

# Miller's Property

**SUBMITTED BY**  
BRIX Home Inspection

**CREATED ON**  
2022-10-18

**LOCATION**  
741 Sherman Ave  
10594 Thornwood  
NY  
United States



<b>Total area</b> 2312.89 sq ft	<b>Floors</b> 1	<b>Rooms</b> 4	<b>Bathroom</b> 1
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## Photos



Photo 1

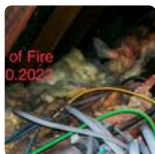


Photo 2

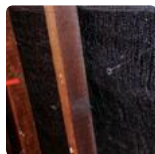


Photo 3



Photo 4



Photo 5

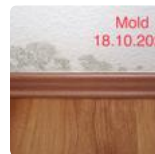


Photo 6

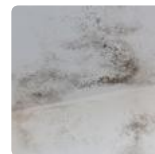


Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

## BRIX Home Inspection

### Structural

#### Foundation

Concrete/Not visible

#### Floor Framing

Joists

#### Floors

T&G Decking

#### Roof Structure

Rafters

# Miller's Property

## Comments

There is sloping along the roofline. Attic inspection revealed numerous inadequate framing practices and poorly sorted electrical wires and cables. Under current conditions, the roof structure is susceptible to failure under heavy loads and electrical wires and cables pose a fire hazard. Further evaluation of the contractor recommended.

## Plumbing

### Supply Pipes

Copper/Plastic/Galvanized

### Drain, Waste, and Vent Pipes

Plastic/Galvanized/Cast Iron

### Sump Pump(s)

N/A

### Water Heater Location

Basement

### Water Heater Fuel Type

Gas

### Water Heater Capacity

Tank-Less

### Water Heater Age

15 Years

### Water Heater Seismic Straps

N/A

### Water Heater Exhaust

Intact

## Comments

Sink tap needs to be replaced. The flow of water is not sufficient.

## Electrical

### Service

100 Amps-120/240 Volts-Circuit Breakers-Grounded at Panel

### Service Entry Conductors

Copper

### 120-Volt Conductors

Copper

### Service Entry

Overhead

# Miller's Property

## CO Detector(s)

Functioning

## Smoke Detector(s)

Functioning

## GFI Outlet(s)

Functioning

## Comments

Testing of main level outlets revealed that they were ungrounded. It is most likely caused by the installation of new outlets over an older wiring system with two conductors. Some outlet sockets have been burned as a result.

## Heating and Cooling

### Type

Furnace

### Fuel

Gas

### Capacity

66,000 BTUs

### Estimated Age

15 Years

### Filter

Disposable

### Distribution

Ductwork

### Exhaust

Appears Intact

## Comments

The furnace's inducer fan whines. Probably due to failed/failing bearings. We need to conduct further HVAC evaluation.

## A/C

### Filters

Clean/Replace all the units air filters.

### Outdoor unit

Not working.

## Comments

Damaged and rusted outdoor air conditioning unit. Not working. Further evaluation is needed.

## Bathrooms

# Miller's Property

## Bathtubs/Showers

Spa Tub

## Floor Coverings

Vinyl flooring

## Ventilation

Vented Outside

## Comments

Bathroom fan inoperable. Further evaluation necessary.

## Kitchen and Appliances

### Cabinets

Wood/Wood Composite

### Countertop

Plastic Laminate

### Disposal

Operated

### Dishwasher

Operated

### Floor

Vinyl Flooring

### Range

Electric-Operated

### Ventilation

Exhaust Fan-Vented Outside

### Washer/Dryer Hook-ups

Electric-Vented Outside

## Comments

Anti-Top device installation recommended for kitchen range.

## Interior

### Walls/Ceilings

Drywall/Plaster/Wood

### Floors

W-W Carpet/Wood/Vinyl Flooring

### Fireplace

Fireplace Insert

# Miller's Property

## Windows

Vinyl

## Window Type

Single Hung/Insulated/Sliding

## Comments

There is a broken window glass that needs to be replaced. Some of them are hard to open and close. Further evaluation necessary.

## Roofing and Roof Components

### Roof Covering

Composition Shingles/ Approximately 20 Years Old

### Roof Viewed

From Roof Surface

### Gutters

Metal/Splash Blocks

## Attic

### Access

Shuttle Hole

### Attic Viewed

From Access Point(s)

### Attic Insulation

Loose Fill/Floor/12in. Depth/Approximately R-Value 38

### Ventilation

Roof Vents/Soffit Vents

## Exterior

### Siding/Trim Materials

Wood or Plywood

### Garage

Garage Door Opening Unevenly. Noisy Garage Door. Further evaluation necessary.

### Chimney(s)

Masonry.

Damaged Mortar. Further evaluation necessary.

