



## Expert NY Inspections LLC

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# KINCAID RESIDENTIAL INSPECTION REPORT



**123 Sample Street**

Demo City, ST 12345



INSPECTION DATE

**1/15/2024 10:00AM**



PREPARED FOR

**John Sample**



INSPECTOR

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1.0 INSPECTION DETAILS

| SUBSECTION | # DEFECTS/ DEFICIENCIES |
|------------|-------------------------|
|------------|-------------------------|

1.1 General Info

—

INFORMATION

1.1 General Info

Standards of Practice Followed:  
New York State

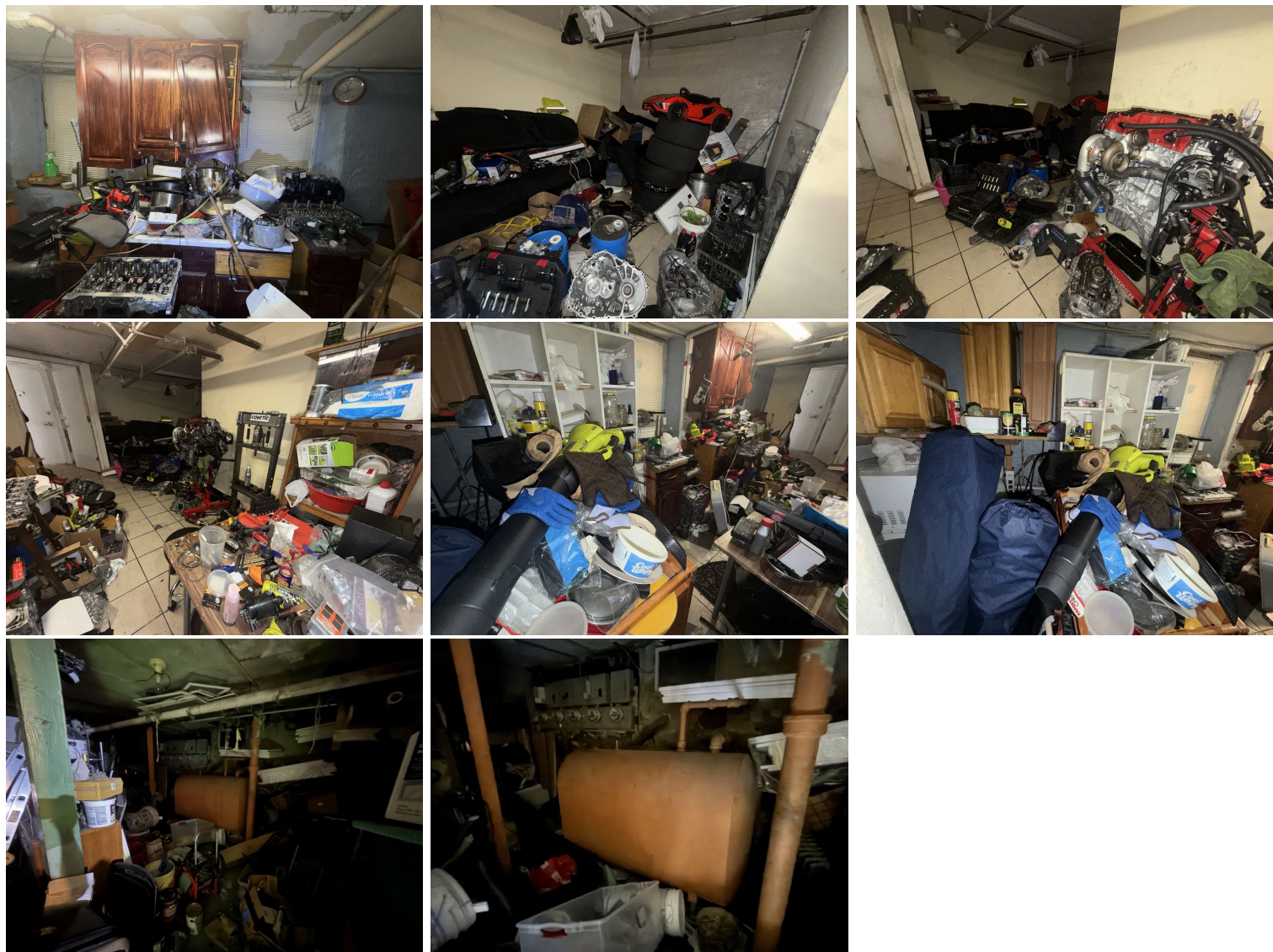
1.2 General Info

In Attendance: Seller's Agent,  
Inspector

1.3 General Info

Occupancy: Personal Belongings Present, Heavily Furnished, Occupied

Significant amounts of clutter/trash throughout the home.



1.4 General Info

Type of Building: Multi-Family

### 1.5 General Info

## Personal Belongings Present

There were personal belongings present in the home at the time of inspection. These personal belongings were not moved or altered. These belongings blocked accessibility throughout the home, including but not limited to wall and floor surfaces, receptacles, air registers, closets, cabinet floor and wall surfaces, undersink plumbing, etc. Home inspections are non-invasive, non-destructive, visual inspections of readily accessible areas of the home. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. It is recommended that you evaluate these areas for defects during your final walk through or at some point after personal belongings have been removed, as reportable conditions could be present at these areas. If any concerns are noticed during your final walk through, feel free to contact me.

### 1.6 General Info

## Heavy Snow/Frost Cover - Limitation

The home on the day of inspection was heavily snow covered, and many items, areas and components were not able to be inspected. Inspections are visual, non-invasive, and non-destructive. This included the roof, the roof coverings, flashing, chimney and roof penetrations. I recommend a re-inspection prior to closing of the areas that were not able to be inspected.

I will make every attempt to re-inspect within your transaction window time period, however this is not guaranteed and may not be possible for a myriad of reasons.

### 1.7 General Info

## Photos of Deficiencies

Defects or deficiencies in this report are usually but not always accompanied by photos. Inspector does not photograph every instance of a defect, the photos are to help illustrate what the described defect is. For example, the inspector may write "missing shingles observed on roof" and include only one photo of a missing shingle on the roof. In this example, there may be dozens of shingles with a same or similar defect.

### 1.8 General Info

**Precipitation in the Last 48 hrs?:**  
No

### 1.9 General Info

**Weather Conditions:** Light Rain

### 1.10 General Info

**Temperature at the Time of Inspection:** 80-90 Degrees F

### 1.11 General Info

**Ground Condition:** Damp

### 1.12 General Info

## Fireplaces, Fuel-Burning Stoves, And Other Fuel-Burning Heating Systems

Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the type and condition of any flues/flue vents/chimney pipes, and whether any wood stoves or fireplaces are adequate and safe to use. I recommend cleaning and a level two inspection of any and all flues and fireplaces. Clean chimneys reduce the potential for fire. More information can be found at <http://www.CSIA.com> (<http://www.csia.com/>)

Inspections do not include ensuring that stoves, fireplaces, vents, chimneys, chimney pipes or flues are specific types or for any code compliance, nor are chimney pipes or flues evaluated for the type or class.

While fireplaces, wood stoves, and any fuel-burning heating systems are visually inspected for overall condition or visual material defects, many important aspects are not visible and it is always recommended that these systems be fully evaluated by a fireplace or heating system contractor or specialist prior to any use to be certified as safe to operate.

### 1.13 General Info

## Typo Disclaimer

The inspection report was created with a mobile app on-site at the time of inspection. Due to smaller screen sizes, large fingers and the propensity for auto-correct to make unnoticed changes, typos or other verbiage errors may exist in this report. If these are

noticed or create any confusion, please contact me immediately for further correction or clarification.

#### 1.14 General Info

### Seasonal Heat Testing Policy

- Furnaces are tested year round using normal operating controls only (thermostats, knobs or buttons)
- Listing agents or sellers need to ensure the house is ready to inspect. Valves, switches or circuit breakers are not operated.
- Heat pump and A/C are tested only above 65 degrees
- Electric base boards are tested year round
- Hydronic tested year round only if connected thru the water heater or boiler and the valves are open

A/C units are not tested when low outdoor temperatures are below 65 degrees. Operating heat pumps or A/C at temperatures below 65 degrees may cause damage. Some heating systems may not operate when weather temperatures are high.

2.0 EXTERIOR

HOA Responsible for Exterior

*This residence is part of a Community/ Condo/ Homeowner Association that is responsible for all exterior components/common areas of the facility and/or structure. This inspection started at the front door and may include obvious exterior defects at that location. Any comments pertaining to any exterior components are provided as a courtesy only, do not constitute a full inspection of the exterior and should be addressed via the current owner /President /Board of the Association. Expert NY Inspections LLC shall not be held responsible for erroneous comments or omissions concerning deficiencies involving any exterior components whether mentioned or not mentioned in this report. We recommend obtaining and reviewing a copy of the Association operating budget prior to purchase and ensure they are adequately managed to cover repair, replacement and/or upgrade of facilities. Notes:*

| SUBSECTION                                      | # DEFECTS/ DEFICIENCIES |
|-------------------------------------------------|-------------------------|
| 2.1 Foundation                                  | 3                       |
| 2.2 Grading & Drainage                          | 1                       |
| 2.3 Service Entrance Conductors                 | 1                       |
| 2.4 Cladding, Flashing & Trim                   | —                       |
| 2.5 Windows/Trim - Exterior                     | —                       |
| 2.6 Guardrails, Stair Rails, & Handrails        | —                       |
| 2.7 Roof Drainage System (Gutters / Downspouts) | —                       |
| 2.8 Walkways                                    | —                       |
| 2.9 Driveways                                   | 2                       |

INFORMATION

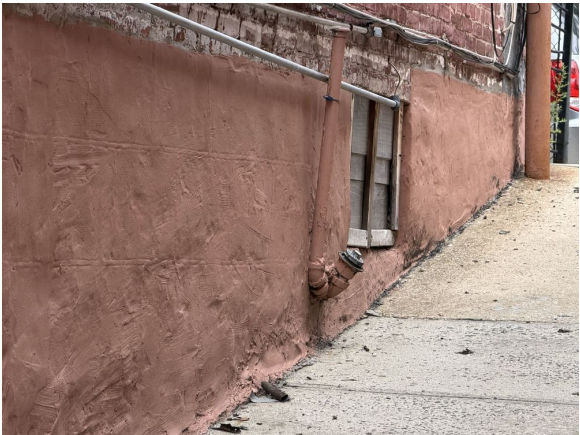
2.1 Foundation

**Inspection Method:** Visual

2.2 Foundation

**Material:** Brick

*Fully brick exterior home. Several portions of the brickwork needs repointing, or replacement altogether. See recommendation section for more information.*



2.3 Foundation

**Foundation Inspection - Reportable Deficiencies Found**

The foundation and/or foundation systems were inspected for defects which include cracks, heaving, settling, spalling or deterioration, level, and overall condition.

