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Cover Page

Inspection Date:

Client:	**Report ID:**
	Subject Property:
Address:	**Address:**
City: -	**City:** -
State:	**State:**
Zip:	**Zip:**

Buyer's Agent:	Email:
Office:	
Seller's Agent:	Email:
Office:	

PROPERTY INSPECTION REPORT FORM

Prepared For: _____

(Name of Client)

Concerning: _____

(Address or Other Identification of Inspected Property)

By: **Roland Huettel, Professional Real Estate Inspector, NY ID# 16000169968**

(Name and License Number of Inspector) (Date)

Home Improvement Contractor, NY Lic.# 2135049-DWCP,
Residential Code Inspector, ICC #5168939-R5, Building Analyst, BPI #06583

(Name, License Number and Signature of Sponsoring Inspector, if required)

PURPOSE OF INSP

A real estate inspe
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comments that are

Inspector with 27 years of Experience & Multiple Certifications

RESPONSIBILITY

This inspection is governed by the **Home Inspection Standards of Practice & Code of Ethics in NY State.**

The Standards of Practice and Code of Ethics for Home Inspectors in NY State do change from time to time and it's recommended to always check first with the government website to obtain the latest version of any legal documents. As of this writing, the following links leads to copies of the latest posted NYS Code of Ethics and Standards of Practice that are both at Section 444-C.

https://dos.ny.gov/home-inspector

https://dos.ny.gov/system/files/documents/2026/03/home-inspection-professional-licensing-law_03.2026.pdf

The inspector **IS required** to:

- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was
- indicate an item as Deficient (D
component **OR** constitutes a ha
- explain the inspector's findings

Purpose – Responsibilities & Limitations Explained

The inspector **IS NOT required** to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made;

RESPONSIBILTY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected. This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES

Report ID#:

How to read your report:

> REGULAR PRINT comments provide relevant information specific to the inspected home.
Refer to the FACT SUMMARY at the end of this report).

> **BLUE PRINT** comments indicate items in "serviceable" condition. We recommend you read the seller's disclosure notice, purchase a "home warranty" and call us with any questions you may have regarding this report, prior to closing.

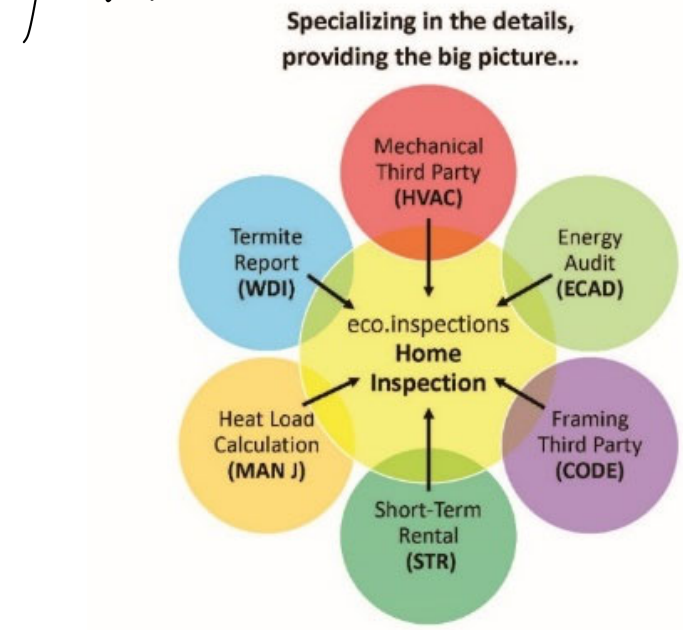
> BOLD PRINT comments indicate items deemed "deficient" in some respect. We recommend you only hire licensed and qualified individuals to perform any kind of work identified. DO NOT limit your report reading to the comments in bold print since other, useful information may be available in regular print.
Refer to the DEFECT SUMMARY at the end of this report.

> Any Code References provide the client with additional information/authority.
Note: codes may not always be referenced and do not indicate by themselves a "deficient" issue (a referenced code may or may not have been in existence or enforced at the time and place of the home's construction). While this inspection report is based on the most current codes, it is not a code inspection per se. Local authorities may or may not have adopted specific items in a given timeframe. Nothing (other than your contract) requires a ho

> ***PHOTOS*** of property conditions found at the time of the inspection
Note: not all items in need of repair can or will be photographed.

