
DMK Home Inspections LLC

NYS LICENSED ARCHITECT
10 Aldrich Glen Fairport NY 14450

585.314.3834

INSPECTION OF
17-23 STREET AVENUE
ROCHESTER NY
FOR
TIM CLIENT

Section

1

Agreement

Client

Client Name: Tim Client
Mailing Address: 11 Street Park
Rochester NY 14614
Phone: 585.111.1111

Property

Property Inspected: 17-23 Street Avenue
Rochester NY
Time stated: 10 am
Time finished: 2pm
Date: April 6, Date

Fee

This agreement made and entered into by and between David Kaye and Tim Client (referred to as "client" or "purchaser"). In consideration of the promises and terms of this agreement, the parties agree that David Kaye will conduct a visual inspection of the readily accessible areas of the building listed above under property.

The client agrees to pay David Kaye the sum of seven hundred dollars for these services.

Conditions & Limitations

At your request, a limited visual inspection of 17-23 Street Avenue Rochester NY was made by David M Kaye Home Inspections LLC

The following report is of the aforementioned address. Should you have any questions regarding the inspection or report please contact me immediately.

The client has been urged to accompany David Kaye during the inspection, to take notes, and to ask questions about the inspection in order to get the most value possible from the inspection process. Client agrees that David Kaye shall not be responsible for consequential damages resulting from any breach on the part of David Kaye with respect to any part of this agreement. Client's sole and exclusive remedy in event of

breach by David Kaye is limited to the recovery of the consideration paid to David Kaye by the client pursuant to this agreement. The undersigned has read the foregoing agreement and fully understands and is familiar with the terms and conditions of the agreement, and acknowledges that David Kaye has not made any representations to the undersigned other than those expressly contained in this agreement.

This report was a based on a limited visual inspection. The inspection was limited primarily to visual impression of the readily accessible areas. No disassembly of equipment, opening of walls, moving of furniture, walking on roofs (unless considered safe for inspection) or excavation was performed. Any opinions regarding adequacy, capacity, or expected life of components are general estimates based on knowledge of similar components and occasional wide variations are to be expected between such estimates and future experiences. This report is not intended to be exhaustive, nor to imply that every component was inspected, nor to imply that every defect was discovered. It is intended to assist the client in evaluating the overall condition of the property inspected. This report is made to the best of our ability. No expressed or implied warranties concerning the components are made, nor are the warranties of the manufacturer of the components inspected, or the warranty of the builder or seller of the property inspected. The client and David Kaye agree that the implied warranties of merchantability and fitness for a particular purpose and all other warranties, expressed or implied, are excluded from the transaction. Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxins or flammable materials, other environmental hazards, pest infestation, security systems, appliances, energy efficiency measurements, concealed or underground electric or plumbing, systems which are shut down or otherwise secured, private sewer systems, water wells, heating system accessories, solar heating systems, zoning ordinances, or building codes conformity. Any general comments about the systems and conditions are informational only and do not represent an inspection. Any statements made do not constitute warranties.

The primary purpose of this report is to provide an understanding of the building you are considering. The emphasis is to look for problems, particularly those that would be considered major deficiencies. Any building will have minor items deserving attention. Often, these are matters of personal preference. It is not the intent of our inspection to detail every defect we might find. Owning any building involves some risk. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider relevant to your ownership. Further, without disassembling the building, not everything can be known.

Client signature & date

I hereby certify that I have no hidden financial interest, present or contemplated, in this property or in any repairs which may have been recommended in this report

David Kaye's signature & date

1. General

The building inspected was a 3 story block building in the Public Market area of Rochester NY. The front façade was made of brick. The interior framing, flooring, joists and deck mostly composed of wood construction. The back of the building was a one story loading dock with two overhead doors with a metal framed roof structure. The loading dock area is below the first floor level. The front and back of the building is exposed while the East & West sides of the building adjoin adjacent structures and are not visible. The first floor is being used as Retail Space. The second floor is being used as office space. A thorough code review is suggested to confirm or anticipate required changes to use the 2nd and 3rd floors for multiple tenant spaces for business or mixed occupancies. The existing path of egress from all floors raises questions that should be defined with solutions.

2. Exterior & Upper Roof

- a. The upper roof was modified bitumen.
- b. The masonry chimney servicing the oil furnace needs to be repointed.