Reportable deficiencies were observed at the time of inspection and will be noted in this report.

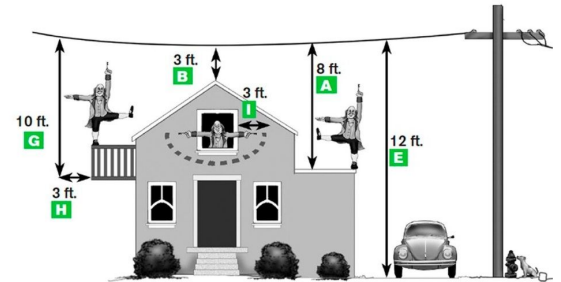
## 2.4 Grading & Drainage

### Grade - Generally Satisfactory

The grade around the perimeter of the foundation was observed to be generally satisfactory. No significant poor or negative grade observed.

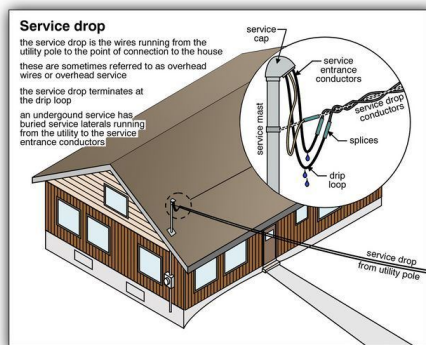
## 2.5 Service Entrance Conductors

### Service Entrance Overhead Clearance: Overhead



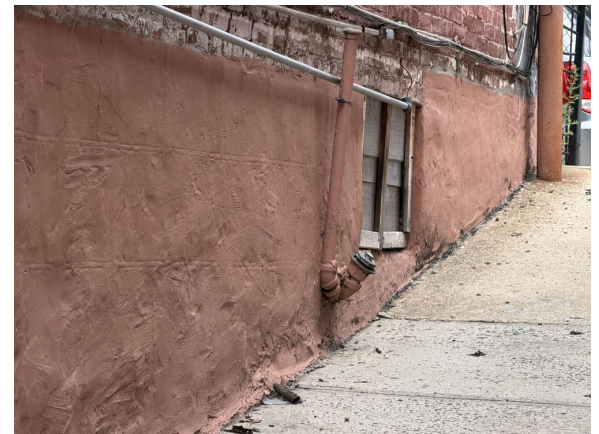
## 2.6 Service Entrance Conductors

### Electrical Service Conductors: Aluminum



## 2.7 Cladding, Flashing & Trim

### Siding Material: Brick



## 2.8 Cladding, Flashing & Trim

### Siding Style: Stone Masonry

## 2.9 Windows/Trim - Exterior

**Exterior Window Trim/Flashing:** Overall the window trim was observed to be generally satisfactory with one or more areas in need of minor repair or maintenance, Imperfect yet commensurate with the age of the home., Satisfactory

## 2.10 Guardrails, Stair Rails, & Handrails

### Railing Information

The guardrails, stair rails, and handrails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant deficiencies.

## 2.11 Roof Drainage System (Gutters / Downspouts)

### What is inspected?

Inspection of the roof drainage system typically includes examination of any of the following:

- gutters (condition and configuration);
- downspouts & extensions (condition and configuration);
- scuppers; and
- overflow drains.

## 2.12 Roof Drainage System (Gutters / Downspouts)

### Roof Drainage System - Synopsis

Overall the roof drainage system was observed to be satisfactory.

## 2.13 Walkways

**Material: Concrete**

## 2.14 Walkways

### Walkways Generally Satisfactory

Walkways were inspected for the presence of cracks, spalling, unevenness, trip hazards and other damage or defects. No defects were observed at the time of inspection unless otherwise noted in this report.

## 2.15 Driveways

### Driveway Material: Concrete



## DEFECTS/ DEFICIENCIES

## 2.16 Foundation

### Spalling

**Service:** Qualified Professional

Areas of the foundation were observed to have spalling and/or deterioration.

This is often caused by chronic or constant moisture. Freeze/thaw cycles can exacerbate the rate of spalling and cracking.

There were a lot of areas of the home where the bricks were loose & /or falling out. Safety hazard noted. I strongly recommend repair by a qualified foundation contractor. The rear foundation wall of the home was bowed & in danger of falling. Strongly recommend to have a qualified contractor review & replace masonry.



Recommendations



## 2.17 Foundation

### Efflorescence

**Service:** Qualified Professional

Efflorescence & crumbling mortar observed on portions of the foundation walls. Recommend to remove all clutter from the basement and re-enforce the stone foundation to the home.

Efflorescence and evidence of moisture intrusion noted on basement surfaces. Efflorescence a white, chalky deposit that is caused by moisture intrusion as water leaches out it's salts and minerals. This can compromise the soil's ability to support the home structure and/or lead to mold growth.

I recommend further evaluation by a qualified contractor to identify the source or cause of the moisture and remediate as deemed necessary.

 Recommendations



## 2.18 Foundation

### Basement Windows Cracked or Broken

 Recommendations

**Service:** Window Contractor

One or more basement windows were observed to be cracked or broken. I recommend replacement by a qualified window repair contractor.

## 2.19 Grading & Drainage

### Inadequate Drainage

 Recommendations

**Service:** Qualified Professional

Inadequate drainage noted by the back of the home. The driveway is pitched towards the rear of the home without any proper drainage system in place.



## 2.20 Service Entrance Conductors

### Frayed or Damaged Sheathing

! Safety Concerns

Service entrance conductor sheathing/jacketing was observed to be frayed or unsatisfactory. I recommend contacting your electric utility company or a qualified electrician to evaluate and repair.



## 2.21 Driveways

### Asphalt Driveway Settlement and Cracking

➡ Recommendations

**Service:** Driveway Contractor

Settlement and cracks were observed in the driveway, which are typically due to asphalt not being maintained with oil and slurry seal which allows for freeze/thaw cycles to crack the asphalt.

- Recommend repair by a qualified asphalt contractor to oil, seal or tar patch the cracks so they don't worsen
- Recommend monitoring the cracks to ensure they don't return
- Recommend making the driveway sealant a part of your annual home maintenance program

## 2.22 Driveways

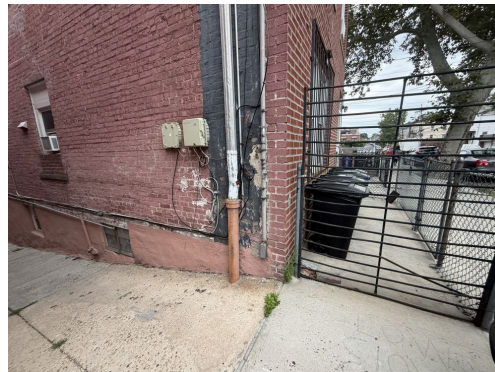
### Concrete Driveway Cracking

➡ Recommendations

**Service:** Driveway Contractor

One or more cracks were observed in the driveway, which are typically due to concrete shrinkage or age. A crack of 1/8 inch or less is typically considered a normal shrinkage crack and not a significant cause for concern.

- Recommend repair by a qualified concrete contractor to seal or patch the cracks
- Recommend monitoring the cracks to ensure they don't return or worsen.



3.0 INTERIOR

| SUBSECTION                   | # DEFECTS/ DEFICIENCIES |
|------------------------------|-------------------------|
| 3.1 Dishwasher               | —                       |
| 3.2 Walls                    | 1 1                     |
| 3.3 Floors                   | 1                       |
| 3.4 Ceilings                 | 1 6                     |
| 3.5 Doors                    | 1                       |
| 3.6 Windows                  | 4                       |
| 3.7 Closets and Closet Doors | —                       |
| 3.8 Bathroom                 | 4                       |
| 3.9 Kitchen                  | 1                       |
| 3.10 Countertops & Cabinets  | —                       |
| 3.11 Range/Oven/Cooktop      | —                       |
| 3.12 Laundry Hookups         | —                       |

INFORMATION

3.1 Dishwasher

No Dishwasher

No dishwasher present.

3.2 Walls

Wall Material: Plaster

Plaster walls installed throughout the entire home. Recommend further evaluation & testing by licensed lead based paint company to determine if lead is present in the home. Treat accordingly.

3.3 Walls

Wall - Synopsis

Overall the walls were observed to be unsatisfactory. The paneling was observed to be warped, buckled, and detached from the walls. The home appeared to have had a high moisture or humidity condition that has warped, buckled and otherwise moisture damaged the walls, ceilings and floors.

