

AC & E HOME INSPECTION CORP.

CONCLUSION

Cold Spring Harbor NY
09/21/2011

DESCRIPTION OF HOUSE: Manor house



APPROXIMATE AGE: 101 years (according to the real estate salesperson)

TYPE OF BASIC CONSTRUCTION: Poured concrete foundation with steel supports and a wood frame

GENERAL VISUAL CONDITION: Good

RECOMMENDATIONS: The inspection pertains only to visible items and their conditions at the time of inspection. This was indicated to the client during the inspection.

At the time of the inspection there was an inground xxx gallon oil/gas tank at xx years of age. It is our highest recommendation to accomplish a leak check at this time due to possible contamination to the soil. Often times the owner would rather abandon the tank in place than test, but this would not tell you whether or not the tank is leaking. Past oil bills can possibly determine whether or not there is a large leak in the tank, but would not pick up a small leak. Soil and/or tank testing is the only way you can be sure you do not have an environmental problem. If needed, at AC&E we can accomplish an EPA approved, NON-pressure test and/or soil testing. Please see the enclosed literature on in-ground tanks. Recommend checking to see if this is the only tank that has ever been on this property.





I recommend viewing a copy of the survey prior to closing to determine if there are any easements or right-of-ways on the property that may affect your future plans for the house.

Recommend checking for the existence of a Certificate of Occupancy (C.O.) for any additions, decks, pools, pool house or bathrooms that have been added to the house. Everything on the property should match the original survey or have a C.O.



I recommend that you inquire about any and all warranties that are transferable to you, as the new owner, on all house systems and appliances.

Recommend removing the leaves from the air conditioning condensing units and covering them while they are out of service for the season to prevent further debris from getting in.

At the time of the inspection, the inground sprinklers were turned off and therefore could not properly be inspected. Recommend checking with the current homeowner to make sure the system is in working order.

Recommend trimming of trees and bushes as well as the ivy away from the house to minimize potential for damage from wind and wood boring insects.

EXTERIOR

TYPE: Brick

GENERAL VISUAL CONDITION: Good

RECOMMENDATIONS:

Some wood rot was observed in exterior wood pieces (i.e. wood rails on the far left side of the house for the patio and basement steps as well as the attic window on the far left side of the house near the air condition units etc.). I recommend that all affected wood pieces be replaced.



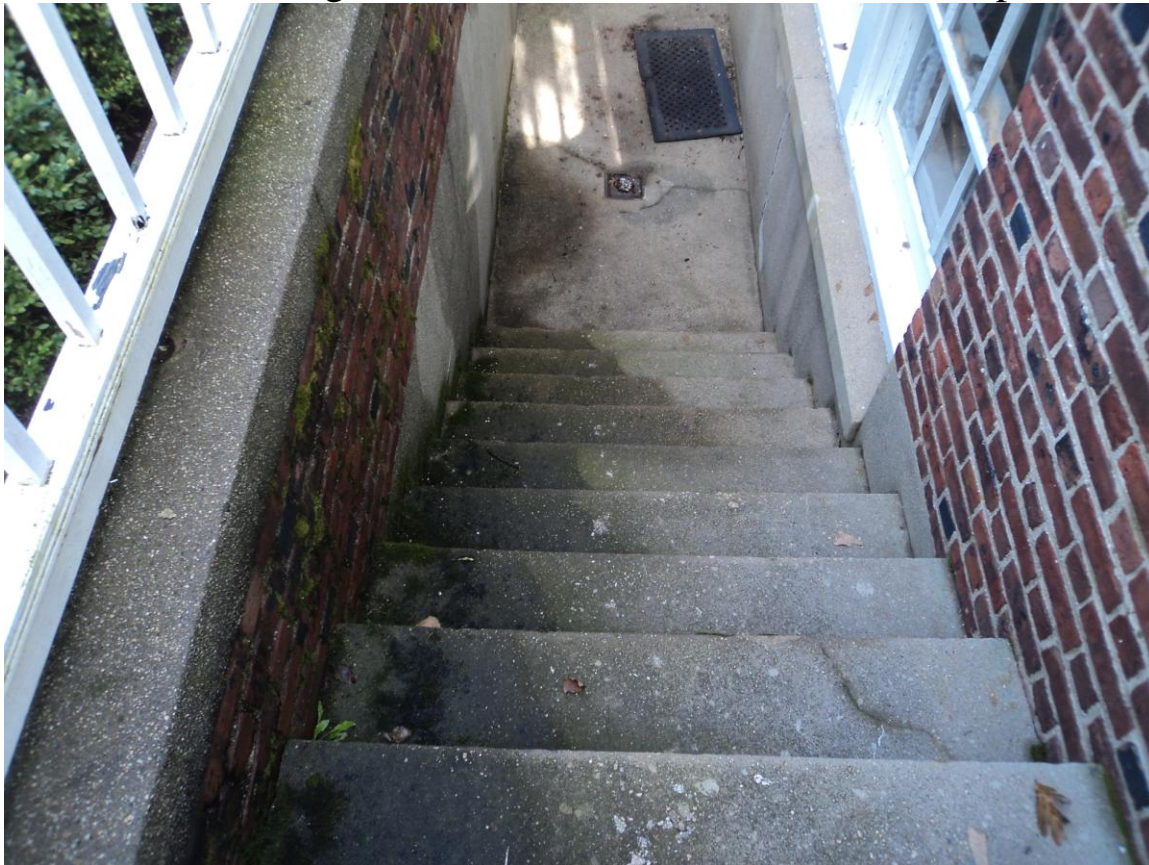




Recommend replacing the rotted wood at the base of the basement entrance door.



