

Building Description

This is a stone, brick and wood structure that was built in approximately 1899 and has recently undergone a complete renovation. It is a 3 ½ story building that house 2 residential units and a basement below the garden level unit. The property also includes a back yard that has been finished with a stone patio and small garden space. We will proceed to report on the readily accessible structural and mechanical components of the building and also to report any apparent safety or health issues.

Exterior

Walkways & Drainage

The property and side walk at the front of the building slopes away from the house which helps to prevent water intrusion to the basement. The patio inside the front gate is new and the sidewalk here is in fairly good condition. A crevice was noted just before the entry gate. I would have the hole filled with concrete to avoid further cracking which could result in a possible trip hazard.



The property at the rear of the building consists of a small garden space and a large patio area which can be accessed from the main house apartment. The stairs to the rear yard are constructed of steel and are equipped with the appropriate hand rails.



The recommended storm drains were observed at both front and rear of the building to extract any excess surface water. I would keep these drains clear and free of debris at all times.



Siding & Windows

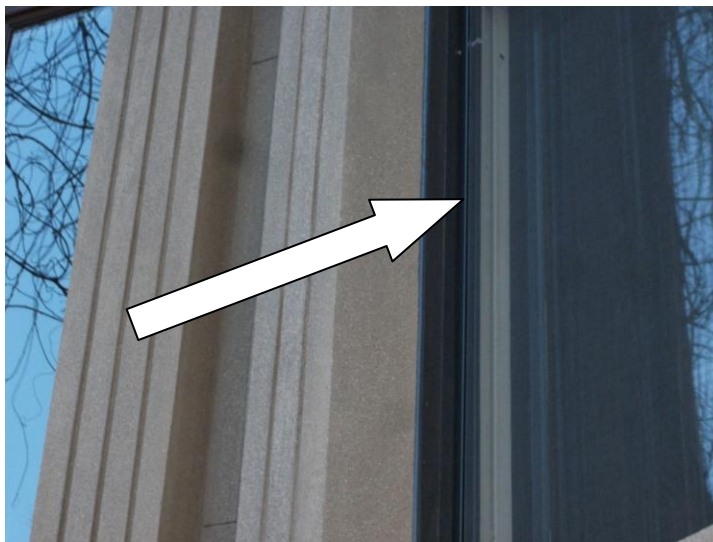
The front façade of this building is the original brownstone that has been completely restored. No evidence of cracking or unusual settling was observed. All visible trim around the windows and doors appeared to be properly sealed. The wood cornice and soffit work at the roof's edge has also been restored and painted. No loose or peeling paint was observed and the seams that were visible from the ground appeared to be properly sealed.



The rear of the house has been covered with a coat of stucco. Again no cracking, chipping or peeling was noted and all visible edges and seams appeared to be properly sealed to prevent water intrusion.



The windows throughout the building have been replaced with new double hung thermo panes. From the outside these windows appear to be properly installed. A generous bead of caulking or sealant was observed at the window perimeters.

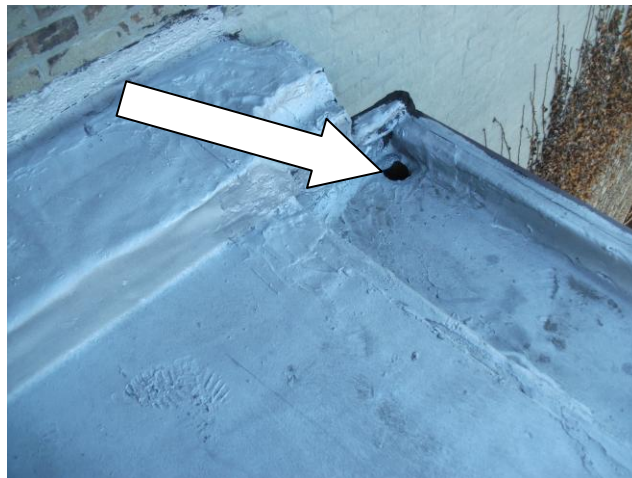


Roof & Chimney

The roof is covered with the traditional bituminous based roll out roofing material. It is apparent that our roof has recently been re-coated. No soft or spongy spots were observed in the roof surface.