3.4 Ceilings

Ceiling Material: Ceiling Tiles, Gypsum Board

### 3.5 Ceilings

#### Possible Asbestos Ceiling Tiles

Recommend to have several samples taken from each and every bedroom for asbestos testing. Asbestos looking material was observed all throughout 4 apartments, basement & hallways. Dangerous condition noted.

Asbestos tiles came in several forms and were used on ceilings, floors and walls. To make the tiles, asbestos fibers were often bonded with other materials, such as vinyl. Sometimes, adhesives used to install these tiles also contained asbestos. Homes and buildings built before the 1980s may contain these tiles.

1. Do not scrape, break, drill, cut, or otherwise disturb the ceiling tiles.
2. Do not place furniture in a position that may touch or scrape the ceiling.

#### Asbestos Encapsulation

One common action many homeowners take for asbestos in the ceiling is to encapsulate, or cover, the asbestos-containing material with a special kind of vinyl paint. That way, it can't release asbestos fibers.

#### Asbestos Removal

Asbestos removal should be done by professionals, they will safely remove your ceiling using specialized equipment and protective materials. During the asbestos removal process, make sure you are not in the home, and any furniture in the room should be covered with plastic, and the air conditioner or heating unit in the home should be shut off.

### 3.6 Doors

#### Doors Overall: Multiple Deficiencies Observed

### 3.7 Windows

#### Windows Overall: Generally Unsatisfactory

*Recommend to have all windows serviced for easier function and replace the ballast/springs as needed.*

### 3.8 Windows

#### Some Windows Do Not Meet Modern Standards

Some windows in the home were observed to be older single-pane windows that do not meet modern energy efficiency standards, and were in substandard condition. Most of the windows did not operate or latch satisfactorily. Some were painted shut, stuck, or were otherwise challenging to operate. It is recommended that consideration be given to upgrading to modern, energy-efficient windows.

### 3.9 Closets and Closet Doors

#### Closet Doors: Tested Representative Number of Closet Doors

### 3.10 Closets and Closet Doors

#### Closet Doors - Commensurate With the Age and Condition of the Home

Overall the closet doors were observed to be mostly satisfactory, commensurate with the age and condition of the home. Some closet doors had loose hinges and/or stick and rub the floor or door frame slightly, which is relatively common, and some minor repair, adjustment and maintenance is recommended.

### 3.11 Bathroom

#### Water Temperature: Satisfactory

### 3.12 Bathroom

#### Bathtub/Shower - Personal Items

The bathtub or shower had personal items in it. Home inspectors are not permitted to move personal items. Therefore the bathtub and/or shower fixtures could not be operated or tested. I recommend arranging for a reinspection, or requesting satisfactory operation by the seller.

## 3.13 Kitchen

**Functional Flow - Unsatisfactory**

Functional Flow in the kitchen was observed to be unsatisfactory. This means that your inspector noticed an unsatisfactory reduction in water volume in one or more of the faucets.

Functional Flow and Water Pressure Explained:

Water pressure is the amount of force from the water main into the home. Water pressure is measured in pounds per square inch (PSI), and normal, good water pressure is typically between 40 and 80 PSI.

Functional flow is the volume of water flowing through the pipes and arriving at individual fixtures.

## 3.14 Countertops &amp; Cabinets

**Cabinetry:** Mix of laminate and wood

## 3.15 Range/Oven/Cooktop

**Exhaust Hood Type:** Re-circulate

## 3.16 Range/Oven/Cooktop

**Range/Oven Energy Source:** Gas

## 3.17 Laundry Hookups

**No Laundry Hookups**

No laundry hookups were present at the time of inspection.

**DEFECTS/ DEFICIENCIES**

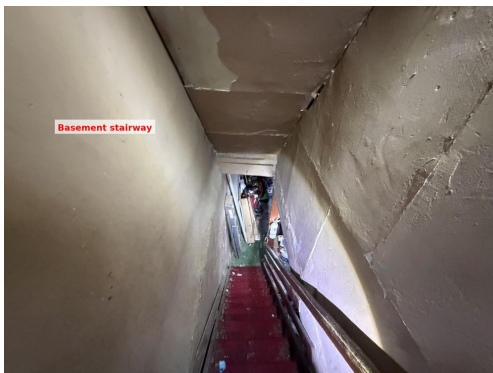
## 3.18 Walls

**Gaps, Cracks and Holes**

**! Safety Concerns**

**Service:** Handyman

Gaps cracks and/or holes were observed in the walls in one or more areas. Mold present in apartment 3. Lead paint observed throughout - further testing required. Recommend repair & further evaluation by a qualified contractor.





### 3.19 Walls

## Lead Paint Warning

**Service:** Qualified Professional

### Lead-Based Paint

 Recommendations

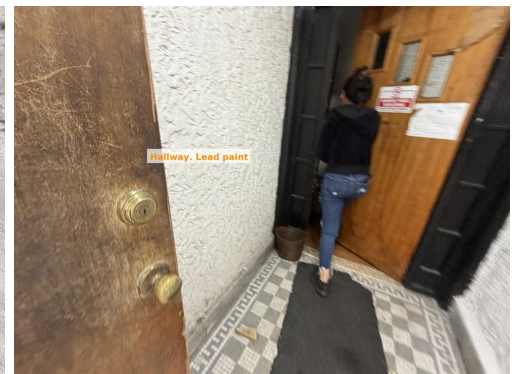
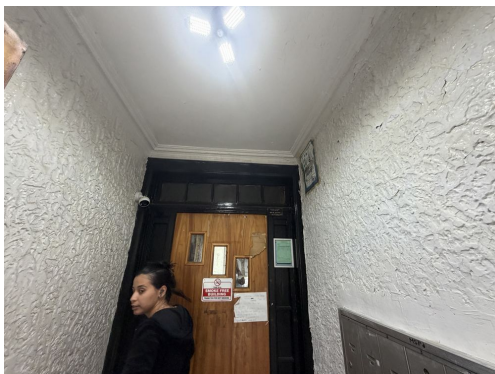
The building is of an age where the use of lead-based paint is presumed. Surfaces throughout the structure, including walls, trim, windows, and doors, may contain lead-based paint or lead-based paint residue. Lead was commonly used in residential and commercial coatings prior to 1978, and the presence of deteriorated or peeling paint in this building may present a potential health hazard, particularly to young children and pregnant women.

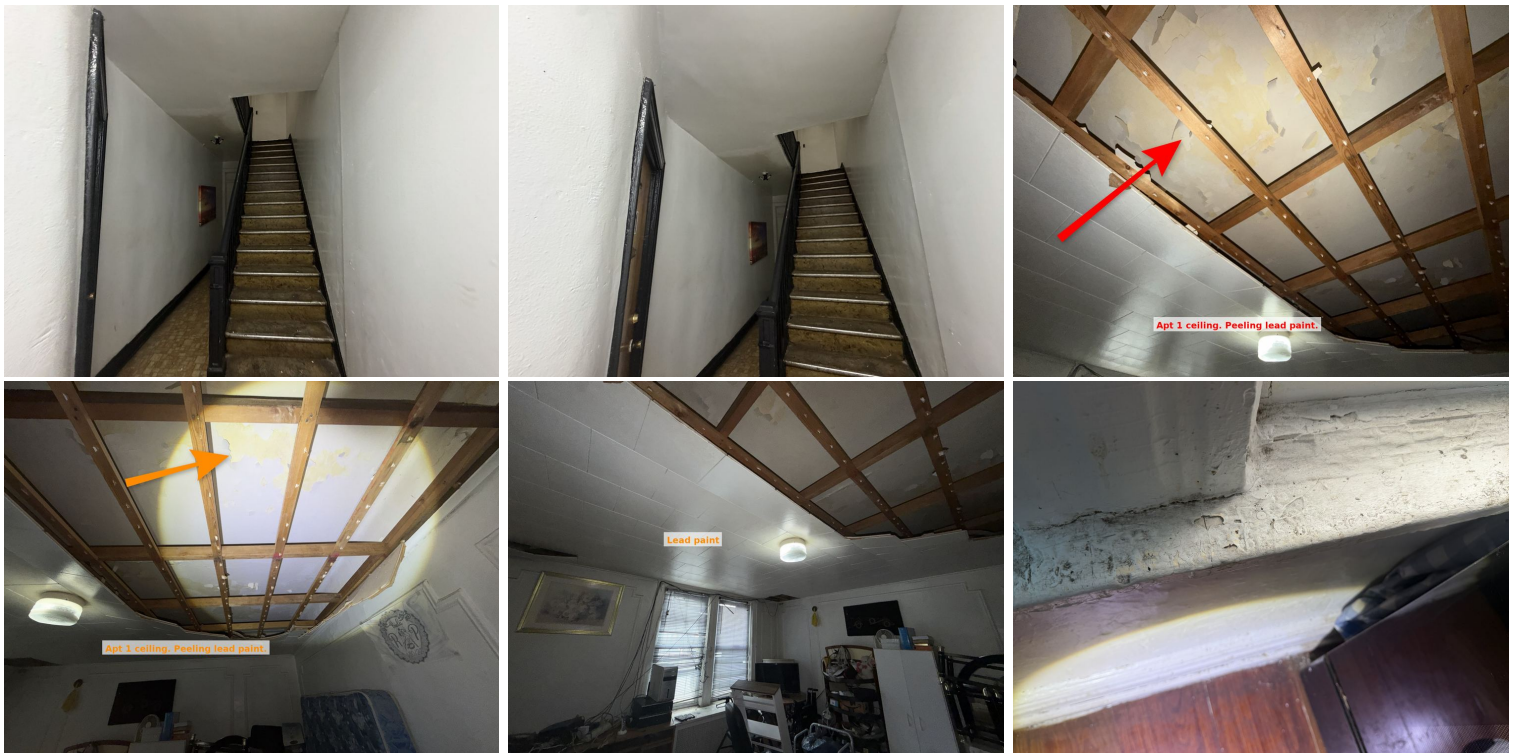
The inspection did not include destructive testing or laboratory analysis to confirm the presence of lead-based paint. Only a licensed lead inspector or risk assessor, using recognized testing methods such as XRF analysis or paint chip sampling, can provide a definitive determination.