-Thank you for giving us the opportunity to be of assistance to you.

How to read your report section for Summary Use!



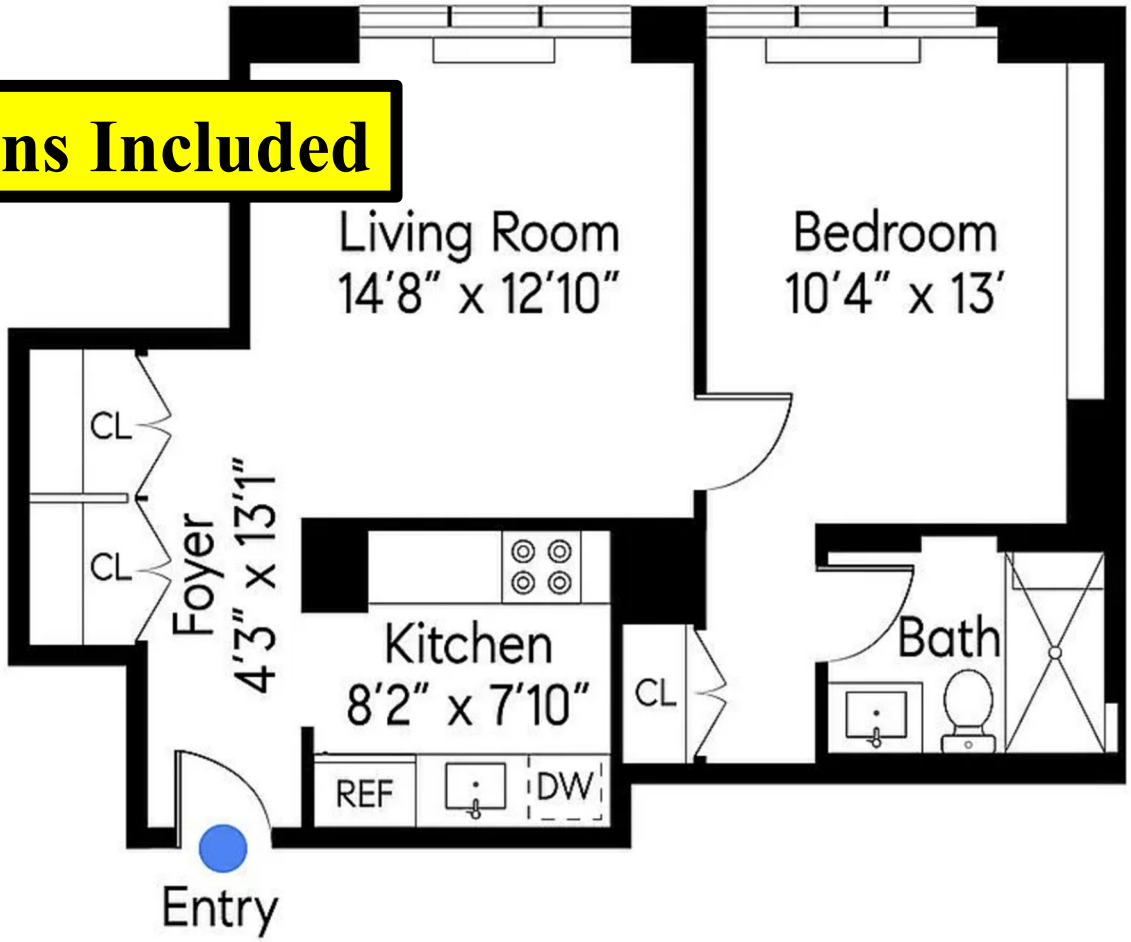
Report ID#:

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed deficient.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	Inspection Item
				I. STRUCTURAL SYSTEMS
☒	☐	☐	☐	**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.) *Type of Foundation(s):* *Comments:* ***Type & Age:***

Floor Plans Included



> Built in 1986. Approx. 600 sq.ft. per listing agent.
The 27-story condominium building at [redacted], uses a deep pile foundation. Given the high-rise structure built above solid bedrock, this type of foundation provides the necessary load-bearing stability for the Manhattan bedrock below.