## Site/Grounds

### Sidewalk

Yes



# Miller's Property

## Driveway

Concrete

## Attached Deck

Wood

## Patio

N/A

## Grading/Drainage

Appears Adequate

## Entrance landings

Unsafe

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### ▼ Photos/Miller's Property





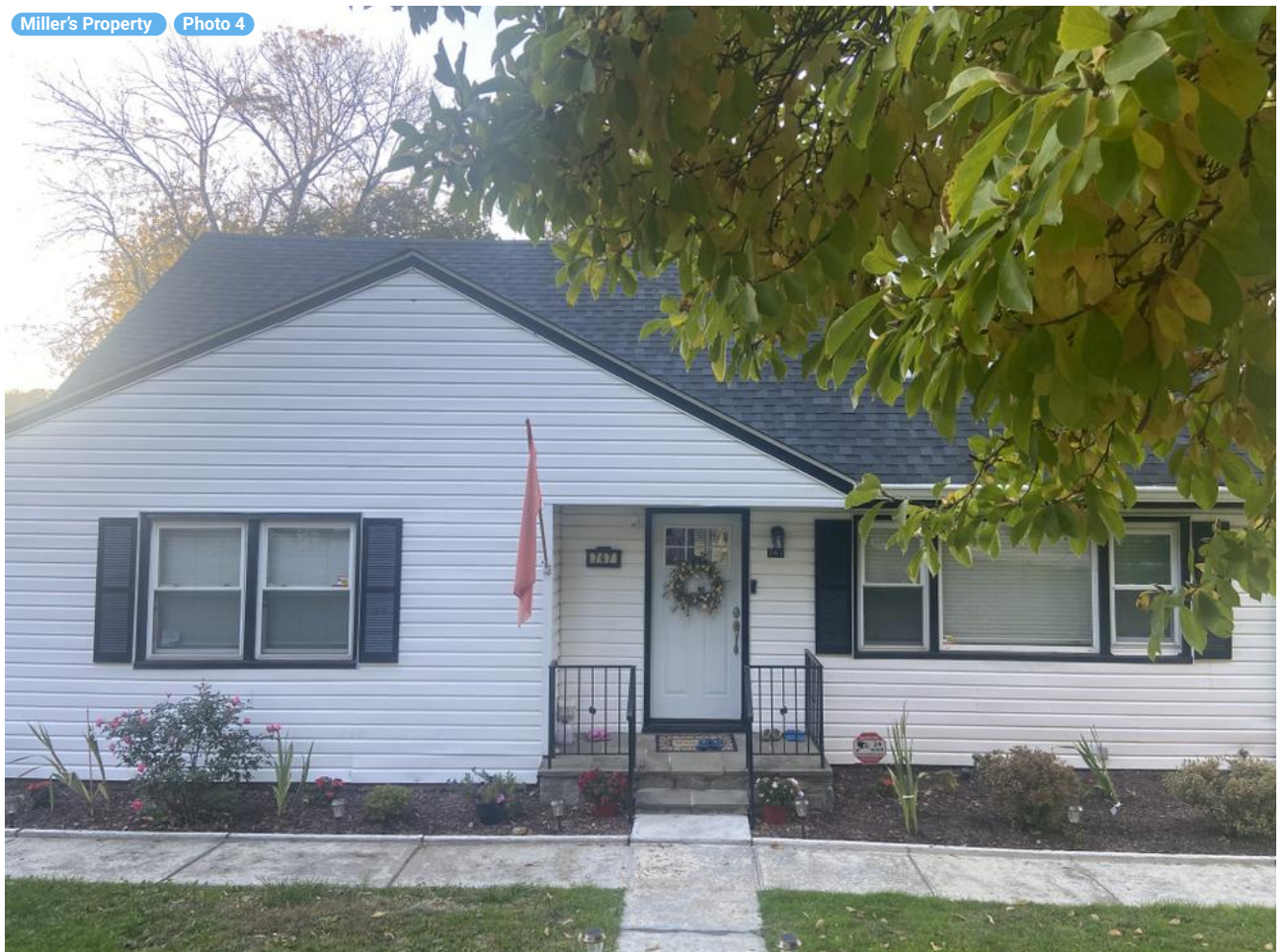
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### ▼ Photos/Miller's Property

Miller's Property Photo 8



Miller's Property Photo 9



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### ▼ Photos/Miller's Property