If renovation, repair, or repainting is planned, work should be performed regarding lead-safe practices. Prior to any disturbance of painted surfaces, evaluation by a qualified lead professional is strongly recommended.

#### Recommendation:

- Assume painted surfaces may contain lead unless testing proves otherwise.
- Maintain painted surfaces in intact condition.
- If deterioration is present, consult with a licensed lead abatement contractor for evaluation and proper remediation.



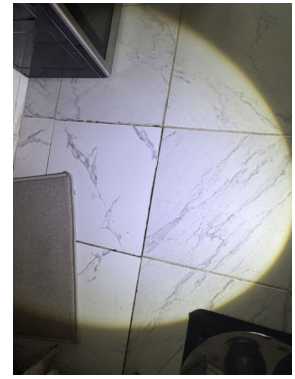
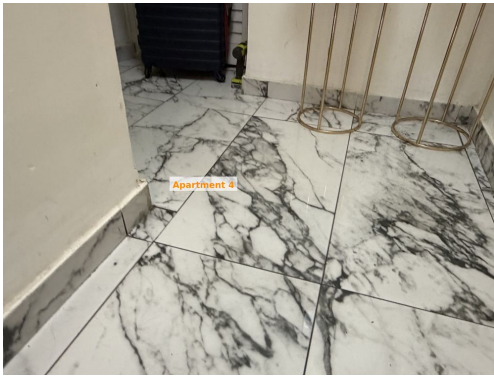


3.20 Floors

**Loose/Cracked Floor Tiles** Recommendations**Service:** Tile Contractor

Loose and/or cracked floor tiles observed in the basement & apartment 4. I recommend you consult with a qualified tile contractor to discuss options and costs for repair and/or replacement.





### 3.21 Ceilings

#### Multiple Deficiencies

**Service:** Qualified Professional

Areas of the ceilings were observed to have multiple deficiencies such as cracks, damage or deterioration. I recommend repair by a qualified contractor.

 Recommendations

### 3.22 Ceilings

#### Poor Patching

**Service:** Drywall Contractor

One or more areas of the ceiling in the home were observed to have poor patching. The area was probed with a pin-type moisture meter and there was no active moisture detected. Recommend repair by a qualified handyman or drywall contractor.

 Recommendations

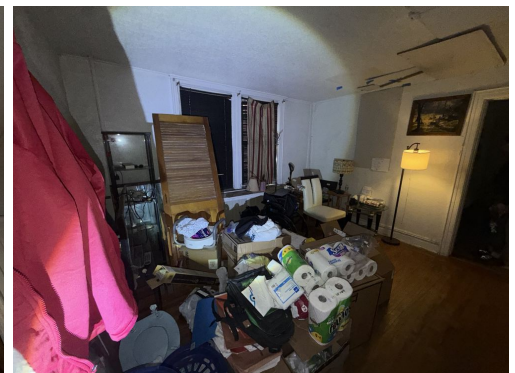
### 3.23 Ceilings

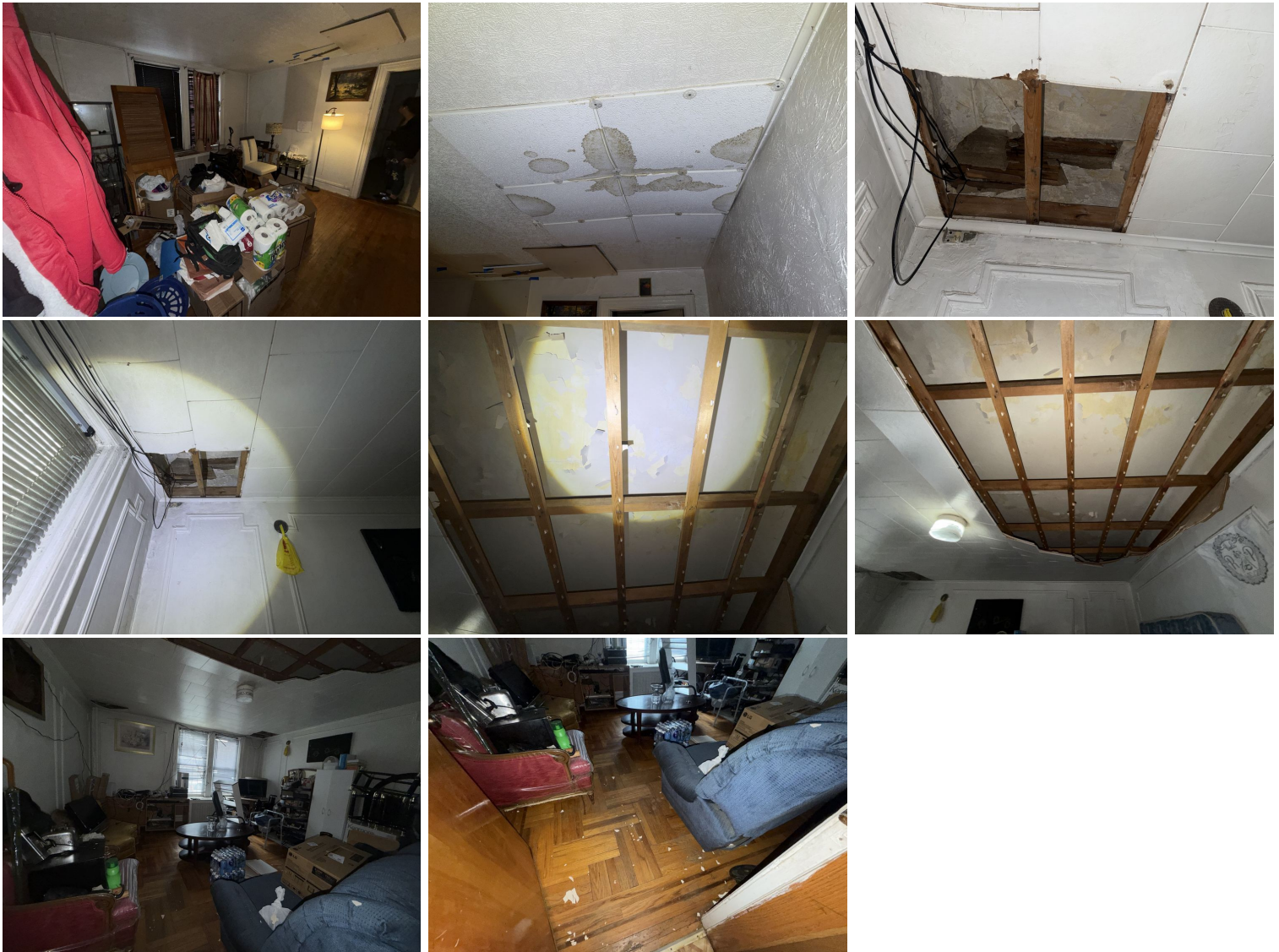
#### Damaged Ceiling Tiles

**Service:** Handyman

Ceiling tiles were observed in apartment 1, 2 & basement to be cracked, moisture damaged, or otherwise unsatisfactory & dangerous. Recommend repair by a qualified handyman. Possible of ceiling panels to fall & cause further injury. Recommend not to occupy the premises until repairs are properly made.

 Recommendations





### 3.24 Ceilings

#### Stain(s) on Ceiling

**Service:** Carpentry Contractor

There is a stain on ceiling/wall that requires repair and paint in apartment 1, 2, & basement & 2fl hallway. Source of staining is from water leaks, poor maintenance & crumbling ceilings.

 Recommendations





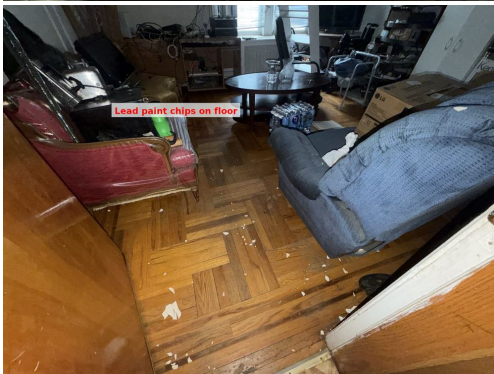
### 3.25 Ceilings

#### Broken Ceiling Tiles

**Service:** Qualified Professional

One or more ceiling tiles or observe to be cracked and or broken. I recommend to remove panels & ceiling. Make needed repairs & install new sheetrock.

 Safety Concerns



## 3.26 Ceilings

**Missing Ceiling Panels** Recommendations

## 3.27 Ceilings

**Missing Ceiling Panels** Recommendations

One or more areas of the Interior ceilings and ceiling panels that were missing.

## 3.28 Doors

**Racking of Door Frame(s)** Safety Concerns

**Service:** General Contractor

The framing of one or more door frames was observed to not be properly aligned, square and plumb. Racking appeared to be due to structural movement and/or settlement of the structure.

I recommend consulting with a general contractor who specializes in re-leveling antique homes or a structural engineer to establish a corrective action plan.

