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Monday, May 12, 2008

Peter Pantera
22 Lakesaint Drive
Suffern, NY 10901

Subject Property: 321 West Calhoun, Tarrytown, NY

Dear Mr. Panters:

On Saturday, May 10, 2008, I performed a pre-purchase inspection of the building located at 321 West Calhoun, Tarrytown, NY. I was assisted by Mr. Brian Abate, a licensed New York State Inspector, also in the employ of this firm. For the purposes of this report, the building faces east towards Broadway. The first floor occupancy is split with a bar on the south side and a restaurant on the north side. The units are separated by a center hall, which provides access to the second and third floors. The second floor consists of five (5) suites, and the third floor is occupied by a single tenant.

ROOF

Two (2) separate roofs cover the structure. The upper roof covers the front section of the building, and a lower roof covers the rear section of the building. There was no access to the upper roof from the interior of the structure, but it was evaluated from the edge at the west side. The roof is considered a flat roof with an approximate pitch of 0.05" in 12". The pitch is from the front facade wall at the east side to the west side. Roof drainage terminates in an aluminum gutter. The roofing material is rolled modified bitumen sheeting approximately fifteen (15) to eighteen (18) years in age with an aluminum oxide coating applied. The seams have been sealed, and it is indeterminate if the seams were sealed with a hot or cold method. There is minor ponding at the rear edge of the roof. There are some typical bubbles and cracking in the roofing material. The design life range for the roofing material is fifteen (15) to twenty (20) years.

The lower roof was accessed from a fire escape at the south exterior wall. The roofing material appears to have been installed at the same time as the upper roof. There is bubbling, soft spots and cracking in the roofing material. There is ponding at the rear end of the roof and standing water in the gutter at the west side. The downspout appears to be partially blocked. There is an old metal exhaust hood on this roof, for the restaurant.

There is a brick chimney on the north side of the upper roof. The chimney is in satisfactory condition. There is a tar coating on the front parapet wall, which is dried, cracked, and peeling. The parapet appears to be solid. There are exhaust vents on the roof in multiple locations. The operation could not be tested, but the units do not appear to be causing a negative impact on the roof structure. One of the units is missing a support leg.

EXTERIOR

There is a metal chimney on the rear of the building used as a vent for combustible gases for two (2) water heaters. This chimney terminates 1'-07" above the lower roof line and needs to be extended. According to NYS Code:

§FG503.6.6 Gas vent terminations. A gas vent shall terminate above the roof surface with a listed cap or listed roof assembly. Gas vents 12 inches (305 mm) in size or smaller with listed caps shall be permitted to be terminated in accordance with Figure FG503.6.6, provided that such vents are at least 8 feet (2438 mm) from a vertical wall or similar obstruction. All other gas vents shall terminate not less than 2 feet (610 mm) above the highest point where they pass through the roof and at least 2 feet (610mm) higher than any portion of a building within 10 feet (3048 mm).

The exterior of the building is brick masonry units that are load bearing (not veneer). The front of the building is in good condition requiring minor maintenance in the form of repointing. The rear and sides of the building exhibit spalled, damaged and loose bricks. The southwest corner of the building exhibits major deterioration of the mortar work that needs to be addressed immediately. Most of the south and west sides have been parge over, and the parge coat is spalling and deteriorated in some areas. The north exterior wall was only parge over in areas that are visible from adjacent properties. The brick and mortar work at the sides and rear must be addressed to prevent ongoing damage, and the north side parge work should be completed.

There is not much wood trim throughout the structure, and the wood trim at the front cornice is in fair condition and requires immediate attention. The paint on the wood surfaces is chipped/peeling. The drip edge over the front is oxidized and requires repair/replacement. The cornice roof sheds water through a "Yankee" gutter system that discharges rainwater into the alleyway on the northside. No evaluation was made to the serviceability of that unit.

The wood trim at the exit doors at the rear and sides of the structure are in poor condition due to a lack of maintenance. Most likely, this trim will require replacement.

Several windows at the north and west side have been decommissioned. The general method for closing off the openings was to apply a single layer of CDX plywood in the voids. The materials are in various states of disrepair. Some are bare wood while others have been stuccoed. The joints where the material meets the brick work are generally unsealed. Some if not most of these coverings should be completely replaced and sealed.