Miller's Property Photo 12



Miller's Property Photo 13



# Miller's Property

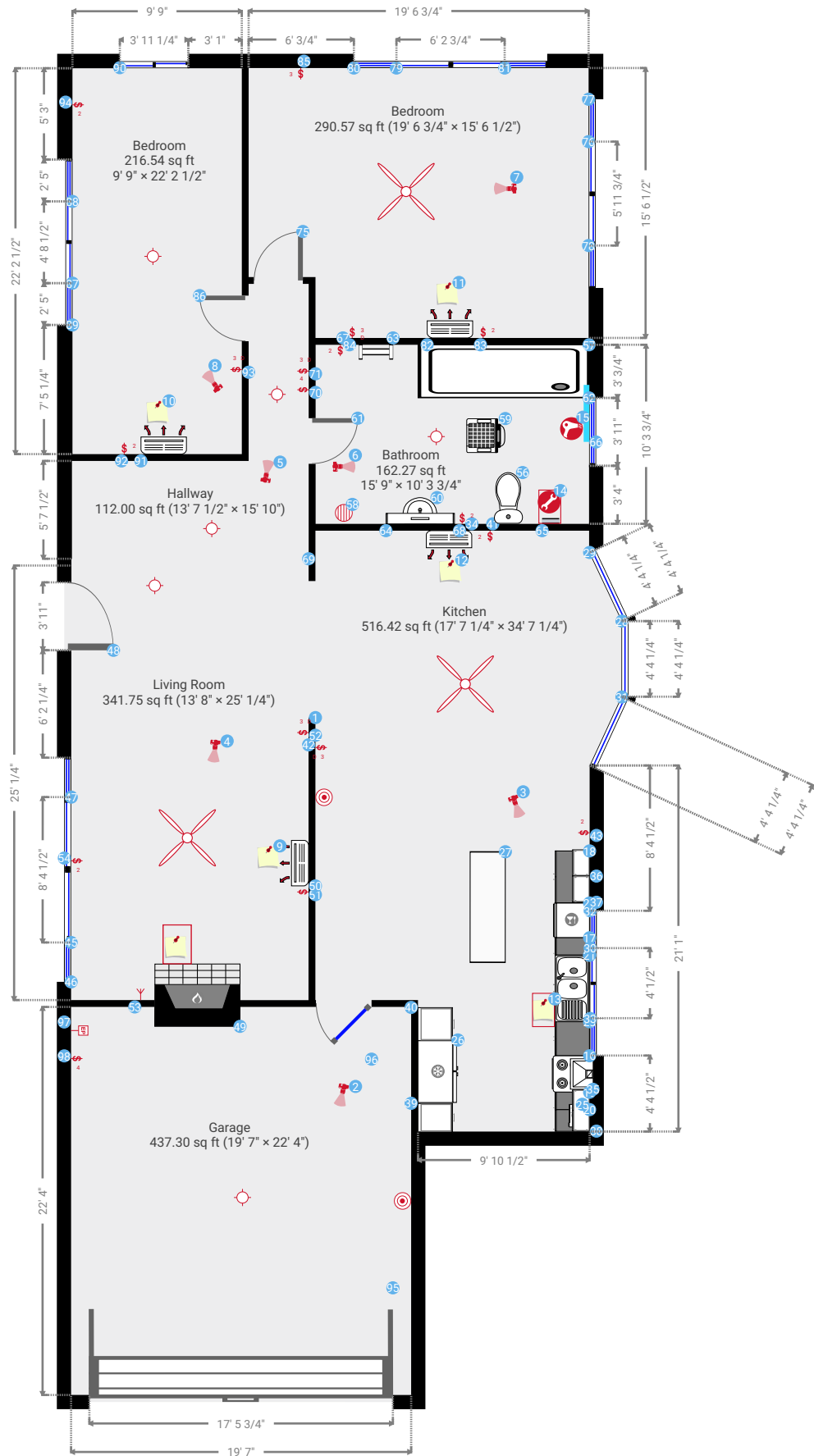
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## ▼ 1st Floor

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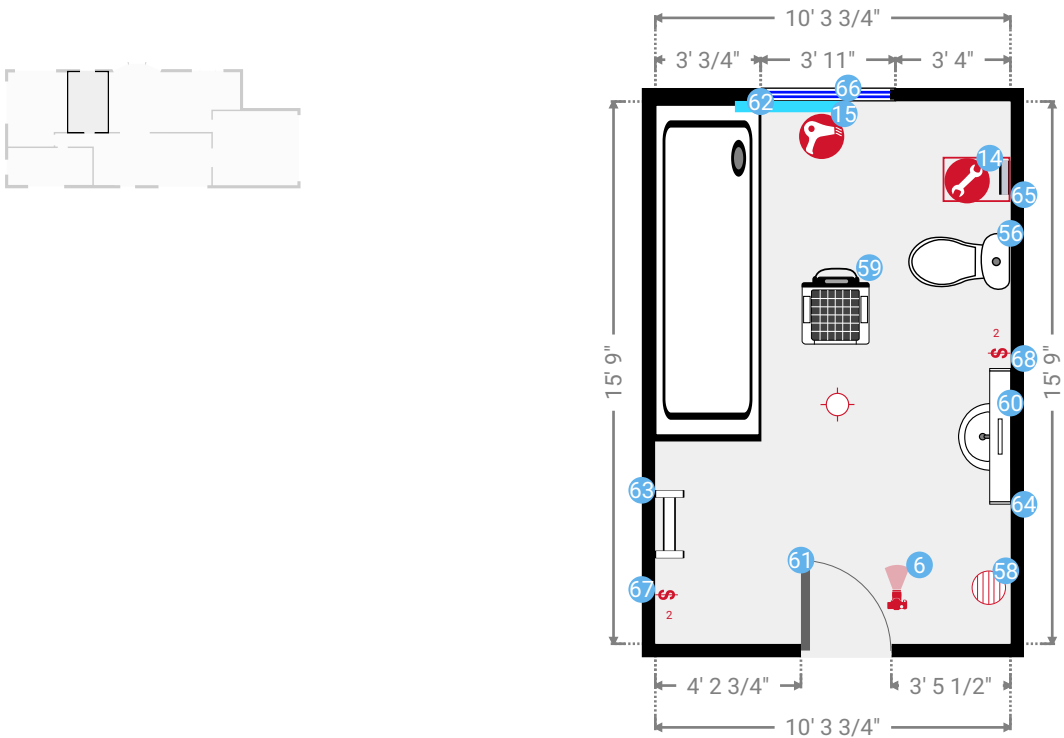
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▼ Bathroom  
1st Floor

