

**Building Inspection Report
336 East 56th Street, Manhattan**



**Inspection Date:
August 21, 2013**

**Prepared For:
Claude Simon**

**Prepared By:
Old House Inspection Company
55 East 73rd Street
New York, New York 10021**

**Inspector:
George Hansen**

Property Overview

NYC Department of Buildings

Property Profile Overview

336 EAST 56 STREET
EAST 56 STREET

336 - 336

MANHATTAN 10022

BIN# 1039973

Health Area	:	4900	Tax Block	:	1348
Census Tract	:	108	Tax Lot	:	35
Community Board	:	106	Condo	:	NO
Buildings on Lot	:	1	Vacant	:	NO

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre - BIS PA](#)

[View Certificates of Occupancy](#)

Cross Street(s):

2 AVENUE, 1 AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status:

N/A

Local Law:

Loft Law:

NO

SRO Restricted:

TA Restricted:

NO

UB Restricted:

Grandfathered Sign:

NO

Little 'E' Restricted:

City Owned:

NO

Legal Adult Use:

NONE

Additional BINS for Building:

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. [Click here for more information](#)

D9-ELEVATOR APT

Department of Finance Building Classification:

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	2	1	Electrical Applications
Violations-DOB	3	0	Permits In-Process / Issued
Violations-ECB (DOB)	4	2	Illuminated Signs Annual Permits
			Plumbing Inspections
			Open Plumbing Jobs / Work Types
Jobs/Filings	3		Facades
ARA / LAA Jobs	0		Marquee Annual Permits
Total Jobs	3		Boiler Records
Actions	2		DEP Boiler Information
			Crane Information
			After Hours Variance Permits

OR Enter Action Type: HTMLDirect

OR Select from List:

AND

CONVENTIONS USED IN THIS REPORT

Major Concern: a system or component that is considered significantly deficient or is unsafe.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component that needs corrective action to assure proper and reliable function.

Improve: denotes improvements that are recommended but not required.

Monitor: denotes a system needing further investigation in order to determine if repairs are necessary.

THE SCOPE OF THE INSPECTION

The goal of the inspection is to put our client in a better position to make a buying decision. Not all improvements will be identified during this inspection. The inspection should not be considered a guarantee or warranty of any kind. This report is the final response to your request for an inspection; it should be read in full. It supersedes any conversations that may have taken place during the inspection.

Structure**DESCRIPTION OF STRUCTURE**

Foundation:	•Stone / Masonry	•Cellar Configuration
Columns / Beam:	•Steel / Wood	
Floor Structure:	•Wood Joists	
Wall Structure:	•Masonry	
Roof Structure:	•Roof Joists	•Solid Plank Sheathing

The building is located on the south side of East 56th Street. The premises is a Four (4) Story, Thirty-eight (38) feet, altered townhouse. Construction Classification: III (Non Fireproof). There is no Certificate of Occupancy available for viewing on the Department of Buildings (DOB) website. The Department of Finance (DOF) lists the building as Elevator Apartment. DOF classifications are for tax purposes. The original design of the building has been changed and structural alterations were undertaken; but no major defects or deficiencies were noted. Information available from the DOB concerning alteration / renovation work (2007) is listed below.

NYC Department of Buildings

Premises: 336 EAST 56 STREET MANHATTAN

Job No: 104641345

BIN: 1039973 Block: 1348 Lot: 35

Document: 01 OF 1

----- * PROFESSIONALLY CERTIFIED * -----

Last Action: PERMIT ISSUED - PARTIAL JOB 01/23/2007 (Q)

Application approved on: 01/18/2007

Pre-Filed:	01/17/2007	Building Type:	Other	Estimated Total Cost:	\$36,200.00
Date Filed:	01/18/2007			Electronically Filed:	Yes PC-FILED
Fee Structure:	STANDARD				

Review is requested under Building Code: 1968

1 Location Information (Filed At)

House No(s):	336	Street Name:	EAST 56 STREET		
Borough:	Manhattan	Block:	1348	Lot:	35 BIN: <u>1039973</u> CB No: 106
Work on Floor(s):	002,003,004			Apt/Condo No(s):	Zip Code: 10022

