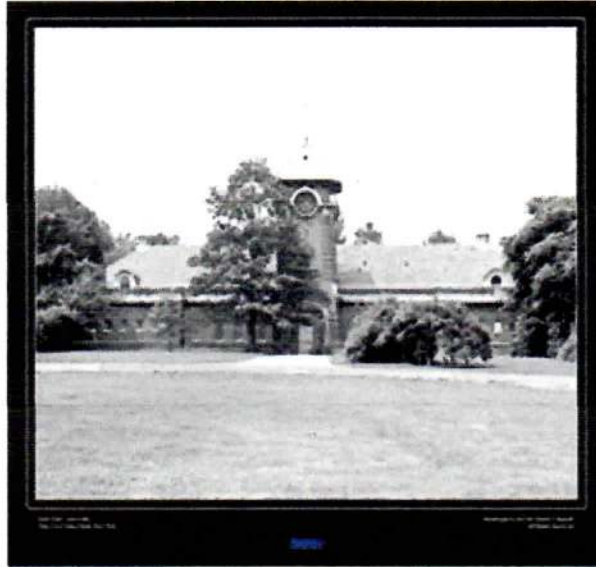


ProSpec Engineering, PLLC
1911 State Street
Merrick, NY 11566
(516)580-1848

prospec-engineering.com

BUILDING ANALYSIS REPORT



Client: *Heting Chu*
(Clock Tower)

Property Location: *1 Ellent Ct*
Glen Cove, NY 11542

Date of Inspection: *7/11/2016*

TABLE OF CONTENTS

Pre-Inspection Agreement.....	
Message to the Home Buyer.....	
Summary.....	1
Structural and Basement.....	2
Heating and Cooling.....	3
Plumbing and Bathrooms.....	4
Electrical and Kitchen.....	5
Interior and Attic.....	6
Roofing Systems and Exterior.....	7
Grounds.....	8
Remarks - (Optional Page).....	9
Home Inspection Facts.....	10

MESSAGE TO THE HOME BUYER

The Building Inspection

This building inspection is being conducted in accordance with nationally recognized standards of practice and is for the purpose of identifying major deficiencies which might affect your decision whether to purchase. Although minor problems may be mentioned, this report does not attempt to list them all.

You are urged to attend the inspection and accompany the inspector during the examination of the building. The information you gain from this will be of great value to you. This report is a summary of that information.

It is important for you to understand exactly what your professional building inspector is able to do for you and what the limitations are in the inspection and analysis. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture, lift carpeting, remove panels or dismantle any items or equipment.

An inspection is intended to assist in evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection.

The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied.

Your Inspection Report

Throughout your report where the age of appliances, roofs, etc., is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence.

When an item in the report is checked "Satisfactory," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

Problems with the Building

This report is not a guaranty or warranty; we cannot eliminate all your risk in purchasing. There are warranty programs which may be obtained to insure you against failure of some of the major systems of the house.

Home buyers, after settlement and occupying the building, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage which could have been prevented if the inspector's advice and recommendations had been followed.

After occupancy, all buildings will have some defects which are not identified in the inspection report. If a serious problem occurs that you feel the report did not give you sufficient warning of, call the inspector. A phone consultation may be helpful to you in deciding what corrective measures to take and the inspector may be able to advise you in assessing proposals offered by contractors for remedying the problem.

Please consult your inspector before you engage a contractor to correct a possible defect. Unless prior consultation occurs, this company cannot assist you further.

The Building Analysis Report (B.A.R.)

This report form was first developed in 1984 at the request of home inspectors who needed to present a concise but complete summary of the results of their inspections free from the sort of technical language which many home buyers would find bewildering. It is used today by hundreds of leading home inspection companies throughout the United States and Canada, including members of such respected professional organizations as the American Society of Home Inspectors (ASHI), the National Association of Home Inspectors (NAHI), and the California Real Estate Inspection Association (CREIA).

Many improvements and revisions in this report form have been made through the years from suggestions by home inspectors and home buyers. We welcome any suggestions and criticisms which will assist us in improving it in the future.



ProSpec Engineering, PLLC
 1911 State Street
 Merrick, NY 11566
 (516)580-1848
 prospec-engineering.com

Name: Heting Chu
(Clock Tower)
 Address: hetingchu@gmail.com
 City: _____
 State, Zip: _____

Property Location
1 Ellen Ct
Glen Cove, NY 11542

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.

Date of Inspection: 7/11/2016 Time: 2:00:00 Weather conditions: Sunny Outside temperature: 75 °F

PRE-INSPECTION AGREEMENT

(PLEASE READ CAREFULLY)

COMPANY agrees to conduct an inspection for the purpose of informing the CUSTOMER of major deficiencies in the conditions of the property. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CUSTOMER. The written report will include the following only:

- structural condition and basement
- electrical, plumbing, hot water heater, heating and air conditioning
- quality, condition and life expectancy of major systems
- general interior, including ceilings, walls, floors, windows, insulation and ventilation
- kitchen and appliances
- general exterior, including roof, gutter, chimney, drainage, grading

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

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

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals, and water and airborne hazards. Also excluded are inspections of and reports on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment and the presence or absence of rodents, termites and other insects.

