



# Home Inspection Report

227 33rd Street

Lindenhurst, NY 11757

**Prepared For: Sean Gregory**

Inspected On Fri, May 5, 2023 at 7:15 AM

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Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General information about the property inspected and the conditions that existed when the inspection was performed.

Overview Photos Of Property



Approximate Age

1952

Age Based On

Public Records

Photo Not Available		Parcel ID: 50103-005-00-03-00-054-000 County: B Property Address: 227 33rd St 11757Lindenhurst, NY - 3236 Section: S Block: S2 Owner Info: Owner: Anna Cook Owner: Anna Company: Ownership: Ti	City: B Center Box: C013 Center Tract: 120000000 Lot: Tax Map: Additional Lot: Do Not Call: Making Opt Out Non Owner Occupied: N Mailing Address: 227 33rd St C013 Lindenhurst, NY 11757 3236
Taxes: Tax Class: 472005 Taxes: \$2,116 Tax Year: 2022 Exemption: Y	Assessments: Land Value: \$2,500 Imp Value: \$2,500 Total Value: \$2,750 Assessment Update Date: 4/01/2023 Date Update Date: 1/27/2023	Market Total Value: \$700,000 Assess: \$1,037 Lot Sqr: 8000 Lot Frontage Ft: 66.0000 Lot Depth: 100.0000 Regular:	Lot Description: Assess: \$1,037 Lot Sqr: 8000 Lot Frontage Ft: 66.0000 Lot Depth: 100.0000 Regular:
Schools: SDK - Lindenhurst	Property Characteristics: Property Class: Single Family Residence Stories: Baths Total: 1 Pool:	Style: Year Built: 1952 Ext Walls: Park: Ground Floor Sqr: Univ Bldg Sqr: 1420 B: Sewer:	Land Use: B Property Info: Single Family Residence Garage: Park: Univ Bldg Sqr: 1420 B: Water:
Deed Info: Deed Date: 4/01/2008 Deed Recording Date: 7/10/2008 Deed Book/Page: 012057/00428 Sales Deed Category: Deed	Sold Price: Grantor: Cook A Multi APN:	Mortgage Recording Date: Mortgage Amount: Lender: 2nd Lng:	

Door Faces

Northeast

Furnished

Yes

Occupied

Yes

Weather

Sunny

Temperature

Warm

**Soil Condition**

Damp

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**Utilities On During Inspection**

Electric Service, Gas Service, Water Service

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**People Present**

Client



The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

### Site Grading

Mostly Level

Condition: Satisfactory

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### Vegetation

Not Growing Against Structure

Condition: Satisfactory

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### Retaining Walls

Not Present

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### Driveway

Concrete, Brick

Condition: Marginal

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### Comment 1 Information

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### Walkways

Concrete

Condition: Satisfactory

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### Steps/Stoops

Pavers

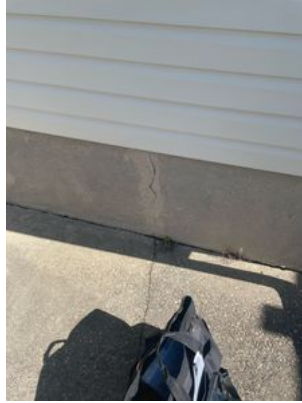
Condition: Satisfactory



**Patios/Decks**

Concrete

Condition: Satisfactory



## Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

### Exterior Covering

Vinyl Siding

Condition: Satisfactory



#### Comment 2

#### Safety Concern

Siding and flashing repair needed on west peak

### Exterior Trim Material

Vinyl

Condition: Satisfactory

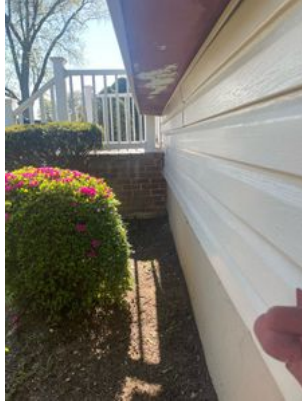


## Exterior Cont.

### Windows

Vinyl, Aluminum

Condition: Marginal



**Comment 3**

**Repair or Replacement Needed**

All window appear operable but in need of screens for child Safety, exterior damage visible on basement windows, upstairs unfinished bathroom window, kitchen south facing window, and north facing livingroom window, trim pulling away in spots and paint peeling



**Entry Doors**

Steel

Condition: Marginal



**Comment 4**

**Monitor Condition**

Consider replacement of basement door, interior knob being used, appears to be covered in sheet metal, and not a practical for fire egress.