Recommend adding a handrail to the outside basement steps.



At the time of the inspection a number of the windows on the house were single pane windows with a storm. Due to this they may be drafty during the winter months. At some point in the future, recommend you consider upgrading the windows to newer, more energy efficient windows.

Recommend adding window well covers to the basement windows and digging out the wells to help prevent water seepage in this location.



Worn glazing was noted on some of the windows in the house.



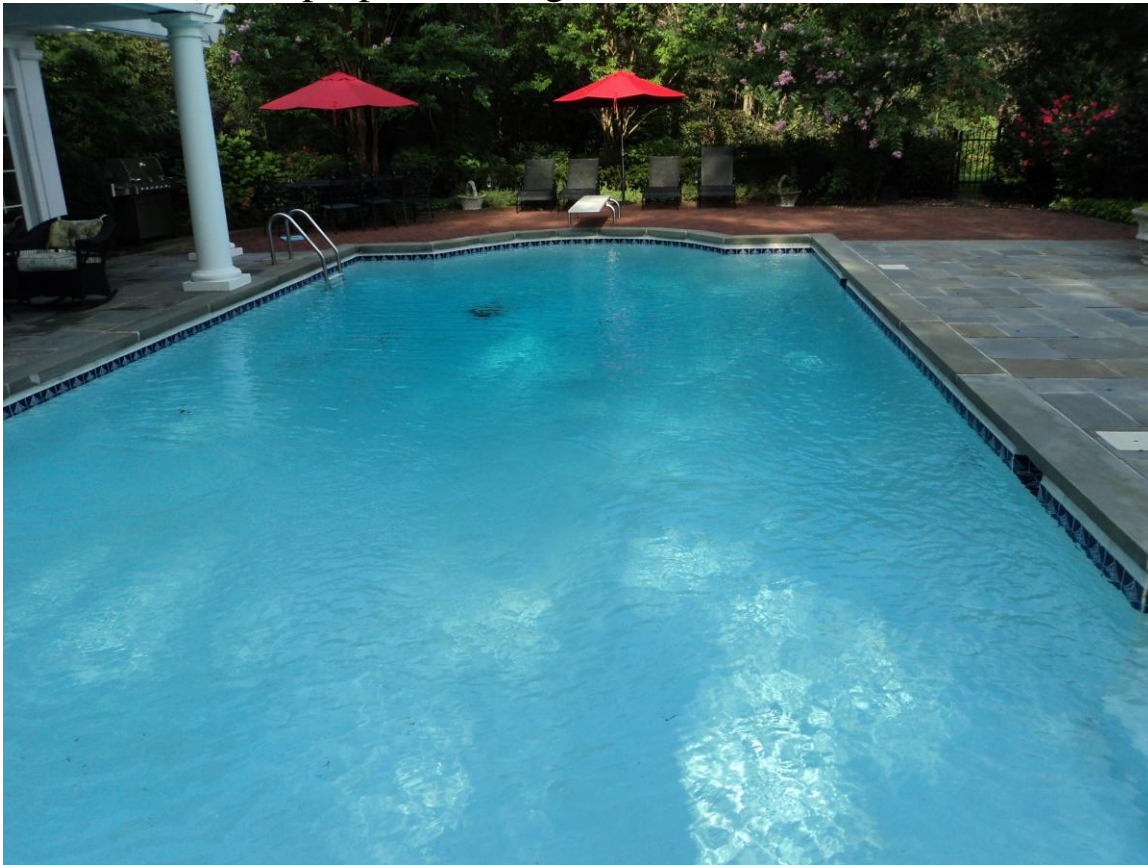
Due to ambient conditions, it was not possible to fully evaluate the condition of the windows in terms of stopping drafts.

Excessive rail space was noted to the porch rails. Recommend having the gaps closed up at this time.

Recommend replacing rotted/weathered porch rails.

Recommend re-sealing to the driveway prior to next winter to help prevent further cracking.

An in-ground pool is present in the rear yard. On day of inspection, the pool was running. Recommend the current homeowner verify that the pool (i.e., filter, pumps, heaters etc.) is in proper working order and free of leaks.





At the time of the inspection the pool heater was not working. Recommend having this repaired at this time.

At the time of the inspection the pool filter gauge was reading high pressure. Recommend having the system serviced or the gauge replaced.

At the time of the inspection there was air noted in the pool system. This can indicate a leak in the system. Recommend having the system pressure tested at this time.

Recommend having a mason re-point the brick work on the brick patio on the far right side of the house.



Recommend re-pointing the brick work around the patio on the far left side. There was also water seepage into the basement in this location and the ceiling needs to be opened for a further investigation in this area due to water damage to the main header in this location of the laundry room below.





Recommend removing the ivy off the garage at this time.



ROOF: The house had 4 different types of roofs. The main roof was an asphalt shingle roof that was under 10 years of age and a rolled rubber roof. This roof was in good condition with 4 missing shingle noted.







Recommend replacing the missing shingles on the upper roof at this time.

Recommend having the flashing repaired around the upper roof at this time. As there was some gaps noted and past leaks noted in the back right bedroom on the 3rd floor far left corner.







There was also a rolled roof over the porch on the far left side of the house. This roof appears to be leaking at this time as there was water stains noted below this area. Recommend having this roof repaired at this time.



GENERAL VISUAL CONDITION: Good to Fair

APPROXIMATE AGE: Under 10 years

RECOMMENDATIONS: A thorough inspection was made from the roof area from the outside, and where visible from the inside. The roof on the main house did not appear to be leaking in any location at this time. The roof over the porch on the left did appear to be leaking.

The roof over the porch on the far left did appear to be leaking.