The parties agree that the COMPANY, and/or its agents and employees, assume no liability or responsibility for the cost of repairing or replacing any unreported defect or deficiency, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. COMPANY IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.

It is understood and agreed that should COMPANY and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract, or otherwise, then the liability of COMPANY and/or its agents and employees shall be limited to a sum equal to the amount of the fee paid by the CUSTOMER for the inspection and report.

Acceptance and understanding of this agreement are hereby acknowledged:

Russ Chen 7-11-16 X [Signature]
 Company Representative Date Customer Date

HomeTech Form 403 B.A.R.

PAYMENT RECORD

Total Fee \$ \$150.00 Paid By: Check Cash Visa Master Card Amer. Express To Be Paid
 Account No: _____ Name on Card: _____ Exp. Date _____
 Company Representative: _____ Date: 7/11/2016

BUILDING ANALYSIS REPORT

Copyright © 2011 HomeTech Publishing

SUMMARY

List of electrical, mechanical and plumbing items not operating, roof leaks and major deficiencies:

Description:

Clock Tower built circa 1900 is approximately 125 yrs old once stood at the center of an administration complex designed to operate all of the Pratt Estates. The clock tower stands about 80 feet tall, has a ribbed dome roof fitted with four cupolas and a weather vane on top. The roof overhangs an exterior observation deck completely finished in antique copper sheeting, trim and ornate corbels. The walkway is protected by an antique wrought iron railing. some of the original copper downspouts were replaced with modern aluminum type. The brick walls are nearly two feet thick at the base, while the upper floors are said to be made of African wood, which is not prone to rot. The second level is about 20 by 20 feet and has double doors that let in sufficient light and overlooks the pool. As for the clock, the face remains, but the mechanism was removed.

Observations & Recommendations:

The four Cupolas in the domed roof were boarded closed. This eliminates the ventilation needed for the upper part of the tower where heat and vapor pressure will build. Recommend replacing these boards with copper bird/insect screens to provide ventilation of this space needed to protect the wood from effects of sustained moisture and heat. Currently, this space is enclosed (except for the unwanted leakage points).

Minor repairs during the first year of occupancy are estimated to be between **\$16,000.00** and **\$20,000.00**
This estimated amount does not include costs listed above for correcting major deficiencies, roof leaks and items currently not operating.

List of some important items not at present defective or in need of repair or replacement, but may be within the next 3 years:

Item	Estimated Price Range

Remarks

PLEASE REFER TO "OVERFLOW" REMARKS WHERE INDICATED FOR EACH SECTION.

If you have further questions, please contact the author of this report.

Thank You for choosing ProSpec for your Home Inspection!

The following pages cover in greater detail the items which are a part of this inspection.
Additional recommendations may also be found on the following pages.

REMARKS (continued)

SUMMARY: MAJOR DEFICIENCIES (cont'd)

Original copper downspouts at front have been replaced with modern aluminum type downspouts. Suggest repairing dented copper gutters at front. Suggest replacing rectangular aluminum downspouts with circular shaped antique copper downspouts to match existing original sections of downspouts seen below observation deck.

Old abandoned light fixtures at rear-side. Suggest removal for aesthetic purposes and patch repair related wall penetrations to match existing brickwork.

Punctures in copper sheeting at observation deck wall is a typical place where water can enter the structure. Looking up from 3rd floor observed water stains on wall boards indicating that water has entered the structure. Suggest a copper roof specialist conduct a detailed inspection/test to identify all leaks/breaks in the copper envelope, and apply the appropriate repairs/sealant where needed to prevent water entry.

Although observation deck railing appears to be secure, we recommend not leaning over it; Noted trip hazard created by railing braces. Remove abandoned 1/2" dia. pipe along floor. Wrought iron railing spindle has detached from top rail corner and needs to be secured/re-attached. Recommend exercising extreme caution when navigating the about the observation deck. Suggest Caution signage!

Railing missing significant sections of iron molding on top rail. Misaligned top rail noted. Suggest re-aligning observation deck rails. Suggest painting railings with corrosion inhibiting paint. Exercise caution when navigating observation deck.

Missing and damaged planks at observation deck overhang. Suggest replacing missing/damaged wood planks with cedar or equal (keep birds out).

Existing windows over around observation deck are boarded closed. Suggest painting boards to match greenish copper patina color.

Front-side (pool-side) vertical window frame completely missing (boarded from inside). Suggest installing custom wood window frame with glass panes to match existing windows.

