GOT YOUR SIX NY HOME INSPECTIONS LLC
518-603-0947
andrew@gotyoursixny.com
https://www.gotyoursixny.com

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456 Main St
Alrightyville, NY 11111

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Inspector
Andrew Ballato
518-603-0947
andrew@gotyoursixny.com

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1: INSPECTION DETAILS

Information

Description

1900's period built home. Yellow siding with green shutter style window trim. No presence of "widows peak".

In Attendance
Home Owner

Occupancy
Occupied

Style
Victorian

Temperature (approximate)
86 DEG Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

2: DRIVEWAY

Information

Description: Material

Blacktop driveway surrounding dwelling.

3: ROOF

Information

Inspection Method
Ground

Roof Type/Style
Gable

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Skylights, Chimneys & Other Roof Penetrations: Description

West

Chimney structure protruding from west side of dwelling roof. Per conversation with owner, chimney exhaust due to wood burning stove.

Brick masonry type chimney located at center of roof structure.


Observations

3.2.1 Roof Drainage Systems

Repair Needed

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.

3.2.2 Roof Drainage Systems

Repair Needed

GUTTERS MISSING

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away form the building.

Recommendation

Contact a qualified gutter contractor



3.3.1 Flashings

Repair Needed

LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.

3.4.1 Skylights, Chimneys & Other Roof Penetrations

Repair Needed

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).

Recommendation

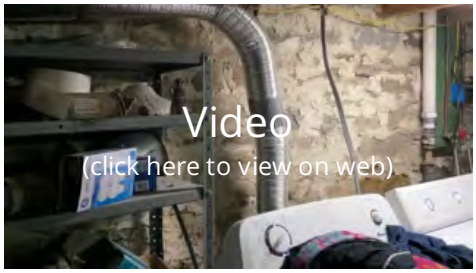
Contact a qualified chimney contractor.

4: EXTERIOR

Information

Inspection Method
Visual

Foundation: Material
Rock, Stone, Masonry Block



Siding, Flashing & Trim: Siding Material
Vinyl

Siding, Flashing & Trim: Siding Style
Channel

Exterior Doors: Exterior Entry Door
Wood

Walkways, Patios & Driveways: Driveway Material
Field stone

Eaves, Soffits & Fascia: Description
Soffit material made of wood along with vented vinyl type material.

Vegetation, Grading, Drainage & Retaining Walls: Description

Several shrubs and vegetation growth along perimeter of some sections of dwelling.


Observations

4.1.1 Foundation

WALL(S) BOWING/LEANING

Repair Needed

Foundation wall is bowing and/or leaning. Repair of wall is reccomended.

Recommendation

Contact a qualified structural engineer.


4.2.1 Siding, Flashing & Trim

CRACKING - MINOR

Repair Needed

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Contact a qualified siding specialist.


4.4.1 Walkways, Patios & Driveways

Repair Needed

DRIVEWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and replace.

Recommendation

Contact a qualified concrete contractor.

4.4.2 Walkways, Patios & Driveways

Repair Needed

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project

4.5.1 Eaves, Soffits & Fascia

Repair Needed

EAVES - DAMAGED

One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



4.6.1 Vegetation, Grading, Drainage & Retaining Walls

Repair Needed

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.

5: BASEMENT, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Basements & Crawlspaces: Description

Access basement via stairwell from kitchen area. visually inspect basement and interior foundation walls. Stone /masonry foundation walls.

crawlspace leading added exterior structure at north / east side of house.



Floor Structure: Material
Crushed stone

Floor Structure: Sub-floor
Plank

Floor Structure: Basement/Crawlspace Floor
Crushed stone


Wall Structure: Description
Stone / mortar

Sump Pump: Location
Basement

Observations

5.2.1 Floor Structure

Immediate Action Needed

EVIDENCE OF WATER INTRUSION

There were signs of water intrusion in the underlying floor structure. Recommend identifying source of moisture and repairing.

Recommendation

Contact a foundation contractor.

5.5.1 Sump Pump

Repair Needed

NEEDS CLEANING

Sump pump was excessively dirty and in need of cleaning/servicing.

Recommendation

Contact a qualified plumbing contractor.

6: ELECTRICAL

Information

Description

150 amp service supply.

Overhead service drop supply conduit from transformer.