Report ID#:

Foundation Elevation Measurements With Calibrated Equipment

> Zip level measurements were taken inside unit on 5th level and in the basement of building (outside of unit). Measured elevation differentials were within acceptable tolerances.

> The foundation appeared to be properly supporting all imposed loads at the time of the inspection. No evidence of excessive movement or structural failure was observed.
Note: not all of foundation was accessible at the time (limited access to basements).

>

☒ ☒ ☐ ☐ **B. Grading and Drainage**

Comments:

Grading:
Note: subsurface drain lines, if present, were not inspected.

> 5th level unit without grading/drainage.

> The lot appeared to be graded so as to drain surface water away from the foundation walls/perimeter at the time of the inspection.

>

Drainage:
Note: Installation of new or additional gutters is not generally recommended (unwanted change in established moisture pattern around the foundation perimeter).

>

> The drainage of any roof run-off appeared to be properly facilitated at the time of the inspection.

>

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I	NI	NP	D	Inspection Item

Photos of Storage Spaces Included in Report

> Custom cabinets were installed in the kitchen. All functional.

> Undersink storage for cleaning products and trash was provided.

> Large hallway closets with drawers were provided.

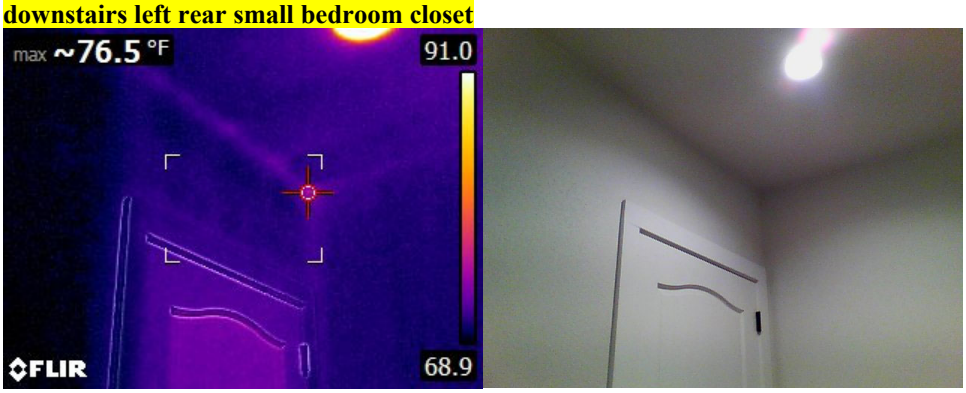
Report ID#:

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

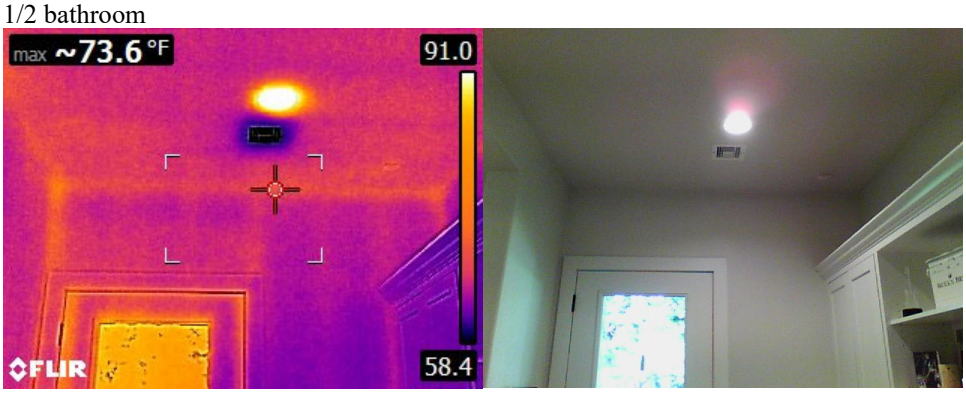
I	NI	NP	D	Inspection Item

Thermal Imaging Scans Of All Walls & Ceilings (labeled)

downstairs left rear small bedroom closet



1/2 bathroom



mudroom

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	Inspection Item

Identification of Building Materials (as available)

> A “floating” solid tongue & groove wood floor was installed in kitchen/hallway/living room/bedroom.