Right-side vertical window frame appears somewhat intact (boarded from inside). Suggest repairing damaged portion and fit with new glass panes.

Rear-side (clock-side) vertical window frame appears essentially intact with glass broken (boarded from inside). Suggest replacing broken glass with new glass panes.

Left-side vertical window frame appears essentially intact (boarded from inside). Suggest repairing damaged portion and fit with new glass panes.

Window repairs and wood finishes are intended to maintain the historical appearance, and function to keep out the weather while allowing light to enter the structure.

Fractured cement cornerstone (cosmetic repair); Cornerstone cement topping has delaminated (cosmetic repair - 3 places).

Clock face dial with second hand missing which appears inside bldg.

Missing planks at ceiling of overhang as well as deteriorated painted finish on rafters supporting the overhang. Suggest repairs and paint to maintain the structure and appearance.

Abandoned rusted electrical conduit, box and BX cable. Suggest removing these materials that are in plain sight for aesthetic purposes and patch repair

REMARKS (continued)

related wall penetrations where necessary to match existing brickwork.

Cement patch repairs at underside of rear arch appear to sloppy and may become loose. Suggest corrective measures here.

Higher beams and ledges (above 3rd floor) with poop stains from when pigeons occupied the tower. Suggest cleaning with mild detergent all exposed surfaces that occupants might come in contact with. Noted old abandoned sprinkler piping.

GENERAL REMARKS:

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs, inspect the property further in order to discover and repair related problems that may not be identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers or roofers.

We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the cupolas, and roof penetrations. We are not required to inspect items which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of the home inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

CONCLUSION:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components, and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window or door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferrable to other people. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to review and inspect the property. Conditions can change between the time of the home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not evident during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases ProSpec Home Inspection of all

REMARKS (continued)

responsibility. Client assumes responsibility for all known defects after settlement.

Heting Chu
1 Ellent Ct , Glen Cove, NY 11542

Tuesday, July 12, 2016
Page 9

STRUCTURAL AND BASEMENT

TYPE OF BUILDING	<input type="checkbox"/> Single <input type="checkbox"/> Duplex <input type="checkbox"/> Rowhouse / Townhouse <input type="checkbox"/> Multi-Unit <input checked="" type="checkbox"/> <i>Clock Tower</i> <input type="checkbox"/> Gable Roof <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Gambrel <input type="checkbox"/> Mansard <input type="checkbox"/> Flat <input checked="" type="checkbox"/> <i>Dome</i>		
STRUCTURE	<p>Foundation Wall: <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Block <input type="checkbox"/> Brick <input type="checkbox"/> Brick and Block Posts/Columns: <input type="checkbox"/> Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Not visible</p> <p>Floor structure: <i>Masonry (ground level), 4x12 main beams w/2x4 floor planks (2nd level)</i></p> <p>Wall structure: <i>Brick masonry; tiered and arched brickwork provides maximum structural integrity for the tower.</i></p> <p>Roof structure: <i>Wood framed with ribbed copper dome exterior</i></p> <p>Water damage: <input checked="" type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed Signs of abnormal condensation: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed <input checked="" type="checkbox"/> No major structural defects noted -- in normal condition for its age</p>		
Remarks	<i>Floor structures consist of 4x12 main joists with 2x4 (min.) floor boards.</i>		
BASEMENT	<input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> None <input checked="" type="checkbox"/> Slab on grade Walls: <input type="checkbox"/> Open <input type="checkbox"/> Closed Ceiling: <input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> Limited visibility due to extensive basement storage		
FLOOR	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Dirt <input type="checkbox"/> Resilient tile <input type="checkbox"/> Sheet goods <input type="checkbox"/> Carpeting	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A	
FLOOR DRAIN	<input type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> Water observed in trap <input type="checkbox"/> French drain	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A	
SUMP PUMP	<input type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> Water observed in crock Pipes: <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A	
BASEMENT DAMPNESS	<input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> Past <input type="checkbox"/> Present <input type="checkbox"/> Not known <input type="checkbox"/> None observed		
CRAWL SPACE	<input type="checkbox"/> Readily accessible <input type="checkbox"/> Not readily accessible <input type="checkbox"/> Not inspected <input type="checkbox"/> Conditions inspected <input type="checkbox"/> Method: Floor: <input type="checkbox"/> Concrete <input type="checkbox"/> Dirt Dampness: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> Vapor barrier <input type="checkbox"/> Insulation <input type="checkbox"/> Ventilation		<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Wood to earth contact
Remarks	<i>Grade level construction is all masonry with no earth-to- wood contact (no termite threat exists).</i>		

STRUCTURAL AND BASEMENT PHOTOS



IMG_g1180.JPG

Floor structures consist of 4x12 main joists with 2x4 (min.) floor boards.