Chimney: I recommend having the chimney flues cleaned and camera inspected by a chimney service company prior to going to closing on the house.

The roof on the pool house appears to be around 5 years of age and is an asphalt shingle roof. No leaks were noted in the pool house or in the attic of the pool house at this time.



HEATING SYSTEM

TYPE: The house is heated from a Smith dual fuel heating system (you can switch from gas or oil heat) with 375,000 btus and one zone.



GENERAL VISUAL CONDITON: Good

RECOMMENDATIONS: Recommend having the unit serviced and maintaining a service contract. The heating system was **not** working at the time of the inspection. This system needs to be up and running and properly checked. All radiators in the house need to be tested.

At the time of the inspection there was a water leak on the boiler piping in the rear of the system. Recommend having this leak repaired at this time.



Currently, the hot water in the house is heated from a separate gas fired 180,000 btus gas fired boiler and then fed to what appears to be a 250 gallon storage tank. The system was working properly at the time of the inspection.



Recommend having the over pressure relief valve on the hot water boiler properly piped at this time as the pipe should have no threads at the discharge.





Hot water heaters and storage tanks can rupture with little or no warning. At the first sign of any leak, it is our highest recommendation that the tank be replaced. The service life of a heater is limited; therefore I recommend that the owner produce paperwork stating when the system was installed.

Replace the filters on the return air registers.

The air conditioning units were inspected and produced cool air with an average delta of 11 degrees at every register indicating that the unit is operating efficiently. The main house has a total of 4 air condition units. There is one unit in the rear of the house and 3 units on the roof.





At the time of the inspection there was a problem with one air handler in the 4th floor front left attic. Water was noted in the emergency over flow pan. No water should be in this pan. Recommend having the system repaired or replaced at this time.



The Heat in the pool house was supplied from a Rheem electric heat pump the unit was found to be working properly at the time of the inspection. The air condition in this location was tested as well and found to be producing an 11 degree delta and working properly.



The hot water in the pool house was fed from a 47 gallon electric hot water heater and was found to be working properly at the time of the inspection. This hot water heater is located in the attic of the pool house.



The heat in the room above the garage was fed from a York gas fired 80,000 btus forced hot air system. The system was tested during the inspection and found to be working properly. The air condition in the room above the garage was tested during the inspection and was found to be working properly with an 11 degree delta.



PLUMBING

TYPE: Cast iron, galvanized, and PVC on the septic side and copper on the pressure side

GENERAL VISUAL CONDITION: Good to Fair

RECOMMENDATIONS: Galvanized piping is present in the plumbing system. Although this is not uncommon, this type of pipe narrows from within due to corrosion with age. The client should be aware that if drain problems do occur in the future, they could be related to the use of this type of pipe material.

It is our recommendation to have the homeowner provide the exact location of the cesspool/septic tank cover and have a qualified contractor pump the cesspool. The cesspool cover was not located on grade; therefore, the exact location could not be ascertained. The exact location of the cesspool(s) can be ascertained by examining appropriate documentation (e.g. municipal sewer authority records, town records, house surveys, cesspool pump-out contracts, etc.). It is important that the exact location and configuration of the cesspool system is established. Configurations of cesspool systems can vary. There may be more than one cesspool (multiple overflow pools), there may be an in-line septic tank (no leaching) designed for solids collections that are routed to liquid overflow pools, or there may only be a single cesspool. When the cesspool(s) system requires typical maintenance in the form of pump-outs or piping repair (house-to-pool or pool-to-pool) or repair of collapsed sections, it will be necessary to know the exact location of all components of the system. Realize that cesspool systems require regular maintenance depending on the number of occupants of the house and usage. Usually, the system should be pumped every 3-4 years. During these times, care should be exercised when dealing with older septic systems (i.e.; not preformed concrete pools). The removal of liquids and solids may destabilize the cesspool's structure and cause a collapse due to the force of the surrounding sand and soil. Discuss safe maintenance with a qualified cesspool contractor.

Recommend obtaining the age of the cesspools as pools do have a limited life span.