WIDTH: 10' 3 3/4" • LENGTH: 15' 9"  
AREA: 162.27 sq ft • PERIMETER: 52' 1 1/4"



▼ Bathroom/1st Floor

6	PHOTO	
	Photo	
		
14	TO REPAIR	
	Notes	
	The dampers are stuck.(Exhaust Fan)	
15	TO DRY	
	Notes	
	Using a dehumidifier, dry the humid wall zone.	
56	TOILET	
	Dimensions	
	1' 7 3/4" x 2' 11 1/2" x 2' 11 3/4" (Width x Depth x Height)	
57	RECTANGULAR SHOWER	
	Dimensions	
	9' 9 1/2" x 3' 1/2" x 6' 10 3/4" (Width x Depth x Height)	












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## ▼ Bathroom/1st Floor

58	<b>WATER HEATER</b> Dimensions 11 3/4" x 11 3/4" x 328' 1" (Width x Depth x Height)	
59	<b>DESHUMUDIFIER</b> Dimensions 1' 11 1/2" x 2' 2 3/4" x 3' 3 1/4" (Width x Depth x Height)	
60	<b>PEDESTAL SINK</b> Dimensions 1' 11 1/2" x 1' 6" x 3' 2" (Width x Depth x Height)	
61	<b>HINGED DOOR</b> Dimensions 2' 7 1/2" x 6' 8 1/4" (Width x Height)	
62	<b>HUNG WINDOW</b> Dimensions 3' 11" x 3' 11 1/4" (Width x Height)	
63	<b>TOWEL RADIATOR</b> Dimensions 1' 11 1/2" x 5' 7" (Width x Height)	
64	<b>MIRROR CABINET</b> Dimensions 3' 11 1/4" x 2' 3 1/2" (Width x Height)	
65	<b>EXHAUST FAN</b> Dimensions 11 3/4" x 11 3/4" (Width x Height)	
66	<b>WALL HUMID ZONE</b> Dimensions 3' 3 1/4" x 3' 3 1/4" (Width x Height)	
67	<b>2-WAY SWITCH</b> Dimensions 7 3/4" x 11 3/4" (Width x Height)	
68	<b>2-WAY SWITCH</b> Dimensions 7 3/4" x 11 3/4" (Width x Height)	



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## ▼ Photos/Bathroom



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



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# Miller's Property

741 Sherman Ave, 10594 Thornwood, NY, United States  
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## ▼ Bedroom/1st Floor

78	<b>HUNG WINDOW</b> Dimensions 2' 5 1/4" x 3' 11 1/4" (Width x Height)	
79	<b>SLIDING WINDOW</b> Dimensions 6' 2 3/4" x 3' 11 1/4" (Width x Height)	
80	<b>HUNG WINDOW</b> Dimensions 2' 5 1/2" x 3' 11 1/4" (Width x Height)	
81	<b>HUNG WINDOW</b> Dimensions 2' 5 1/2" x 3' 11 1/4" (Width x Height)	
82	<b>WALL-MOUNTED AIR CONDITIONER</b> Dimensions 2' 7 1/2" x 1' 7 3/4" (Width x Height)	
83	<b>2-WAY SWITCH</b> Dimensions 7 3/4" x 11 3/4" (Width x Height)	\$ 2
84	<b>3-WAY DIMMER SWITCH</b> Dimensions 7 3/4" x 11 3/4" (Width x Height)	\$ 3 D
85	<b>3-WAY SWITCH</b> Dimensions 7 3/4" x 11 3/4" (Width x Height)	\$ 3