Service Entrance Conductors: **Electrical Service Conductors**

Overhead, Aluminum

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Main Panel Location**

Back, Mudroom entrance at rear of house

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Capacity**

150 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Manufacturer**

Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Type**

Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Sub Panel Location**

Garage

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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Conduit, Romex

Observations

6.3.1 Branch Wiring Circuits, Breakers & Fuses

Repair Needed

INADEQUATELY SECURED , ROUTED / LOOSE WIRING

MUD ROOM

Conduit wiring not evenly secured around breaker panel and throughout initial routing.

Recommendation

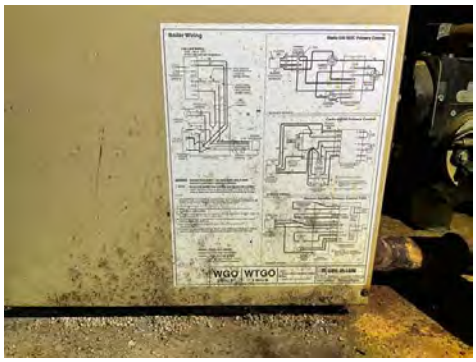
Contact a qualified electrical contractor.

7: HEATING A/C

Information

General: Description

Hot water boiler system installed with baseboard heat radiation system present.
WEIL-MCLAIN BOILER
Approx date 2010
Fuel oil tank located in basement



Observations

7.1.1 General
CRACKED / LOOSE

Repair Needed

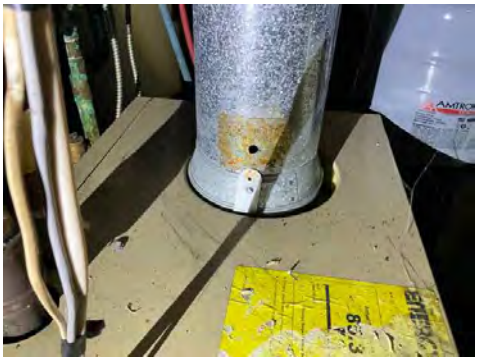
7.1.2 General
RUSTED / ROTTED
BASEMENT

Repair Needed

Note hole in exhaust pipe to chimney. Recommend further inspection and evaluation from qualified heating / cooling contractor.

Recommendation

Contact a qualified heating and cooling contractor



7.1.3 General

INOPERATIVE / NO POWER

Repair Needed

8: PLUMBING

Information

General: Description
Basement

Well system , Puller pump (basement)

General: Water Source 2
Well

Well Pump: Description
Above ground pump system.

Well Pump: Location 2
Basement

Filter System: Description
presence of main line water filtration system.

Filter System: Filters 2
Sediment Filter

Drain, Waste, & Vent Systems: Description
pvc piping

Hot Water Systems, Controls, Flues & Vents: Description

Hot water system comprised of a fuel oil -fed boiler system as well as an electric hot water heater back up.

Weil-Mclain boiler system w Beckett burner (2010)

GE hot water tank 50 gal (est 2005)

Main Water Shut-off Device: Description

Main water ball valve shut off

9: KITCHEN

Information

Description

Kitchen appliances consist of dishwasher, refrigerator, and cook stove with oven.

wood flooring and cabinetry. black stone type tile countertop with stainless steel, double basin sink.

Dishwasher: Brand

Kitchen

Frigidaire

Inspected for power on/off operation. Did NOT run individual cycles for dishwasher.

Refrigerator: Brand

Kitchen

LG

Range/Oven/Cooktop: Range/Oven Energy Source

Gas

Range/Oven/Cooktop: Range/Oven Brand

Unknown

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

Sink: Description

Double basin stainless steel sink design.

Sink: Water Supply, Pressure, Temperature

Kitchen

Water supply piping material - Braided hose to fixture. Copper supply lines from pump.

Observed water pressure by running faucet for 15 seconds (both cold and hot)

Inspect water temperature with Infra-red thermometer. Verify water temp at time of testing (180.5 deg F).

Sink: Plumbing Drainage / Venting

Note PVC piping material used for drainage.

Observations

9.4.1 Sink

Maintenance Item

OBSTRUCTIONS

Observed various cleaning bottles and containers under kitchen sink vanity cabinet which could inhibit use of faucet spray nozzle as well as interfere with hot / cold supply lines causing premature or unwanted damage or leaks.

Always be sure to keep stored items away from under sink plumbing hoses and fixture to prevent any issues.

