

To George Canale

25 Fox Hollow Ridings Rd

Northport, NY 11768

Home Inspection at

1 Dorothy St., Syosset, NY

On Friday September 2nd 2011 at 1:00 PM. I inspected the house at 1 Dorothy St. in Syosset, NY.

The inspection was done according to the NEW YORK STATE STANDARDS OF PRACTICE FOR HOME INSPECTORS.

The house is a high ranch built around the late 1950’s House has no basement or crawlspace.

EXTERIOR:

The exterior of the house was in good condition.

I recommend cutting back plants that are against the house to help keep insects and moisture away. The concrete driveway had some cracks that will need to be patched in the future.

Some small areas of rot were found on the back deck boards.

The roof where I could see it looked ok. Some repair to the side of the chimney will be needed where a few brick fell off.

There was no access to the garage. Doors were locked.

HEATING SYSTEM:

The heating system was baseboard hot water. The boiler is 11 years old Burnham cast iron boiler. It was in good condition and worked well. There were 3 zones heating in the house. 1 circulating pump and 3 zone valves.

ELECTRICAL :

The Service is and old 100 amp service. The main entrance cable is worn and will need replacing soon.

The panel was old but looked ok except for one circuit that was double tapped. It had one wire that was too small for the size of the breaker also. Only one wire per breaker is safe. Have an electrician correct this.

Tenant told me that a breaker keeps popping and sometimes the main pops off. One circuit maybe overloaded.

I recommend upgrading panel to a larger service.

Some receptacles in the house had no ground.

GFCI in apartment bathroom did not work. Have electrician correct.

STRUCTURE:

Most of the structure of the house is concealed behind drywall. I did see some floor joists that had old termite damage and they were repaired.

Some minor cracks seen in the foundation did not look like a problem. Just keep them sealed to help keep water out.

PLUMBING:

There was a small water leak seen at the main water shutoff valve. Have a plumber fix. Trap under one sink was not installed correctly.

Water pipes looked ok where I could see them.

The waste pipes looked ok also.

The water heater was working ok at time of inspection.

There was a problem with the tub faucet in the hallway bathroom. The hot water cannot be shut off. Have a plumber replace valve.

BATHROOMS:

3 ½ Bathrooms in the house. The ½ bath needs the trap to be installed better and the toilet is hard to flush.

Fix the wood cover over the baseboard heater.

The walls ceiling and floors looked ok. The windows worked ok. The tub and shower areas looked ok. I recommend recaulking and sealing tile to help keep water out from behind walls. The GFCI in the apt. bath did not work.

Kitchens:

Main kitchen had a few cracked floor tiles. Skylight and windows looked ok. The cabinets in both kitchens looked ok. Both sinks worked ok.

Appliances worked ok. The hood vent in main kitchen was very greasy and should be cleaned. The light also did not work.

ROOMS:

Rooms throughout the house were cluttered but looked ok where I could see. Tile floors and wood floors looked ok. Walls and ceiling were free of holes and clean. Windows I checked worked ok and looked ok. One window in a small back room on the first floor had a cracked pane. One door needed the door stop to be nailed back on. Rooms with lights worked ok. Fans worked ok. Several receptacles were not grounded. Have an electrician correct this.

FIREPLACE:

Brick faced fireplace looked ok. Damper looked ok and the fire box looked ok. Glass door opened ok.

CONCLUSION:

Overall the house looked ok and condition of house was good.

Disclaimer:

I did not check all windows, receptacles, doors and lights, I did check more than half of them to get a good representation of performance.

There are more than 100 pictures added to the report.