> Marble floor tile appeared to be installed in the bathroom.

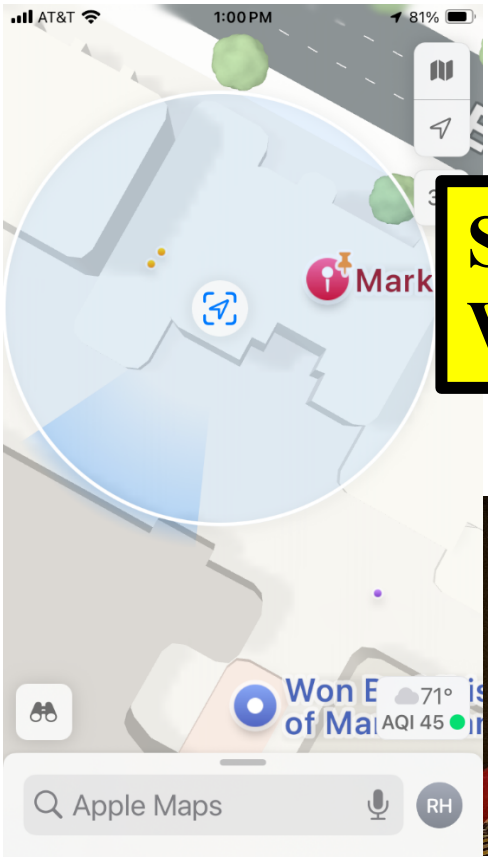
☒ ☐ ☐ ☐ **G. Doors (Interior and Exterior)**

Comments:

Report ID#:

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D	Inspection Item



Sun Orientation & Window Details

> Dual pane insulating glass windows were installed. Aluminum frame, horizontal sliders sliders. Windows in both living room and bedroom were facing SSE.

> Windows by Arcadia.

Report ID#:

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D	Inspection Item

Building Details (as available)

> Gas meter room was not entered/inspected.

> Steam room with boilers and water heaters was not entered/inspected.

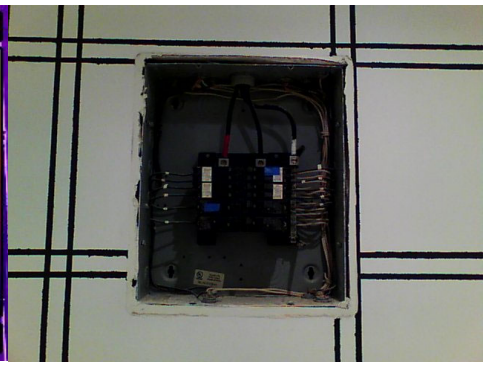
> Trash compactor was installed in basement. Not inspected.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	Inspection Item

All Electrical Tested With Professional Equipment

> A total of 16 outlets provided in kitchen were not GFCI protected for occupant safety.
Open grounds were noted at all 16 outlets in kitchen. Safety concern. Recommend further consultation by a licensed and qualified electrician.



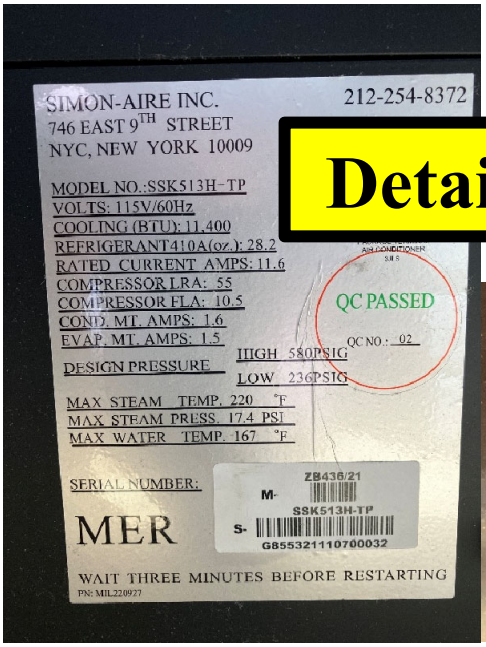
> Thermal imaging scans of sub panel box breakers did not show any evidence of overheating circuits.