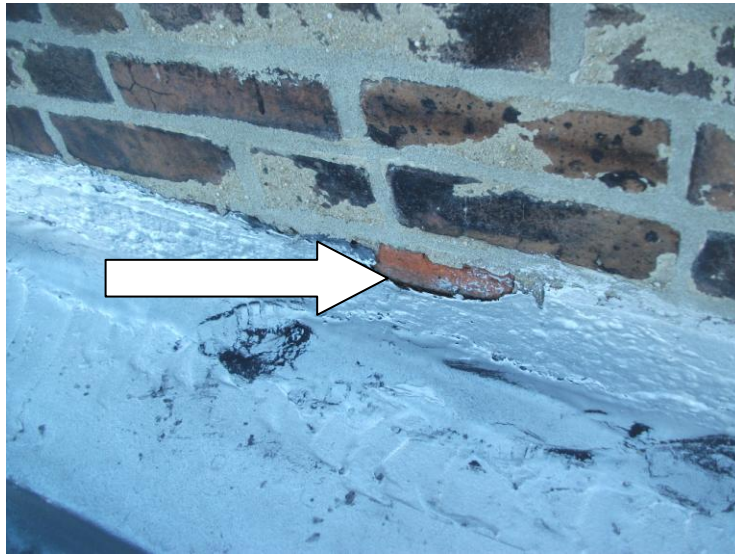


The skylight and other roof penetrations appeared to be properly sealed and the roof drain was found to be clear.



It is hard to forecast how long the existing roof will last. I would recommend re-coating the roof periodically until it is time for a new one

Where the roof edge terminates along the common wall with the neighboring building you can see a chip in the sealant. I would recommend having this edge examined and sealed. I would install the proper wall flashing when you install a new roof.



The chimney appeared to be in good condition. The brick has been coated to remain water proof and the chimney flues at the termination point are new.



Main Entry

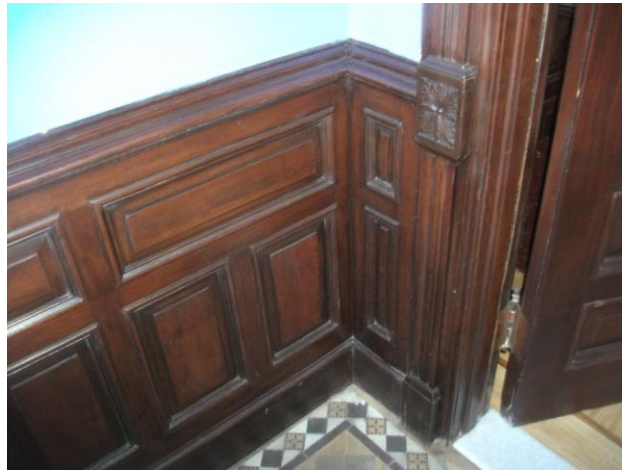
Ten concrete steps rise to the wood and glass doors at the building's entry. The steps appeared to be in good condition. No cracking or evidence of unusual settling was observed. These steps are flanked by the appropriate handrails that were found to be properly secured. The doors, locks and hardware were all in good working order and no sagging or unusual settling were found in or around the door frame. We were not able to get the front door bell to ring. Since it is new it will probably be an easy fix.



Interior

Foyer

The floor in the foyer is ceramic tile. These tiles are in good condition. No cracked or loose tiles were observed. The walls are composed of the original wood panel wainscot at the bottom with what appears to be plaster and plaster trim at the ceiling. The wainscot was in good condition and no peeling or cracking was observed on the walls or ceiling.



Stairs

The stairs throughout this house are constructed of wood. No loose stair treads or unusual squeaking was noted. Each step appeared to be sound and stable. However a few dark spots or scuffs were observed on both the oak steps to the 2nd floor and the yellow pine steps to the 3rd floor. I would ask to have these marks or scuffs removed or buffed out.



These stairs have been equipped with the required continuous handrails which are original and have been re-finished. Most of these railings proved to be properly secured.