Throughout the exterior are wall penetrations for wires, tubing, refrigerant lines, chimneys, etc. that were either never sealed properly or the seals were not maintained. These voids need to be sealed immediately to negate water intrusion into and behind the brick work.

The only fire escape present services the second and third floors at the west side. The fire escape is not readily accessible from the rear windows of the third floor rooms. An access ladder over the parapet should be provided. The sliding ladder from the second level landing was not tested.

There is a narrow alley on the north side of the building that is cluttered with debris. The debris should be removed to make the area more accessible for maintenance.

INTERIOR

The interior of the building will be described from the top down. The only tenant on the third floor is a computer center for a bank. The area appears to have been professionally renovated. The windows are vinyl coated, double hung, thermopane units. There are old, original single pane wood frame picture windows at the front of the building. The wood trim and window seals are in fair condition. It appears that at one time the picture windows could be opened but are inoperable at this time.

There is a unisex restroom with a working urinal and toilet. The receptacle is a GFCI protected. The only ventilation is an operable double hung window. There is no mechanical ventilation installed. At the baseboard between the sink and urinal is a valve of some sort. The cutoff usage was not determined. The bathroom conforms with ADA code in some respects but not all. The hot water is supplied by a small, undersink, electric water heater mounted in the vanity with no overflow pan.

There is a small pantry with a sink, which drained slowly. There is no access to the water supply or drain pipes under the sink. There is a working GFCI receptacle at the pantry. Hot water supply was indeterminate.

The main electrical panel is located in the “server room”. It is rated at 300A with a 300A main breaker and forty-two (42) circuit breakers. There are also 2 sub-panels rated at 100A each. These panels are for the air conditioning units, water heater and wall receptacles.

There is an American Standard air handling unit located as a ceiling mounted unit at this location. It is approximately fifteen (15) years old. Its design life range is approximately twenty (20) to twenty-five (25) years. The air conditioning system is charged by two (2) condenser units located on the lower roof. Both are American Standard and are approximately (15) years old with a design life range of approximately twenty (20) years. The units are supported on a solid lumber base that rests directly on the finished roof surface. It was reported that these units are the responsibility of the tenant. If that is the case, a section should be added to the lease that will cover roofing material/water penetration damage.

Heat is provided by a central source and supplied through old steam radiators. Paint is peeling off the radiators in some locations.

Fire egress is supplied by the main stairs located at the center of the building and by a fire escape at the rear of the office space. The exterior egress door is fire-rated metal with a panic bar.

There are 5 suites of rooms on the 2nd floor, most of which have two (2) access doors. Suite 5 is located at the front of the building. There are 2 large picture windows with old wooden frames, facing the east (see picture window notes in 3rd Floor Interior Section).

Suite 2 is located at the southeast corner. The suite was cluttered but in fair condition. It has a separate restroom. When water to the sink was first turned on, the water was brown and rusty but cleared up in a relatively short period of time. It is assumed this is due to under use. The receptacle is not GFCI protected, and the only source of ventilation is a window. There was a smell of urine in the back room of this suite adjacent to the bathroom. There are old, wooden framed, single paned windows on the south side of the suite that were not replaced at the same time as the rest of the units on this floor.

The center suite on the north side is a vacant unit and does not exhibit any issues that require attention. The center suite on the south side and the suite at the rear were inaccessible. It was reported that the rear suite has its own restroom.

The second floor has two (2) operational bathrooms located on the south side. Neither are ADA accessible. The three (3) toilets all need to be tightened to the floor. The women's room is only ventilated by a double hung window. The men's room has a mechanical ceiling mounted ventilator that runs weak. Both are supplied hot water by small, undersink, electric water heaters mounted in the vanities. Neither has an overflow pan.

The second floor is not ADA accessible. There is no elevator in place. The architectural handrails are slightly loose. This condition is difficult to correct, but connecting rods made be installed to stiffen the unit.

There is no central air conditioning supplying the second floor. Window units are in place in various locations. No evaluation was performed of these units.

Fire egress is satisfactory for the second floor.

BAR

The first floor south side unit is occupied by a bar. There are hardwood floors throughout the bar. The floors were in satisfactory condition except for the finish which was worn. The floors slope slightly towards the north wall. The floors have settled on both sides of the entrance door, which is a typical condition in this type of construction. There are two (2) 6" diameter steel columns on

the south side of the bar. There does not appear to be any load above this area that would necessitate the need for these columns.