Racking/Racked: Term that is used to describe a misalignment of a door or window frame within the rough opening or the misalignment of a sash within a frame. Racked can mean a door out of plumb or basically crooked within the opening. Racking, will prevent the proper functioning of the door and window and could cause jamming of the sash within the frame. The term rack is a universal construction term that identifies something functioning out of plumb or simply out of line.



Square and Plumb Door Frame



Racked Door Frame



## 3.29 Windows

**Multiple Deficiencies** Recommendations

**Service:** Window Contractor

Multiple deficiencies were observed in the windows. Windows that had missing or malfunctioning latches, did not operate as intended or were in unsatisfactory condition were noted. I recommend all windows be fully evaluated with repairs as deemed necessary by a qualified window repair contractor or handyman.

## 3.30 Windows

**Painted Shut/Stuck** Recommendations

**Service:** Window Contractor

One or more windows in the home were observed to have been painted shut or are stuck. I recommend repair by a qualified window repair contractor.

## 3.31 Windows

**Moisture Damage Observed** Recommendations**Service:** Qualified Professional

One window was observed to have areas of the window sill and/or frame to have moisture staining and/or damage. I recommend repair by a qualified contractor.

## 3.32 Windows

**Paint Failing and/or Deficient** Recommendations**Service:** Qualified Professional

Window sills and/or trim was observed to have failing and unsatisfactory paint finish. I recommend repair by a qualified professional.

## 3.33 Bathroom

**Flex Drain Under Sink** Recommendations**Service:** Handyman

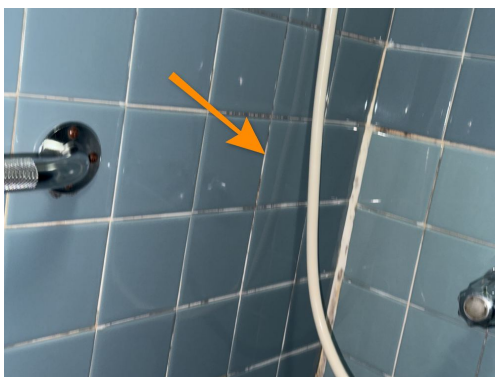
A flex Drain was observed under one or more sinks. These drains are more likely to clog and have a higher failure rate than proper rigid plumbing. Recommend replacement with rigid piping by a qualified handyman or plumber.



## 3.34 Bathroom

**Cracked and/or Damaged Tile** Recommendations**Service:** Handyman

Several broken & loose bathroom tiles in apartment 1. Must be repaired immediately and discontinue use of shower until repairs are made. Water will leak into basement causing further issues. Recommend repair by a qualified handyman or tile contractor.





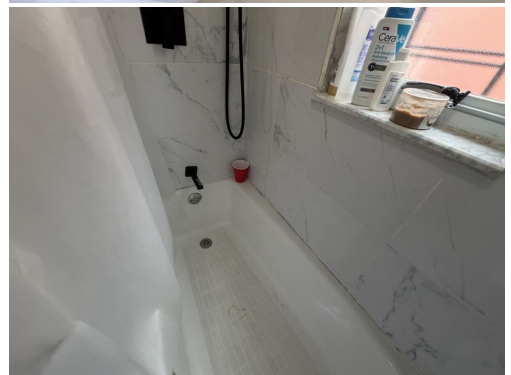
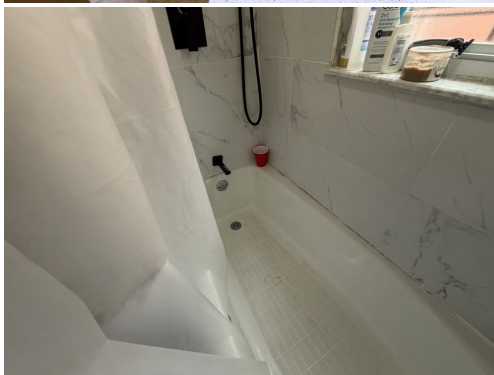
### 3.35 Bathroom

## Moisture Damage

[Recommendations](#)

**Service:** Carpentry Contractor

Evidence of moisture damage and inadequate caulking was observed in all bathrooms of the home. Recommend further evaluation and repair by a qualified contractor.





### 3.36 Bathroom

#### Inadequate Caulking

**Service:** Handyman

Bathtub, shower or other areas of the bathroom was observed to have poor caulking. Some gaps that are moisture intrusion risks were not properly caulked.

Recommend cleaning and caulking bathtub where it meets the floor, and sealing any gaps to prevent moisture intrusion into the walls or floors by a qualified handyman.



Recommendations

### 3.37 Kitchen

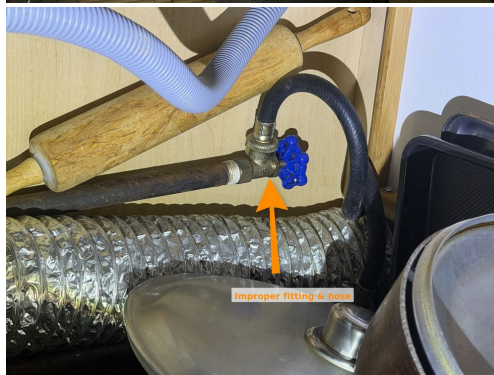
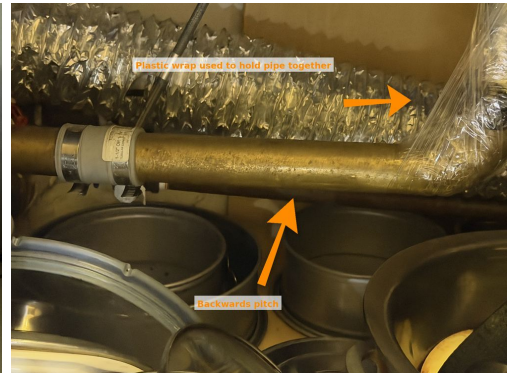
#### Improper Plumbing

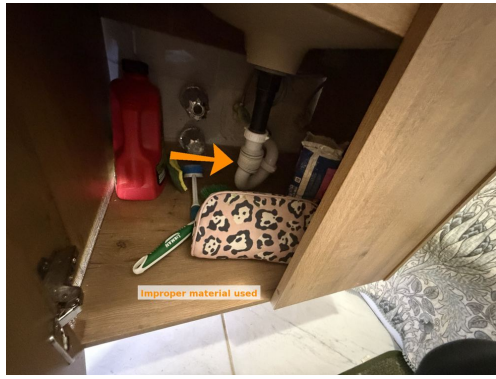
**Service:** Plumbing Contractor

Improper plumbing was observed. I recommend repair by a qualified plumber. Improper use of material. Backwards (upwards) pitch on plumbing lines, plastic wrap used to hold pipe together, gas line is touching water line, improper drain pipe. Recommend to have licensed plumber make necessary repairs immediately.



Recommendations





4.0 HEATING

| SUBSECTION                              | # DEFECTS/ DEFICIENCIES |
|-----------------------------------------|-------------------------|
| 4.1 Normal Operating Controls           | —                       |
| 4.2 Equipment                           | 1                       |
| 4.3 Distribution Systems / Heat Sources | —                       |

INFORMATION

4.1 Normal Operating Controls

Heat Inoperable At Time of Inspection

The heat was inoperable at the time of inspection. I recommend inquiring with seller and requesting successful demonstration of the heat, or arranging a re-inspection when heating is functioning prior to closing.

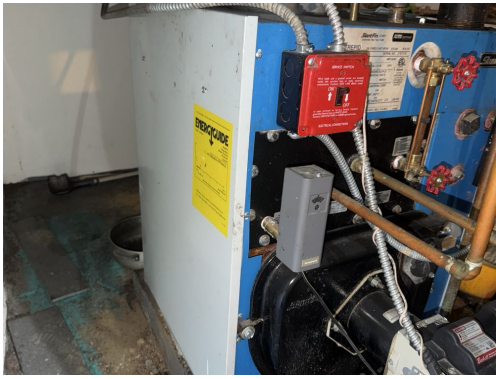


4.2 Equipment

Energy Source: Oil

Oil fired steam boiler installed in the basement. Unable to test heat at time of inspection due to high indoor temperature. Boiler was leaking oil at the time of inspection. Strongly recommend to discontinue use of boiler until leak has been corrected & spilled oil has been properly cleaned.





#### 4.3 Equipment

**Heat Type:** Steam Boiler

#### 4.4 Distribution Systems / Heat Sources

**Heat:** Heating could not be operated at the time of inspection., Heat Source in Each Room, Yes

### DEFECTS/ DEFICIENCIES

#### 4.5 Equipment

**Leak Observed**

 Recommendations

**Service:** HVAC Professional

There was an oil leak observed on the heating appliance plumbing. I recommend repair by a qualified HVAC contractor & have the oil cleaned by appropriate contractor.



