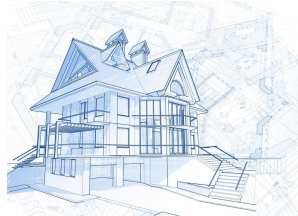


INSPECTION REPORT



For the Property at:
123 MAIN ST
NEW YORK, NY 10023

Prepared for: JOHN SMITH
Inspection Date: Monday, December 15, 2025
Prepared by: Robert Byrne, License# 16000062890



Higher Elevation Home & Commercial Inspections LLC
188 Brown Street
Sea Cliff, NY 11579
(516) 509- 9091



March 27, 2026

Dear John Smith ,

RE: Report No. 2985, v.4
123 main st
New York, NY
10023

Thank you for choosing HIGHER ELEVATION LLC to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you so very much for choosing HIGHER ELEVATION LLC to perform your home inspection.
REFERRALS AND "REVIEWS" GREATLY APPRECIATED - WWW.HIGHERELEVATIONLLC.COM

Sincerely,

Robert Byrne
on behalf of
Higher Elevation Home & Commercial Inspections LLC

Higher Elevation Home & Commercial
Inspections LLC
188 Brown Street
Sea Cliff, NY 11579
(516) 509- 9091

SUMMARY

123 main st, New York, NY December 15, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Higher Elevation LLC would like to thank you for choosing us to inspect your future home. Please note that every house needs annual maintenance. It is recommended the home owner budget for repair and maintenance of heating / cooling systems, plumbing, electric and site drainage (roof and gutters). The BLUE HYPER LINKS in your report will help with information about your home. Please note any recommended repairs should be done by a licensed and insured professional. Included on the last page of the report is a REFERENCE LIBRARY - PDF to help you understand your new house.

All the best

Rob Byrne - Owner / Operator

[Priority Maintenance Items](#)

Roofing

FLAT ROOFING \ Roll roofing

Condition: • [Openings at seams or flashings](#)

Recommend replacing roofing material and properly flashing various areas of concern on the roof. Repair attempts on roof are not done professionally and are a major concern for future leaks.

Implication(s): Chance of water damage to structure, finishes and contents

Condition: • Past life expectancy

****RECOMMEND FURTHER EVALUATION OF FRONT FACADE PRIOR TO PURCHASE****

Exterior

WALLS \ -Brick,stone,concrete

Condition: • [Masonry deterioration](#)

****RECOMMEND GETTING ESTIMATE FOR ALL NEEDED EXTERIOR REPAIRS****

Implication(s): Weakened structure | Chance of structural movement

Location: Various

Task: Repair

Time: As soon as practical

Electrical

RECOMMENDATIONS \ General

Condition: • Old Stab-Lock panel and breakers

Apartment 3F

Stab-Lok circuit breakers - particularly those manufactured by Federal Pacific Electric - have been noted as a serious safety hazard in homes. Stab-Lok circuit breakers are dangerous because they do not function properly as circuit breakers. The circuit "breaker," which is the switch that is supposed to flip and interrupt current flow when an issue is detected, does not function properly in these panels.. The circuit breakers are not effective for addressing issues like overloaded circuits and short circuits. Because the breakers may not trip when an issue is detected, this can damage home electrical systems, and even increase the risk of an electrical fire.

SUMMARY

123 main st, New York, NY December 15, 2025

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

Location: 2R, 3F, 3R, 4R

Task: Replace

Time: As soon as practical

RECOMMENDATIONS \ Overview

Condition: • Licensed electrician

****RECOMMEND LICENSED ELECTRICIAN FURTHER EVALUATE AND CORRECT ALL WIRING AND SAFETY CONCERNS PRIOR TO PURCHASE****.

MAIN PANEL \ Distribution panel

Condition: • Federal Pacific service panels can fail to trip in response to over current leading to electrical fires. Federal Pacific company no longer in business. Recommend licensed electrician replace panel.

****RECOMMEND LICENSED ELECTRICIAN FURTHER EVALUATE AND REPLACE. FEDERAL PACIFIC PANELS NO LONGER IN USE DO TO SAFETY CONCERNS. ****

Location: First Floor

Heating

BOILER \ Heating system

Condition: • Leaking

Heating pipe was leaking at boiler

Location: Boiler room

Task: Service

Time: As soon as practical

Plumbing

RECOMMENDATIONS \ General

Condition: • Scope main sewer line

RECOMMEND HAVING MAIN SEWER LINE SCOPED TO DETERMINE CONDITION OF LINE PRIOR TO CONTRACT SIGNING.

_**_ADD SEWER LINE AND WATER MAIN INSURANCE THRU WATER COMPANY **_!!!!!!

Time: Prior to signing contract

Condition: • Old galvanized drains

Various old galvanized drains still in use replace as needed

Location: Various

Task: Replace

Time: As soon as practical

SUMMARY

123 main st, New York, NY December 15, 2025

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

Interior

WINDOWS \ General notes

Condition: • Older windows

Windows are 35 years old (1990)

Location: Throughout

Task: Budget for replacements

Condition: • Slams shut

Location: 3F Bedroom

Task: Replace

Time: As soon as practical

STAIRS \ Treads

Condition: • [Worn or damaged](#)

Implication(s): Weakened structure | Trip or fall hazard

Location: Basement

Task: Repair or replace

Time: Immediate

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document. This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

Observation and Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • Leaks in roof may not appear at time of inspection and sometimes develop due to severe weather condition after inspection. We cannot predict when or if a roof might leak in the future.

FLAT ROOFING \ Roll roofing

2. Condition: • [Openings at seams or flashings](#)

Recommend replacing roofing material and properly flashing various areas of concern on the roof. Repair attempts on roof are not done professionally and are a major concern for future leaks.

Implication(s): Chance of water damage to structure, finishes and contents



Openings at seams or flashings



Openings at seams or flashings



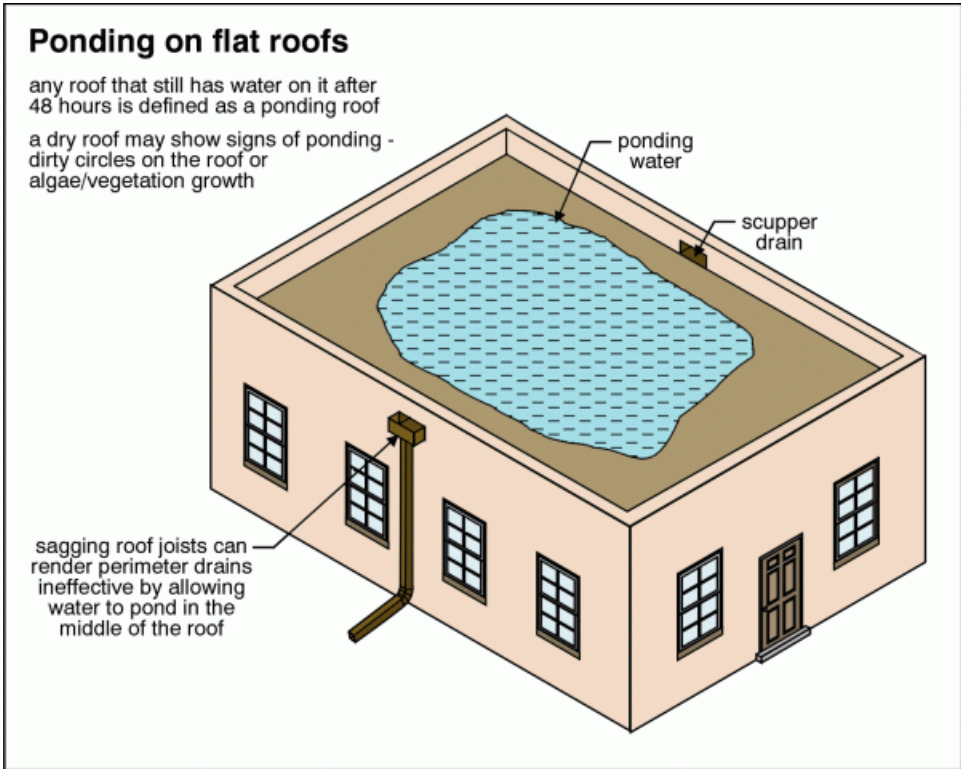
Openings at seams or flashings



Openings at seams or flashings

3. Condition: • [Ponding](#)

Implication(s): Chance of water damage to structure, finishes and contents



Ponding



Ponding

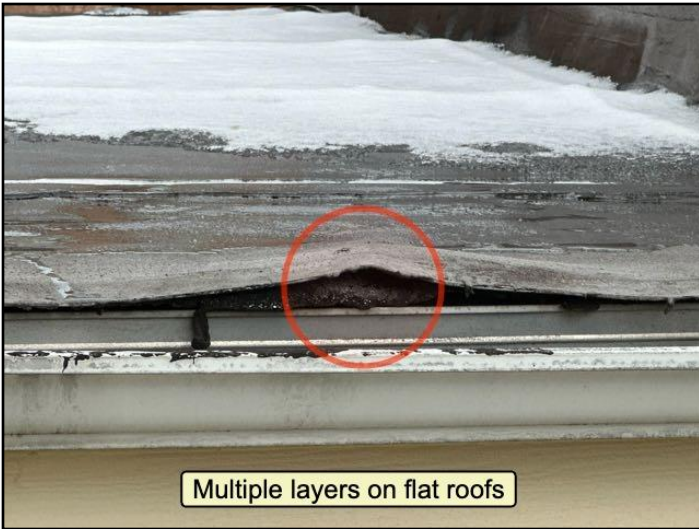
4. Condition: • [Multiple layers](#)