2 Applicant of Record Information

Name:	JOEL NAPACH		
Business Name:	NAPACH ROTHENBERG ARCHITECTS LLP		
Applicant Type:	<input type="checkbox"/> P.E. <input checked="" type="checkbox"/> R.A. <input type="checkbox"/> Sign Hanger <input type="checkbox"/> Other		

Document Overview

Premises: 336 EAST 56 STREET MANHATTAN

Job No: 104641345BIN: 1039973 Block: 1348 Lot: 35

Num. of Documents: 1

Job Type: A2 - ALTERATION TYPE 2

WORK TYPE(S) / STATUS / JOB DESCRIPTION

CONSTRUCT INTERIOR PARTITIONS AND HUNG CEILINGS AND INSTALL PLUMBING FIXTURES
 PER PLANS FILED HEREWITH. THIS APPLICATION IS BEING FILED TO REMOVE VIOLATION # 121906C06KP01.
 NO CHANGE TO OCCUPANCY, USE OR EGRESS.

Status: Q - PERMIT ISSUED - PARTIAL JOB**Status Date:** 01/23/2007**Directive 14:** Y**Applicant Name:** NAPACH JOEL**Pre-Filing Date:** 01/17/2007

TYPE

STATUS DATE

STATUS

A2 - ALTERATION TYPE 2

01/18/2007

P: PLAN EXAM - APPROVED

OT - GEN. CONST.

01/23/2007

R: PERMIT ISSUED - ENTIRE JOB/WORK

PL - PLUMBING

01/18/2007

P: PLAN EXAM - APPROVED

B-SCAN List of Required Items

Premises: 336 EAST 56 STREET MANHATTAN

Job No: 104641345BIN: 1039973 Block: 1348 Lot: 35

Job Type: A2 - ALTERATION TYPE 2

2 OPEN ITEMS OF 8 REQUIRED FOR JOB	WHO RECV ⁺	PRI TO	REQUIRED DATE	RECEIVED DATE	DATE CERTIFIED	WAIVED
* FINAL INSPECTION DIRECTIVE 14 OF 1975	N	PER	01/18/2007	01/18/2007		
COST AFFIDAVIT (FINAL): PW3	N	SGN	08/05/2008			

- Monitor:** The work permit is open with Two (2) items required. There are also two (2) active Environmental Control Board (ECB) violations filed with the DOB, available information is listed below:

ECB Query By Location

Premises: 336 EAST 56 STREET MANHATTAN

BIN: 1039973 Block: 1348 Lot: 35 CB: 106

Dept. of Buildings Violations & Compliance	
Total Issued = 4	Open (Non-Compliance) = 2

ECB Hearings		
Completed / Defaulted = 4	0	Pending =

ECB Number	Dept. of Buildings Violation Status	Respondent	ECB Hearing Status	Infraction Codes	ECB Penalty Due
<u>34018231Y</u>	OPEN - NO COMPLIANCE RECORDED	SEAN CAHILL	IN VIOLATION	B6A	\$0.00
	Severity: HAZARDOUS			Viol Type: CONSTRUCTION	
<u>34546487R</u>	OPEN - NO COMPLIANCE RECORDED	336 EAST 56 ST REALTY LLC	IN VIOLATION	B04	\$0.00
	Severity: NON- HAZARDOUS	Inspect Unit: MANHATTAN CONSTRUCTION		Viol Type: CONSTRUCTION	

- Major Concern:** Stone line mortar restoration (repointing) is need along all foundation walls.
- Major Concern:** The damaged section of the brick wall (rear) should be rebuilt or the floor framing shored up.
- Engineering services such as calculation of structural capacities, adequacy, or integrity are not part of this inspection.