**Balconies**

Not Present

**Railings**

Not Present

**Comment 5**

**Safety Concern**

Railing highly recommended



## Garage

### Garage Type

Attached

Condition: Satisfactory

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### Overview Photos Of Garage



### Garage Size

1 Car

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### Door Opener

Chain Drive

Condition: Satisfactory





**Comment 6**

**Monitor Condition**

Missing Saftey cables



**Comment 7**

**Repair or Replacement Needed**

Exposed wiring in garage Recomend evaluation by electrician



**Opener Safety Feature**

Light Beam

Condition: Satisfactory

**Comment 8**

**Information**

Garage Saftey sensor working



## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

### Inspection Method

Walked Roof/Arms Length



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### Roof Design

Gable

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### Roof Covering

Architectural Shingle

Condition: Satisfactory





**Comment 9**

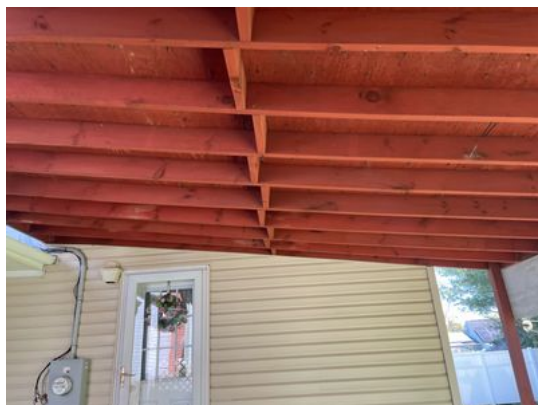
**Monitor Condition**

Shows some signs of weathering Recomend moss removal

**Comment 10**

**Repair or Replacement Needed**

Roof over patio shows signs of sagging, feels spongy and soft, Recomend professional evaluation



**Photo Of Each Roofing Type**



**Approximate Roof Age**

15 years

### Ventilation Present

Soffit, Gable Ends

Condition: Satisfactory



### Vent Stacks

Metal

Condition: Marginal



### Chimney

Metal

Condition: Satisfactory





### Sky Lights

Not Present

### Flashings

Metal, Tar/Caulk

Condition: Marginal



### Comment 11

#### Monitor Condition

Flashing shows signs of wear

### Soffit and Fascia

Vinyl

Condition: Satisfactory



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### Gutters & Downspouts

Metal

Condition: Satisfactory





The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

### Foundation Types

Basement, Crawl Space

#### Comment 12 Information

No signs of wood destroying organisms



### Overview Photos Of Basement



**Foundation Material**

Poured Concrete, Concrete Block

Condition: Satisfactory



**Comment 13**

**Repair or Replacement Needed**

Signs of efflorescence indicating vapor intrusion, Recomend waterproofing treatment by professional



### Signs of Water Penetration

Efflorescence

Condition: Marginal



### Comment 14

#### Safety Concern

Outside opening above dryer in basement should be sealed



### Prior Waterproofing

Not Present

### Floor Structure

Wood Frame

Condition: Satisfactory

### Subflooring

Tongue and Groove Wood

Condition: Satisfactory

### Wall Structure

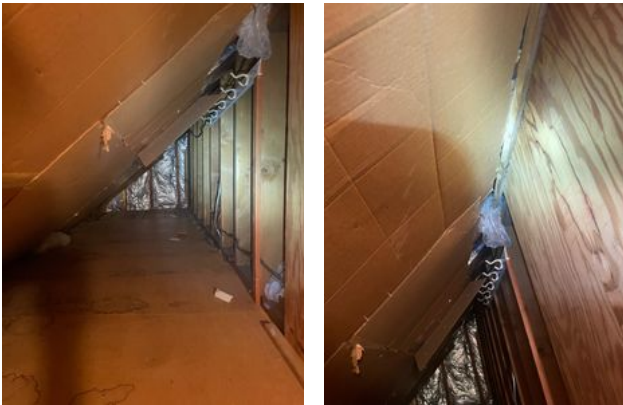
Full Masonry

Condition: Satisfactory

## Attic

### Attic Entry

Hallway closet



#### Comment 15

##### Monitor Condition

Recomend having light perminatly installed if needed



### Overview Photos Of Attic



### Roof Framing Type

Joist and Rafters

Condition: Satisfactory



### Roof Deck Material

Not Present

### Insulation

Fiberglass Batts

Condition: Satisfactory



## Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

### Inspection Method

Inside



### Overview Photos Of Crawlspace



### Underfloor Insulation

Fiberglass Batts

Condition: Satisfactory

### Ventilation Present

No

Condition: Satisfactory



**Comment 16**

**Monitor Condition**

Vent appears to be covered with insulation



**Moisture Condition**

Dry

Condition: Satisfactory

## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

### Type of Service

Overhead



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### Main Disconnect Location