INTERIOR AND ATTIC

FLOOR	<input type="checkbox"/> Hardwood <input type="checkbox"/> Softwood <input type="checkbox"/> Plywood <input type="checkbox"/> Wall-to-Wall Carpet <input type="checkbox"/> Resilient <input type="checkbox"/> Laminate <input checked="" type="checkbox"/> <i>Wood planks</i> <input type="checkbox"/> Not visible	<input checked="" type="checkbox"/> Satisfactory
WALLS	<input type="checkbox"/> Plaster <input type="checkbox"/> Drywall <input type="checkbox"/> Wood <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> <i>brick and wood</i>	<input checked="" type="checkbox"/> Satisfactory
CEILING	<input type="checkbox"/> Plaster <input type="checkbox"/> Drywall <input type="checkbox"/> Wood <input checked="" type="checkbox"/> <i>wood boards</i>	<input checked="" type="checkbox"/> Satisfactory
STAIRS / RAILINGS	<input type="checkbox"/> Balcony <input checked="" type="checkbox"/> Stairs <input checked="" type="checkbox"/> Railings	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
FIREPLACE	<input type="checkbox"/> Flue liner <input type="checkbox"/> Partially observed <input type="checkbox"/> Damper <input type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Metal pre-fab <input type="checkbox"/> Free-standing <input type="checkbox"/> Wood stove <input type="checkbox"/> Pellet stove <input type="checkbox"/> Gas <input type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Clean chimney before use	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
DOORS (INSIDE)		<input checked="" type="checkbox"/> Satisfactory
WINDOWS AND SKYLIGHT	<input type="checkbox"/> Double hung <input type="checkbox"/> Single hung <input type="checkbox"/> Casement <input type="checkbox"/> Awning <input type="checkbox"/> Sliding <input checked="" type="checkbox"/> Fixed <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Vinyl or aluminum clad wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Aluminum <input type="checkbox"/> Steel <input type="checkbox"/> Insulated Glass <input checked="" type="checkbox"/> Single pane glass <input type="checkbox"/> Roof windows and skylights <input type="checkbox"/> Moisture stains <input checked="" type="checkbox"/> Extensive	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	<p><i>Refer to Exterior for window recommendations.</i></p> <p><i>Abandoned rusted electrical conduit, box and BX cable. Suggest removing these materials that are in plain sight for aesthetic purposes and patch repair related wall penetrations where necessary to match existing brickwork.</i></p>	
ACCESS	How Inspected: <i>walked through</i> <input type="checkbox"/> Not inspected <input checked="" type="checkbox"/> Stairs <input type="checkbox"/> Pulldown <input type="checkbox"/> Scuttlehole <input type="checkbox"/> No access	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
MOISTURE STAINS	<input type="checkbox"/> Some signs <input checked="" type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> Condensation	
STORAGE	<input type="checkbox"/> Heavy <input type="checkbox"/> Light <input checked="" type="checkbox"/> Floored <input type="checkbox"/> Not floored <input type="checkbox"/> No storage	
INSULATION	Type: _____ Avg. Inches: _____ Installed in: <input type="checkbox"/> Rafters <input type="checkbox"/> Floor Approx. R Rating: _____ <input type="checkbox"/> Vapor retarders	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
VENTILATION	<input type="checkbox"/> Window(s) <input type="checkbox"/> Attic Fan <input type="checkbox"/> Whole House Fan <input type="checkbox"/> Turbine <input type="checkbox"/> Ridge Vent <input type="checkbox"/> Soffit Vent <input type="checkbox"/> Roof Vent(s) <input type="checkbox"/> Gable end louvers	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	<p><i>Looking up from 3rd floor I observed water stains on wall boards indicating that water has entered the structure. Also noted that the four cupola vents on the dome were boarded closed which eliminates the ventilation needed for the upper part of the tower where heat and vapor pressure will build. Recommend replacing these boards with copper bird/insect screens to provide ventilation of this space needed to</i></p>	

REMARKS (continued)

INTERIOR: WINDOWS REMARKS (cont'd)

Cement patch repairs at underside of rear arch appear to sloppy and may become loose. Suggest corrective measures here.

Stair up to 2nd floor hatchway with railing to protect opening. Hatch door utilizes pulley, cable with counter weight to support the weight of the hatch.

Glazed brick with glazed surface damaged and missing.

Stair to 2nd floor hatch with handrail in good condition.

Ships ladders from 2nd to 3rd and from 3rd to observation deck are securely mounted.

Higher beams and ledges (above 3rd floor) with poop stains from when pigeons occupied the tower. Suggest cleaning with mild detergent all exposed surfaces that occupants might come in contact with. Noted old abandoned sprinkler piping. Water stains on wall boards indicate water has entered the structure. Note that cupolas vents were boarded closed.

ATTIC: VENTILATION REMARKS (cont'd)

protect the wood from effects of sustained moisture and heat. currently, this space is enclosed (except for unwanted leakage points).