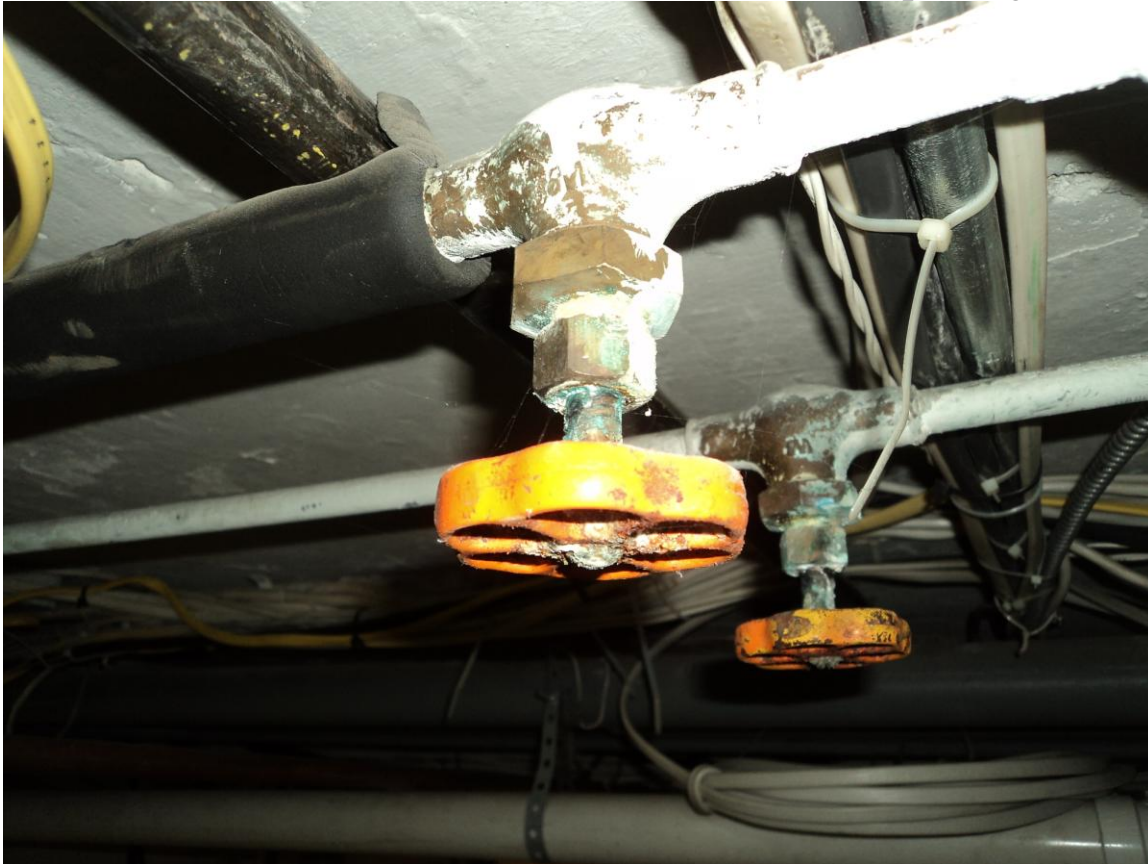
At the time of the inspection it did not appear that the septic system had been properly serviced for some time. It would be my recommendation to have the cesspool pumped at this time to maintain proper drainage and to establish a baseline. The system should then be pumped out every 3-4 years.

Additionally, check for any formerly used and possibly abandoned cesspools. Unused cesspools must be properly abandoned by filling with sand, tamping to prevent settlement, and installing a suitable cover to bring to grade. Cesspools not properly abandoned may be unsafe and could collapse without any warning.

The washing machine and dishwasher are currently discharging into the cesspool. The introduction of soaps and other chemicals into the septic system has the potential

of upsetting the bacterial balance necessary for an optimally functioning system. If local ordinances allow, I recommend that you consider installing a separate drywell to handle the “grey” water from these appliances.

Several copper pipes and valves were observed to have surface corrosion and should not be handled or a leak could occur. Recommend replacing all old valves.



Recommend replacing the slop sink in the basement that had a rotted out leg at this time.



Recommend installing an inline vent on the vent pipe for the slop sink in the 2nd floor utility room.



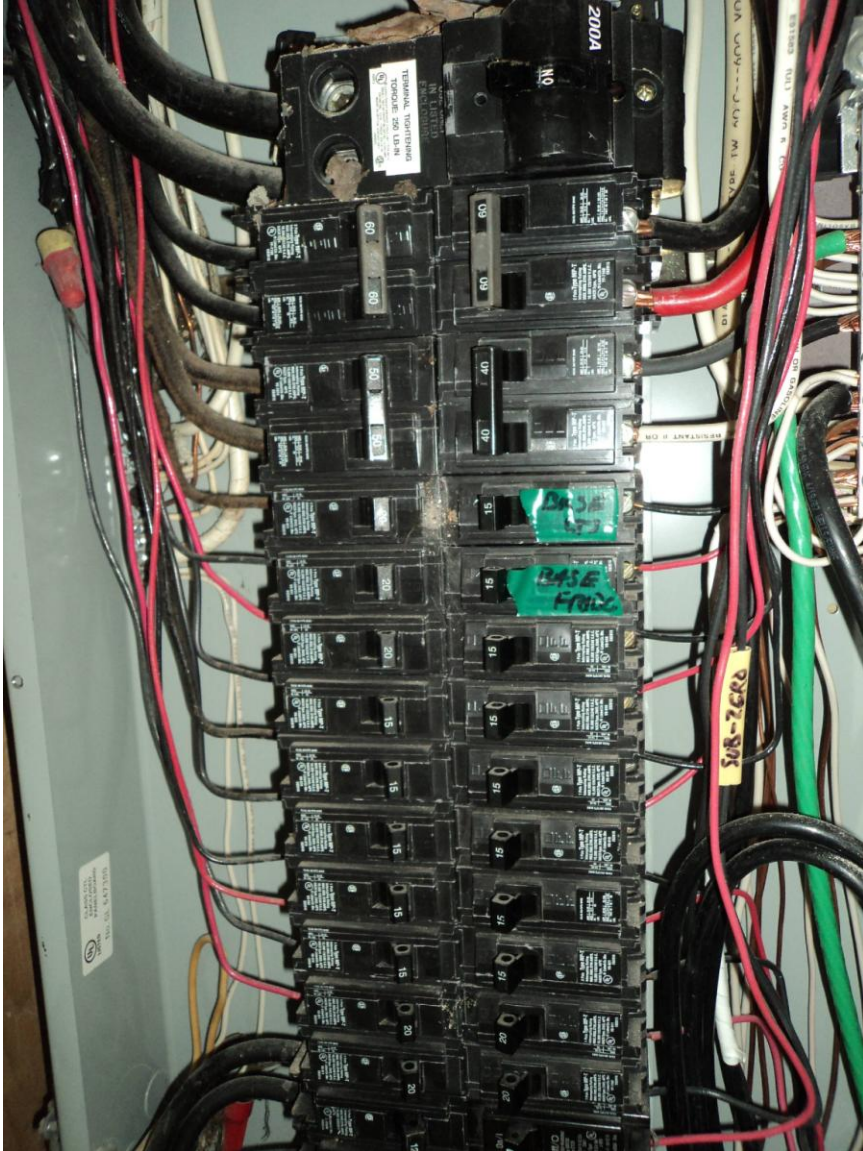
ELECTRICAL

SERVICE: 400-amp service with 220 volts with aluminum incoming service and copper branch circuits throughout the house. The main electric is fed into the rear of the basement into (2) ea 200 amp electric panels. The panel on the left is a 200 amp panel with 32 breakers. At the time of the inspection there was more than one white

wire under a screw head on the side bus bar in this electric panel. Only one white wire should be under a screw head in this location. Recommend having an electrician correcting.