Service Panel

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### Service Panel Location

Basement

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### Photo of Panel



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### Service Panel Manufacturer

General Electric

Condition: Marginal

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### Service Line Material

Copper

Condition: Satisfactory

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### Service Voltage

120 volts

**Service Amperage**

100 amps

**Comment 17**

**Repair or Replacement Needed**

Current amperage 100, Recomend upgrade to 200 amp service



**Service Panel Ground**

Ground Rod



**Comment 18**  
**Information**

Main ground in rear of house



**Branch Circuit Wiring**

Non-Metallic Shielded Copper, Metallic Shielded Copper, Stranded Copper

Condition: Satisfactory

**Comment 19**  
**Repair or Replacement Needed**

Exterior outlets not operating, Recomend replace with GFCI's.

Outlets in livingroom, down stairs bedrooms, and in basement not grounded Recomend evaluation by licensed eletriction







### Overcurrent Protection

Fuses

Condition: Satisfactory

#### Comment 20

#### Repair or Replacement Needed

Double tap on breaker, Recommend evaluation by electrician



### GFCI/AFCI Breakers

No

Condition: Repair or Replace



**Comment 21**

**Repair or Replacement Needed**

Recomend GFCI outlets in kitchen



**Smoke Detectors**

9 volt Battery Type

Condition: Repair or Replace

**Comment 22**

**Repair or Replacement Needed**

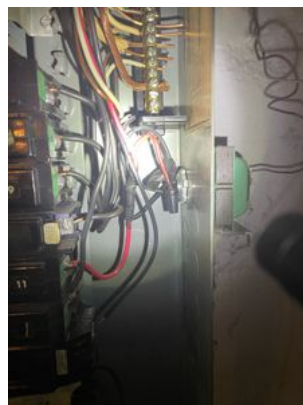
Recomend all new smoke detectors and CO defectors in whole house

## Sub Panel

**Location**

Basement

**Photo of Subpanel**



**Service Line Material**

Copper

## Overcurrent Protection

Breakers

## Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory



## HVAC System Type

Wall Unit

## Thermostat

Analog

Condition: Satisfactory



## Thermostat Location

Hallway

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

## Location

Basement





**Type of Equipment**

Boiler

Condition: Satisfactory



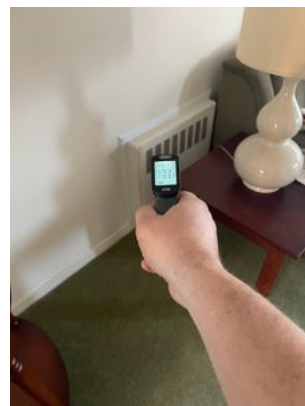
**Comment 23**

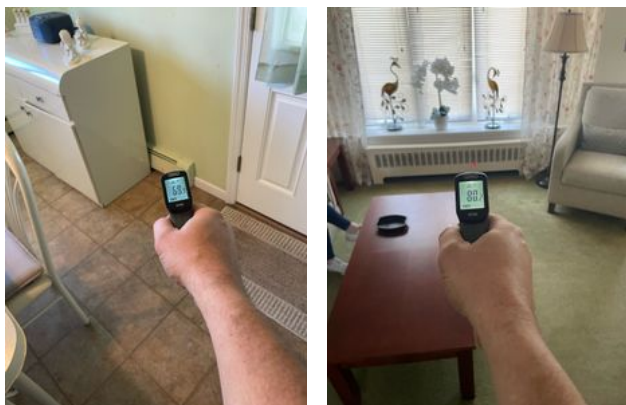
**Safety Concern**

Recomend boiler exhaust pipe sealed by professional



**Photo of Furnace Operating**





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**Photo Of Furnace Dataplate**