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## ▼ Photos/Bedroom





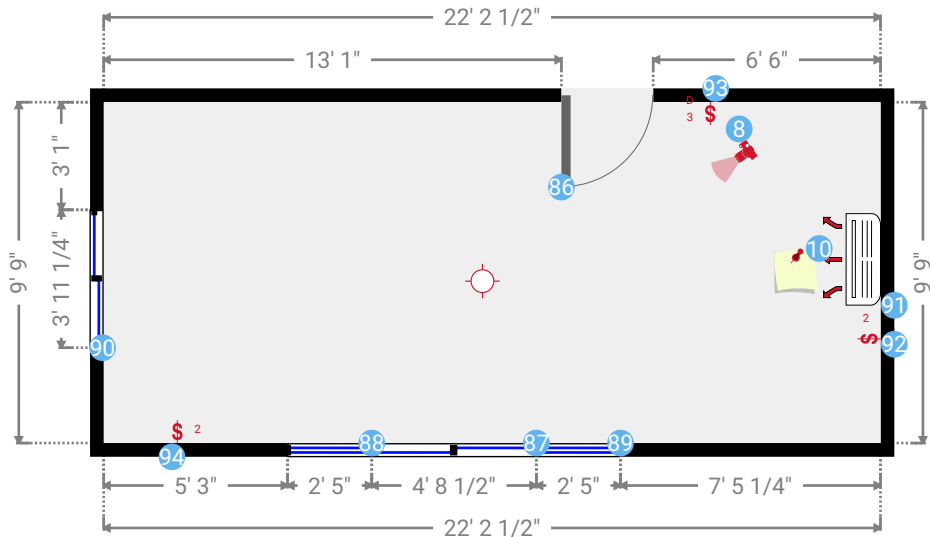
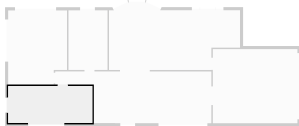
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## ▼ Bedroom 1st Floor

WIDTH: 22' 2 1/2" • LENGTH: 9' 9"  
AREA: 216.54 sq ft • PERIMETER: 63' 11"



## ▼ Bedroom/1st Floor

### 8 PHOTO

Photo



### 10 ANNOTATION

Notes

The A/C filters need to be cleaned/replaced.



### 86 HINGED DOOR

Dimensions

2' 7 1/2" x 6' 8 1/4" (Width x Height)



### 87 SLIDING WINDOW

Dimensions

4' 8 1/2" x 3' 11 1/4" (Width x Height)



### 88 HUNG WINDOW

Dimensions

2' 5" x 3' 11 1/4" (Width x Height)



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


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## ▼ Bedroom/1st Floor

89	<b>HUNG WINDOW</b> Dimensions 2' 5" x 3' 11 1/4" (Width x Height)	
90	<b>SLIDING WINDOW</b> Dimensions 3' 11 1/4" x 3' 11 1/4" (Width x Height)	
91	<b>WALL-MOUNTED AIR CONDITIONER</b> Dimensions 2' 7 1/2" x 1' 7 3/4" (Width x Height)	
92	<b>2-WAY SWITCH</b> Dimensions 7 3/4" x 11 3/4" (Width x Height)	\$ 2
93	<b>3-WAY DIMMER SWITCH</b> Dimensions 7 3/4" x 11 3/4" (Width x Height)	\$ 3 D
94	<b>2-WAY SWITCH</b> Dimensions 7 3/4" x 11 3/4" (Width x Height)	\$ 2

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## ▼ Photos/Bedroom



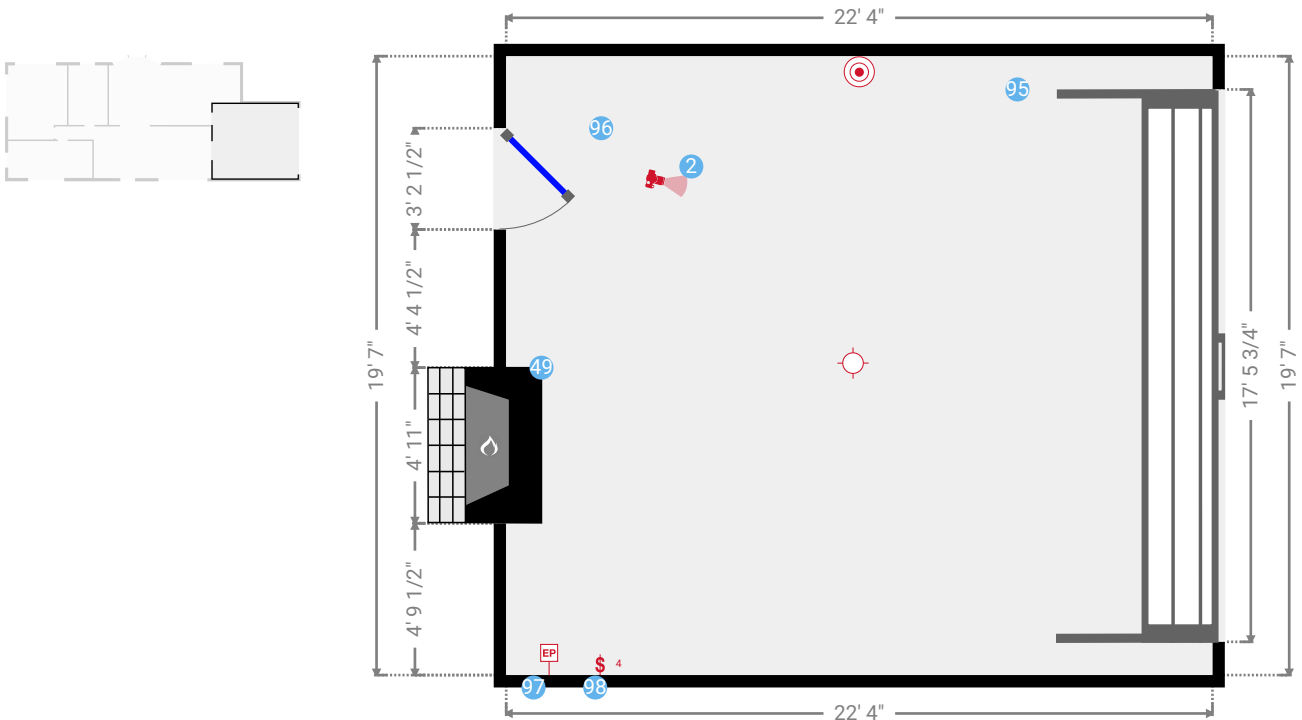
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## ▼ Garage 1st Floor

