acceptable Windows: Wood double hung
6. Acceptable Electrical: 110 VAC
7. Acceptable Laundry Tub: PVC Faucet leaks
8. Acceptable Laundry Tub Drain: Galvanized
9. Acceptable Washer Hose Bib: Ball valves
10. Acceptable Washer and Dryer Electrical: 110 VAC
11. Acceptable Dryer Vent: Rigid metal
12. Acceptable Dryer Gas Line: Insulflex
13. Acceptable Washer Drain: Wall mounted drain

Final Comments

Open entire basement and repair as necessary all basement floor joists. Inspect heating and air conditioning ducts for possible damage and insulate. Replace both main wood girders in basement.

Open living room ceiling by main stairs to inspect stair framing and repair joists as necessary.

Recommend getting a contractor estimate for repairs prior to closing.

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.

Lots and Grounds

1. Driveway: Asphalt Driveway needs to be sealed, Driveway cracked. Driveway pitches toward back of home and is causing a basement water problem. Recommend pointing and caulking stone foundation as a temporary measure until driveway is replaced.
2. Walks: Slate Needs pointing
3. Vegetation: Trees, Shrubs Tree limbs over hang the roof and should be cut back of both house and garage.

Exterior

4. Windows: Wood casement, Wood double hung Single pane, windows are old and worn. Replacement recommended

Roof

5. Right side Chimney Chimney: Stone Chimney requires tuck point repairs, needs rain cap
6. Left side Chimney Chimney: Stone Chimney requires tuck point repairs, needs rain cap

Garage/Carport

7. Detached Garage Ceiling: Paint Loose or peeling paint
8. Detached Garage Walls: Paint Loose or peeling paint
9. Detached Garage Floor/Foundation: Poured slab Cracked with displacement

Electrical

10. Basement Electric Panel Breakers: Copper Corrosion on negative bus bar

Basement

11. Main Basement Floor: Concrete Some cracking noted

Crawl Space

12. Back of house Crawl Space Moisture Penetration: Floor wet Mildew present, Water stains present

Bathroom

13. Master Bathroom Electrical: 110 VAC Non-GFCI circuit
14. Attic Bathroom Electrical: 110 VAC Non-GFCI circuit

Kitchen

15. 1st Floor Kitchen Electrical: 110 VAC Non-GFCI circuit

Defective 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.

Lots and Grounds

1. Porch: Concrete Settling away from foundation, needs to be replaced.
2. Balcony: Asphalt Railing loose. Floor needs to be decked over before use to prevent damage to roofing. door to balcony is damaged. One door to balcony sealed over from inside only. Door needs to be properly sealed up from outside.
3. Grading: Negative slope at foundation Grading has negative slope and water is pooling against the foundation.

Exterior

4. Window Screens: Metal Screen is torn and will need repair

Garage/Carport

5. Detached Garage Door Operation: Mechanized No electric power
6. Detached Garage Electrical: None Have garage rewired

Structure

7. Foundation: Poured, Stone Stone foundation needs pointing. Foundation in back corner of laundry room damaged due to water penetration.
8. Beams: Solid wood Main wood girder checking with extensive termite damage



9. Joists/Trusses: Inaccessable Joists covered by plaster ceiling. Where exposed termite damage noted. Suspect hidden termite damage in basement. Second floor sagging. Problem with joist framing by main stairs. Possible cracked joists.

Basement

10. Main Basement Ceiling: Paint Cracks present
11. Main Basement Moisture Location: Back wall and by furnance Water stains present

Air Conditioning

12. Integral with heating system AC System Refrigerant Lines: Serviceable condition Lines are hurried in dirt under deck. Need to be mounted against exterior wall and insulated
13. Integral with heating system AC System Electrical Disconnect: Breaker disconnect Evidence of water penetration in box, Corrosion present on breaker Recommend replacement of switch

Fireplace/Wood Stove

14. Living Room Fireplace Hearth: Flush mounted Metal clean out cover missing

Defective Summary (Continued)

Heating System

15. Basement Heating System Distribution: Metal duct Ducts have asbestos coverings

Bathroom

16. First floor half Bathroom Ventilation: No ventilation No ventilation present

Living Space

17. Dining Room Living Space Walls: Paint and paneling Cracks present

18. Living Room Living Space Ceiling: Paint decorative wood beams on ceiling loose