Implication(s): Shortened life expectancy of material

ROOFING

123 main st, New York, NY December 15, 2025

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Multiple layers

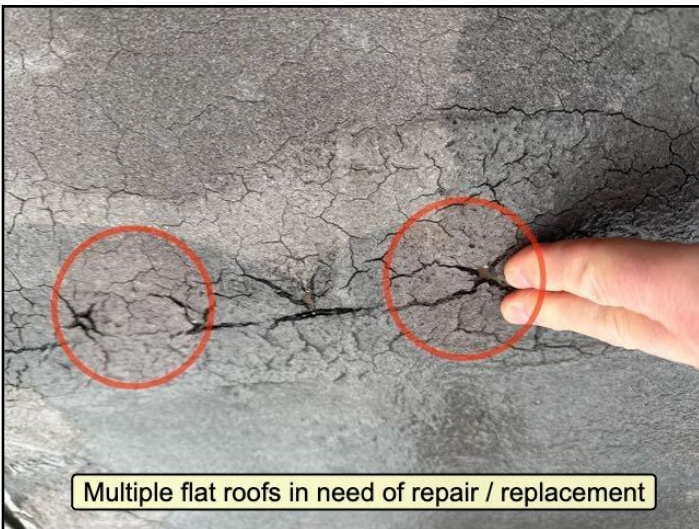
Multiple layers

5. Condition: • Alligating

Location: Various

Task: Improve / replace

Time: As soon as practical



Alligating

Alligating

6. Condition: • Past life expectancy

****RECOMMEND FURTHER EVALUATION OF FRONT FACADE PRIOR TO PURCHASE****

ROOFING

123 main st, New York, NY December 15, 2025

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



Past life expectancy



Past life expectancy



Past life expectancy



Past life expectancy

COMMENTS \ Additional

7. **Condition:** • Recommend annual inspection by a licensed roofing contractor.

Inspection Method and Limitations

General: • Age of roof cannot always be determined due to certain roofing materials and conditions. Leaks in roof may not appear at time of inspection and sometimes develop due to severe weather condition after inspection. We cannot predict when or if a roof might leak in the future.

Inspection limited/prevented by:

- Snow limited inspection of roof
- Deck covering roof

ROOFING

123 main st, New York, NY December 15, 2025

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Deck covering roof



Deck covering roof

Inspection performed: • By walking on roof

General Info and Descriptions

Flat roofing material: • [Roll roofing](#)

Flat roof flashing material: • Not visible

Approximate age: • 15-20 Years Old

Typical life expectancy: • ****NOTE: Recommend annual inspection by a licensed roofing contractor.

The roof was inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Leaks in roof may not appear at time of inspection and sometimes develop due to severe weather condition after inspection. We cannot predict when or if a roof might leak in the future.

Observation and Recommendations

RECOMMENDATIONS \ General

8. Condition: • Birds nesting

Location: Front

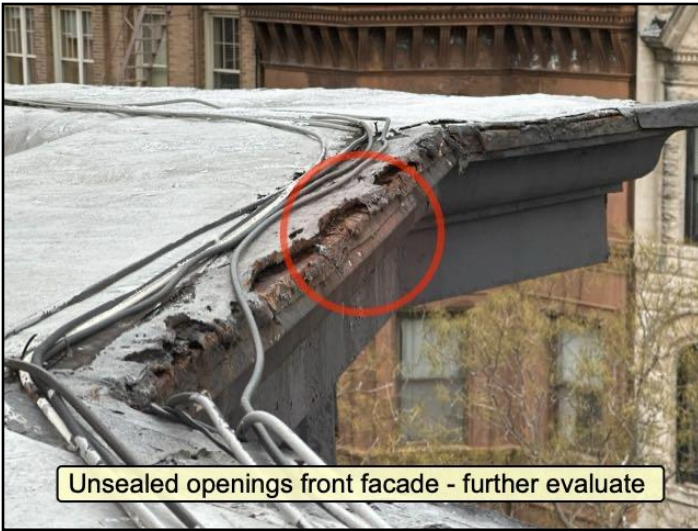


Birds nesting material

9. Condition: • General

Ask seller for recent facade inspection





RECOMMENDATIONS \ Overview

10. Condition: • Gutters and downspouts help to ensure dry basements and crawlspaces. The less water near the foundation, the lower the risk of water penetration into basement.

11. Condition: • ****NOTE: The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. Please note that an inspection is not a guarantee that you do not have termites or damage in visually inaccessible areas, such as inside walls or behind finished basement surfaces. Recommend an annual Termite and/or Carpenter Ant inspection.

WALLS \ -Vinyl siding

12. Condition: • Prior repairs



Prior repairs



Prior repairs

WALLS \ -Brick,stone,concrete

13. Condition: • [Masonry deterioration](#)

EXTERIOR

123 main st, New York, NY December 15, 2025

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****RECOMMEND GETTING ESTIMATE FOR ALL NEEDED EXTERIOR REPAIRS****

Implication(s): Weakened structure | Chance of structural movement

Location: Various

Task: Repair

Time: As soon as practical



Masonry deterioration



Masonry deterioration



Masonry deterioration



Masonry deterioration

EXTERIOR WINDOWS \ Frames

14. Condition: • [Paint or stain needed](#)

Implication(s): Material deterioration

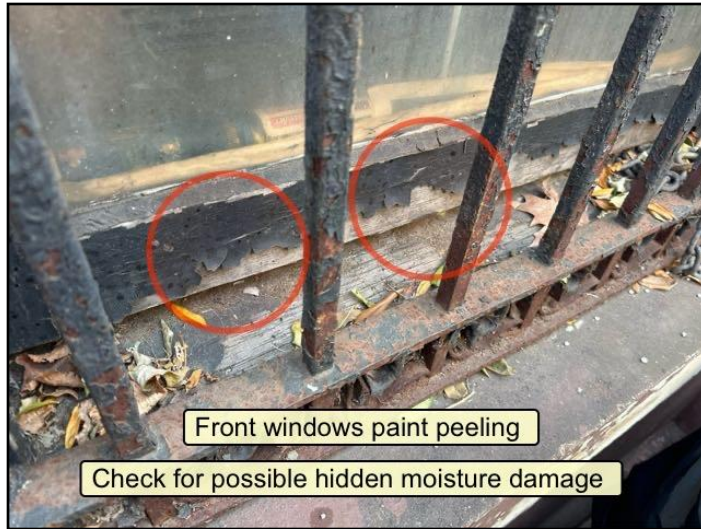
Location: Front

Task: Improve

EXTERIOR

123 main st, New York, NY December 15, 2025

- SUMMARY
 - ROOFING
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Older windows