The restrooms (men's and women's) are not ADA compliant. Doors are 2'-06" wide, and no access is provided to the fixtures for a handicapped person. The toilets are loose at the floor in both bathrooms and need to be tightened to the flange

There are no GFCIs for the electrical system, and no panel or sub-panel was noted in the bar area.

Heat is provided through convectors with both steam and hot water heating methods. It is indeterminable if heat is provided by both systems. The hot water heat is provided by a Weil-McLain, gas-fired, two zone furnace located in the basement. The unit is rated at 100,000 BTUs and appears to be approximately ten (10) to twelve (12) years old with a design life range of twenty-five (25) to thirty (30) years.. The gas drip line is too long, and the end cap cannot be opened. It is recommended to shorten the drip line. The emergency shutoff switch is mounted on the side of the furnace. Consider relocating the switch to the top of the stairs for safety considerations. Domestic hot water is provided by the boiler and forty one (41) gallon Amtrol hot water storage tank. For supplementary heat control, water is stored in a forty (40) gallon electric water heater.

The bar unit has central air conditioning. The air handling unit is a Fedders unit that is approximately twenty (20) years old located above the ceiling adjacent to the restrooms. The design life range for the air handler is fifteen (15) to twenty (20) years. Access is provided by a hatch. The size of the unit could not be determined. The condenser unit is a Trane (40 A Max) that is approximately fifteen (15) years old. The design life range for the condensing unit is fifteen (15) to twenty (20) years. This unit is located at the exterior rear of the structure and is supported on an uneven wooden base that exhibits signs of rot. There are air conditioning supply registers in the ceiling of the bar. There is one central return register located in the rear of the bar below the air handling unit.

The water supply to the bar is filtered.

There is no second source of fire egress in this unit.

RESTAURANT

The north side unit is occupied by a restaurant accessible by an ADA access ramp to the entrance door. The women's restroom is not ADA compliant. The access door is undersized. In the women's restroom, the cold water supply to the sink is leaking. In the men's restroom, there are water stains behind the toilet, and the exhaust fan runs weakly. There are dropped ceilings in the restrooms and in the access hall. There are water stains on the ceiling tiles in the men's restroom and mold on the tiles in the access hall. The mold growth is due to lack of ventilation. The

ventilation issue should be corrected and the mold removed in a manner as described by the New York City Department of Health.

The kitchen exhibited numerous health violations. There were rodent droppings behind the storage unit and the gas ranges. Grease and cooking oil is built up on the gas and fire suppression pipes at the stove and on the floor around the stove. There was a gas smell at the stove but a leak could not be determined. There are drip pans under the deep sink drains indicating probable leaks.

There is a Crouse-Hinds electrical panel in the kitchen. The panel is rated at 200 amps and was last inspected on 6/28/98. The electrical panel is well beyond capacity. There are 32 circuits in the panel, as follows:

L – 20, 20, 15, 15, 15, 15, 15, 15, 20, 15, 15, 15, 15, 20, 15, 20/20, 20, 40(3)*, 20.
R – 20, 20, 20, 15, 15, 50(3), 20, 30(2), 15, 30(3), 30(3), 30(2), 15, blank.

The panel is severely overloaded and represents a potential fire hazard. There is a small electrical sub-panel located in the basement store room with five (5) circuits with four (4) 15 amp and one (1) 20 amp breakers. There are on GFCI protected receptacles within the restaurant. It is recommended to have a licensed electrical contractor evaluate the entire system immediately and to correct any/all issues including circuit sizing, GFCI requirements, etc.

Heat is supplied by the central source, steam furnace. The domestic hot water is supplied by a water heater located in the basement. It is an eighty (80) gallon Brad-White which is approximately one (1) year old and is exhausted directly to the exterior. The design life range for the unit is eight (8) to ten (10) years. There is an abandoned exhaust line to the atmosphere through the rear wall.

The restaurant is centrally cooled. The air handler locations could not be determined. There are two (2) are American Standard condensers that are approximately five (5) years old located neither have GFCIs. The design life range for the condensing units is fifteen (15) to twenty (20) years.

There is no second source of fire egress in this unit.