DESCRIPTION OF ROOFING

Roof Covering:	•Modified Bitumen Membrane
Chimneys:	•Masonry: Not in Service
Roof Drainage System:	•Gutter / Leader
Skylights:	•Two (2) / Venting
Roof Access:	•Bulkhead
House Vents:	•Seven (7) Passive

ROOFING OBSERVATIONS / RECOMMENDATIONS

Main Roof (Flat)

- **Major Concern:** The roof covering is old and failing, repairs were noted. There is no counter flashing installed along the side of the roof and the membrane overlaps have been coated with flashing cement. The bulkhead is leaning and the roof framing around the bulkhead may be damaged. There is steel dunnage installed on the roof, but the supports are inadequate. The beams should be removed, along with all the old layers of roofing material, and the roof decking repaired properly, before the roof is re-covered.

Roof Drainage

- **Major Concern:** The aluminum gutter is loose and the leader is damaged. The leader is no longer connected to the house sewer pipe and the rainwater runoff is draining in the backyard area, at the base of the exterior wall.

Roof Access

- **Major Concern:** The bulkhead is beginning to collapse and should be reinforced or rebuilt.

House Vents

- **Repair:** The house vents are damaged and may no longer be in service. The integrity of the ductwork is suspect and was most likely damaged during past alterations. The out of service vents should be removed when roof work is undertaken.

Skylights and Chimneys

- **Repair:** The skylights should be replaced before the roof is re-covered.
- The chimneys were altered and sealed; they are no longer in service.
- Roof inspection are limited by access and safety concerns.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Façade: Brick / Stone Face
Sills and Lintels:	•Rear Wall: Brick
Exterior Doors:	•Tin over Stone
Windows Frames:	•Metal Frame / Glass Panels.
Sidewalk:	•Double-Hung / Double Glazed
	•Concrete

EXTERIOR OBSERVATIONS / RECOMMENDATIONS

The façade has been altered and the ground floor is a commercial establishment. There are two (2) separate entrances, one (1) for the retail store, and one (1) for the residential units. The original cornice has been removed and only a wood fascia board is installed at the top of the façade. The sill and lintels appear to be capped with tin. All of the windows appear to be wood frame type and the installation work on the front windows is adequate. The rear windows have been neglected and the frame are beginning to rot, some degree of repair / repainting is needed. The rear brick wall requires waterproofing improvements. There is a fire escape attached to the front and rear walls and a fire exit that extends from the backyard to the vestibule. The concrete sidewalk is in serviceable condition (no trip hazards). The backyard ground area has been lowered and a (Con Edison) steam-valve and service pipe installed and imbedded in concrete. The pipe extends to the house, but has been disconnected at the base of the rear exterior wall and does not supply steam to the building.

EXTERIOR OBSERVATIONS / RECOMMENDATIONS

- **Major Concern:** The façade requires localized repointing.
- **Major Concern:** The rear wall requires localized repointing / waterproofing improvements.
- **Repair:** The fire escapes need to be repainted.
- **Monitor:** The steam service pipe may be abandoned, check with Con Edison about the status of the equipment and options for removal.
- Only a representative number of exterior components were checked.

Heating**DESCRIPTION OF HEATING**

Energy Source: •Electric
Heat Distribution Methods: •Baseboard Radiators

HEATING INFORMATION / RECOMMENDATIONS

There is no heating plant or central boiler installed in the building. Electric baseboard radiators provide heat for the commercial space and the apartments. The building was connected to the Con Edison Steam Grid, but the piping no longer services the building. There was an inspection file in 1999, but is now void, information available from the DOB is listed below:

NYC Department of Buildings

Boiler Details

Premises: 336 EAST 56 STREET, MANHATTAN BIN: 1039973 Block: 1348 Lot: 35
 Boiler-No: 23407 Serial-No: 01 Type: MULT DWELL LOW PRESSURE
 Boiler Status: VOID Review Required:
 Filed At: 336 EAST 56 STREET BIN: 1039973 BBL: 1-01348-00003
 Located in:
 Make of Boiler: Year:
 Over6: No No-of-Boilers: 01
 Fee: Yes School: No
 ENTRY NYS
 INSP-DATE REC-DATE DATE NAME RESULTS CERTIFICATE
 01/21/1999 JOESPH MAINARIK 1375 BLDG HTD BY CON ED STEAM

- **Major Concern:** Check with Con Edison about the status of the piping in the backyard area.
- The adequacy of heating supply or distribution balance is not inspected.