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**Manufacturer**

Peerless

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**Heating Fuel**

Oil

Condition: Marginal

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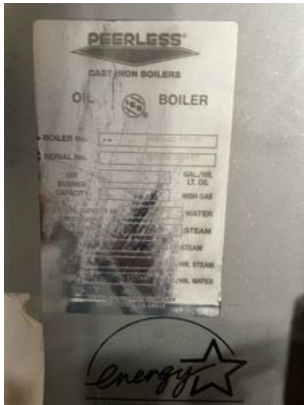
**Approximate Age**

22 years

**Comment 24**

**Monitor Condition**

Boilers generally last an average of 15-20 years, this boiler is 22 years old, Recommend having it serviced by a professional for further evaluation



**Type of Distribution**

Pipes

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

### Water Service

Public

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### Supply Pipe Material

Copper

Condition: Satisfactory

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### Location of Main Water Shutoff

Basement

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### Photo of Main Water Valve



### Sewer System

Public

#### Comment 25 Information

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### Waste Pipe Material

PVC, Cast Iron

Condition: Satisfactory



**Comment 26**

**Repair or Replacement Needed**

Main vent stack not secure



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**Sump Pump**

Not Present

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**Location of Fuel Shutoff**

At Meter



## Bathroom #1

### Location

Downstairs

### Overview Photos of Bathroom



### Bath Tub

Recessed

Condition: Marginal

### Shower

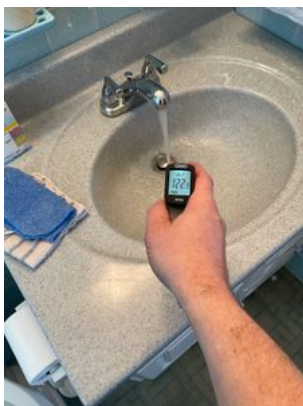
In Tub

Condition: Satisfactory

### Sink(s)

Single Vanity

Condition: Satisfactory



**Comment 27**

**Repair or Replacement Needed**

Hole in tile as a result of possible repair work done to hot water line



**Toilet**

Standard Tank

Condition: Satisfactory



**Comment 28**

**Information**

Toilet operating normally and appears to be securely installed to flange

**Bidet**

Not Present

**Shower Walls**

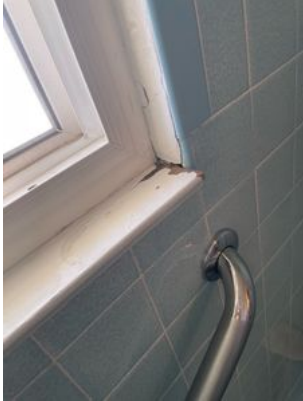
Tile

Condition: Marginal

**Comment 29**

**Monitor Condition**

Exposed wood in shower, Recomend sealing to prevent dry rot



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**Tub Surround**

Tile

Condition: Marginal

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**Floor**

Vinyl

Condition: Marginal

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**Ventilation Type**

Window

Condition: Marginal

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**Comment 30**

**Monitor Condition**

Recomend ventilation fan, peeling wallpaper indicates bathroom not being ventilated properly