EXTERIOR WINDOWS \ Skylight

15. Condition: • Old



Old



Old

DOORS \ Doors and frames

16. Condition: • [Damage](#)

Implication(s): Chance of damage to finishes and structure | Poor security

Location: Front

Task: Repair

EXTERIOR

123 main st, New York, NY December 15, 2025

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Damage

Damage

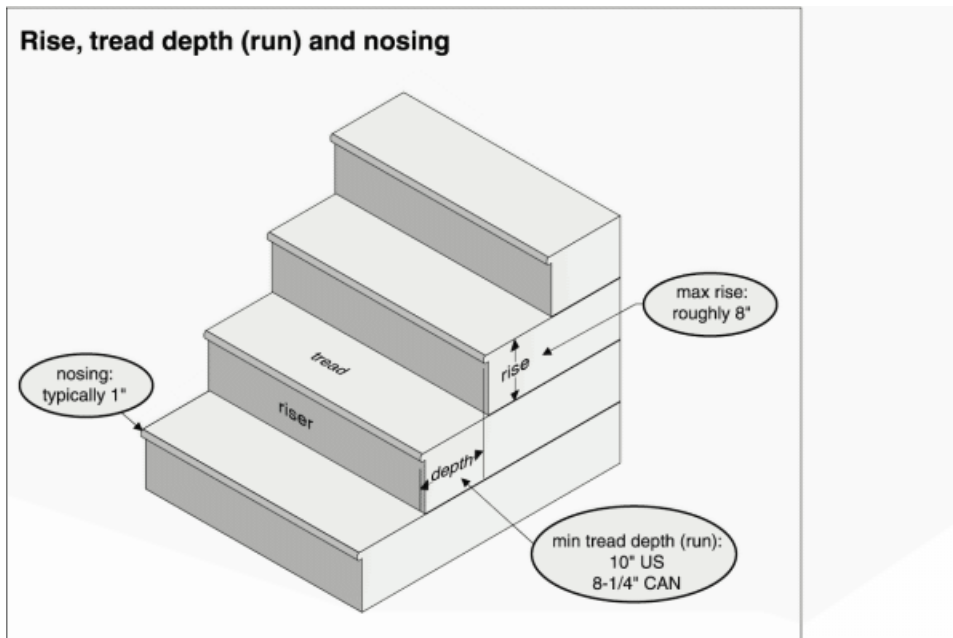
PORCHES, DECKS, STAIRS, PATIOS \ *Stairs and landings*

17. Condition: • [Stair rise too big or not uniform](#)

Implication(s): Trip or fall hazard

Location: Front

Task: Improve



EXTERIOR

123 main st, New York, NY December 15, 2025

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Stair rise too big or not uniform

PORCHES, DECKS, STAIRS, PATIOS \ *Handrails and guards*

18. Condition: • [Missing](#)
Implication(s): Fall hazard
Location: Front
Task: Provide
Time: As soon as practical



Missing



Missing

19. Condition: • [Loose](#)
Implication(s): Fall hazard
Location: 3R terrace
Task: Repair or replace
Time: As soon as practical

EXTERIOR

123 main st, New York, NY December 15, 2025

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



Loose



Loose

COMMENTS \ Additional

20. Condition: • See Home Reference Library on last page of report for more information and understanding of your new house.

21. Condition: • Photos are only a representative sample of condition observed. There may be other areas of concern not shown by photo but stated in the report as a recommendation.

Observation and Recommendations

RECOMMENDATIONS \ General

22. Condition: • Parapet wall coping damaged



Parapet wall coping damaged



Parapet wall coping damaged



Parapet wall coping damaged



Parapet wall coping damaged

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



Parapet wall coping damaged



Parapet wall coping damaged



Parapet wall coping damaged



Parapet wall coping damaged

OPTIONAL \ Structure

23. Condition: • Further evaluate

Location: Basement

Task: Improve

Time: As soon as practical

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



Further evaluate



Further evaluate

Inspection Method and Limitations

General: • Please note that an inspection is not a guarantee that you do not have termites or damage in visually inaccessible areas, such as inside walls or behind finished basement surfaces. Recommend an annual Termite and/or Carpenter Ant inspection.

Inspection limited/prevented by: • Finished living space unable to do a visual inspection. • Ceiling, wall and floor coverings • Carpet/furnishings

Not included as part of inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components

General Info and Descriptions

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#) • [Stone](#) • Not visible

Floor construction: • Not visible

Exterior wall construction: • [Masonry](#)

Observation and Recommendations

RECOMMENDATIONS \ General

24. Condition: • Old Stab-Lock panel and breakers
Apartment 3F

Stab-Lok circuit breakers - particularly those manufactured by Federal Pacific Electric - have been noted as a serious safety hazard in homes. Stab-Lok circuit breakers are dangerous because they do not function properly as circuit breakers. The circuit "breaker," which is the switch that is supposed to flip and interrupt current flow when an issue is detected, does not function properly in these panels.. The circuit breakers are not effective for addressing issues like overloaded circuits and short circuits. Because the breakers may not trip when an issue is detected, this can damage home electrical systems, and even increase the risk of an electrical fire.

Location: 2R, 3F, 3R, 4R

Task: Replace

Time: As soon as practical



Old stab-lock sub panels in multiple apartments

Old Stab-Lock panel and breakers



Budget for replacements/ upgrades

Old Stab-Lock panel and breakers

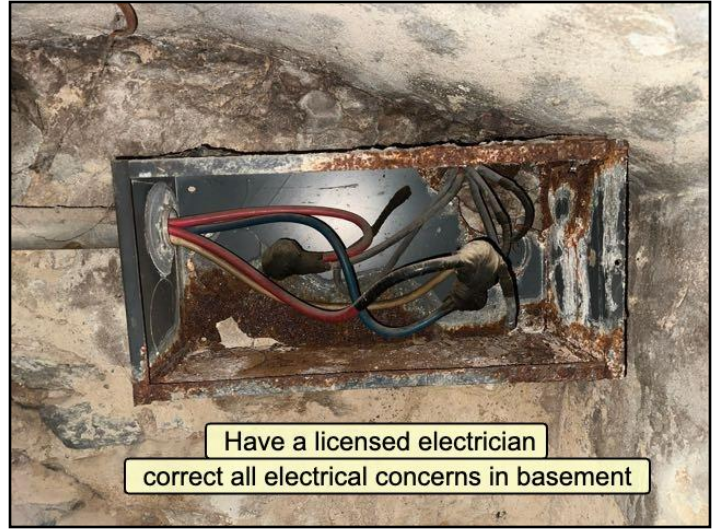
RECOMMENDATIONS \ Overview

25. Condition: • Licensed electrician

****RECOMMEND LICENSED ELECTRICIAN FURTHER EVALUATE AND CORRECT ALL WIRING AND SAFETY CONCERNS PRIOR TO PURCHASE****.



Licensed electrician



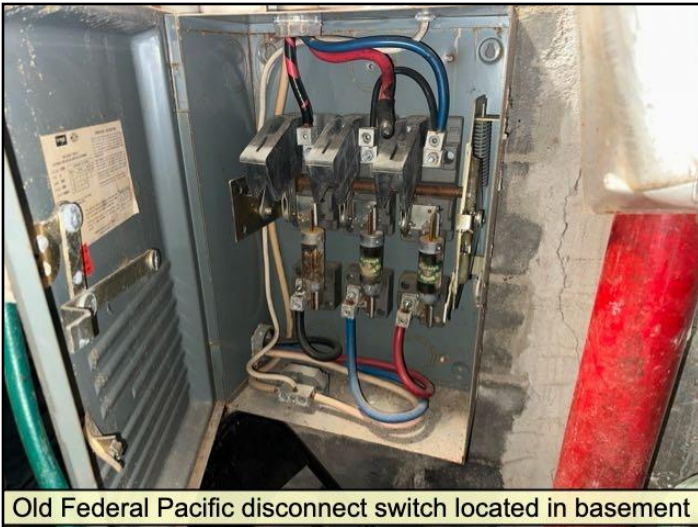
Licensed electrician

MAIN PANEL \ Distribution panel

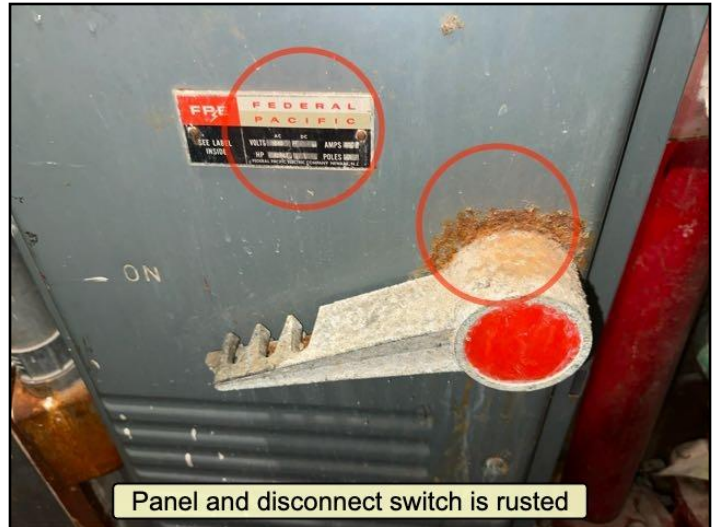
26. Condition: • Federal Pacific service panels can fail to trip in response to over current leading to electrical fires. Federal Pacific company no longer in business. Recommend licensed electrician replace panel.