Devices:
Note: lights operating with motion detectors and photo sensors are not inspected. Landscape and/or exterior low-voltage ground lighting are not inspected.

Report ID#:

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D	Inspection Item



Detailed HVAC Info

> An 11,400 BTUH input (1 ton capacity) cooling unit was installed in the bedroom. Manufactured by Simon-Aire from 2021.

> Return air filter was installed above floor level at bedroom exterior wall. Clean filter installed.

> The cooling unit #2 appeared to be in serviceable condition at the time of the inspection.

>

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	Inspection Item

☒ ☒ ☐ ☒ **C. Duct System, Chases and Vents**

Comments:

Supply Air Flow Measurements Using Calibrated, Advanced Equipment "Indoor Comfort Test"

> Exhaust vent was installed at wall in kitchen (to exterior – building controlled). Exhaust was installed in bathroom (vented to exterior – building controlled).

> NOTE: room air flow measurements (in cubic feet per minute or CFM) were taken with a calibrated Alnor balometer (see photo above) with all the interior doors opened and all supply air registers at ceilings/floors opened. The measurements are taken to allow for an educated evaluation of the adequacy of the air distribution design and to estimate the overall supply air duct leakage (both common issues with older and newer buildings). There is no hard-and-fast rule to determine the adequate CFM/ft.² ratio. The exposure of an area to heat from the exterior, or "heat load", has to be considered (i.e. windows, adjacent air-conditioned spaces, etc.): unless bolded below, room/system air flow was deemed adequate/within the "industry standard"):

Living room 66 CFM and 160 CFM and 172 CFM - 430 ft.² - 0.92 CFM/ft.² - OK.

> Guest bedroom 237 CFM (with door closed) or 304 CFM (with door open) - 120 ft.² - 1.98/2.53 CFM/ft.² - high supply high flow even with SW-exposed window surfaces – compare to master bedroom! Also see note regarding high air pressure differential to common area below.

Report ID#:

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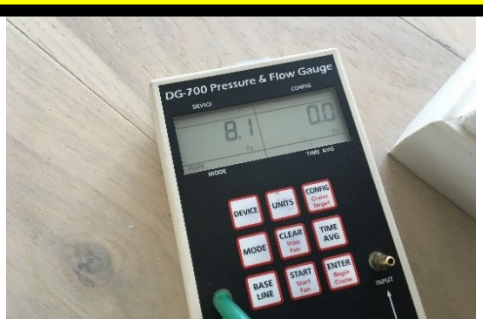
I	NI	NP	D

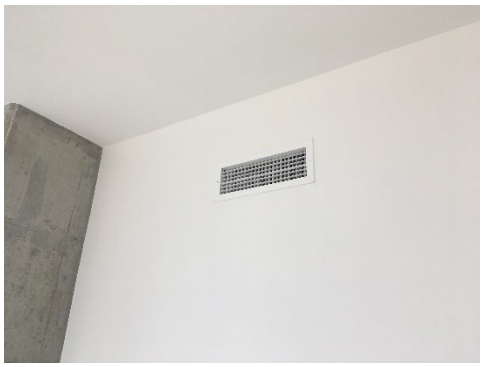
Air Pressure Differential Testing of HVAC



> Up to 23 Pascal positive air pressure was measured with between guest bedroom and common area with return in hallway at ceiling (left photo). Recommend adding return airflow from guest bedroom as well as from master bedroom for improved indoor comfort and energy efficiency. Up to 22% supply air flow reduction was measured with guest bedroom door closed. Up to 18% supply air flow reduction for master bedroom! (right side photo - 8 Pascal air pressure differential between master bedroom and common area of unit).

> 71° was measured in master bedroom with only 67 and 68° measured in common areas and guest bedroom. 3° temperature differential! Efficiency and potential comfort issue!