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**GFCI Protection**

Not Present

**Comment 31**

**Repair or Replacement Needed**

Recomend GFCIProtection for bathroom outlets





# Kitchen

## Overview Photo of Kitchen



## Cabinets

Laminated

Condition: Satisfactory



## Countertops

Laminated

Condition: Satisfactory

## Sink

Single

Condition: Satisfactory



## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

### Oven

General Electric

Condition: Satisfactory



### Range

General Electric

Condition: Satisfactory



## Kitchen Cont.

### Cooktop

General Electric

Condition: Satisfactory



### Range Hood

General Electric

Condition: Satisfactory

### Refrigerator

General Electric

Condition: Satisfactory



## Built In Cabinets

Not Present

## Dryer Venting

To Exterior

Condition: Satisfactory

### Comment 32

#### Repair or Replacement Needed

Recomend cleaning dryer vent



## GFCI Protection

Not Present

### Comment 33

#### Monitor Condition

Recomend Gfci behind washing machine



## Laundry Hook Ups

Yes

Condition: Satisfactory

**Overview Photos of Laundry**





## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

### Floors

Tile, Carpet, Vinyl

Condition: Satisfactory

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### Walls

Painted Drywall

Condition: Satisfactory

#### Comment 34

#### Repair or Replacement Needed

Recomend repaint kitchen walls to prevent further paint chipping



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### Window Types

Double Hung

Condition: Satisfactory

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### Window Materials

Aluminum, Vinyl

### Entry Door Types

Sliding, Hinged

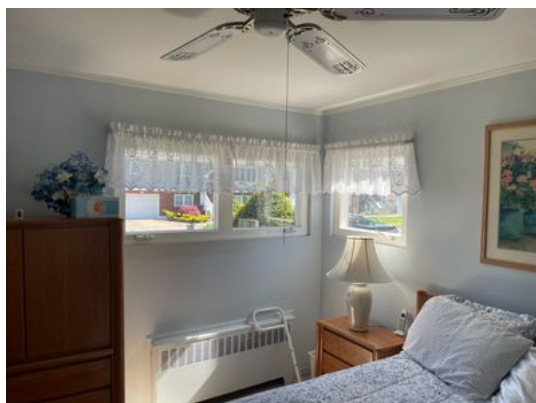
Condition: Satisfactory



### Interior Door Materials

Wood

### Overview Photos of Interior



## Report Summary

This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

### Safety Concern

#### Exterior: Exterior Covering

Siding and flashing repair needed on west peak

#### Exterior: Railings

Railing highly recommended



#### Structure: Signs of Water Penetration

Outside opening above dryer in basement should be sealed



### HVAC: Heating: Type of Equipment

Recomend boiler exhaust pipe sealed by professional



### Repair or Replacement Needed

#### Exterior: Windows

All window appear operable but in need of screens for child Saftey, exterior damage visible on basement windows, upsairs unfinished bathroom window, kitchen south facing window, and north facing livingroom window, trim pulling away in spots and paint peeling



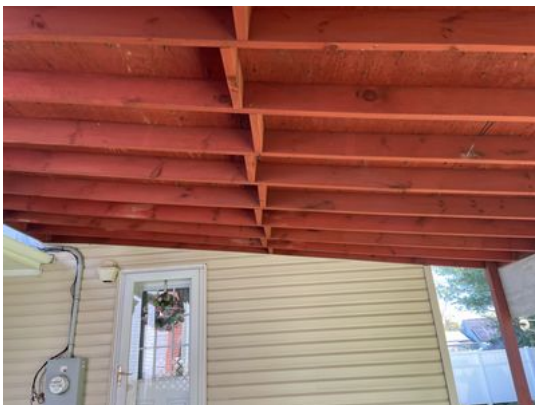
### Garage: Door Opener

Exposed wiring in garage Recommend evaluation by electrician



### Roofing: Roof Covering

Roof over patio shows signs of sagging, feels spongy and soft, Recommend professional evaluation



### Structure: Foundation Material

Signs of efflorescence indicating vapor intrusion, Recommend waterproofing treatment by professional





### Electrical: Service Amperage

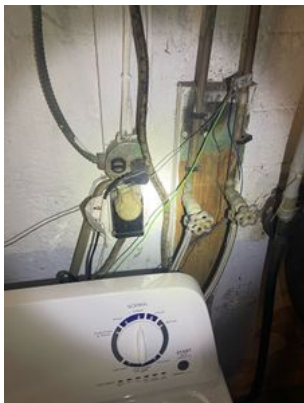
Current amperage 100, Recomend upgrade to 200 amp service



### Electrical: Branch Circuit Wiring

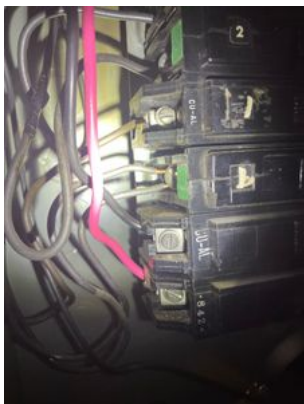
Exterior outlets not operating, Recomend replace with GFCI's.

Outlets in livingroom, down stairs bedrooms, and in basement not grounded Recomend evaluation by licensed eletriction



### Electrical: Overcurrent Protection

Double tap on breaker, Recommend evaluation by electrician



### Electrical: GFCI/AFCI Breakers

Recommend GFCI outlets in kitchen



### Electrical: Smoke Detectors

Recommend all new smoke detectors and CO detectors in whole house

### Plumbing: Waste Pipe Material

Main vent stack not secure



### Bathrooms: Bathroom #1: Sink(s)

Hole in tile as a result of possible repair work done to hot water line



### Bathrooms: Bathroom #1: GFCI Protection

Recommend GFCI Protection for bathroom outlets



**Laundry: Dryer Venting**

Recomend cleaning dryer vent



**Interior: Walls**

Recomend repaint kitchen walls to prevent further paint chipping