INTERIOR AND ATTIC PHOTOS



IMG_a1176.JPG

Abandoned rusted electrical conduit, box and BX cable. Suggest removing these materials that are in plain sight for aesthetic purposes. and patch repair walls.



IMG_1185.JPG

Window boarding to be removed upon implementing window repairs.



IMG_1186.JPG

Window boarding to be removed upon implementing window repairs.



IMG_1177.JPG

Glazed brick with glazed surface damaged and missing.

INTERIOR AND ATTIC PHOTOS



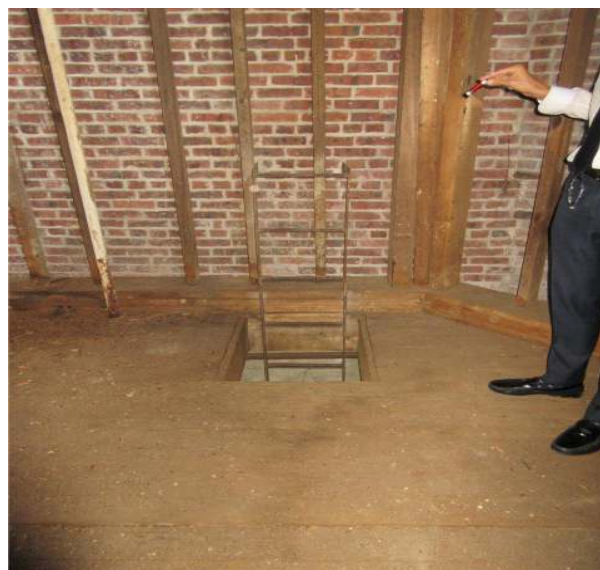
IMG_1178.JPG
Glazed brick with glazed surface damaged and missing.



IMG_1181.JPG
Stair to 2nd floor hatch with handrail in good condition.



IMG_1182.JPG
Old clock hand. Perhaps the second hand..



IMG_1188.JPG
Ships ladder from 2nd to 3rd floor.

INTERIOR AND ATTIC PHOTOS



IMG_1189.JPG

Former location of clock mechanism on 3rd floor.



IMG_1202.JPG

View looking inside from 4th level door to observation deck level from ladder. Poop stains on wood beams from when pigeons occupied the tower.



IMG_1203.JPG

View looking up from 4th level. Poop stains on wood beams and ledges from when pigeons occupied the tower. Notice old abandoned sprinkler piping.



IMG_1204.JPG

View looking up from 3rd floor. Water stains on wall boards indicate water has entered the structure. Note that cupolas vents were boarded closed.

INTERIOR AND ATTIC PHOTOS



IMG_1205.JPG

View looking up from 3rd floor. Water stains on wall boards indicates that water has entered the structure. Note that cupolas vents were boarded closed.



IMG_b1172.JPG

Cement patch repairs at underside of rear arch appear to be sloppy and may become loose. Suggest corrective measures here.



IMG_c1173.JPG

Cement patch repairs at underside of rear arch appear to be sloppy and may become loose. Suggest corrective measures here.



IMG_d1183.JPG

Stair up to 2nd floor hatchway with railing to protect opening. Hatch door utilizes pulley, cable with counter weight to support the weight of the hatch.

INTERIOR AND ATTIC PHOTOS



IMG_e1184.JPG

View looking out from 2nd floor.



IMG_f1187.JPG

Left-side window boarded closed from inside. Window boarding to be removed upon implementing window repairs.

ROOFING SYSTEM AND EXTERIOR

ROOF COVERING	Location Main	Materials copper	Age 125Yrs. Yrs. Yrs. Yrs.	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory
	How inspected: <i>From ground with binoculars</i> Roof leaks: <input checked="" type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed			
FLASHING	<input type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Rubberized membrane			<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
GUTTERS AND DOWNSPOUTS	<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood Extensions: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	<p><i>Orientation point of reference shall be facing the tower from the pool -side:</i></p> <p><i>Exterior close-up view of front-side shows varying shades of patina on the copper as well as rust stains, likely originating from the weather vane iron assembly.</i></p> <p><i>Cupolas in dome were boarded closed (four places). Refer to comments</i></p>			
EXTERIOR DOORS				<input checked="" type="checkbox"/> Satisfactory
WINDOWS AND SKYLIGHTS				<input type="checkbox"/> Satisfactory
EXTERIOR WALL COVERING	Location All Overhang	Materials Brick and concrete Wood boards	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory	
EXTERIOR TRIM	<input checked="" type="checkbox"/> Eaves <input type="checkbox"/> Fascia <input checked="" type="checkbox"/> Soffits <input type="checkbox"/> Rake <input checked="" type="checkbox"/> Signs of deterioration <input type="checkbox"/> Extensive <input type="checkbox"/> None observed			<input checked="" type="checkbox"/> Satisfactory
CHIMNEY	<input type="checkbox"/> Brick <input type="checkbox"/> Metal <input type="checkbox"/> Block <input type="checkbox"/> Flue liner partially observed <input type="checkbox"/> Clean before use		<input type="checkbox"/> In chase	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
GARAGE/ CARPORT	<input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Door Operator <input type="checkbox"/> Operating <input type="checkbox"/> Safety Reverse			<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
PORCH	Floor: <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Railing / Guardrail			<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
Remarks:	<p><i>Orientation point of reference shall be facing the tower from the pool -side:</i></p> <p><i>Old abandoned light fixtures at rear-side. Suggest removal for aesthetic purposes and patch repair related wall penetrations to match existing brickwork.</i></p>			