WIDTH: 22' 4" • LENGTH: 19' 7"  
AREA: 437.30 sq ft • PERIMETER: 83' 10"



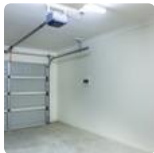
## ▼ Garage/1st Floor

Photo



### 2 PHOTO

Photo



### 95 GARAGE DOOR

Dimensions  
17' 5 3/4" x 8' (Width x Height)



### 96 GLASS DOOR

Dimensions  
3' 2 1/2" x 6' 8 1/4" (Width x Height)





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## ▼ Garage/1st Floor

97	ELECTRICAL PANEL	<div>Dimensions</div> 11 3/4" x 1' 7 3/4" (Width x Height)	<div>EP</div>
98	4-WAY SWITCH	<div>Dimensions</div> 7 3/4" x 11 3/4" (Width x Height)	<div>\$ 4</div>

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▼ Photos/Garage



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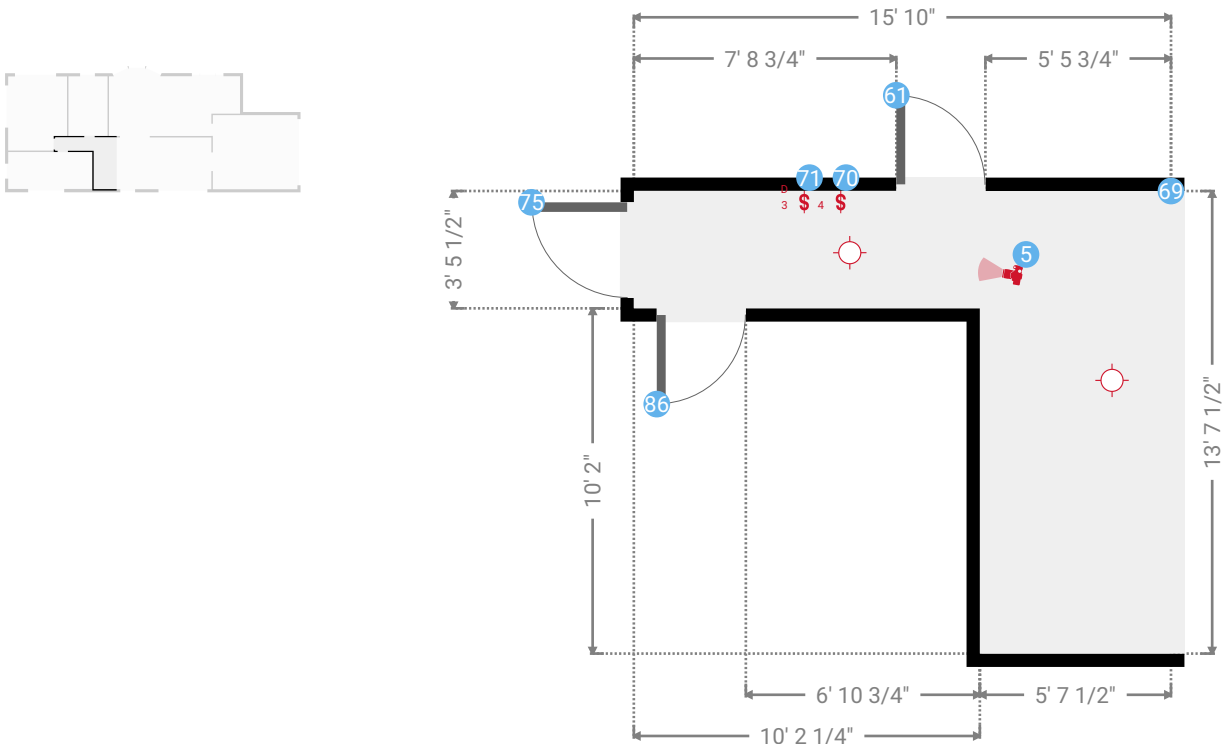
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Hallway  
1st Floor

WIDTH: 15' 10" • LENGTH: 13' 7 1/2"  
AREA: 112.00 sq ft • PERIMETER: 58' 11"



Hallway/1st Floor

5	PHOTO	
	Photo	
69	OPENING	
	Dimensions	
	13' 7 1/2" x 0 (Width x Height)	
70	4-WAY SWITCH	
	Dimensions	
	7 3/4" x 11 3/4" (Width x Height)	
71	3-WAY DIMMER SWITCH	
	Dimensions	
	7 3/4" x 11 3/4" (Width x Height)	