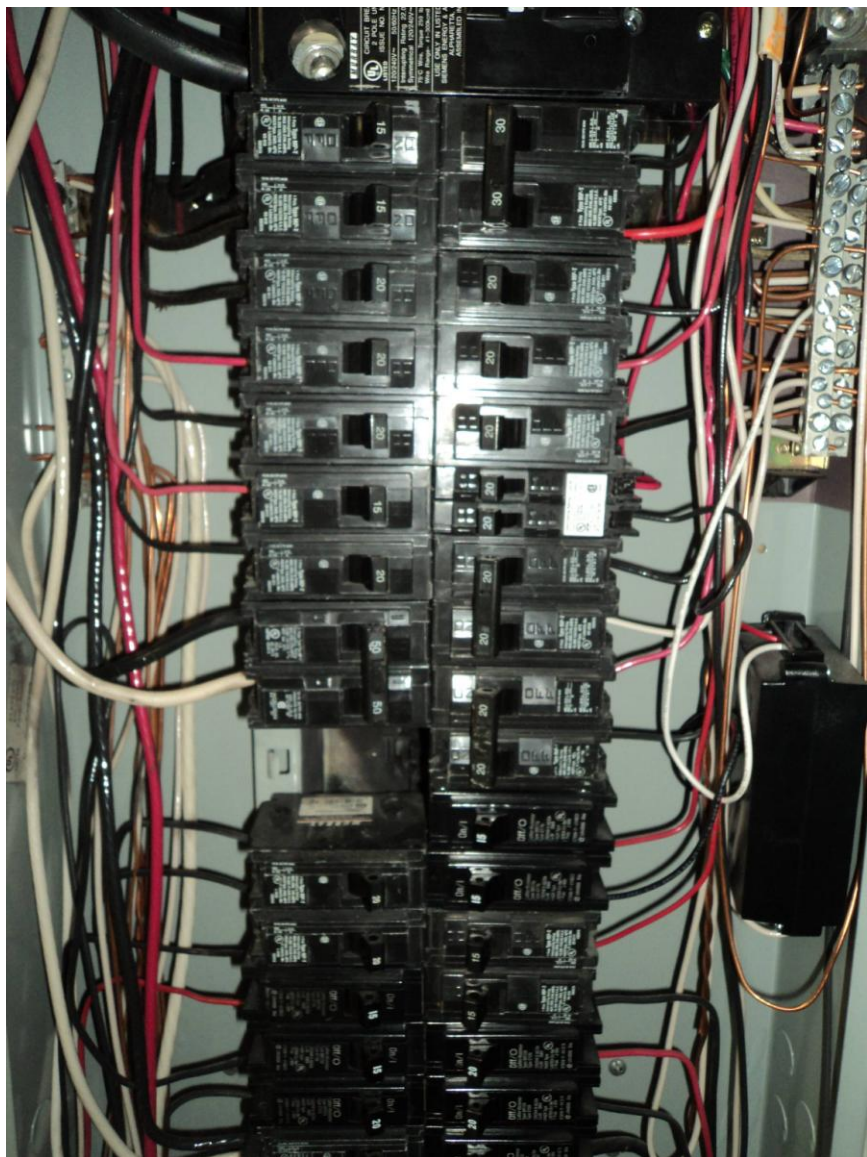


Install knockout covers where missing in this electric service panel.