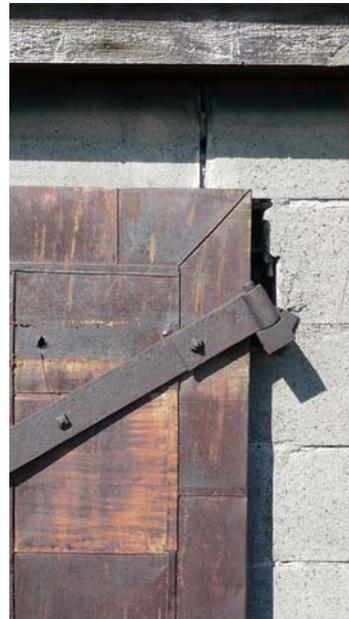
- c. The flashings @ the parapet wall, skylight wall & hoist way walls have detached in many locations allowing for water infiltration.



- d. The parapet and hoist way walls need to be repointed. The hoist way wall had several loose blocks. Unable to gain access to the hoist way via the roof door or the third floor door as it was locked and no key was available.



- e. The door to the hoist way from the roof is deteriorated and will need to be replaced. Hinges have been ripped off and due to its state, water and air infiltration is occurring.



- f. Most of the wood at the hoist way and at the skylight above the hoist way is in need of repair or paint. Rot was evident in many locations.



- g. The glazing/framing @ the hoist way skylight is deteriorated and will need to be repaired.



- h. The roof hatch to the roof is rotted and allows water and air infiltration.
- i. Suggest recoating the roof in the near future with an aluminum/tar coating.

- j. Some moisture bubbles found under roof membrane. These can be corrected via the installation of a one way vent.
- k. Most of the exterior wood at the skylight and at the roof above the skylight is in need of repair or paint. Rot was evident in many locations. In general the skylight will need some reconstruction of the exterior envelope.



- l. The windows in the skylight are completely rotted in locations allowing for water infiltration to below the roof surface.



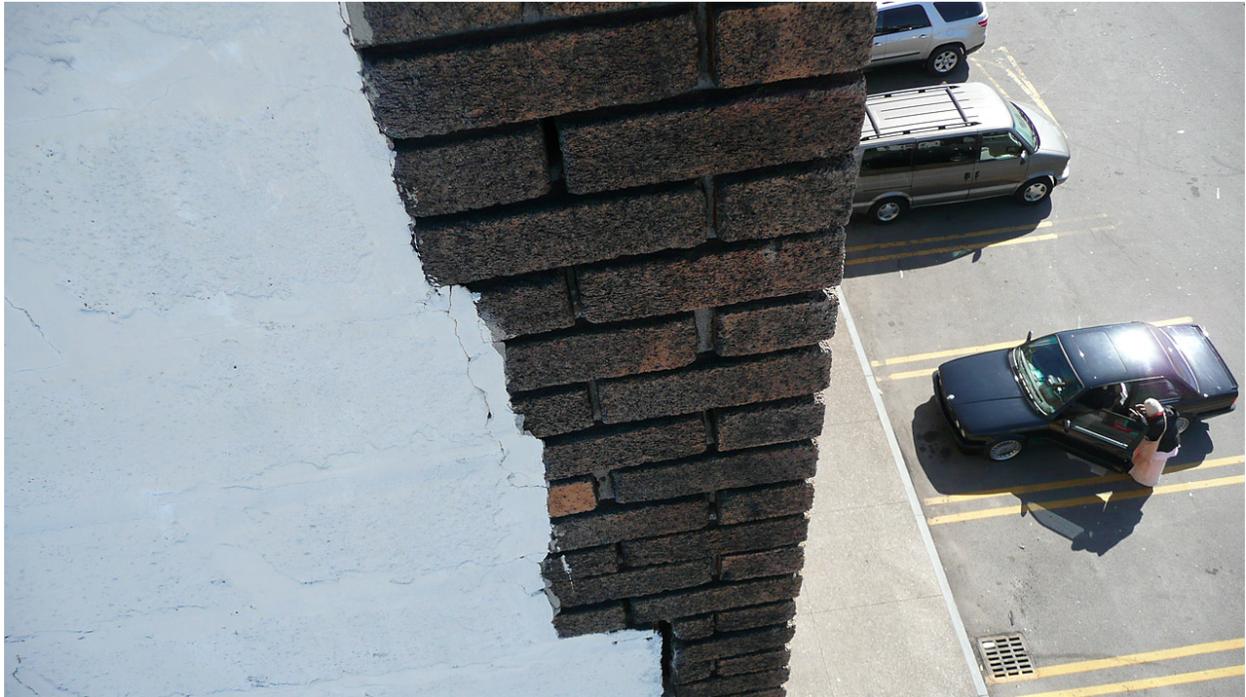
- m. At the North West corner of the building a cap stone to the parapet wall is missing and has been filled in with tar. The Tar has failed and has sunk into the cores of the masonry wall allowing for water infiltration. This is evident as spalling of the exterior surface is occurring due to the freeze thaw process. This area will have to be repointed once the deficiency is corrected.