REMARKS (continued)

*ROOF: GUTTERS AND DOWNSPOUTS REMARKS (cont'd)
in Attic section.*

Defects in copper sheeting allow water entry into the structure and should be sealed.

Original copper downspouts at front have been replaced with modern aluminum type downspouts. Suggest repairing dented copper gutters at front. Suggest replacing rectangular aluminum downspouts with circular shaped antique copper downspouts to match existing original sections of downspouts seen below observation deck.

EXTERIOR: PORCH REMARKS (cont'd)

Iron gates appear in good working condition.

Punctures in copper sheeting at observation deck wall is a typical place where water can enter the structure. Suggest a copper roof specialist conduct a detailed inspection/test to identify all leaks/breaks in the copper envelope, and apply the appropriate repairs/sealant where needed to prevent water entry.

Wrought iron railing at observation deck overlooking the backyard. Although railing appears to be secure, we recommend not leaning over it; Noted trip hazard created by railing braces. Recommend exercising extreme caution when navigating the about the observation deck. Suggest Caution signage!

Railing missing significant sections of iron molding on top rail. Misaligned top rail noted. Suggest re-aligning observation deck rails. Suggest painting railings with corrosion inhibiting paint. Exercise caution when navigating observation deck.

Missing and damaged planks at observation deck overhang. Suggest replacing missing/damaged wood planks with cedar or equal (keep birds out).

Existing windows over around observation deck are boarded closed. Suggest painting boards to match greenish copper patina color.

Front-side (pool-side) vertical window frame completely missing (boarded from inside). Suggest installing custom wood window frame with glass panes to match existing windows.

Right-side vertical window frame appears somewhat intact (boarded from inside). Suggest repairing damaged portion and fit with new glass panes.

Rear-side (clock-side) vertical window frame appears essentially intact with glass broken (boarded from inside). Suggest replacing broken glass with new glass panes.

Left-side vertical window frame appears essentially intact (boarded from inside). Suggest repairing damaged portion and fit with new glass panes.

Window repairs and wood finishes are intended to maintain the historical appearance, and function to keep out the weather while allowing light to enter the structure.

Fractured cement cornerstone (cosmetic repair); Cornerstone cement topping has delaminated (cosmetic repair - 3 places).

Clock face dial with (second) hand missing.

Missing planks at ceiling of overhang as well as deteriorated painted finish on rafters supporting the overhang. Suggest repairs and paint to maintain the structure and appearance.

Copper plated observation deck walkway with wrought iron railing. Railing braces can be a tripping hazard. Remove abandoned 1/2" dia. pipe along floor.

REMARKS (continued)

Wrought iron railing spindle has detached from top rail corner and needs to be secured/re-attached.

Heting Chu
1 Ellent Ct , Glen Cove, NY 11542

Tuesday, July 12, 2016
Page 9

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_1132.JPG

Front-side (pool) window frame missing (boarded from inside). Suggest installing custom wood window frame with glass panes to match existing windows.



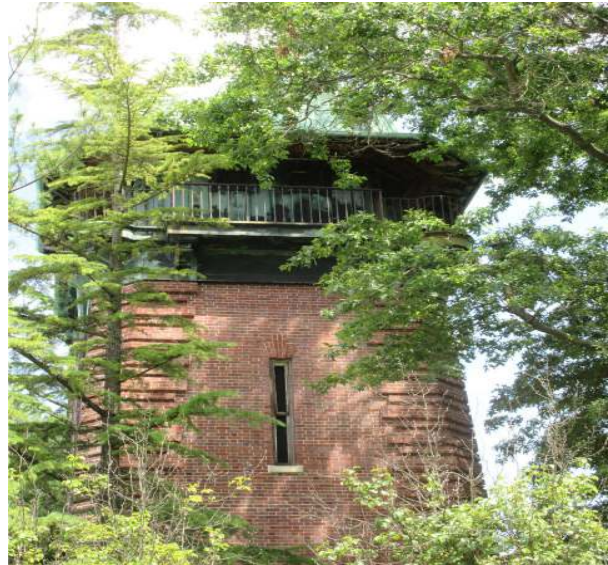
IMG_1133.JPG

Exterior view of front-right corner.