10: BATHROOM 1

Information

Description

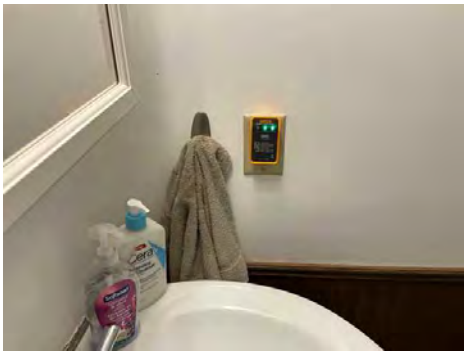
1st Floor

Bathroom located on first floor of dwelling. Stand-up shower insert with door.

Pedestal style sink and toilet.

Toilet: Description

GFCI & AFCI: Description



Water Supply, Distribution Systems & Fixtures: Distribution, Drainage etc.

PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Water Supply, Distribution Systems & Fixtures: Description

Inspect water temperature at faucet. Allow to run for 20 seconds. Inspect with infra-red thermal pointer.

Lighting Fixtures, Switches & Receptacles: Description

Note ceiling mount light/ fan fixture assembly present.

Sconce style lighting above sink. Both lighting fixtures controlled via wall mounted switch.

Presence of GFCI receptacle to the right of sink. Operating normally.

Observations

10.3.1 Sink / Vanity

Repair Needed

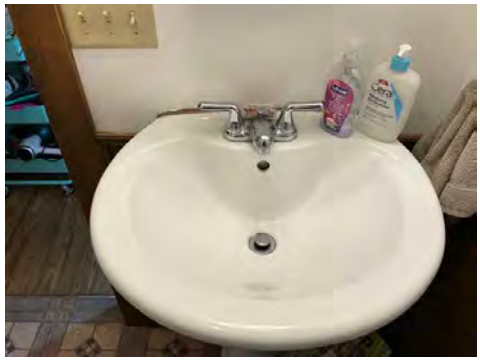
MOUNTING

1ST FLOOR 1ST FLOOR

Sink loosely mounted to wall. Caulking behind sink mildew stained and peeling.

Recommendation

Contact a qualified plumbing contractor.



11: BATHROOM 2

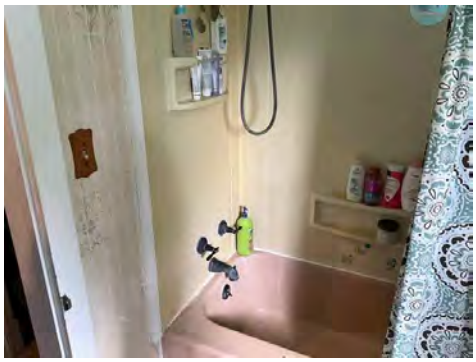
Information

General: Description

2nd floor bathroom observations:

Shower / bathtub , toilet, sink / vanity assembly present.

Shelf assembly along with several plants present.

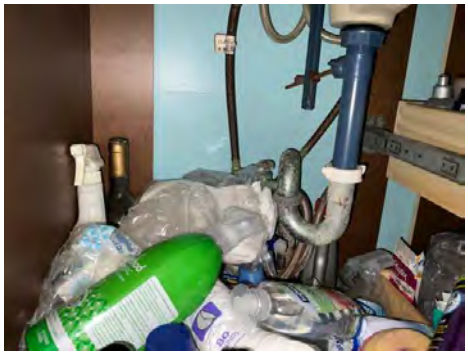




Water Supply, Distribution Systems & Fixtures: Distribution Material

PVC, Galvanized

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Hose

Lighting Fixtures, Switches & Receptacles: Description

2 light switches present adjacent to either side of sink.

wall mount switch to the right of entry way.

Observations

11.4.1 GFCI & AFCI

Repair Needed

NO GFCI PROTECTION INSTALLED

2ND FLOOR

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

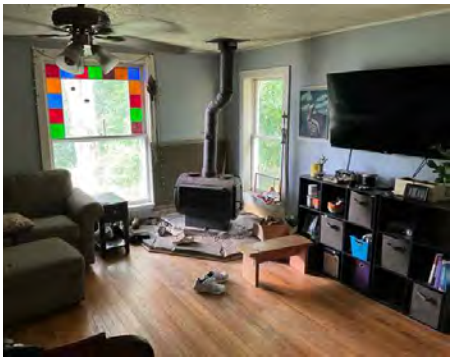
12: LIVING ROOM

Information

Description

Living room design consisting of "wrap-around" couch, several bookshelves, and stand alone chair.

Note presence of wood burning stove (NW corner of room).