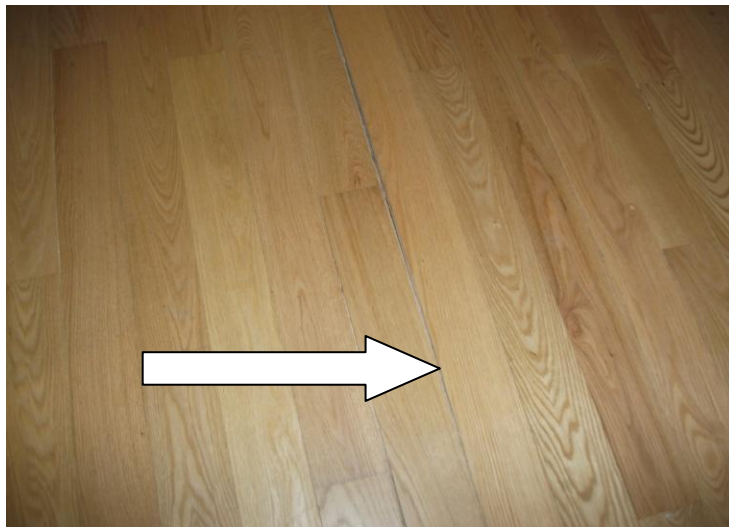


However the newel post on the 2nd floor landing will need to be secured to strengthen the railing to the 3rd floor.



Floors

Because the floors and ceilings are finished we cannot examine the structure of the floor system. However the floors appeared to be sound and stable. The majority of the flooring throughout the apartment is wood while the bathroom floors are ceramic tile. It is apparent that the seams or joints in the wood on the 1st floor of the main house unit are far too wide spread. We were told, during this inspection, that the seller has agreed to replace this flooring. I would make sure to document this into your agreement and see that it is honored.



We also found a few gaps on the upper floors and in the garden level apartment. These gaps are not as large or severe as on the 1st floor. Several of these open seams appear to be easy to isolate and fill. You can then simply have those areas of the floor screened and finished instead of sanded.



The ceramic tiles in the bathrooms is new and in very good condition. Again no loose or cracked tiles were observed and no loose grout was noted. I did find an open seam along the edge of the 2nd floor bathroom. This is not uncommon when new grout dries or minor settling occurs. I would be sure to have each bathroom floor perimeter examined and sealed to prevent water intrusion.



Windows & Doors

The windows throughout this building are new thermo panes. Each window appeared to be tight and properly trimmed. The windows that could be approached were examined and found to be in good working order. All locks and screens were functioning well.



The interior doors were also examined and only a few minor adjustments will need to be attended to. The doors for the laundry closet are going to need magnets or catches in order to maintain the closed position.



The pocket door to the master closet is rubbing and needs to be adjusted.

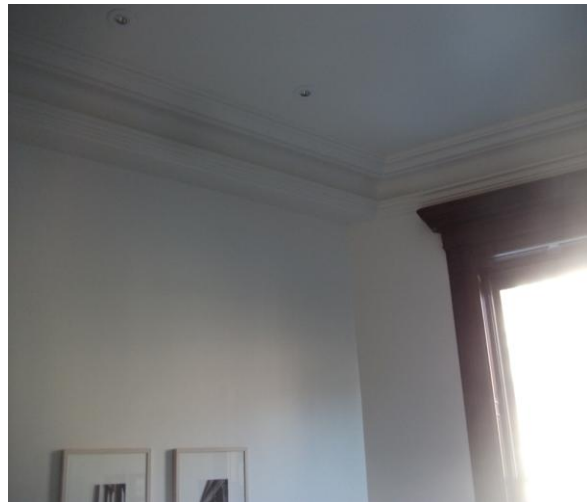
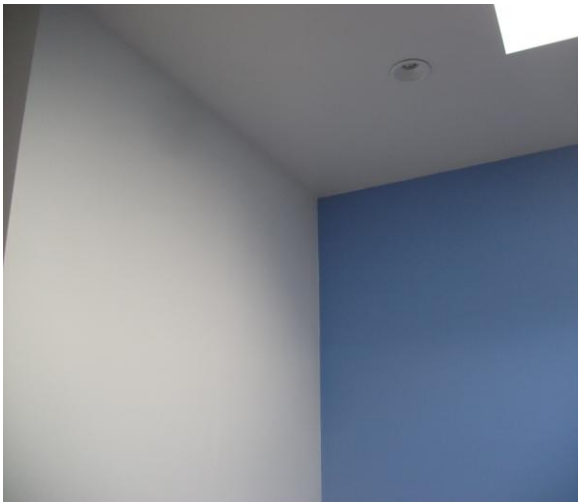


Finally the handle and lock plate for the 3rd floor bathroom door needs to be made secure.