IMG_1134.JPG

Exterior view of front-right corner.



IMG_1137.JPG

Right-side vertical window frame appears somewhat intact (boarded from inside). Suggest repairing damaged portion and fit with new glass panes.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_1143.JPG

Right-side vertical window frame appears somewhat intact (boarded from inside). Suggest repairing damaged portion and fit with new glass panes.



IMG_1144.JPG

Exterior brickwork/pointing appears to be in decent condition.



IMG_1145.JPG

Original copper downspouts (green patina) compared to the modern aluminum downspouts/gutter segments (brown).



IMG_1146.JPG

Ornate corbels show the fine artisan craftsmanship of the era.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_1147.JPG

Photo shows missing planks at ceiling of overhang as well as deteriorated white painted finish on rafters supporting the overhang.



IMG_1148.JPG

Photo shows missing planks at ceiling of overhang as well as deteriorated white painted finish on rafters supporting the overhang.



IMG_1150.JPG

Cupolas in dome were boarded closed (four places). Refer to comments in Attic section.



IMG_1151.JPG

Exterior close-up view of front-side shows varying shades of patina on the copper as well as rust stains, likely originating from the weather vane iron assembly.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_1152.JPG

Front-side (pool) window frame missing (boarded from inside). Suggest installing custom wood window frame with glass panes to match existing windows.



IMG_1154.JPG

Front-left corner view of dome.



IMG_1163.JPG

View of rear-left corner.



IMG_1164.JPG

Clock face dial with (second) hand missing.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_1142.JPG

Right-side vertical window frame appears somewhat intact. Suggest repairing damaged portion and fit with new glass panes.



IMG_1143.JPG

Right-side vertical window frame appears somewhat intact. Suggest repairing damaged portion and fit with new glass panes.



IMG_1209.JPG

Rear-side (clock-side) window frame appears essentially intact with glass broken (boarded from inside). Suggest replacing broken glass with new glass panes.



IMG_1157.JPG

Front-side (pool) window frame missing (boarded from inside). Suggest installing custom wood window frame with glass panes to match existing windows.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_1210.JPG

Left-side vertical window frame appears essentially intact (boarded from inside). Suggest repairing as needed and fit with new glass panes.



IMG_1196.JPG

Existing windows over around observation deck are boarded closed. Suggest painting bords to match greenish copper patina color.



IMG_1141.JPG

Cupolas in dome were boarded closed (four places). Refer to comments in Attic section.



IMG_1169.JPG

Cornerstone cement topping has delaminated (cosmetic repair - 3 places).

ROOFING SYSTEM AND EXTERIOR PHOTOS



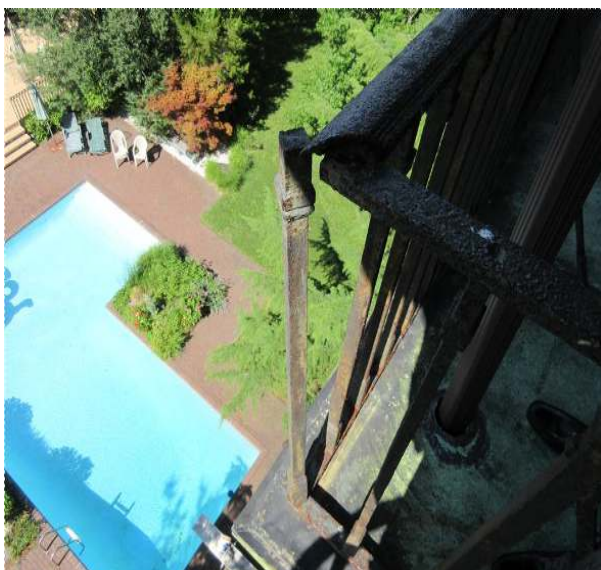
IMG_1171.JPG

Cornerstone cement topping has delaminated (cosmetic repair - 3 places).



IMG_1179.JPG

Fractured cement cornerstone needs repair (cosmetic).



IMG_1190.JPG

Wrought iron railing spindle has detached from top rail corner and needs to be secured/re-attached.



IMG_1198.JPG

Defects in copper sheeting allow water entry into the structure and should be sealed.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_1200.JPG

Observation deck overhang view across front.



IMG_1201.JPG

Copper plated observation deck walkway with wrought iron railing. Railing braces can be a tripping hazard. Remove abandoned 1/2" dia. pipe at floor.



IMG_h1161.JPG

View at rear of tower.



IMG_i1162.JPG

View at rear of tower.