****RECOMMEND LICENSED ELECTRICIAN FURTHER EVALUATE AND REPLACE. FEDERAL PACIFIC PANELS NO LONGER IN USE DO TO SAFETY CONCERNS.****

Location: First Floor

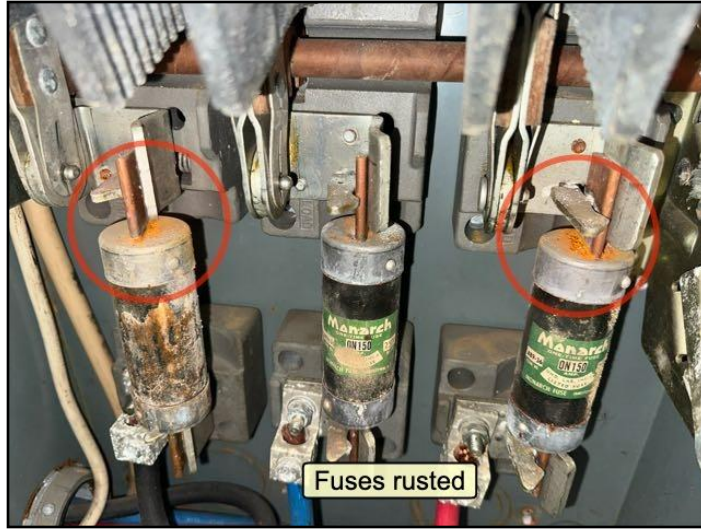


Federal Pacific service panels can fail to...



Federal Pacific service panels can fail to...

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



Federal Pacific service panels can fail to...

DISTRIBUTION \ Wiring (wires) - installation

27. Condition: • WIRES EXPOSED

Location: Basement

Task: Repair

Time: Immediate



WIRES EXPOSED



WIRES EXPOSED

DISTRIBUTION \ Outlets

28. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: 3R Kitchen

Task: Improve

Time: As soon as practical

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



Loose

COMMENTS \ Additional

29. Condition: • See Home Reference Book located on last page of report for additional information and understanding of the systems in your home.

General Info and Descriptions

General:

- General view of electrical system



General view of electrical system

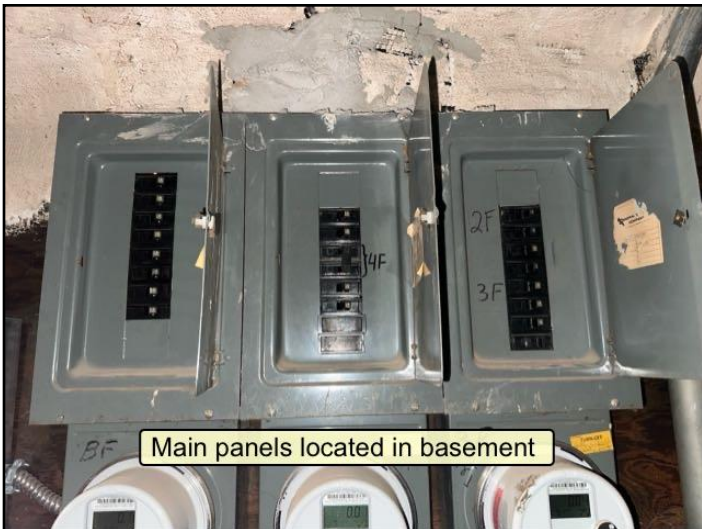
- More than 25% of all Smoke and Carbon Monoxide detectors do not operate properly. Recommend any Smoke and Carbon Monoxide detectors that are over 10 years old or have damaged test buttons be replaced immediately.

Service size: • 40 AMPS

Main disconnect/service box type and location:

- [Breakers - basement](#)

Main panels located in basement



Breakers - basement



Breakers - basement



Breakers - basement



Breakers - basement

Sub panel - type and location:

- Breakers
Apartment 2R- Sub panel



Apartment 2R- Sub panel

- Breakers
Apartment 2F



Apartment 2F- Sub panel

- Breakers
Apartment 3F

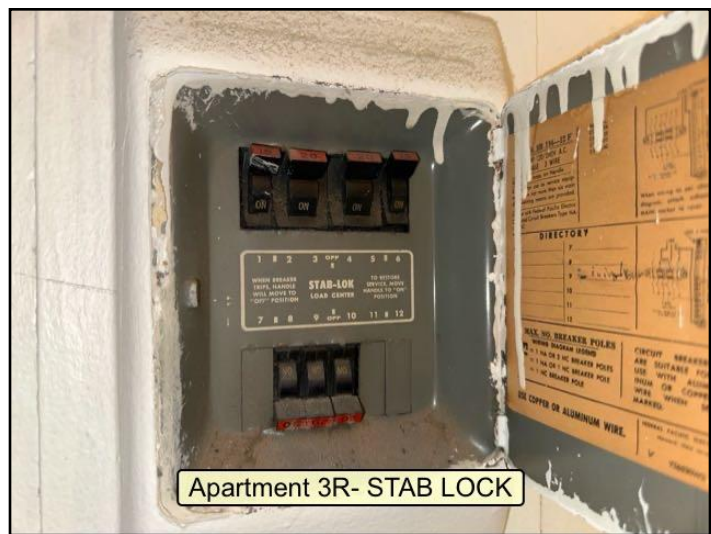


Apartment 3F- STAB LOCK

Panels have been recalled due to safety / fire concerns

Apartment 3F- Sub panel

- Breakers
Apartment 3R



Apartment 3R- STAB LOCK

Apartment 3R- Sub panel

- Breakers
Apartment 4F

- SUMMARY
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Apartment 4F- Sub panel

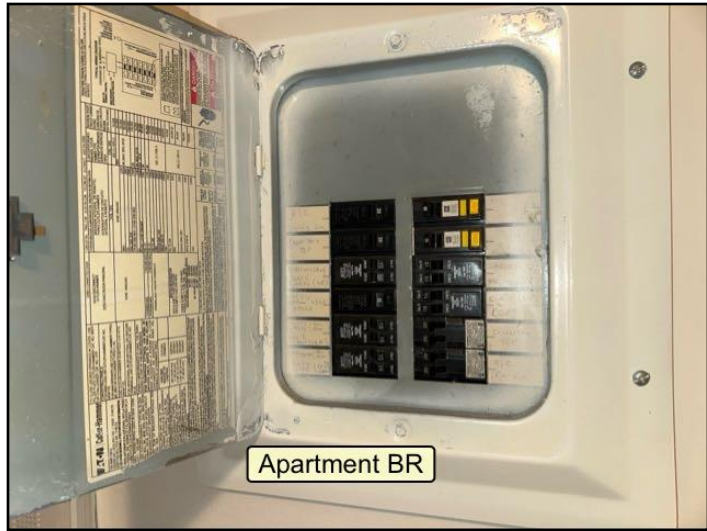
- Breakers
- Apartment 4R- STAB LOCK



Budget for replacement of outdated / safety concern panels

Apartment 4R- STAB LOCK

- Breakers
- Apartment BR



Apartment BR- sub panel

Type and number of outlets (receptacles): • Grounded and ungrounded - typical • Ground Fault outlets (GFCI) and/or breakers are required for safety, in all interior and exterior areas, where water will be in contact with an electrical power source. Ground fault circuit interrupter (GFCI) devices should be tested periodically to ensure they remain in proper working condition.

Smoke alarms (detectors):

- Recommend testing all Smoke and CO detectors



Recommend testing all Smoke and CO detectors

- Recommend replacing prior to moving in

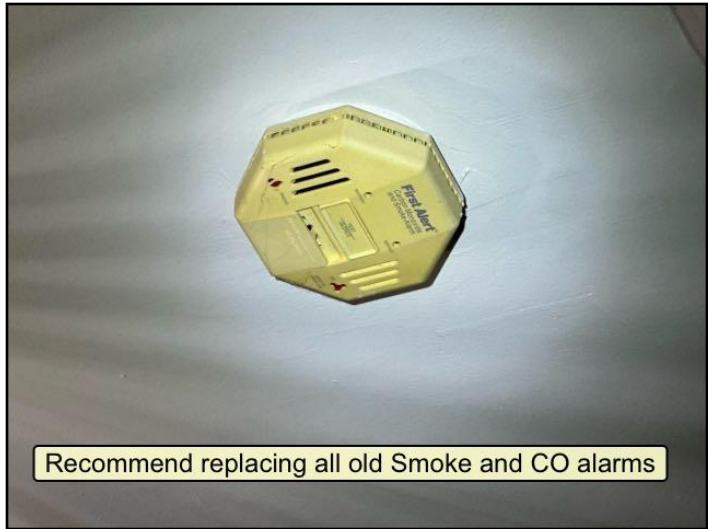
Carbon monoxide (CO) alarms (detectors):