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## ▼ Photos/Hallway



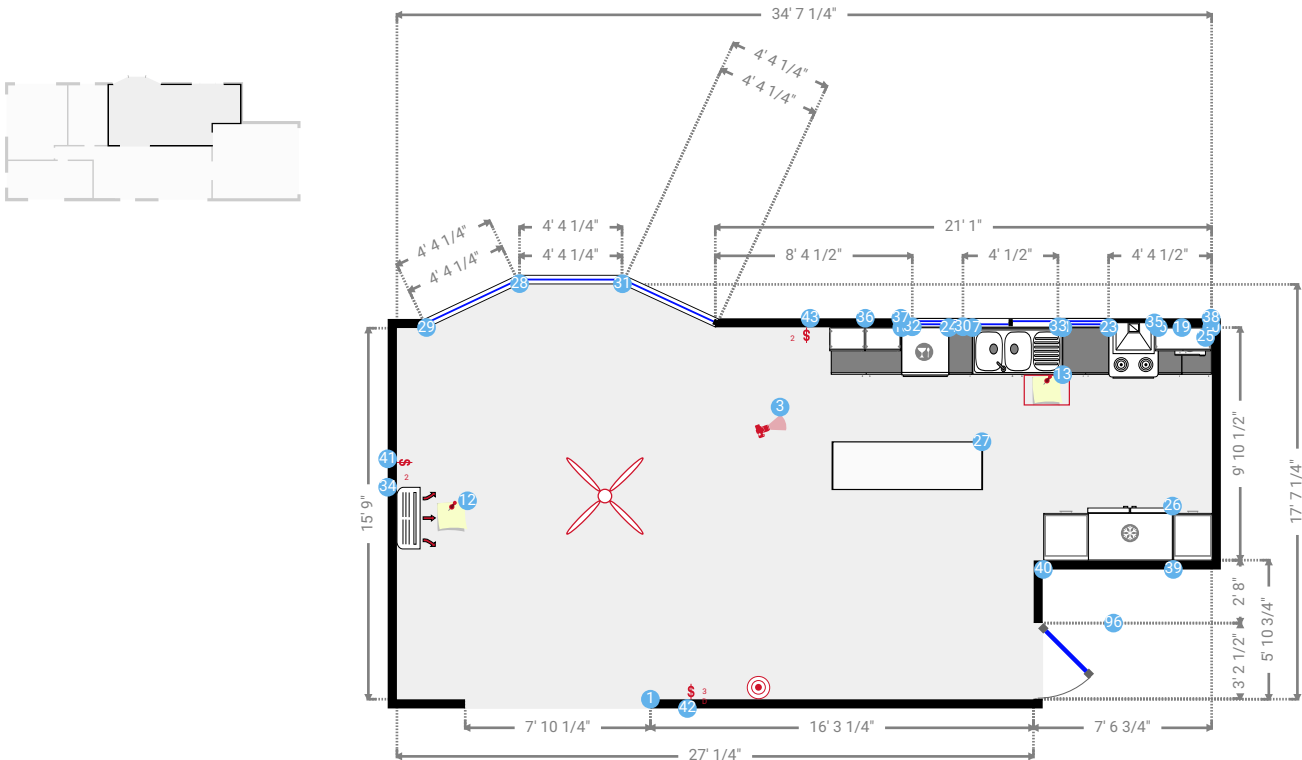
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## ▼ Kitchen 1st Floor

WIDTH: 34' 7 1/4" • LENGTH: 17' 7 1/4"  
AREA: 516.42 sq ft • PERIMETER: 101' 6 1/2"



## ▼ Kitchen/1st Floor

<b>1</b>	<b>OPENING</b> Dimensions 7' 10 1/4" x 5' 8 1/4" (Width x Height)	
<b>3</b>	<b>PHOTO</b> Photo 	
<b>12</b>	<b>ANNOTATION</b> Notes The A/C filters need to be cleaned/replaced.	
<b>13</b>	<b>ANNOTATION</b> Notes Pipe leak under the sink.	
<b>16</b>	<b>ELECTRIC STOVE</b> Dimensions 2' 1 1/4" x 2' 2" x 3' 1 1/2" (Width x Depth x Height)	