5.0 FIREPLACE(S)/WOOD STOVE(S)

| SUBSECTION                  | # DEFECTS/ DEFICIENCIES |
|-----------------------------|-------------------------|
| 5.1 Vents, Flues & Chimneys | —                       |
| 5.2 Damper Doors            | —                       |
| 5.3 Cleanout Doors & Frames | —                       |

INFORMATION

|                                                                |                                                                             |                                                     |
|----------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------|
| 5.1 Vents, Flues & Chimneys<br><b>Lintels</b><br>Satisfactory. | 5.2 Damper Doors<br><b>Did not test dampers.</b><br>Not readily accessible. | 5.3 Cleanout Doors & Frames<br><b>None Observed</b> |
|----------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------|

## 6.0 COOLING

| SUBSECTION | # DEFECTS/ DEFICIENCIES |
|------------|-------------------------|
|------------|-------------------------|

6.1 General

—

### INFORMATION

6.1 General

Air Conditioning Presence: Home Has No A/C

7.0 ELECTRICAL

| SUBSECTION                                   | # DEFECTS/ DEFICIENCIES |
|----------------------------------------------|-------------------------|
| 7.1 Main Electrical Panel(s) (Load Center)   | —                       |
| 7.2 Sub Panel(s)                             | 1                       |
| 7.3 Branch Wiring Circuits, Breakers & Fuses | —                       |
| 7.4 Smoke Detectors                          | 1                       |
| 7.5 Carbon Monoxide Detectors                | 1                       |

INFORMATION

7.1 Main Electrical Panel(s) (Load Center)  
Main Panel Location: Basement

Overhead electrical service with 5 electric meters & main panels in the basement. Panels had openings which must be closed immediately. Safety hazard noted.



7.2 Main Electrical Panel(s) (Load Center)  
Amp Service Rating: 100 AMP

7.3 Main Electrical Panel(s) (Load Center)  
Panel Type: Circuit Breaker

7.4 Branch Wiring Circuits, Breakers & Fuses  
Main Service Conductors: Stranded Aluminum

7.5 Branch Wiring Circuits, Breakers & Fuses  
Branch Wire 15 and 20 AMP: Copper

7.6 Branch Wiring Circuits, Breakers & Fuses  
Branch Wire 25 AMP or Above: Copper

## 7.7 Branch Wiring Circuits, Breakers & Fuses

### Branch Circuits

Home branch circuit wiring consists of wiring that distributes electricity to switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

## 7.8 Branch Wiring Circuits, Breakers & Fuses

### Wiring Method: Insulated Copper Wire

#### DEFECTS/ DEFICIENCIES

### 7.9 Sub Panel(s)

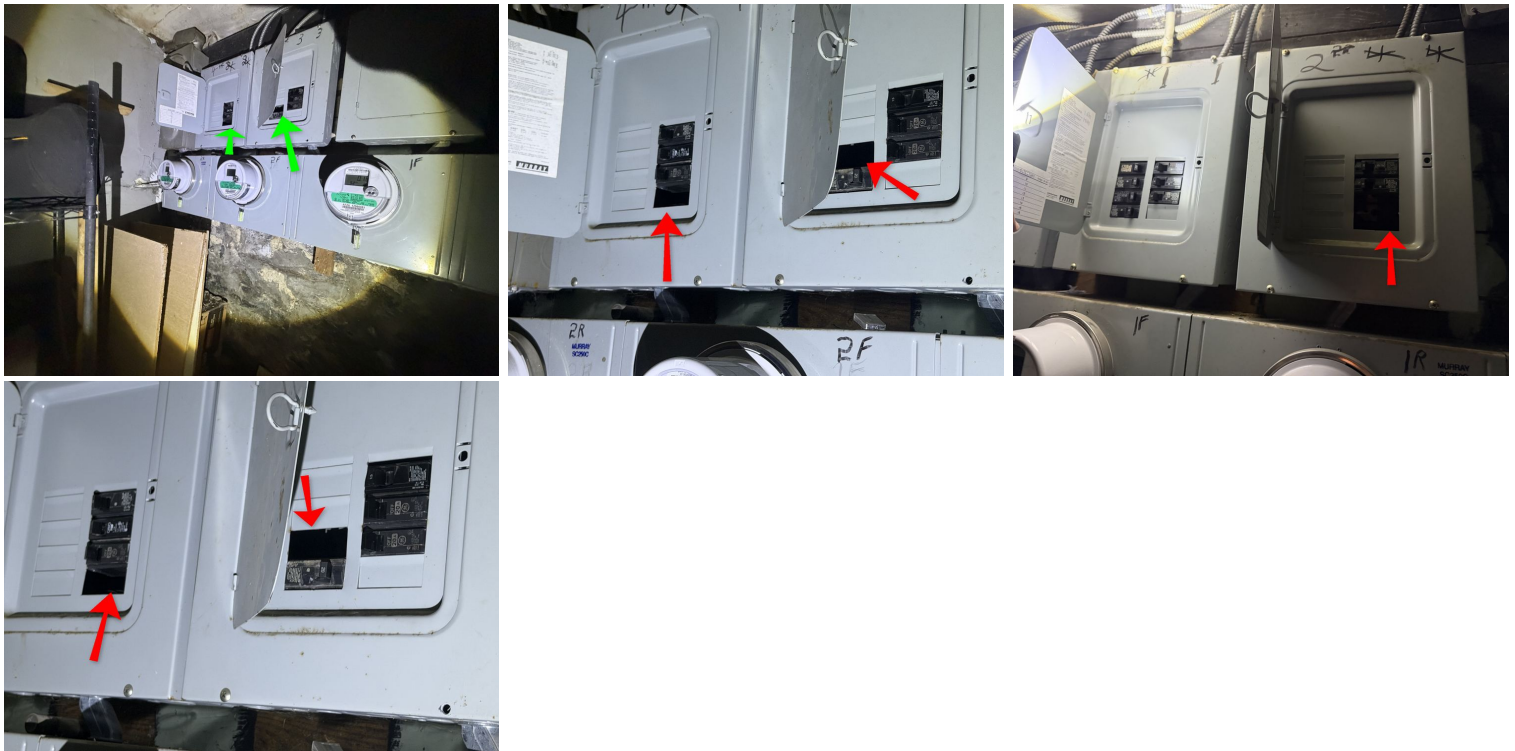
#### Knock-outs/Twist-outs Missing

**! Safety Concerns**

**Service:** Electrical Contractor

Several openings were observed in the main electric panels in the basement. Openings to be properly sealed by a licensed electrician.

NOTE: This defect is usually remediated by pressing an inexpensive plastic plug into the hole. These plugs are commonly sold at hardware or electrical supply stores.



### 7.10 Smoke Detectors

#### Inadequate Smoke Detectors

**! Safety Concerns**

**Service:** Handyman/DIY

There were no smoke or CO detectors in the entire home. This is a safety hazard.

- Recommend adding interconnected smoke detectors in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling , including basements and habitable attics but not including crawl spaces.

## 7.11 Carbon Monoxide Detectors

### Inadequate CO Detectors

 Safety Concerns

**Service:** Handyman/DIY

There were no CO detectors in the entire home. Very dangerous condition noted. Install immediately.

Home has solid or fossil fuel burning appliances or heating and an adequate number of CO detectors was not observed in all required locations. This is a safety hazard.

- I recommend checking with your local code requirements and adding carbon monoxide detectors to meet them.

General NYS Code:

Residential buildings and commercial buildings that contain a fuel-burning appliance shall have carbon monoxide detectors installed in all rooms, occupiable space, dwelling units, sleeping areas, and sleeping units.

Exceptions:

1. In sleeping areas and sleeping units where a fuel-burning appliance is located in an attached bathroom, utility room, closet, or space, a carbon monoxide detector shall be installed in a central or otherwise approved location in the sleeping area or sleeping unit.
2. In dwelling units and sleeping units where a fuel-burning appliance is located in a kitchen or kitchenette, a carbon monoxide detector shall be installed outside of the sleeping areas and within 10 feet of the entrance to the sleeping areas.

8.0 PLUMBING

| SUBSECTION                                        | # DEFECTS/ DEFICIENCIES |
|---------------------------------------------------|-------------------------|
| 8.1 General                                       | —                       |
| 8.2 Main Water Shut-off Device                    | —                       |
| 8.3 Drain, Waste, & Vent Systems                  | 1                       |
| 8.4 Water Supply, Distribution Systems & Fixtures | 1 1                     |
| 8.5 Hot Water Systems, Controls, Flues & Vents    | 2                       |
| 8.6 Fuel Storage & Distribution Systems           | —                       |

INFORMATION

8.1 General

Filters: None

8.2 General

Water Source: Public

Water meter in the front of the basement.



8.3 Main Water Shut-off Device

Location: Basement

8.4 Drain, Waste, & Vent Systems

Bathroom Drain Pipe: 1-1/4"

8.5 Drain, Waste, & Vent Systems

Material: Iron

8.6 Drain, Waste, & Vent Systems

Septic / Sewer: Public Sewer

8.7 Water Supply, Distribution Systems & Fixtures

**Functional Flow:** Functional flow is the volume of water flowing through the pipes and arriving at individual fixtures., Satisfactory: Functional flow was visually tested and observed to be adequate and/or satisfactory., Satisfactory

8.8 Water Supply, Distribution Systems & Fixtures

**Water Pressure:** Water pressure is the amount of force from the water main into the home and is measured in pounds per square inch (PSI). Good water pressure is 40-80 PSI.

### 8.9 Hot Water Systems, Controls, Flues & Vents

#### Water Heater: Boiler

*Local hot water produced by the oil boiler.  
No hot water storage tank on premises.*

### 8.10 Hot Water Systems, Controls, Flues & Vents

#### Location: Basement

### 8.11 Hot Water Systems, Controls, Flues & Vents

#### Power Source/Type: Oil Fired Boiler, Oil Fired

### 8.12 Fuel Storage & Distribution Systems

#### Main Gas Shut-off Location: At Tank



### 8.13 Fuel Storage & Distribution Systems

#### Oil Storage Tank

2 x 275 gallon tandem oil tanks installed in the basement. Oil fill line located on the exterior left side of the home. The oil storage tank was inspected looking for defects such as rust, corrosion, leaks, improper installation, and overall condition. The tank was observed to be satisfactory with no reportable defects or deficiencies at the time of inspection unless otherwise noted in this report.