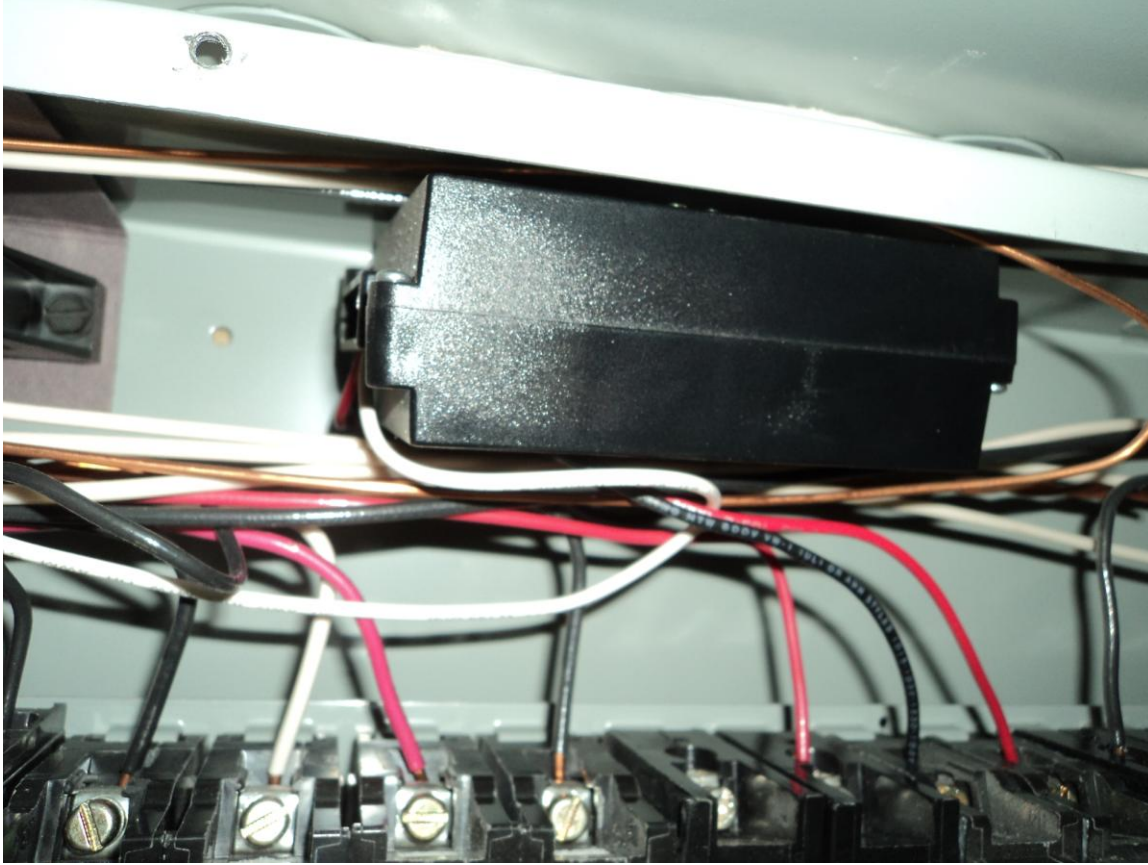


The 2nd main electric panel was also located in the basement on the rear wall on the right. This panel was a 200 amp panel with 31 breakers. At the time of the inspection

there was more than one brand of breakers in this electric panel. For insurance reasons only the brand called out for on the panel should be installed.



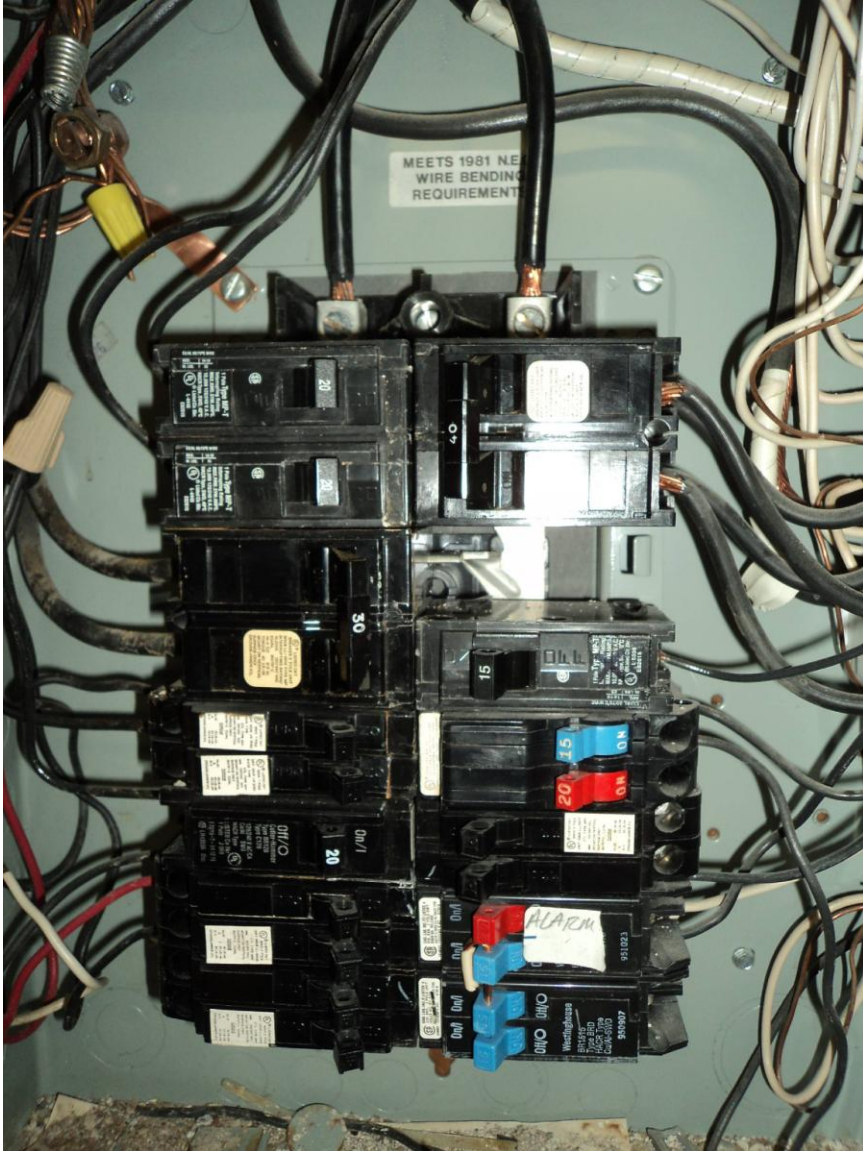
There was a Leviton electric box located in this panel that should be moved outside the main electric panel box at this time.