- Recommend replacing prior to moving in
- Recommend replacing any old Smoke/ CO alarms



Recommend testing all Smoke and CO detectors

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommend replacing any old Smoke/ CO alarms

Observation and Recommendations

RECOMMENDATIONS \ General

30. Condition: • Recommend an annual service contract with a licensed heating contractor.

BOILER \ Heating system

31. Condition: • Leaking

Heating pipe was leaking at boiler

Location: Boiler room

Task: Service

Time: As soon as practical



Leaking

CHIMNEY \ Metal

32. Condition: • [Chimney walls rusting or pitting](#)

Rear metal chimney is rusted- NOT IN USE

Implication(s): Chance of movement | Hazardous combustion products entering home

Location: Rear

Task: NOT IN USE

HEATING

123 main st, New York, NY December 15, 2025

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Chimney walls rusting or pitting



Chimney walls rusting or pitting

Inspection Method and Limitations

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys

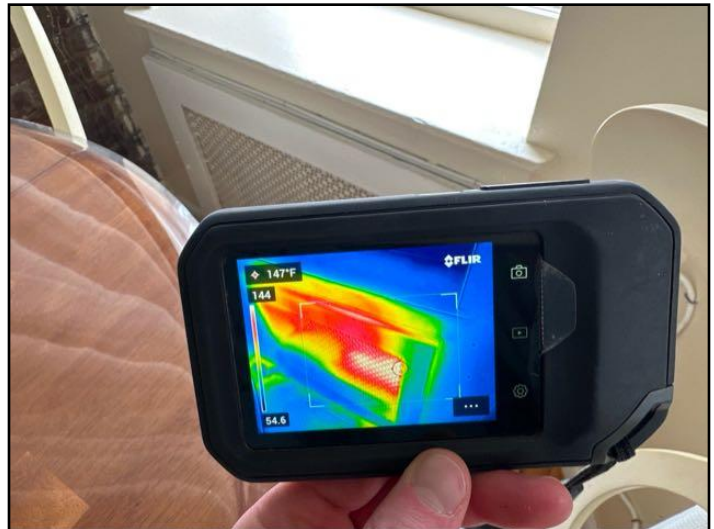
General Info and Descriptions

General:

- General view of heating system



General view of heating system



General view of heating system



General view of heating system

General view of heating system

• ****NOTE: The heating and cooling system of this home was inspected and reported on with the information below. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Heating system type: • [Boiler](#)

Fuel/energy source: • [Gas](#)

Boiler manufacturer:

• Weil McLain

HEATING

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Weil McLain



Weil McLain

Heat distribution: • [Radiators](#)

Exhaust venting method: • [Natural draft](#)

Combustion air source:

- Fan in a Can



Fan in a Can



Fan in a Can

Approximate age: • [2 years](#)

Fireplace/stove:

- Non-functional
- Fireplaces are non functional- Not intended for use

HEATING

123 main st, New York, NY December 15, 2025

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Non-functional

Non-functional



Non-functional

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Inspection Method and Limitations

Window unit:

- Window and wall mounted Air Conditioning units are not inspected because they can be removed prior to closing. Units are tested during summer months only as a courtesy. We recommend upgrading to newer more efficient units every 5-10 years.



Window and wall mounted Air Conditioning...

General Info and Descriptions

Air conditioning type: • Window units

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

Observation and Recommendations

ATTIC \ Roof vents

33. Condition: • Rust

Location: Roof

Task: Replace

Time: As soon as practical



Rust



Rust

General Info and Descriptions

General: • ****NOTE: Venting of exhaust fans or clothes dryer cannot be fully inspected. Bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report

Observation and Recommendations

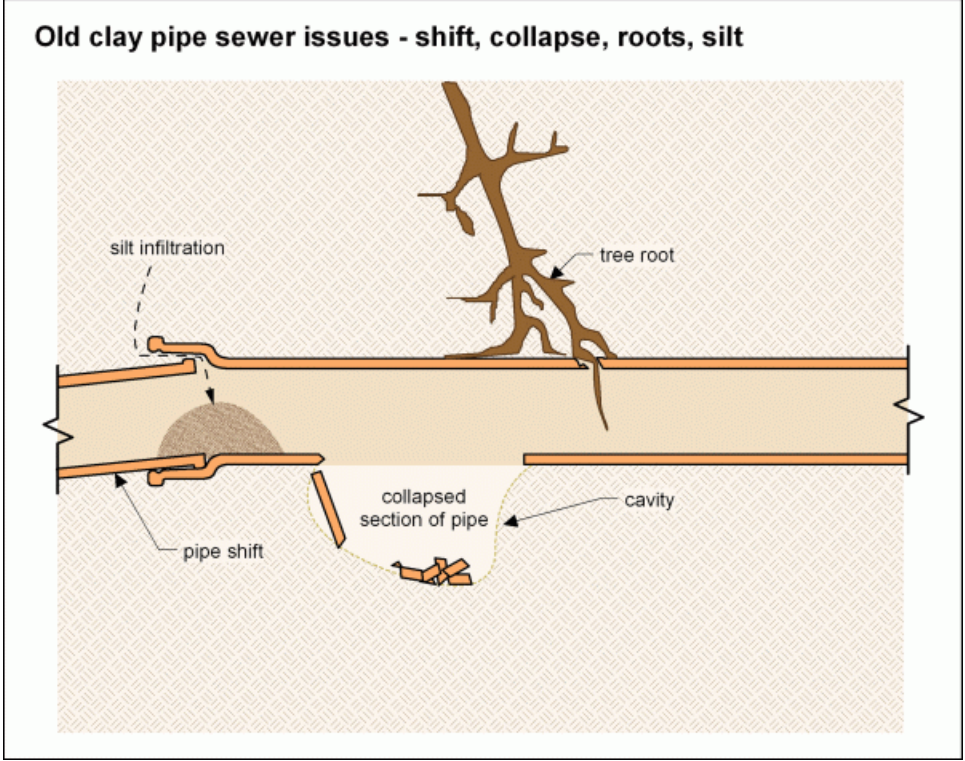
RECOMMENDATIONS \ General

34. Condition: • Scope main sewer line

RECOMMEND HAVING MAIN SEWER LINE SCOPED TO DETERMINE CONDITION OF LINE PRIOR TO CONTRACT SIGNING.

****_ADD SEWER LINE AND WATER MAIN INSURANCE THRU WATER COMPANY **_!!!!!!!!!!!!**

Time: Prior to signing contract



Scope main sewer line

35. Condition: • Old galvanized drains
Various old galvanized drains still in use replace as needed
Location: Various
Task: Replace
Time: As soon as practical



Old galvanized drains



SUPPLY PLUMBING \ Water distribution piping

36. Condition: • [Leak](#)
Implication(s): Chance of water damage to structure, finishes and contents | System inoperative
Location: Basement
Task: Service
Time: Immediate



Leak



WASTE PLUMBING \ Drain piping - performance

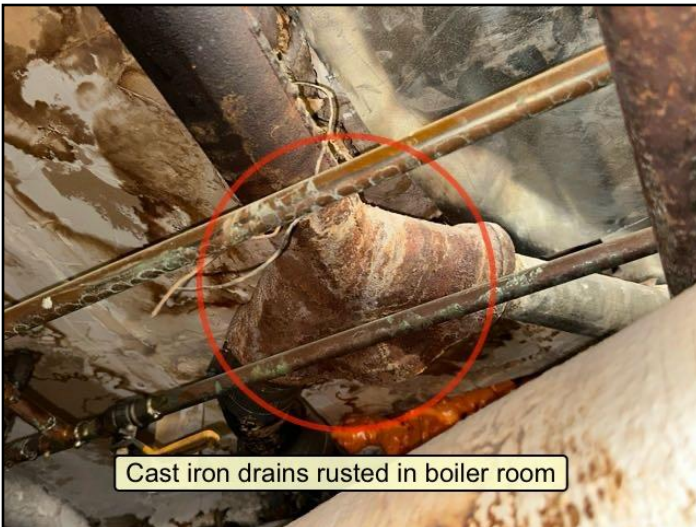
37. Condition: • [Rust](#)

Implication(s): Sewage entering the building

Location: Boiler room

Task: Replace

Time: As soon as practical



Rust



Rust

WASTE PLUMBING \ Traps - installation

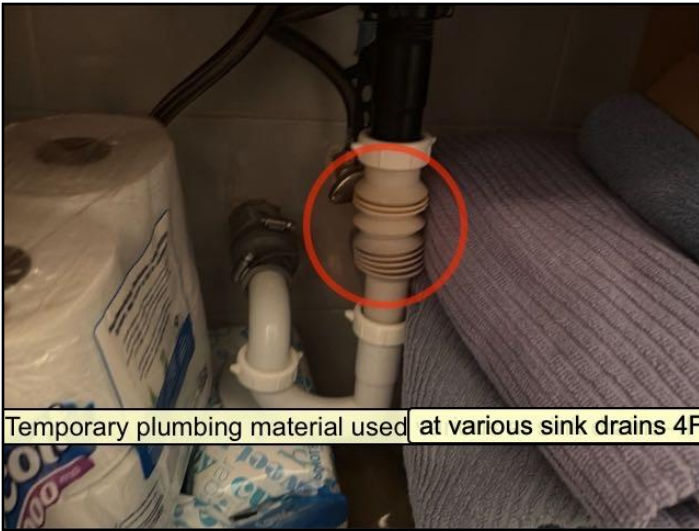
38. Condition: • Temporary plumbing materials

The flexible, corrugated drain pipe observed under the sink is a temporary plumbing material that can trap debris and restrict water flow, increasing the risk of clogs and odors. Replacement with solid, smooth-wall PVC or ABS piping is recommended for improved durability and proper drainage performance.