Electric**DESCRIPTION OF ELECTRICAL**

Main Disconnects: •Located: Cellar- Two (2) (Cartridge Fuses: 200 Amps / 200 Amps)
Meters: •Two (2) CL200-4 Wire (Retail) / Six (6) CL200-3 Wire (Residential)
Service Panels: •Rated for 60 Amps (Residential)
Wiring Method: •Armored AC Cable / Conduit
GFCI: •Insufficient

ELECTRICAL OBSERVATIONS / RECOMMENDATIONS

There are two (2) main disconnect for the building. Service panel disconnects are located at the front of the cellar. The labeling on the service panels should be legible and permanent with all dedicated lines properly identified. Ground Fault Current Interrupters (GFCI) are required on all outlets within three (3) feet of sinks, plumbing fixtures, and exterior outlets. Adequate service is provided for the current electrical demands of the inspected apartments. However, there are no electrical job certifications / completions filed for the most recent job application (2006), an attempt to inspect was made in December 2012, a follow-up inspection is required. Information available from the DOB on the rehabilitation work is listed below:

NYC Department of Buildings

Electrical Application
Active Applications

Premises: 336 EAST 56 STREET MANHATTAN

Active Job Count: 1

BIN: 1039973 Block: 1348 Lot: 35

Display (All) (Inactive) (Minor Work)

CONTROL NUMBER	ENTER DATE	STATUS / STATUS DATE
M254819	04/07/2006	N - NO ACCESS 12/13/2012

LAST INSPECTION

TYPE: A - APPLICATION
FIRM NAME: AMRA ELECTRICAL CORP
LICENSEE NAME: DALY JEROME
POWER AUTHORIZATION: I - ISSUED
ADVISORY BOARD INFO? NO

INSPECTION DATE: 12/04/2012

FEE: \$429.50

FIRM #: 003344

LICENSEE #: 011749

INSPECTION RESULTS

DISPOSITION: N - NO ACCESS

- **Improve, Safety Issue:** Abandoned electrical wiring / panels in the cellar should be removed.
- **Improve, Safety Issue:** Bare-bulb light fixtures in the cellar and in storage areas should be replaced.
- **Improve, Safety Issue:** Ground Fault Current Interrupter (GFCI) are required on all outlets near sink basins and plumbing fixtures.
- **Improve, Safety Issue:** The emergency lights installed in the hallway should be hardwired and tested.
- Electrical components concealed behind finished surfaces are not inspected.

Plumbing**DESCRIPTION OF PLUMBING**

Service Pipe to House:	•Copper: One (1 ¼) inch / Water Meter (1)
Interior Supply Piping:	•Threaded Brass / Copper Tubing
Drain, Waste, & Vent Piping:	•Cast Iron / No Hub Steel
Water Heater:	•Gas - One (1) Direct-Fired (50 Gallons)
Water Heaters:	•Electric- Thirty (30) Gallon / Located- Each Apartment.
Gas Cutoff:	•Front of Cellar: Two (2) Meter for the Building

PLUMBING OBSERVATIONS / RECOMMENDATIONS

Accessible branch plumbing materials and fixtures installation are adequate. All wall tile and bathroom designs are marginal, but there are no major defects or deficiencies to the plumbing work. Water pressure is good throughout. There are no plumbing inspections filed with the DOB for recent alteration work (2006). Unprofessional (PVC) plumbing alterations in the cellar should be replaced. Inadequate gas dryer vents should be replaced.

- **Improve, Safety Issue:** Inadequate gas dryer vents should be replaced / reworked.
- **Improve, Safety Issue:** Water heater vent pipe should be reworked.
- **Improve:** Tile grouting along the shower walls needs to be replaced (third floor). Similar repairs may be required in the other apartments.
- Portions of the plumbing system concealed by finishes or below the structure are not inspected.