> FYI: minimal return air flow was noted: high air pressure differentials were noted both between bedrooms and living room and between mechanical closet and hallway. An 18% air flow reduction into master bedroom was measured due to a lack of return air flow from master bedroom (bedroom receiving insufficient air particularly with door closed, if not with door open). Return air grille at ceiling in hallway was somewhat restricted, causing high suction of return air flow into mechanical closet (through cracks). Adding returns to bedrooms will improve this condition (along with increased supply to master).



> Minimally sized supply air grille in master bedroom was causing poor supply air flow! See photos above for master (left photo) and guest bedroom (right side photo).

Report ID#:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	Inspection Item

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☐ **A. Water Supply System and Fixtures**

Location of Water Meter:
Location of Main Water Supply Valve:
Static Water Pressure Reading:
Comments:

Supply Lines:

Note: pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not inspected for leaks or any other defects. Any plumbing concealed in walls, in or under concrete slabs or behind personal belongings are not included in this inspection. Water purification/filtering/softening and reverse osmosis systems are not inspected.

> Copper supply piping was visible below sinks in kitchen and bathroom.

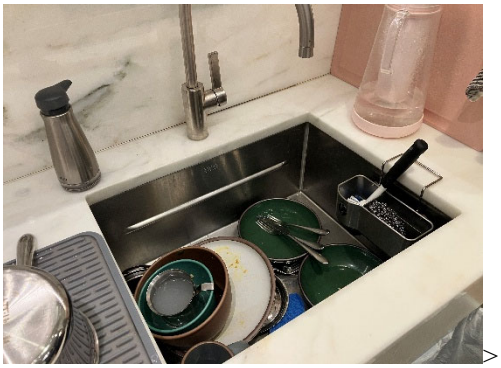
> The supply
No dial mover
fixtures runnir

>

All Plumbing Operated & Tested with Moisture Meters & Thermal Imaging Camera

Fixtures:

Note: All fixtu
fixtures were



> A 9 inch deep kitchen sink was provided.

Report ID#:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	Inspection Item

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwasher**

Comments:

All Appliances Operated & Tested, Including Manufacture Date & Serial#

> A Miele dishwasher was built-in. Manufactured in 2013.

> The dishwasher appeared to be in serviceable condition at the time of the inspection. Unit completed normal cycle, was mounted securely and without signs of corrosion at interior. Door seals, spray arms and soap dispenser appeared to be functional.

>

☐ ☒ ☒ ☐ **B. Food Waste Disposer**

Comments:

>

>

☒ ☐ ☐ ☐ **C. Range Exhaust Vent**

Comments:

Type:

Report ID#:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	Inspection Item

> Range hood was vented to the exterior. Manufactured by Wolf from 2016.

> The range ho

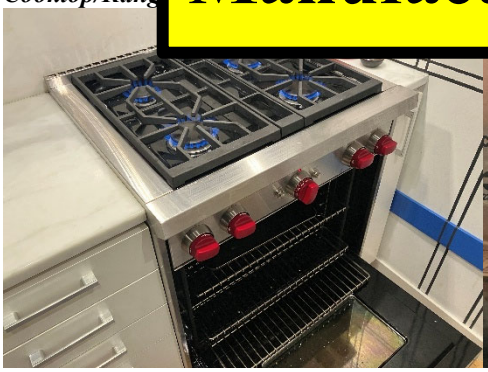
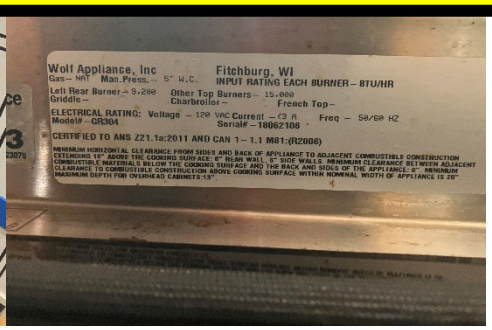
>

All Appliances Operated & Tested, Including Manufacture Date & Serial#

☒ ☐ ☐ ☐ **D. Ranges/Ove**

Comments:

Cooktop/Rang

> A gas cooktop was built-in. Manufactured by Wolf from 2013.

> The cooktop/range appeared to be in serviceable condition at the time of the inspection.