Walls & Ceilings

The walls and ceilings throughout both units are composed of drywall with the possibility of some plaster in some places. The painted finish is clean and it is apparent that these walls and ceilings are in very good condition. No unusual peeling which could imply moisture or cracking which could imply unusual settling was observed.



Bedrooms & Living Areas

The floors, windows, doors, walls and ceilings in these spaces have already been reported on. Each of these spaces has been equipped with an adequate number of electric outlets. The outlets that were examined proved in good working order. Each of these spaces appeared to be well lit and properly ventilated. I would recommend having the seller unpack and test the smoke detectors and make sure that they are equipped with 10 year back up batteries. There are several non- working fire places in the building. However at the center of the main living room is a working fire place. We were informed that this fire place has been re-built to the roof. I would recommend having the fireplace cleaned and inspected before use.

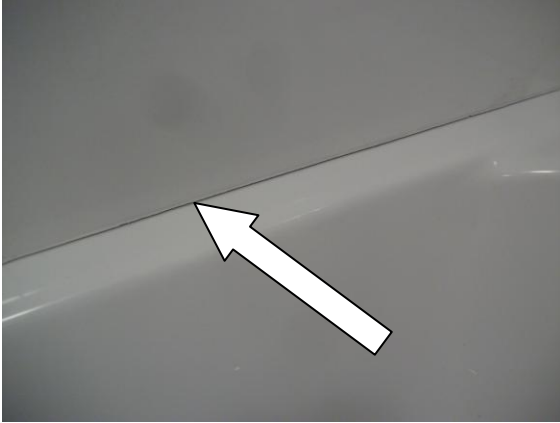


Bathrooms

Upon running the water in the sinks and tubs or showers while flushing, no significant drop in water pressure was observed. A good stream of water was supplied on demand in the main house but the hot water to the garden level unit was not warm at the time of inspection. No sign of leaking or moisture was observed under or around the sinks or toilets and all drains were found to be working properly. The required exhaust fans and GFI outlets were installed and found to be in good working order. I would recommend sealing the sink and tub perimeters in the master bathroom and the tub perimeter of the 3rd floor bathroom.



In the garden level bathroom the tub perimeter also needs to be sealed. However you will also need to touch up the grout in the tub corners.



The sink stopper in the powder room is not linked to the throw rod. This will need to be adjusted for the sink to hold water.



Kitchens

The cabinets are new and in excellent condition. The doors and drawers were examined and were found to be in good working order. The sink proved to have good water pressure on both the cold and hot side of the faucet. The drainage system was functioning properly when tested and the recommended GFI outlets were installed and working properly. I would recommend sealing the counter perimeter in the main kitchen to prevent water intrusion.



The cabinet door over the dishwasher in the main kitchen shows that the finish on the door is compromised. I would request that this door be re-finished or replaced.



In the garden level kitchen we could not turn on the light for the range hood. It may just be the bulb. I would have it checked out.



We also observed the handle on the refrigerator is missing in the garden level kitchen.



Since the appliances in both kitchens are new, I would recommend you request they be delivered in good working order with warranties.

Laundry

A washer and gas dryer are located in a small laundry closet on the 3rd floor. The dryer was found to be properly vented to the roof and the washer appeared to be properly installed as well. I would also request these appliances be delivered in good working order with warranties. There is a washer/dryer hook up in the garden apartment but no appliances have been provided.

Master Roof Deck

The master bedroom roof deck is covered with cedar patio squares. However the roof drain was visible in the corner of the deck. I would recommend keeping this drain clear and free of debris at all times.



The parapet wall serves as the guard rail. The copings for the wall appeared to be properly sealed at the seams or joints.



Basement

The basement floor is concrete which showed no unusual cracking for a building of this age. The foundation walls are brick and stone. These walls have recently been covered or painted with a water proof coating. No bulging or cracking was observed and no evidence of water intrusion was noted at the time of this inspection. The mid-span girder for the building is a brick wall with arches that showed no evidence of movement or unusual settling. All visible penetrations in the ceiling have been properly sealed for fire safety. The vault used to access the basement from the street has been provided with a new hatch door equipped with fresh air vents that provide oxygen for the boiler's fire.