Location: Apartment 4F

Task: Replace

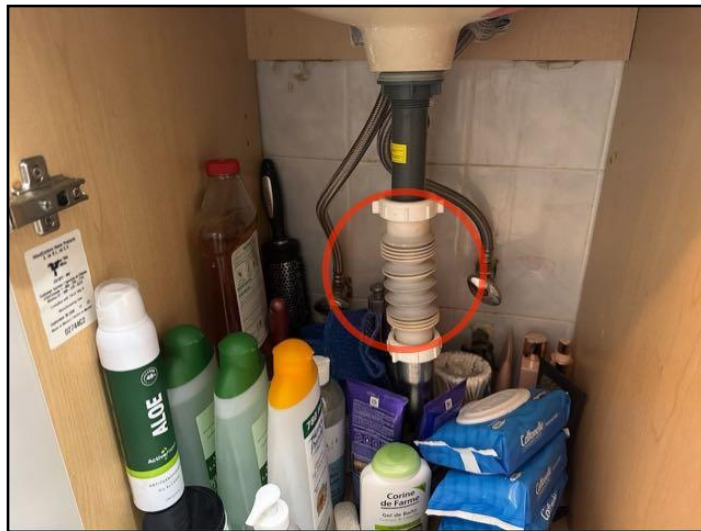
Time: As soon as practical



Temporary plumbing material used at various sink drains 4F



Temporary plumbing materials



Temporary plumbing materials

Inspection Method and Limitations

General: • Unable to find water main shut-off valve. Recommend asking home owner

Inspection limited/prevented by:

- Main house trap not visible



Main house trap not visible

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Landscape irrigation systems

General Info and Descriptions

General:

- ****NOTE: Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.
- Sprinkler system



Automatic sprinklers control valves located in basement

Sprinkler system



Sprinkler system



Sprinkler system



Sections of valves and piping were rusted

Sprinkler system

- Water supply source (based on observed evidence):** • Not determined
 - Service piping into building:** • Not determined
 - Main water shut off valve at the:** • Not found
 - Water heater type:** • Hot water is supplied from a coil in boiler
 - Waste disposal system:** • [Public](#)
 - Waste and vent piping in building:** • [Cast iron](#) • [Galvanized steel](#) • [Not visible](#)
 - Sewer cleanout location:** • Basement • NOT VISIBLE
 - Pumps:**
 - [Sump pump](#)
- Sump pump in boiler room was functional at time of inspection - maintain regularly

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



Sump pump in boiler room was functional- Maintain regularly

Sump pump

Gas meter location:

- Basement



Gas meters located in basement

Basement

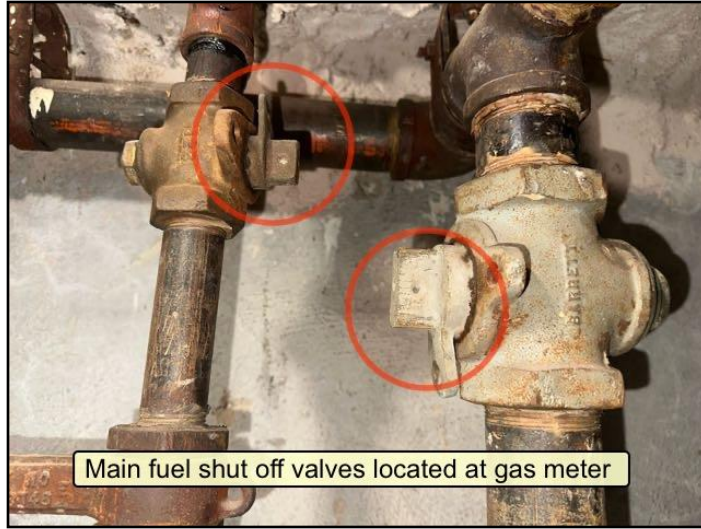


Basement

PLUMBING

123 main st, New York, NY December 15, 2025

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



Basement

Gas piping material: • Steel • Not visible

Main gas shut off valve location: • Gas meter

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- APPENDIX
- REFERENCE

Observation and Recommendations

RECOMMENDATIONS \ General

39. Condition: • ****NOTE: The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

WALLS \ General notes

40. Condition: • Damage

Implication(s): Damage or physical injury due to falling materials

Location: Apt 3F

Task: Improve

Time: As soon as practical



Damage

FLOORS \ Wood/laminate floors

41. Condition: • Damaged

Flooring damaged/ prior temporary repairs in 3F kitchen

Location: 3F Kitchen

Task: Repair

Time: As soon as practical

INTERIOR

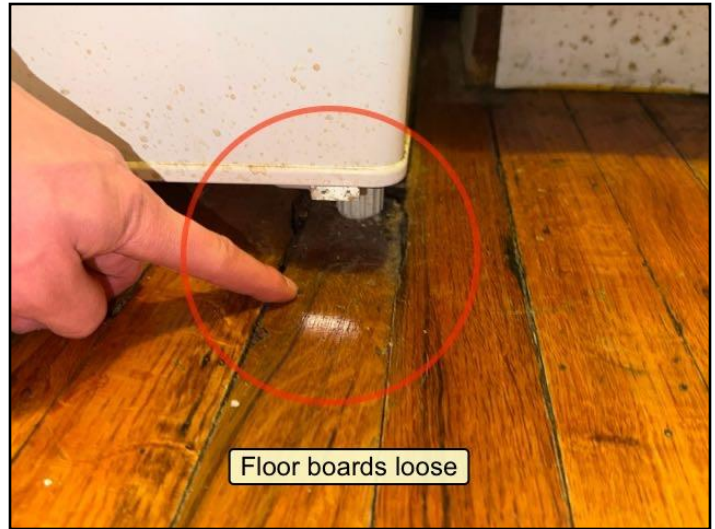
123 main st, New York, NY December 15, 2025

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- APPENDIX
- REFERENCE



Flooring damaged/ prior temporary repairs in 3F kitchen

Damaged



Floor boards loose

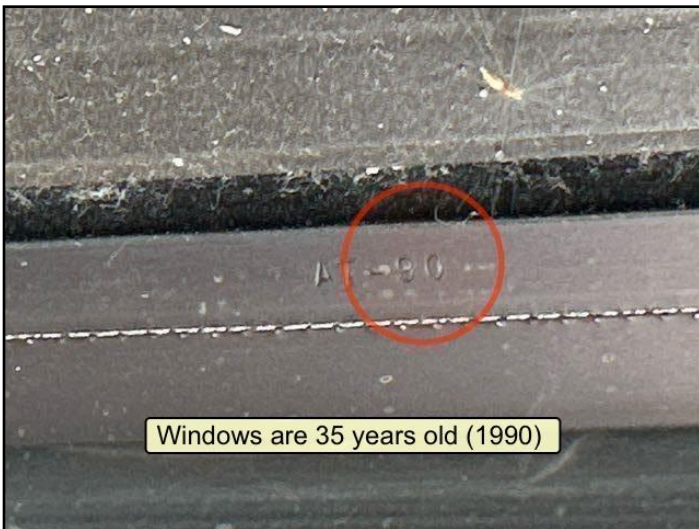
Damaged

WINDOWS \ General notes

42. Condition: • Older windows
Windows are 35 years old (1990)

Location: Throughout

Task: Budget for replacements



Windows are 35 years old (1990)

Older windows



Recommend budgeting for replacement of older windows

Older windows

43. Condition: • Slams shut

Location: 3F Bedroom

Task: Replace

Time: As soon as practical

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
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- PLUMBING
- INTERIOR**
- APPENDIX
- REFERENCE



Slams shut

WINDOWS \ Glass (glazing)

44. Condition: • Old single pane glass

Recommend budgeting for replacements

Various windows throughout building are old with single pane glass. These windows lack proper insulation. Recommend upgrading.