>

Oven:

> A gas oven was built-in.

> The oven appeared to be in serviceable condition at the time of the inspection.
Note: 350 degree setting was measured @ 350 degrees (+/- 25 degrees).

>

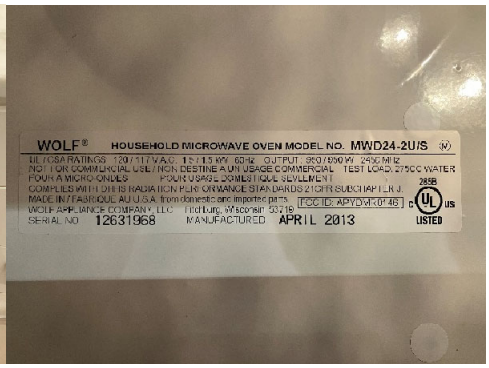
☒ ☐ ☐ ☐ **E. Microwave Oven**

Comments:

Report ID#:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	Inspection Item



> A microwave was built-in. Manufactured by Wolf from 2013.

> The microwave appeared to be in serviceable condition at the time of the inspection.

>

All Appliances Operated & Tested, Including Manufacture Date & Serial#

☒ ☐ ☐ ☐ **F. Refrigerator**

Comments:

> A built-in “Sub-Zero” refrigerator/freezer with icemaker was installed. Manufactured in 2013.

Report ID#:

Inspection Summary of Defects

Important Notice:
Please note that this "summary" does not constitut
It is only an on-site, preliminary print-out for the c
Blue text indicates properly functioning systems,

“Summary of Defects” Page

Careful study of the finished report is essential for

Additional information about installed systems, further details about system performances as well as system deficiencies, and in many cases photo documentation of certain property conditions as well as code references will be available to the client in the final Property Inspection Report, which fully complies with the rules of the Texas Real Estate Commission (TREC).

I. Structural Systems:

II. Electrical Systems:

> A total of 16 outlets provided in kitchen were not GFCI protected for occupant safety.
Open grounds were noted at all 16 outlets in kitchen. Safety concern. Recommend further consultation by a licensed and qualified electrician.

III. Heating, Ventilation, and Air Conditioning Systems:

> Guest bedroom 237 CFM (with door closed) or 304 CFM (with door open) - 120 ft.² - 1.98/2.53 CFM/ft.² - high supply high flow even with SW-exposed window surfaces – compare to master bedroom! Also see note regarding high air pressure differential to common area below.
> Master bedroom 83 CFM (with door closed) or 101 CFM (with door open) - 145 ft.² - 0.57/0.7 CFM/ft.² - low supply air flow even considering North-exposure (small 5”x5” supply air grill was installed – compare to guest bedroom with 3x the supply air flow! This room was also measured to be 3 degrees warmer than other areas of unit during the inspection! Potential comfort issue! Recommend installing return air flow at minimum (to increase supply air flow to this master bedroom). Increasing duct size to master would also help better distribute supply air.
> Total supply air flow measured: 840 CFM - 831 ft.² - 1.01 CFM/ft.² - fairly high supply air flow ratio along with poorly balanced supply air flow (likely to accommodate low supply air flow to master bedroom resulting from design!)
> Up to 23 Pascal positive air pressure was measured with between guest bedroom and common area with return in hallway at ceiling (left photo). Recommend adding return airflow from guest bedroom as well as from master bedroom for improved indoor comfort and energy efficiency. Up to 22% supply air flow reduction was measured with guest bedroom door closed. Up to 18% supply air flow reduction for master bedroom! (right side photo - 8 Pascal air pressure differential between master bedroom and common area of unit).
> 71° was measured in master bedroom with only 67 and 68° measured in common areas and guest bedroom. 3° temperature differential! Efficiency and potential comfort issue!
> FYI: minimal return air flow was noted: high air pressure differentials were noted both between bedrooms and living room and between mechanical closet and hallway. An 18% air flow reduction into master bedroom was measured due to a lack of return air flow from master bedroom (bedroom receiving <u>insufficient air</u> particularly with door closed, if not with door open). Return air grille at ceiling in hallway was somewhat restricted, causing high suction of return air flow into mechanical closet (through cracks). Adding returns to bedrooms will improve this condition (along with increased supply to master).
> Minimally sized supply air grille in master bedroom was causing poor supply air flow! See photos above for master (left photo) and guest bedroom (right side photo).
> Recommend tightening loose screws at kitchen wall exhaust vent to prevent unwanted rattling noise (nuisance). Building-controlled – no control from inside unit. Recommend cleaning louvers from accumulated grease and dust.