SUB-STRUCTURE

There are three access points to the basement: from the restaurant, from the center hall and from the rear exterior. The stairs to the basement from the restaurant represent a safety hazard and require replacement. There is no handrail at the upper section of either stairs, which is a code violation.

The foundation walls are brick and are in satisfactory condition. On the south side of the foundation, there is soot and discoloration indicative of a fire that occurred at some time in the

past. One floor joist in this area is slightly charred. The floor joists appear to be actual 2" x 12". The main beam is a steel 10 (w) x 6 (f) x 1/4" thick I-Beam encased in concrete and parge coated. The beam is supported by four (4) lally columns, which rest directly on the concrete floor. The ends are let into the brick foundation walls. There are also two (2) screw jacks which support a short wooden beam whose purpose was not determined but appears to be in the general vicinity of the steel columns in the bar area. There does not appear to be any structural abnormality in this area. The floor is concrete and is approximately 1-1/2" to 2" thick. There are numerous holes bored into the floor in one area. The ADA ramp at the entrance is concrete poured in steel pan decking, which is supported on both sides by steel I-beams. This installation appears to be professionally designed.

Under the restaurant there are water stains and mold on the walls and ceiling in the storeroom. The general condition of the storeroom area is unsatisfactory. It is cluttered and unsanitary. The presence of mold in this food storage area precludes that any mold remediation be conducted by a contractor that specializes in restaurant containment. All voids in the ceiling area should be sealed properly and all surfaces painted. The former water heater vent has not been decommissioned properly (a shirt is stuffed into the pipe).

There are two (2) gas meters in the basement under the bar area. There is also an abandoned gas line at this location.

The furnace located in the basement is a H.B. Smith oil-fired boiler and, the BTU rating could not be determined. The unit is approximately forty (40) years old, but many replacement parts are visible. The unit has an auto-fill system for maintaining water volume inside of the boiler. There are noticeable marks from combustion on the unit. This unit is beyond its design life range, and therefore, money should be budgeted for possible replacement. The gypsum wallboard (GWB) on the ceiling and walls around the unit is single thickness 1/2" wall board, which represents a Fire Code violation. The GWB should be removed and replaced with doubled 5/8" GWB in a railroad pattern to provide a minimum one (1) hour fire separation or install a fire suppression system according to NYS Code. The emergency shutoff switch is mounted on the side of the boiler. Consider relocating the shutoff switch to the top of the stairs as mentioned above.

The furnace is supplied by fuel from two (2) oil storage tanks at the front of the basement. The tanks are 550 gallons each and have separate fill pipes and an equalizing line. Neither tank is vented. According to NYS Code:

§M1305.7 Vent piping. Liquid fuel vent pipes shall terminate outside of buildings at a point not less than 2 feet (610 mm) measured vertically or horizontally from any building opening. Outer ends of vent pipes shall terminate in a weatherproof vent cap or fitting or be provided with a weatherproof hood. All vent caps shall have a minimum free open area equal to the cross-sectional area of the vent pipe and shall not employ screens finer than No. 4 mesh. Vent pipes shall terminate sufficiently above the ground to avoid being obstructed with snow or ice. Vent pipes from tanks containing heaters shall be extended to a location where

oil vapors discharging from the vent will be readily diffused. If the static head with a vent pipe filled with oil exceeds 10 pounds per square inch (psi) (69 kPa), the tank shall be designed for the maximum static head that will be imposed. Liquid fuel vent pipes shall not be cross connected with fill pipes, lines from burners or overflow lines from auxiliary tanks.

The pipes are filled from the exterior. The fill caps are encased in a manhole outside the front facade.

No evaluation was made regarding any telecommunications, security systems, fire/smoke/CO detection units, fire suppression systems, etc. It is recommended to have all systems fully evaluated for applicability and functionality. The battery-powered emergency exit light in the basement does not operate, as an example.

CONCLUSIONS

The building is structurally sound. The general condition is good and the common areas and offices appear well maintained. The bar area is also in good condition. The restaurant is generally in poor condition. It appears that maintenance has been deferred or conducted in a sub-standard manner. The mechanical systems have not been installed or serviced professionally and contribute a negative impact on the rest of the property.

It is recommended to ensure that all code violations and all sub-par installation/maintenance work be addressed prior to closing.

If you have any further questions, please feel free to contact me at the number listed herein.

Sincerely,



Lawrence D. Danner, P.E.
License #056546