## DEFECTS/ DEFICIENCIES

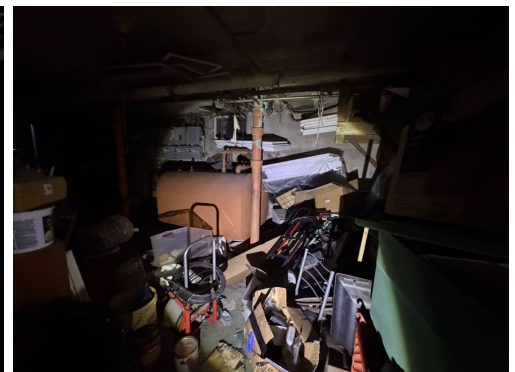
### 8.14 Drain, Waste, & Vent Systems

#### Main Drain Not Readily Accessible

**Service:** Qualified Professional

The main drain plumbing was not accessible or visible due to too much clutter and trash in the basement.

 Recommendations



## 8.15 Water Supply, Distribution Systems &amp; Fixtures

**Possible Asbestos-like Material Observed**

**Service:** Qualified Professional

Pipes or other plumbing components were observed to have a material that is possibly made from asbestos. It appeared to be in a friable state, which can be particularly hazardous.

Asbestos can be a health hazard to remove and often difficult or expensive to dispose of. Do not disturb, attempt to remove it, or cut, scrape or drill it as breathing or coming into contact with the dust and fibers can cause serious adverse health problems such as mesothelioma.

I recommend further evaluation by a qualified asbestos remediation contractor.



## 8.16 Water Supply, Distribution Systems &amp; Fixtures

**Possible Lead Pipes Observed** Safety Concerns**Service:** Environmental Contractor

One or more pipes in the home were observed to be lead. Lead can have serious effects. Occupants can absorb lead through the water they drink. Lead poisoning can cause kidney damage and also reproductive problems, which can lead to infertility. It can affect the nervous system and the ability to learn in children. Recommend evaluation by a qualified professional.



## 8.17 Hot Water Systems, Controls, Flues &amp; Vents

**No Expansion Tank** Recommendations

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

## 8.18 Hot Water Systems, Controls, Flues &amp; Vents

**Insufficient Capacity** Recommendations

Water heater may not have the capacity necessary to supply sufficient water to the home. Recommend evaluating options to replace water heater with a larger capacity tank. The oil boiler is not designed to provide hot water to 4 apartments of this size.

9.0 BASEMENT / CRAWLSPACE

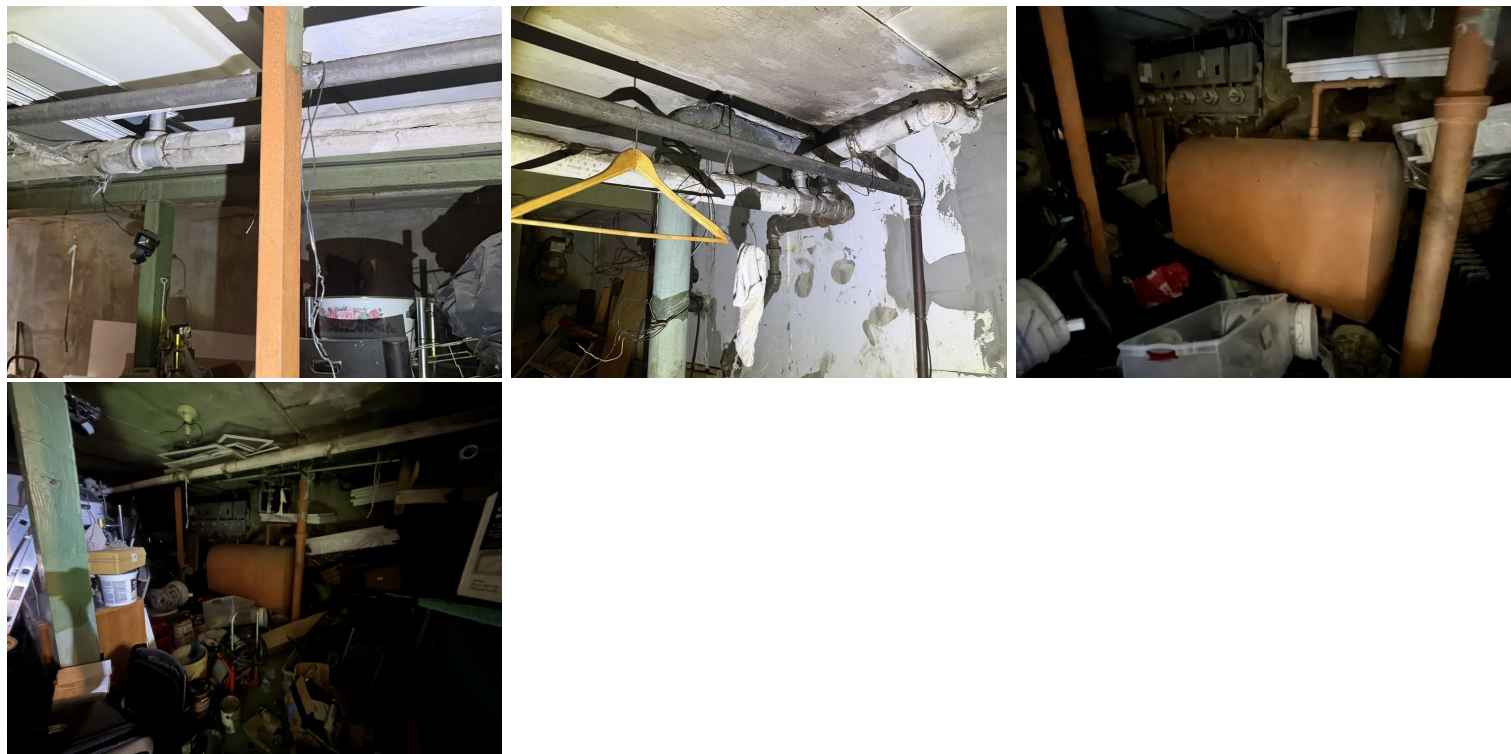
| SUBSECTION | # DEFECTS/ DEFICIENCIES |
|------------|-------------------------|
|------------|-------------------------|

9.1 Basements & Crawlspaces

3

INFORMATION

9.1 Basements & Crawlspaces  
Crawlspace/Basement Type: Unfinished



9.2 Basements & Crawlspaces  
Inspection Method: Visual

9.3 Basements & Crawlspaces  
Material: Stone

DEFECTS/ DEFICIENCIES

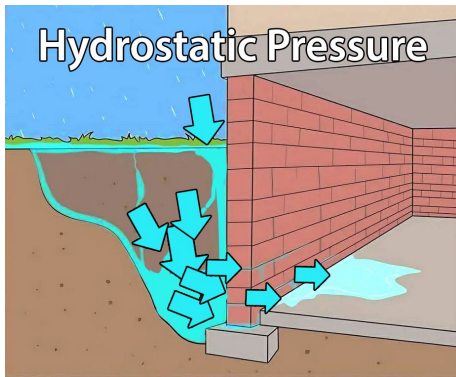
9.4 Basements & Crawlspaces  
Efflorescence/Moisture Intrusion

Recommendations

**Service:** Foundation Contractor

Efflorescence and/or evidence of moisture intrusion was noted on basement surfaces. This indicates moisture intrusion and can cause damage to the home, and/or lead to mold growth. This is commonly caused by poor or negative grade and roof drainage system inadequacy.

Recommend a qualified contractor identify source of moisture and remediate as necessary.



## 9.5 Basements & Crawlspaces

### Possible Mold-Like Substance

 Recommendations

**Service:** Qualified Professional

There were areas of the basement and or crawl space that were observed to have what appears to be a possible mold-like substance. I recommend further evaluation with remediation as deemed necessary by a qualified professional.



## 9.6 Basements & Crawlspaces

### Damaged Vapor Barrier and/or Insulation

 Recommendations

**Service:** Insulation Contractor

Areas of the home were observed to have damaged vapor barrier and/or insulation. This can allow moisture and pest intrusion and allow a decrease in energy efficiency. I recommend repair by a qualified insulation contractor.

10.0 DETACHED GARAGE

| SUBSECTION                     | # DEFECTS/ DEFICIENCIES |
|--------------------------------|-------------------------|
| 10.1 Detached Garage           | 1                       |
| 10.2 Garage Grading & Drainage | —                       |

INFORMATION

10.1 Garage Grading & Drainage

Grade and Drip Line

The grade or grading around the facility is the slope or level of the ground around the perimeter of the foundation. The ground level and how it’s graded is the deciding factor of where storm water, snow and ice melt-off will flow.

There are three types of grading: flat, positive and negative.

Positive grading is good. This is where the soil at the base of the foundation slopes away and water is directed away from the foundation.

Flat and/or Negative grading is bad. Negative grading slopes toward the foundation, and can act as a funnel, directing storm water at or toward the foundation. When storm water consistently collects near the building's foundation only bad things can happen.

That is why we tell our clients and document that negative grading needs to be corrected. It is the most common major defect found during inspections in our region, and causes the most structural damage often resulting in settlement and foundation damage .

DEFECTS/ DEFICIENCIES

10.2 Detached Garage

Missing Cover Plates

Recommendations

Service: Qualified Professional

Numerous electrical receptacle or switch boxes were observed to be missing cover plates. This is a safety hazard. I recommend further evaluation by a qualified contractor with repairs made as deemed necessary.