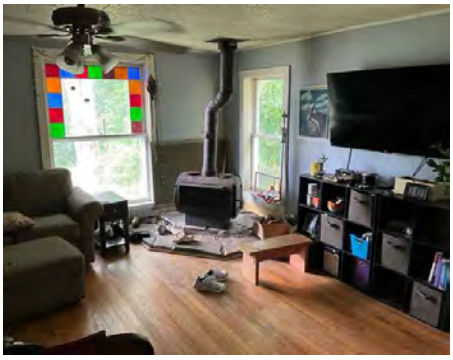


Windows: Window Type
Single Pane

Windows: Window Manufacturer
Age original to house.

Windows: Description

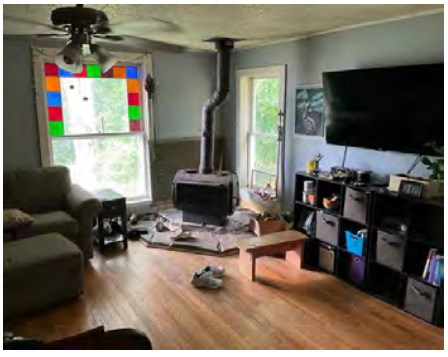
Stained glass windows present. unable to determine age of windows in living room area. per conversation with owner, suspect window age consistent with house.



Floors: Floor Coverings
Hardwood

Walls: Wall Material
Drywall

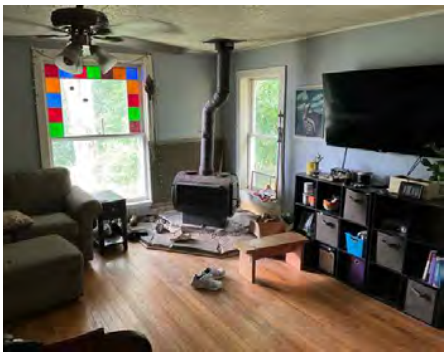
Ceilings: Ceiling Material
Ceiling Tiles



Thermostat Controls: Description

Lighting Fixtures, Switches & Receptacles: Description

Ceiling mount light/ fan fixture controlled via wall mounted switch.



Observations

12.1.1 Doors

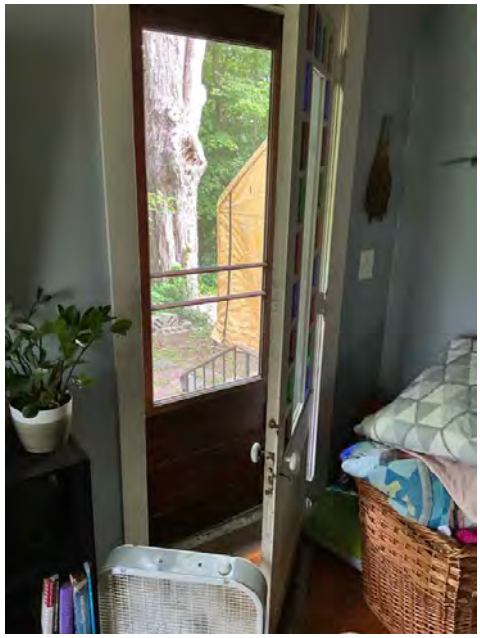
Repair Needed

POOR WEATHER-STRIPPING

At the time of the inspection, weather-stripping at interior doors was generally damaged or deteriorated. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.

Recommendation

Contact a qualified handyman.



12.2.1 Windows

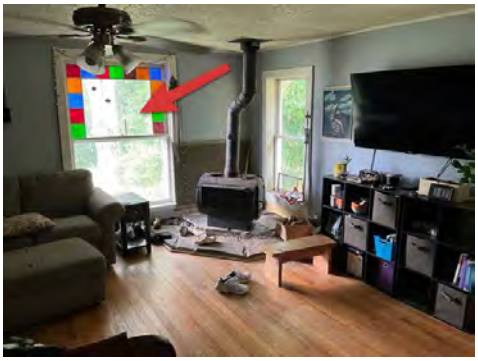
Repair Needed

PAINTED SHUT

One or more windows are painted shut. Recommend windows be restored to functional use.

Recommendation

Contact a qualified window repair/installation contractor.



12.5.1 Ceilings

Repair Needed

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified professional.

12.8.1 GFCI & AFCI

Repair Needed

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

13: LAUNDRY ROOM

Information

Description

stand alone washer / dryer units. Located in basement.

Dryer Power Source
110 Volt

Dryer Vent
Metal

Flooring Insulation
None

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Material
PVC

Exhaust Systems: Exhaust Fans
None

STANDARDS OF PRACTICE

Inspection Details

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the

amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Kitchen
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.