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## ▼ Kitchen/1st Floor

17	<b>BASE CABINET (RESIZABLE)</b> Dimensions 1' x 2' x 2' 11 1/2" (Width x Depth x Height)	
18	<b>BASE CABINET 36"</b> Dimensions 3' x 2' x 2' 11 1/2" (Width x Depth x Height)	
19	<b>BASE CABINET (RESIZABLE)</b> Dimensions 1' x 2' x 2' 11 1/2" (Width x Depth x Height)	
20	<b>BASE CABINET (RESIZABLE)</b> Dimensions 1' 3 1/4" x 2' x 2' 11 1/2" (Width x Depth x Height)	
21	<b>DOUBLE SINK WITH DRAINER</b> Dimensions 3' 10" x 2' x 10 1/2" (Width x Depth x Height)	
22	<b>BASE CABINET (RESIZABLE)</b> Dimensions 3' 10" x 2' x 2' 11 1/2" (Width x Depth x Height)	
23	<b>BASE CABINET (RESIZABLE)</b> Dimensions 1' 11 1/2" x 2' x 2' 11 1/2" (Width x Depth x Height)	
24	<b>DISHWASHER</b> Dimensions 2' x 2' 1" x 2' 11" (Width x Depth x Height)	
25	<b>MICROWAVE OVEN</b> Dimensions 1' 3 3/4" x 9 1/2" x 9 3/4" (Width x Depth x Height)	
26	<b>TWO-DOOR REFRIGERATOR</b> Dimensions 3' 7 1/4" x 2' 3 1/2" x 6' 6 3/4" (Width x Depth x Height)	
27	<b>KITCHEN ISLAND</b> Dimensions 6' 4 1/4" x 2' 1/4" x 2' 11 1/2" (Width x Depth x Height)	
28	<b>FIXED WINDOW</b> Dimensions 4' 4 1/4" x 3' 11 1/4" (Width x Height)	













# Miller's Property

741 Sherman Ave, 10594 Thornwood, NY, United States

TOTAL AREA: 2312.89 sq ft • LIVING AREA: 1828.44 sq ft • FLOORS: 1 • ROOMS: 4



## ▼ Kitchen/1st Floor

29	<b>FIXED WINDOW</b> Dimensions 4' 4 1/4" x 3' 11 1/4" (Width x Height)	
30	<b>SLIDING WINDOW</b> Dimensions 4' 1/2" x 3' 11 1/4" (Width x Height)	
31	<b>FIXED WINDOW</b> Dimensions 4' 4 1/4" x 3' 11 1/4" (Width x Height)	
32	<b>HUNG WINDOW</b> Dimensions 2' 1 3/4" x 3' 11 1/4" (Width x Height)	
33	<b>HUNG WINDOW</b> Dimensions 2' 1 3/4" x 3' 11 1/4" (Width x Height)	
34	<b>WALL-MOUNTED AIR CONDITIONER</b> Dimensions 2' 7 1/2" x 1' 7 3/4" (Width x Height)	
35	<b>COOKING HOOD</b> Dimensions 1' 9" x 2' 3 1/2" (Width x Height)	
36	<b>SINGLE WALL CABINET 18"</b> Dimensions 1' 6" x 2' 11 1/2" (Width x Height)	
37	<b>SINGLE WALL CABINET 18"</b> Dimensions 1' 6" x 2' 11 1/2" (Width x Height)	
38	<b>DOUBLE CAB. (RESIZABLE)</b> Dimensions 2' 4 1/2" x 2' 11 1/2" (Width x Height)	
39	<b>TALL CABINET (RESIZABLE)</b> Dimensions 1' 7 3/4" x 6' 6 3/4" (Width x Height)	
40	<b>TALL CABINET (RESIZABLE)</b> Dimensions 1' 11" x 6' 6 3/4" (Width x Height)	

Miller's Property

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▼ Kitchen/1st Floor

41	2-WAY SWITCH	\$ 2
	Dimensions 7 3/4" x 11 3/4" (Width x Height)	
42	3-WAY DIMMER SWITCH	\$ 3
	Dimensions 7 3/4" x 11 3/4" (Width x Height)	D
43	2-WAY SWITCH	\$ 2
	Dimensions 7 3/4" x 11 3/4" (Width x Height)	

# Miller's Property

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## ▼ Photos/Kitchen



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741 Sherman Ave, 10594 Thornwood, NY, United States  
**TOTAL AREA:** 2312.89 sq ft • **LIVING AREA:** 1828.44 sq ft • **FLOORS:** 1 • **ROOMS:** 4







# Miller's Property

741 Sherman Ave, 10594 Thornwood, NY, United States

TOTAL AREA: 2312.89 sq ft • LIVING AREA: 1828.44 sq ft • FLOORS: 1 • ROOMS: 4



## ▼ Living Room/1st Floor

48	<b>DOOR WITH WINDOW</b> Dimensions 3' 11" x 8' (Width x Height)	
49	<b>FIREPLACE</b> Dimensions 4' 11" x 4' 7" (Width x Height)	
50	<b>WALL-MOUNTED AIR CONDITIONER</b> Dimensions 2' 7 1/2" x 1' 7 3/4" (Width x Height)	
51	<b>2-WAY SWITCH</b> Dimensions 7 3/4" x 11 3/4" (Width x Height)	\$ 2
52	<b>3-WAY DIMMER SWITCH</b> Dimensions 7 3/4" x 11 3/4" (Width x Height)	\$ 3 D
53	<b>TV CABLE</b> Dimensions 7 3/4" x 11 3/4" (Width x Height)	
54	<b>2-WAY SWITCH</b> Dimensions 7 3/4" x 11 3/4" (Width x Height)	\$ 2

# Miller's Property

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## ▼ Photos/Living Room