12.0 STRUCTURE

**HOA Responsible for Structure**  
*This residence is part of a Community/ Condo/ Homeowner Association that is responsible for all structural components of the home. This inspection does not include an inspection of structural components other than components that may be visible inside the home. Not all attics are accessible in these types of structures but if access was possible, any comments about structural components are made as a courtesy only, do not constitute a full inspection of the structure of the home and should be addressed via the current owner /President /Board of the Association. Expert NY Inspections LLC shall not be held responsible for erroneous comments or omissions concerning deficiencies involving any exterior components whether mentioned or not mentioned in this report. We recommend obtaining and reviewing a copy of the Association operating budget prior to purchase and ensure they are adequately managed to cover repair, replacement and/or upgrade of facilities.*

| SUBSECTION           | # DEFECTS/ DEFICIENCIES |
|----------------------|-------------------------|
| 12.1 General         | —                       |
| 12.2 Floor Structure | 1                       |

INFORMATION

|                                                    |                                                             |                                               |
|----------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------|
| 12.1 General<br>Inspection Method: No Attic Access | 12.2 Floor Structure<br>Basement/Crawlspace Floor: Concrete | 12.3 Floor Structure<br>Material: Wood Joists |
| 12.4 Floor Structure<br>Sub-floor: Inaccessible    |                                                             |                                               |

DEFECTS/ DEFICIENCIES

|                                                   |                 |
|---------------------------------------------------|-----------------|
| 12.5 Floor Structure<br>Temporary Columns Present | Recommendations |
|---------------------------------------------------|-----------------|

**Service:** Foundation Contractor

There were beam/joist supports observed in the basement which were added to support the floor structure however one or more were temporary supports.

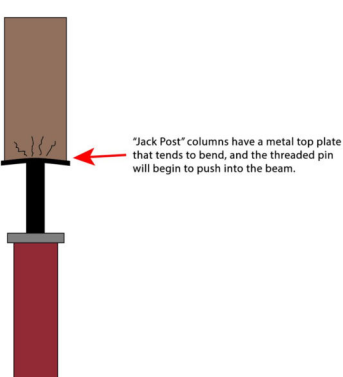
These are very common to find on inspections, and are often called "jack posts", "lally columns" or "screw jacks".

These are not intended for permanent, long-term use as they are thin-walled columns. The bottoms tend to rust and can crush, causing settling of the structure, and the top plates tend to bend allowing the threaded pin to protrude into the beams or joists.

I recommend that a qualified contractor replace these types of temporary supports with permanent support posts such as pressure treated wood posts or proper steel posts that are designed for permanent installation.



"Jack Posts" have a top plate that tends to bend, and the bottom tends to rust.



"Jack Post" columns have a metal top plate that tends to bend, and the threaded pin will begin to push into the beam.





# 13.0 ATTIC, INSULATION & VENTILATION

| SUBSECTION | # DEFECTS/ DEFICIENCIES |
|------------|-------------------------|
|------------|-------------------------|

13.1 Attic General

—

## INFORMATION

13.1 Attic General

**No Attic Access**

There was no attic access at the time of inspection.

14.0 ROOF

HOA Responsible for Roof

Item: Roof was not inspected. Condo/Homeowner Association is responsible for all roof and structure components of this home. This inspection started at the front door and may include obvious defects regarding the roof. Any comments that may pertain to any roof/ structure areas are provided as a courtesy only and should be addressed via the current owner/President/Board of the Association. Correction of roofing/ structure deficiencies will be at the discretion of the Association. Expert NY Inspections LLC shall not be held responsible for erroneous comments or omissions concerning deficiencies involving any roofing/ structure components. We recommend obtaining and reviewing a copy of the Association operating budget prior to purchase and ensure they are adequately managed to cover repair, replacement and/or upgrade of facilities.

| SUBSECTION                         | # DEFECTS/ DEFICIENCIES |
|------------------------------------|-------------------------|
| 14.1 General                       | —                       |
| 14.2 Coverings                     | 1                       |
| 14.3 Roof Penetrations & Flashings | 2                       |
| 14.4 Skylights                     | 1                       |
| 14.5 Chimney                       | —                       |

INFORMATION

14.1 General

Inspection Method: Aerial Drone With Camera, Visual

Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, this Home Inspection Report does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage.

What's inspected: Roof exterior

- Inspection of the roof structure from the exterior typically includes:
- the general roof structure appearance;
  - roof-covering material condition;
  - flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
  - condition of combustion, plumbing and attic ventilation vents and devices;
  - chimney conditions; and
  - roof drainage systems and components.

14.2 General

Roof Type/Style: Flat

### 14.3 General

#### Roof Inspection Photos

The roof was filmed with 4k high-resolution video, and/or high-resolution photos and evaluated by the inspector on 27" monitors. The entire roof surface and roof penetrations were inspected closely, zoomed-in and opinions and assessments were made by your inspector who is a Certified InterNACHI Roof Inspector.

These are photos and/or screenshots that were captured during this evaluation.



### 14.4 Coverings

#### Material: Asphalt

### 14.5 Roof Penetrations & Flashings

#### Roof Flashing Information & Limitations

Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable). Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding (as applicable), and these areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible).

### 14.6 Roof Penetrations & Flashings

#### Material: Asphalt



### 14.7 Roof Penetrations & Flashings

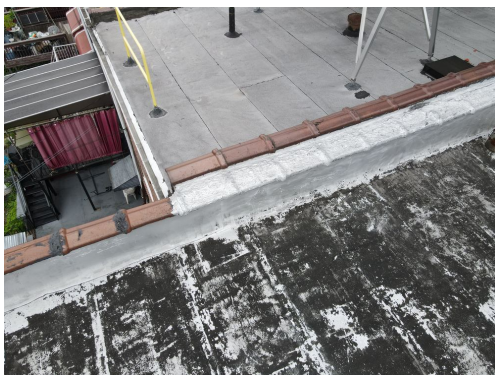
#### Roof Protrusions Information

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects.

### 14.8 Roof Penetrations & Flashings

#### Roof Penetrations & Flashings - Deficiencies Present

Reportable deficiencies were present at the time of inspection and will be noted in this report.



#### 14.9 Skylights

### Skylight Information

Information about skylights:

It is widely known in the building industry that skylights are prone to leaking.

It's often joked that there are two kinds of skylights; those that leak, and those that are going to leak. This comment is included here as a means of highlighting the importance of close monitoring and fast action if any indication of moisture intrusion is observed.

Skylights are an area of your home that should not be ignored, and should be a part of your annual home maintenance program. The heat lost through skylights compared to the rest of your roof will melt snow and can lead to ice dams and consequently the dreaded leaks.

Skylights will be installed proud of the roof surface and ceilings are fairly thick in comparison, that usually leads to a deep cavity in the ceiling where there is a skylight. This provides a perfect place for warm air to collect. When you get warm and humid air collecting by a cold surface (like glass) you have a risk of condensation forming. Oftentimes this condensation leads to drops of water running down the ceiling or wall from your skylight and it can create moisture stains and look like a leak.

Roof penetrations of all types should be inspected annually prior to winter, and any problems observed around skylights should be addressed right away because this can lead to bigger and more expensive problems down the road if they are ignored—like mold and rot.

#### 14.10 Chimney

### Chimney Material: Brick

#### 14.11 Chimney

### Chimney Synopsis

The chimney(s) were inspected by an InterNACHI Certified Chimney Inspector looking for an adequate and functioning chimney crown, the condition of the masonry and flashings, the condition of visible portions of the flue liner(s), etc.



## DEFECTS/ DEFICIENCIES

#### 14.12 Coverings

### Roof Covering - At or Beyond End of Life



**Service:** Roofing Contractor

The roof covering was observed to be in poor condition. It is the opinion of the inspector that the roof covering is at or beyond its useful life expectancy and it is recommended that the roof covering be replaced as soon as possible.

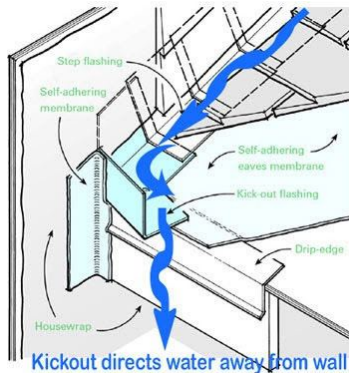


## 14.13 Roof Penetrations &amp; Flashings

**Kickout/Diverter Flashing - Inadequate/Missing**
 Recommendations
**Service:** Roofing Contractor

Kickout and/or diverter flashing was inadequate or not present in area(s) where it would should be installed and functioning to kick water out away from the home. This condition may allow moisture intrusion at window trim, areas of the exterior wall covering and/or may direct water close to the foundation. Recommend repair by a qualified roofing contractor.

The installation of kickout or diverter flashing is recommended to be performed by a roofing contractor at any areas where gutters or fascia meet a sidewall, preventing rain water from infiltrating between the end of the gutter/fascia and the wall. Hidden damage may exist in these areas and this should be investigated during the installation of kickout or diverter flashing.



## 14.14 Roof Penetrations &amp; Flashings

**Inadequate Sidewall Flashing**
 Recommendations
**Service:** Roofing Contractor

Sidewall flashing was inadequate or not present at one or more areas of the roof. This can lead to deterioration of the siding, or moisture intrusion at the sidewall. Recommend repair by a qualified roofing contractor.

**Location:** Photo from CYA Bank

## 14.15 Skylights

**Chimney Flashing Not Present**
 Recommendations
**Service:** Roofing Contractor

Chimney flashing not present. Typically there should be flashing or step flashing, and counter-flashing. This condition may allow moisture intrusion around the chimney. Recommend repair by a qualified roofing contractor. Significant rust observed on the skylight.