IV. Plumbing Systems:

V. Appliances:

VI. Optional Systems:

Report ID#:

Inspection Summary of Facts (FYI)

I. Structural Systems:

> Zip level measurements were taken i
differentials were within acceptable tol
> 5th level unit without grading/drainag
> The 27-story condominium building
are the industry standard for high-rise r
large residential properties.
> Custom cabinets were installed in the
> Undersink storage for cleaning produ
> Large hallway closets with drawers w
> Built-in wardrobe was installed in the
> Bathroom hallway closet was provide
> 8' ceilings provided. 1 level on 5th fl
> 5th floor unit in 28-floor building.
> Two staircases (A+B) were provided at level 5 hallway to provide emergency escape routes.
> A wide-angle lens door peephole was provided at interior side of entry door.
> Multiple locks were provided at interior side of front door.
> A "floating" solid tongue & groove wood floor was installed in kitchen/hallway/living room/bedroom.
> Marble floor tile appeared to be installed in the bathroom.
> Dual pane insulating glass windows were installed. Aluminum frame, horizontal sliders sliders. Windows in both living room and bedroom were facing SSE.
> Windows by Arcadia.
> Manually operated shades were installed in both living room and bedroom.
> Emergency exit with alarm was provided in basement at left rear of building.
> Storage rooms were provided in basement.
> Recycling area was visible in basement.
> Additional fold-down counterspace was available in hallway/kitchen.

II. Electrical Systems:

> A Murray subpanel box was installed in the kitchen.
12x 20 amp breakers. FYI: labeling of breakers was not verified. FYI: main panel was not accessible (outside of unit 5C).
> Outlet in bathroom was properly GFCI protected.
> Copper wiring was installed for all 120V small branch circuits.
> A towel warmer was installed. Properly functional.

III. Heating, Ventilation, and Air Conditioning Systems:

> A central vacuum steam heating system was installed. Insulated piping visible in basement. This system is a highly efficient, closed-loop hydronic heating system that pulls a vacuum in the pipes to lower the boiling point of water.
> Tag by steam heating professional was visible in basement. Dated 01/04/25.
> Air-conditioned 5th floor hallway was provided: supply register to left of entry door to unit 5C, outside of unit.
> Steam heating unit by Simon-Aire from 2021 was installed in the living room.
> Shut off valve for steam heat supply line was located by unit #1 in living room.
> Steam heat unit was provided in the bedroom. Manufactured by Simon-Aire from 2021.
> Steam valve shut off was located by equipment #2 in bedroom.
> A cooling unit by Simon-Aire from 2021 was installed in the living room. 11,400 BTUH input (1-ton capacity).
> Return air filter was installed by equipment at exterior living room wall above floor level. Clean filter installed.
> Touchpad control switch was selected as control at the time. No wall thermostat provided.
> An 11,400 BTUH input (1 ton capacity) cooling unit was installed in the bedroom. Manufactured by Simon-Aire from 2021.
> Return air filter was installed above floor level at bedroom exterior wall. Clean filter installed.
> Exhaust vent was installed at wall in kitchen (to exterior – building controlled).

> Kitchen and living room 66 CFM and 160 CFM and 172 CFM - 430 ft.² - 0.92 CFM/ft.² - OK.
> Guest bedroom 237 CFM (with door closed) or 304 CFM (with door open) - 120 ft.² - 1.98/2.53 CFM/ft.² - high supply high flow even with SW-exposed window surfaces – compare to master bedroom! Also see note regarding high air pressure differential to common area below.
> Hall bathroom 68 CFM - 43 ft.² - 1.58 CFM/ft.² - OK.

"Summary of Facts" Page (incl. HVAC air flow measurements for all rooms)