DESCRIPTION OF INTERIOR

As a reasonable buyer, you are best able to judge the condition of the interior finish of the rooms. This section of the report is concerned only with those things that are technically, and financially, significant. For example, stains which might indicate roof or plumbing leaks; older wall or ceiling materials requiring repair, the use of substandard materials on interior walls or ceilings, or the quality and condition of such items as doors or cabinetry are those things which can affect the overall condition of the building. Only two (2) apartments were accessible at the time of the inspection.

Wall and Ceiling Materials:

- Drywall / Plaster

Floor Surfaces:

- Wood
- Ceramic Tile

Window Type(s) & Glazing:

- Wood Frame (Double Hung / Casement) Thermal Pane

Doors:

- Metal Frame (Apartment Entrance Doors)

INTERIOR OBSERVATIONS / RECOMMENDATIONS**Wall / Ceiling Finishes**

- **Improve:** Overall, the walls coverings are in satisfactory condition, no significant variations noted. However, water stains and water damaged plaster was noted in several locations along the hallway ceiling (top level).

Floors

- The installation of the wood flooring throughout is adequate, only slight variation to the floor finish were noted.

Windows

- **Improve:** The windows are modest quality replacement type, balance adjustment are required.

Doors

- **Improve:** The doors are decent quality and the installation work is adequate, but the entrance doors should be self-closing (close and latch) and all the doors hinges require adjustments.

Skylights

- **Repair:** The skylights are damaged and should be replaced when the roof work is undertaken.

Kitchen Counters, Cabinets, and Appliances

- The kitchen counters and cabinets are modest quality units in serviceable condition; the installation work is adequate.

Staircase

- No deflection was noted along the rise of the main stairway. The metal frame, treads, and railings are secure.

Cellar

- **Repair, Safety Issue:** Missing or damaged fire rated ceiling insulation needs to be replaced throughout, especially above the water heater.
- **Repair:** Damaged sections of the concrete slab should be repaired properly.
- **Improve:** Ventilation improvements (mechanical ventilation) are needed in the cellar.

Environmental Issues

- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Consider installing hardwired, interconnected smoke/carbon monoxide detectors throughout the building.
- **Monitor:** Due to the age of construction there may be materials within the building containing asbestos fibers that were not identified in this report. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). Remnants of insulation along the riser pipes in the cellar are old enough to contain asbestos fiber.
- Furniture and storage items are not moved and may conceal defects to the finish work.

Conclusion

The above report has been prepared from the perspective of what an owner of this property would benefit from knowing. Therefore, it discusses many things beyond those that are of immediate concern. So, the report should be read in its entirety to understand fully all the information that has been obtained.

For your convenience, the following summary was prepared to highlight some of the conditions of the residence. Please refer to the appropriate section of this report for a more detailed discussion of these systems.

Summary

- The electrical system is operable.
- The plumbing system is operable.
- The interior is in serviceable condition (the commercial space / apartments are occupied).

The following are priority items that will need your attention.

- There is an open work permit with two (2) required items.
- The foundation walls require stone line repointing / restoration work.
- The roof work needs to be improved / re-covered.
- The façade and rear wall require localized repointing / waterproofing.
- A required electrical inspection is outstanding.
- The electrical work needs to be improved.
- The plumbing work needs improvements.
- The interior work needs to be improved.

Estimated Cost for Required Repairs

Structural Work (Foundation Wall Repointing / Brickwork)	\$ 5,000
Roof Work (Remove Old Roofing / Re-cover)	\$ 25,000 and up
Exterior Work (Localized Repointing / Waterproofing)	\$ 30,000 and up
Electrical Improvements (Remove Old Panels / Light Fixtures)	\$ 5,000
Plumbing Repairs (Clothes Dryer / Water Heater Ventilation)	\$ 3,000
Interior Repairs (Cellar Ceiling / Ventilation / Slab Repairs)	\$ 12,000
Total minimum cost for necessary repairs.	\$ 80,000 and up

Please note that this is not a representation that any or all work can be performed for the estimated costs, nor a proposal to perform any such work. Qualified contractors should provide cost estimates: all electrical upgrades and plumbing improvements should be undertaken by licensed professionals.