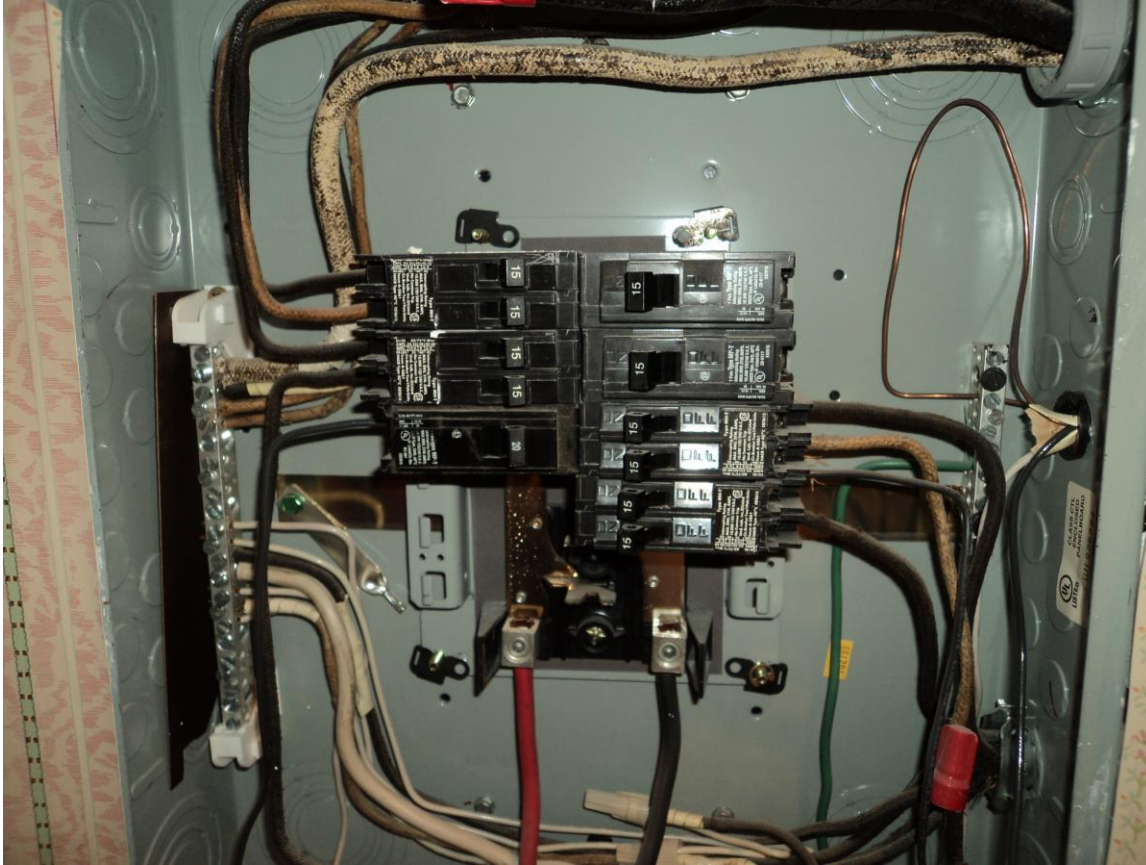
GENERAL VISUAL CONDITION: Good

RECOMMENDATIONS: The house had 3 sub panels noted there was 2 sub panels near the main panel box one with 5 breakers located in the wash room area and one with 19 breakers near the basement door.

There were two wires in the sub service panel near the basement door that were doubled up on one breaker. The wires should come off at this time and go on their own breakers.



There was a sub panel located on the 2nd floor of the house with 11 breakers.



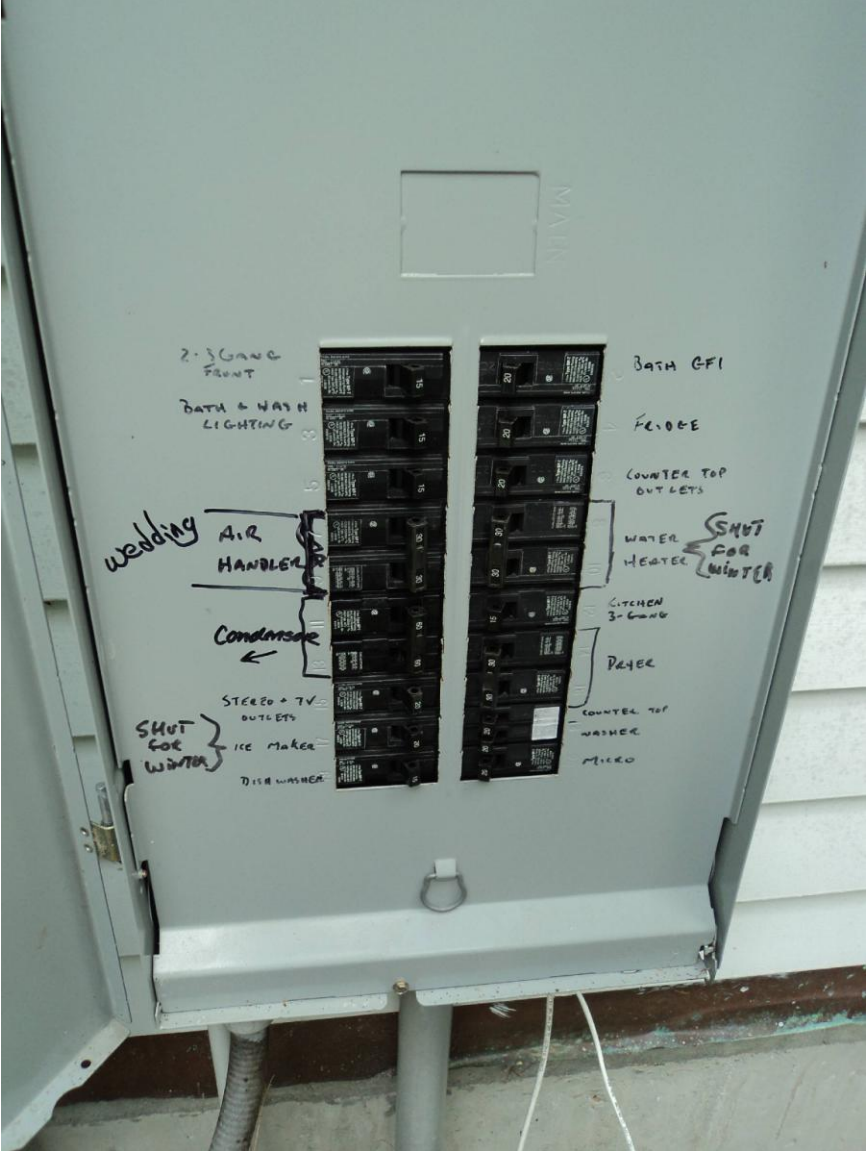
If not currently installed, I recommend that you consider replacing all exterior outlets, outlets in kitchen, bathrooms, and garage with G.F.C.I. outlets. GFI's automatically trip when an electrical imbalance in the circuit occurs. This imbalance could occur when a person becomes part of the electrical circuitry. Without the GFI, there is a serious electrical shock risk. The GFI protects users by quickly disconnecting the power source. After the problem is corrected, the GFI can be reset.