Mechanicals

Heat & Potable Hot Water

The heat and hot water for domestic use are provided by 2 Weil Mc Lain gas fired hot water heaters, one for each unit. Hot water is circulated through cast iron radiators throughout the building for distribution. Each floor of the main house has a thermostat which controls the heat for that floor and the garden apartment has one central thermostat. Each of these thermostats controls a separate loop or zone that circulates hot water from the boiler when demanded by the thermostat. In the same way separate zones are circulated through hot water storage tanks to heat the water that is stored in them. The main house has a 60 gallon storage tank and the garden apartment a 40 gallon tank. For some reason the garden apartment was not receiving hot water at the time of inspection. This will need to be checked out and corrected.



AC

The air conditioning is provided by 4 compressors on the roof and several air handlers in the house. The main house has an air handler on each level and the garden apartment has 3 wall hung units. The compressors compress a coolant which then becomes cold and is circulated through a coil in the air handlers where air blows over the coil to distribute cold air to the rooms. We did not test the AC because when the outdoor temperature is below 60° you can damage the equipment. I would recommend that you have your air handlers serviced periodically to clean or replace the air filters and to make sure the condensation lines are clear.



Plumbing

A 1 inch water line supplies this building. All visible water lines were copper, brass or galvanized pipe and all visible waste lines were cast iron. Good water pressure was noted at each fixture and the drainage system was functioning well. No apparent leaks or unusual moisture was noted at the fixtures or pipe joints.

Electric

The electric enters through the basement and was found to be properly grounded to the main water line. Each unit is separately metered for billing. The main house has been provided with a 200amp service and the garden apartment a 100amp service. This should be adequate for the present demand. All visible wiring was in conduit or the recommended BX cable.



Gas

Each unit is also separately metered for gas billing. All visible gas lines were black iron pipe that appeared to be properly secured to the walls or ceiling. All gas appliances were hooked up at the time of inspection. No leaks or unusual odors were noted.

Summary

No major structural or mechanical issues were apparent or visible in the areas of 192 Park Place that we were escorted through at the time of this inspection. The roof appears to be in good condition for now. When you begin to see dried out areas and curling at the edges and seams it will be time to consider a new roof. The basement appeared to be dry which is always good news. The heating and electrical systems are new and the plumbing has been re-done. I feel that the renovation was well done. It is unfortunate that the flooring was not acclimated before it was installed but apparently that will be corrected. I have prepared a list of repairs and suggestions for your review. Please take care of any safety issues first. The aesthetics can be resolved at your convenience.

Items That Require Attention

- 1-Fill crevice in sidewalk at front of building.
- 2- Keep storm drains clear at all times.
- 3- Re-coat roof periodically.
- 4- Patch where roofing meets neighbors wall and install the proper wall flashing when you install a new roof.
- 5- Repair front door bell.
- 6- Remove marks or scuffs from stair treads.

- 7- Secure newel post on 2nd floor landing.
- 8- Replace wood flooring on first floor.
- 9- Fill and finish gaps in wood floor on upper and garden levels.
- 10- Examine and seal bathroom floor perimeters.
- 11- Install magnets or catches on laundry closet doors.
- 12- Adjust master closet door not to rub.
- 13- Secure handle & lock plate on 3rd floor bathroom door.
- 14- Test smoke detectors and check for 10 year batteries.
- 15- Clean & inspect fire place before use.
- 16- Seal sink & tub perimeters in master bathroom.
- 17- Seal tub perimeter in 3rd floor bathroom.
- 18- Seal tub perimeter & wall corners in garden level bathroom.
- 19- Adjust throw rod & stopper for powder room sink.
- 20- Seal counter perimeter in main kitchen.
- 21- Repair or replace cabinet door in main kitchen.
- 22- Examine range hood light in garden level kitchen.

- 23- Locate & install refrigerator handle for garden level kitchen.
- 24- Deliver all appliances in good working order with warranties.
- 25- Keep roof deck drain clear and free of debris.
- 26- Restore hot water flow to garden apartment.
- 27- Have air handlers serviced periodically.