Location: 2F & 3F, 4F



Old single pane glass



Old single pane glass

DOORS \ Doors and frames

45. Condition: • [Loose or poor fit](#)

Implication(s): Chance of damage to finishes and structure

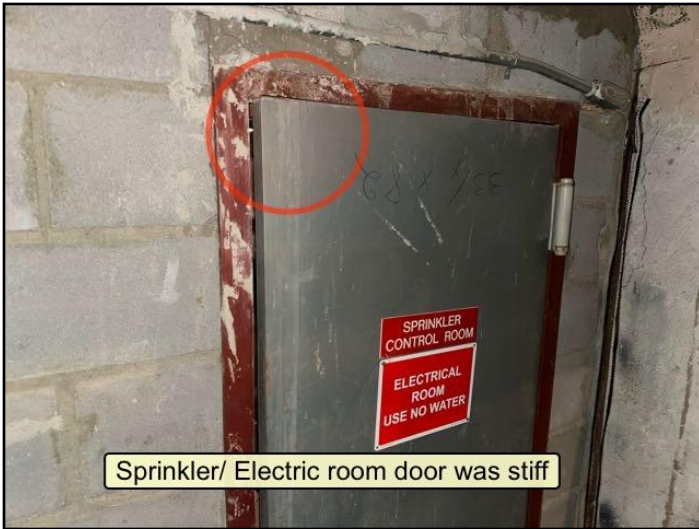
Location: Basement

Task: Repair or replace

INTERIOR

123 main st, New York, NY December 15, 2025

- SUMMARY
- ROOFING
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Sprinkler/ Electric room door was stiff



Door knob loose

Loose or poor fit

Loose or poor fit

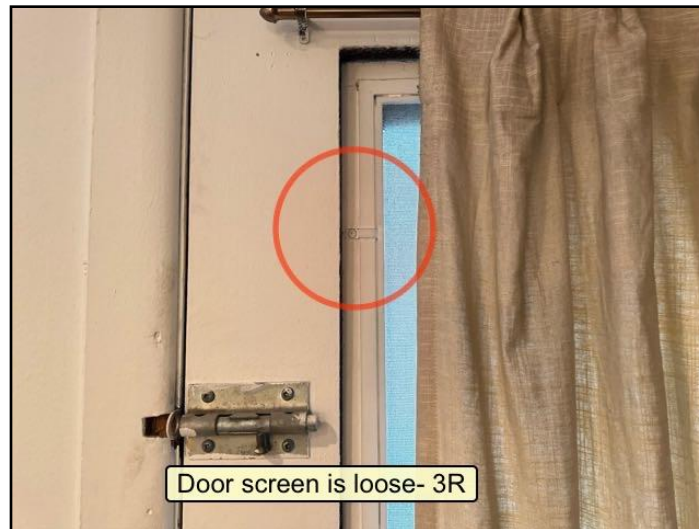
DOORS \ Storms and screens

46. Condition: • [Loose](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: 3R

Task: Repair or replace



Door screen is loose- 3R

Loose

STAIRS \ General notes

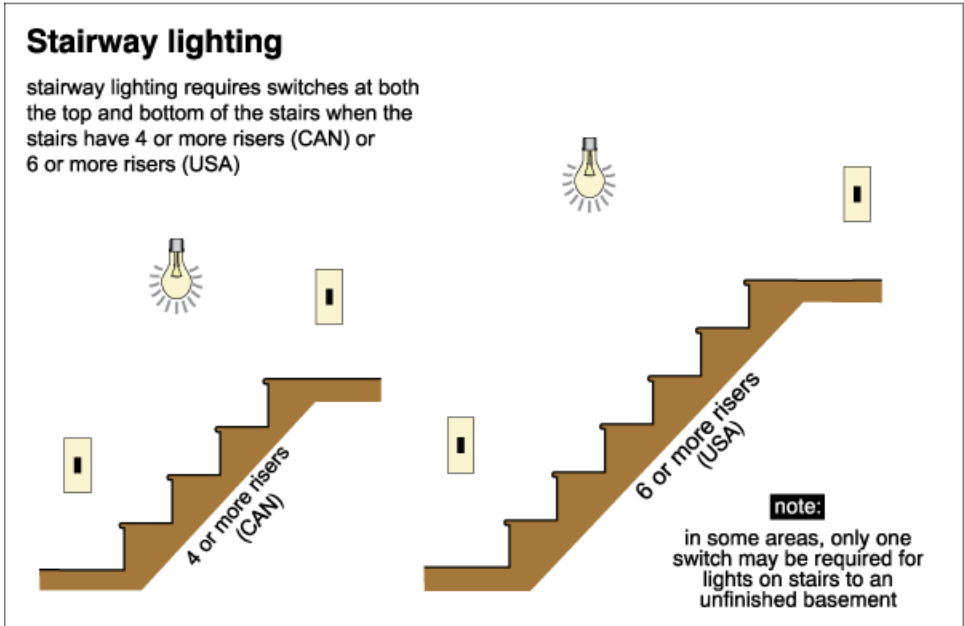
47. Condition: • [Poor lighting](#)

Implication(s): Trip or fall hazard

Location: Basement

Task: Improve

Time: As soon as practical



Poor lighting

STAIRS \ Treads

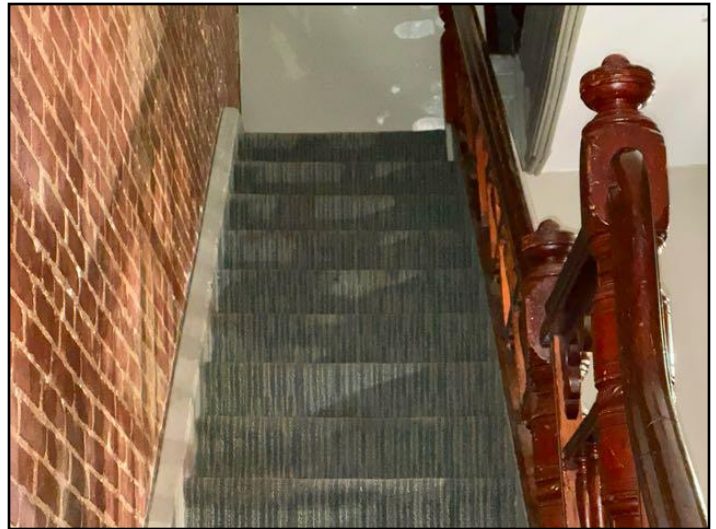
48. Condition: • [Sloped](#)