Recommend securing the loose electric outlet in the 4th floor room.

The electric panel in the garage was a 17 breaker panel fed from the main house.



The electric in the pool house was fed from the main house. This panel is a 125 amp panel located in the rear of the pool house with 17 breakers.



Recommend capping the open electric wire near the BBQ at the pool house or having an outlet installed in this location.



At the time of the inspection the house had a back up gas generator. The unit did not have a recent service tag. Recommend having the unit tested and serviced prior to closing on the house.



INTERIOR

GENERAL VISUAL CONDITION: Good

RECOMMENDATIONS: At the time of the inspection the basement ceiling was 99% finished thereby limiting visual inspection of structural members (i.e.; girders, floor joists, etc.). A thorough inspection was made of all accessible areas, but most of the basement was covered and a thorough inspection could not be accomplished due to this.

At the time of the inspection the house had some settling cracks. Due to the very nature of cracks water may seep through at certain times. Recommend checking with the current homeowner as to whether the house has had any water problems in the past and if it has, recommend consulting a water proofing company. Water seepage was noted near the basement windows at the time of the inspection.



If not currently installed, also recommend installing smoke detectors and carbon monoxide detectors throughout the house, especially in the boiler area. The

equipment (alarms and detectors) manufacturer should be consulted for locations for maximum protection and performance.

The security system was not tested at the time of the inspection. It would be my recommendation to test it at your final walkthrough.

Recommend having the asbestos pipe wrap properly removed off the pipes in the house, asbestos was found in the basement and in the attic. Additional asbestos may be in the walls of the house.





Asbestos was also noted around the hot water tank in the basement of the house.



The window in the garage gym in the center had some condensation/staining between the panes. Recommend repairing the window and replacing the hermetic seal as required.



Peeling paint was observed in a number of interior locations around the house. As the house predates 1978, the potential exists that the paint may contain lead. To minimize the potential for any adverse health effects, I recommend that the paint be properly scraped off and disposed of. Subsequent to that, I recommend that a fresh coat of primer and paint be applied.







Recommend repairing the lock on the pool house bathroom door that was not locking.

At the time of the inspection there was mold noted on the ceiling in the garage. Recommend having the mold in this location properly removed at this time.



Recommend replacing the handrail for the basement steps as the rail could not be properly held and there was excess rail space.

At the time of the inspection the house had an elevator system that was not working and oil or hydraulic fluid was noted under the motor. An elevator repair company needs to be brought in at this time and have the system serviced, repaired and tested.



At the time of the inspection there was 2 broken windows noted in the kitchen. Recommend having the broken windows replaced at this time.

Recommend repairing window in the house that were stuck closed.

Recommend replacing the electric dryer in the basement that was noisy (damaged rollers) when running.

Recommend having the gas fireplace in the kitchen up and running prior to closing.

Recommend repainting the front kitchen door as paint was chipping and flaking at the base.

Recommend having the electric floor heat in the 2nd floor middle right bathroom repaired as it was not working at this time.

Recommend repairing the door in the 1st floor that leads to the center patio as the door was stuck closed.



Recommend adding glass doors to all the fireplaces in the house.



Recommend repairing the closet door in the front entrance way on the left that was not opening.

Recommend securing the loose handrail on the steps and landing leading to and around the 2nd floor.

Recommend repairing the damaged sheet rock on the 2nd floor far left room as the air handler above had a past leak in this location.



Recommend closing the gap on the deck rails on the 2nd floor master bedroom deck. The rails also need to be painted in this location.





Recommend replacing the rotted screen door and remove the mold from the door frame in the 2nd floor bedroom screen door leading to the deck.





Recommend re-stain to the 2nd floor master bedroom deck.

Recommend removing the bees nest from the vent on the 2nd floor master bedroom deck area.



Recommend replacing the rotted wood around the window noted from the 2nd floor master bedroom deck.



Recommend replacing the rotted door leading to the 2nd floor of the garage.



If any additional inspections are needed for mortgage requirements such as:

- **Lead Paint inspection or certification**
- **Roof certification**
- **Cesspool/septic certifications**
- **Oil tank testing or soil testing**
- **Well water testing**
- **Asbestos inspection**
- **Mold testing**
- **Windstorm inspection**

Or any other testing/services please contact us and we will be happy to assist you.

ADDITIONALLY, PLEASE SEE ENCLOSED LITERATURE THAT MAY BE USEFUL TO YOU IN YOUR NEW HOME. FEEL FREE TO CALL OUR OFFICE WITH ANY QUESTIONS YOU MAY HAVE. WE WISH YOU THE BEST OF LUCK IN YOUR NEW HOME.