ROOFING SYSTEM AND EXTERIOR PHOTOS



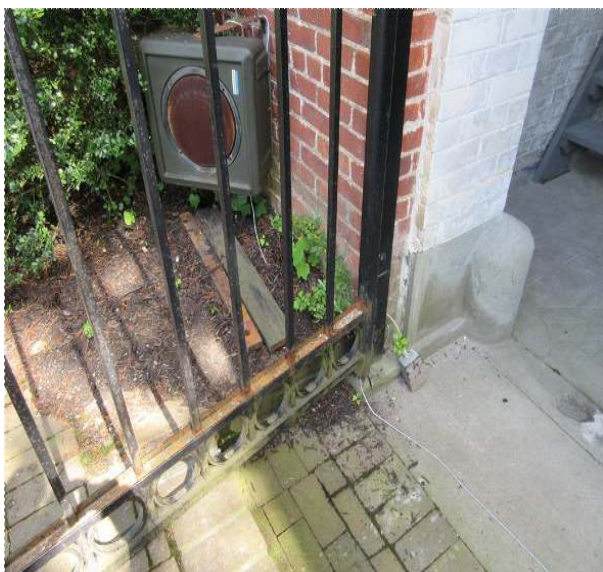
IMG_j1166.JPG

Old abandoned light fixtures at rear-side. Suggest removal for aesthetic purposes and patch repair related wall penetrations to match existing brickwork.



IMG_k1167.JPG

Old abandoned light fixtures at rear-side. Suggest removal for aesthetic purposes and patch repair related wall penetrations to match existing brickwork.



IMG_l1158.JPG

Iron gates appear in good working condition.



IMG_m1198.JPG

Punctures in copper sheeting at observation deck wall is a typical place where water can enter the structure.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_n1192.JPG

Wrought iron railing at observation deck overlooking the backyard. Although railing appears to be secure, we recommend not leaning over it.



IMG_o1194.JPG

Railing missing significant sections of iron moulding on top rail. Exercise caution when navigating observation deck. Note trip hazard created by railing braces.



IMG_p1195.JPG

Railing missing significant sections of iron moulding on top rail; misaligned top rail noted. Suggest re-aligning observation deck rails. Suggest painting railings.



IMG_q1199.JPG

Missing planks at observation deck overhang. Suggest replacing missing wood planks with cedar or equal (keep birds out).

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_r1191.JPG

Damaged planks at observation deck overhang. Suggest removing and replacing damaged planks with cedar or equal.



IMG_s1135.JPG

Original copper downspouts at front have been replaced with modern aluminum type downspouts. Suggest repairing dented copper gutters at front.



IMG_t1148.JPG

Original copper downspouts at front have been replaced with modern aluminum type downspouts. Suggest repairing dented copper gutters at front.



IMG_u1153.JPG

Original copper downspouts at front have been replaced with modern aluminum type downspouts. Suggest repairing dented copper gutters at front.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_v1193.JPG

View over top of clock from right-side.



IMG_w1197.JPG

View over top of clock from left-side.



IMG_x1136.JPG

Weather vane at top of dome made of wrought iron and copper.

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

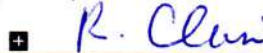
Inspection Company, Address & Phone
ProSpec Home Inspection of Long Island
1911 State Street
Merrick, NY 11566
516-580-1848

Company's Business Lic. No.
080096-1

Date of Inspection
07/11/2016

Address of Property Inspected
1 Ellen Ct.
Glen Cove, NY 11542

Inspector's Name, Signature & Certification, Registration, or Lic. #
Russell Classi,
T1837109



Structure(s) Inspected
Clock Tower

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

A. No visible evidence of wood destroying insects was observed.

B. Visible evidence of wood destroying insects was observed as follows:

1. Live insects (description and location): _____

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____

3. **Visible** damage from wood destroying insects was noted as follows (description and location): _____

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment: _____

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

No treatment recommended: (Explain if Box B in Section II is checked) _____

Recommend treatment for the control of: _____

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement _____
- Crawlspace _____
- Main Level _____
- Attic _____
- Garage _____
- Exterior _____
- Porch _____
- Addition _____
- Other _____

The Inspector may write out obstructions or use the following optional key:

- 1. Fixed ceiling
- 2. Suspended ceiling
- 3. Fixed wall covering
- 4. Floor covering
- 5. Insulation
- 6. Cabinets or shelving
- 7. Stored items
- 8. Furnishings
- 9. Appliances
- 10. No access or entry
- 11. Limited access
- 12. No access beneath
- 13. Only visual access
- 14. Cluttered condition
- 15. Standing water
- 16. Dense vegetation
- 17. Exterior siding
- 18. Window well covers
- 19. Wood pile
- 20. Snow
- 21. Unsafe conditions
- 22. Rigid foam board
- 23. Synthetic stucco
- 24. Duct work, plumbing, and/or wiring

Section V. Additional Comments and Attachments (these are an integral part of the report)

Masonry structure only at ground level

Attachments _____

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** **This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**
- Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**