Implication(s): Trip or fall hazard

Location: First Floor

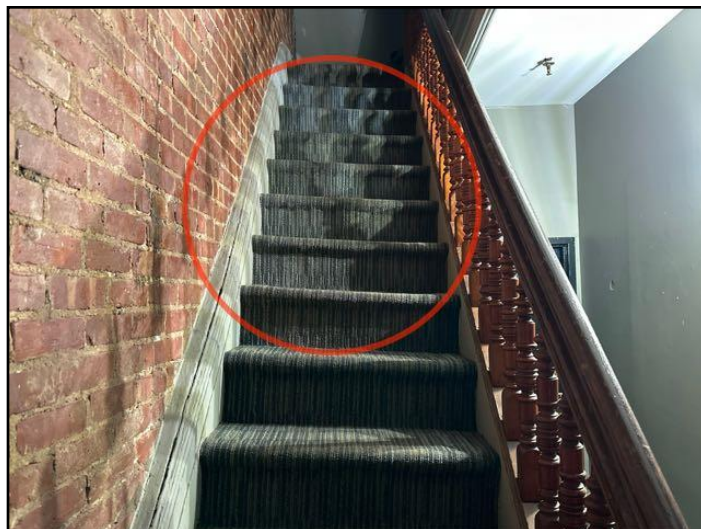


First and second floor stair cases were sloped



Sloped

Sloped



Sloped

49. Condition: • [Worn or damaged](#)

Implication(s): Weakened structure | Trip or fall hazard

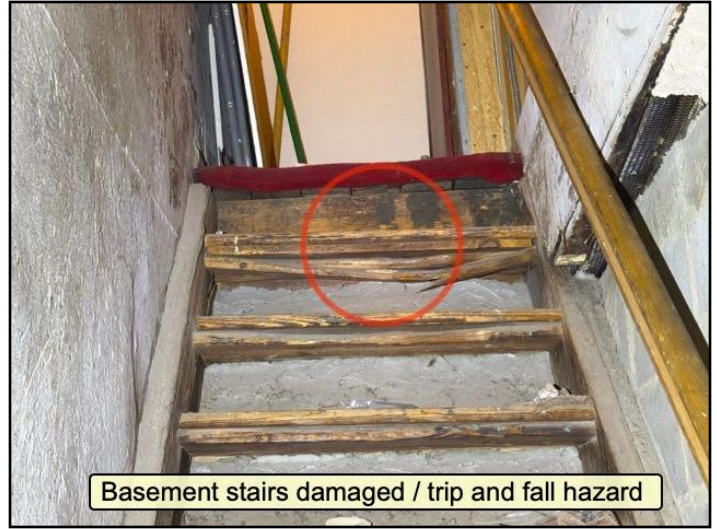
Location: Basement

Task: Repair or replace

Time: Immediate



Poor lighting



Poor lighting

STAIRS \ Handrails and guards

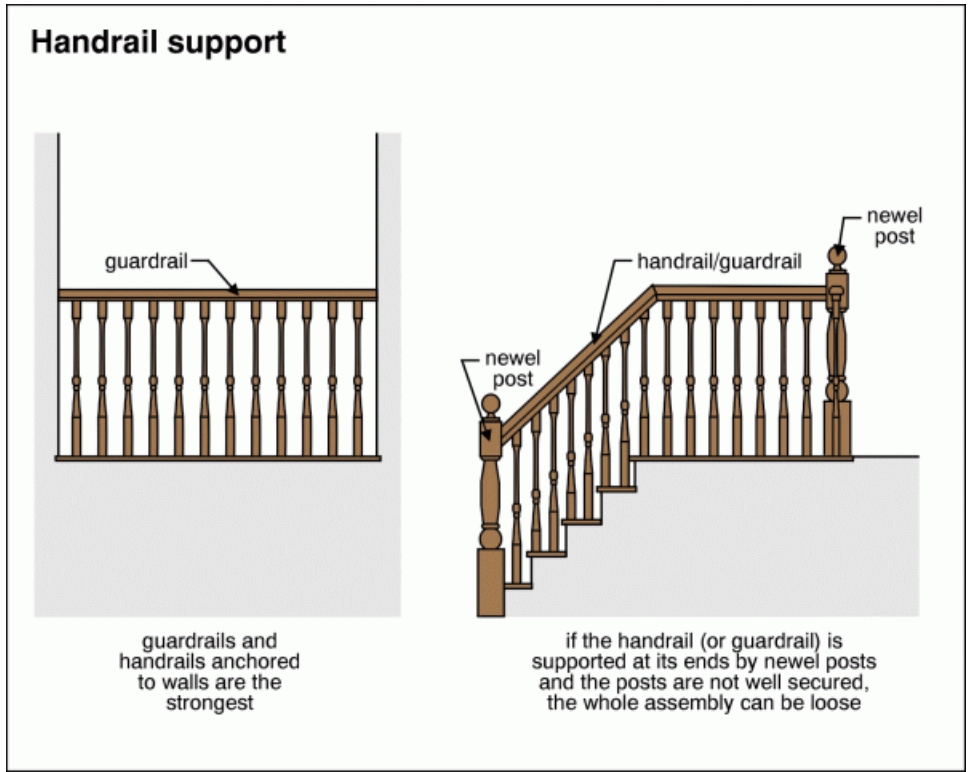
50. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Front

Task: Improve

Time: As soon as practical





Loose



Loose

Inspection Method and Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum
Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes •
Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including
asbestos

Appliances: • Appliances are not inspected or moved as part of a building inspection

Basement leakage: • Cannot predict how often or how badly basement will leak

General Info and Descriptions

General:

• Reference library is provided on last page of report. This will help in understanding how your new house functions and scheduled preventative maintenance items to consider. Any questions feel free to call anytime. Enjoy and good luck with your new home.

All the best - Rob and Chris Byrne 516-509-9091

Higher Elevation Home Inspections LLC

• Exits signs



Exits signs



Exits signs

END OF REPORT

123 main st, New York, NY December 15, 2025

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
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Wood Destroying Insect Inspection Report		Notice: Please read important consumer information on page 2																													
Section I. General Information Inspection Company, Address & Phone Higher Elevation LLC 188 Brown St Sea Cliff, NY 11579 (516) 509-9091		Company's Pest Control Business Lic. No. Date of Inspection 2025-12-15	Address of Property Inspected 56 West 76th Street, New York, NY 10023																												
Inspector's Name, Signature & Certification, Registration, or Lic. # Robert Byrne T1906779 <i>Robert Byrne</i>		Structure(s) Inspected MULTI-UNIT BUILDING																													
Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or wood destroying insect damage. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:																															
<input checked="" type="checkbox"/> A. No visible evidence of wood destroying insects was observed <input type="checkbox"/> B. Visible evidence of wood destroying insects was observed as follows: <ul style="list-style-type: none"> <input type="checkbox"/> 1. Live insects (description and location): _____ <input type="checkbox"/> 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____ <input type="checkbox"/> 3. Visible damage from wood destroying insects was noted as follows (description and location): _____ 																															
NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.																															
Section III. Recommendations <input checked="" type="checkbox"/> No action and/or treatment recommended: (Explain if Box B in Section II is checked): <input type="checkbox"/> Recommend treatment for the control of: _____																															
Section IV. Obstructions and Inaccessible Areas The following areas of the structure(s) inspected were obstructed or inaccessible:		The inspector may write out obstructions or use the following optional key:																													
<input checked="" type="checkbox"/> Basement: FINISHED WALLS AND CEILINGS <input type="checkbox"/> Crawlspace: _____ <input checked="" type="checkbox"/> Main Level: FINISHED WALLS, FLOORS AND CEILINGS; FURNITURE/ STORAGE <input type="checkbox"/> Attic: _____ <input type="checkbox"/> Garage: _____ <input checked="" type="checkbox"/> Exterior: EXTERIOR SIDING <input type="checkbox"/> Porch: _____ <input type="checkbox"/> Addition: _____ <input checked="" type="checkbox"/> Other: SOME APARTMENT UNITS WERE NOT ACCESSIBLE AT TIME OF INSPECTION	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">1. Fixed ceiling</td> <td style="width: 50%;">15. Standing water</td> </tr> <tr> <td>2. Suspended ceiling</td> <td>16. Dense vegetation</td> </tr> <tr> <td>3. Fixed wall covering</td> <td>17. Exterior siding</td> </tr> <tr> <td>4. Floor covering</td> <td>18. Window well covers</td> </tr> <tr> <td>5. Insulation</td> <td>19. Wood pile</td> </tr> <tr> <td>6. Cabinets or shelving</td> <td>20. Snow</td> </tr> <tr> <td>7. Stored items</td> <td>21. Unsafe conditions</td> </tr> <tr> <td>8. Furnishings</td> <td>22. Rigid foam board</td> </tr> <tr> <td>9. Appliances</td> <td>23. Synthetic stucco</td> </tr> <tr> <td>10. No access or entry</td> <td>24. Duct work, plumbing, and/or wiring</td> </tr> <tr> <td>11. Limited access</td> <td>25. Spray foam insulation</td> </tr> <tr> <td>12. No access beneath</td> <td>26. Equipment</td> </tr> <tr> <td>13. Only visual access</td> <td></td> </tr> <tr> <td>14. Cluttered condition</td> <td></td> </tr> </table>			1. Fixed ceiling	15. Standing water	2. Suspended ceiling	16. Dense vegetation	3. Fixed wall covering	17. Exterior siding	4. Floor covering	18. Window well covers	5. Insulation	19. Wood pile	6. Cabinets or shelving	20. Snow	7. Stored items	21. Unsafe conditions	8. Furnishings	22. Rigid foam board	9. Appliances	23. Synthetic stucco	10. No access or entry	24. Duct work, plumbing, and/or wiring	11. Limited access	25. Spray foam insulation	12. No access beneath	26. Equipment	13. Only visual access		14. Cluttered condition	
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Section V. Additional Comments and Attachments (these are an integral part of the report) ** RECOMMEND ANNUAL TERMITE INSPECTION ** Attachments: _____																															
Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer. X		Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported. X																													

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

Important Consumer Information Regarding the Scope and Limitations of the Inspection

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

1. About the Inspection: A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection.

For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms. This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.

2. Treatment Recommendation Guidelines Regarding Subterranean Termites: Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company.

For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.

3. Obstructions and Inaccessible Areas: No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.

4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects. Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.

5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