- n. At the North wall a failed flashing is allowing water infiltration. This is evident as an area approximately 12' long by 7 courses tall is spalling from the freeze thaw process. This area will need to be repointed once the deficiency is corrected.



- o. The brick façade at the SW & SE corners needs repointing.



- p. The tin fascia assembly is open at the SW & SE corners as it attaches to the building.

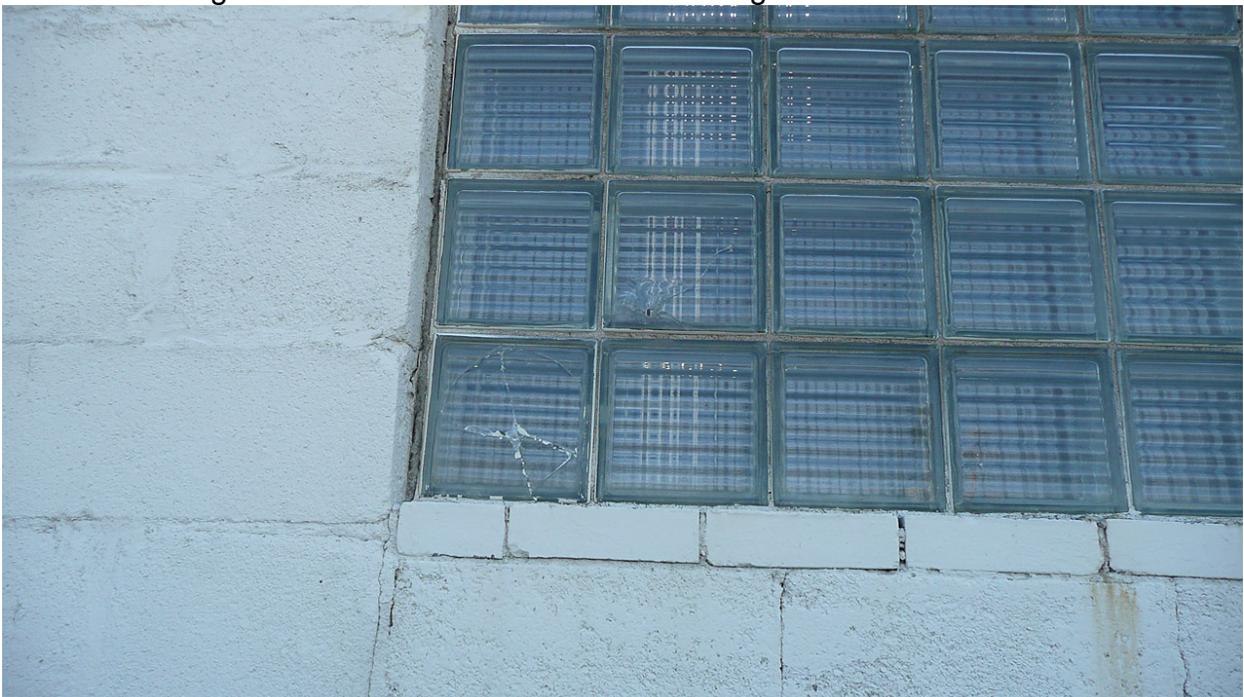


3. Exterior & Lower Roof

- a. The lower roof is a rubber roof.
- b. Several seams at the lower roof are showing signs of wear and will eventually need to be re-glued.



- c. Several glass blocks are broken from rock damage.



- d. Two double hung windows @ the third floor level have broken glass from rock damage. This may be prevented by adding security screens as on the lower windows.



- e. The wood at the fascia has several large holes in it. The wood fascia is in need of general repair and paint.



4. Interior

- a. Third floor SE window balance spring is not connected on one side causing it to close when opened.
- b. Unable to gain access to hoistway area at third floor level.
- c. At the third floor E. side a minor natural gas leak was detected at the piping feeding the furnace. It was at the elbow at floor level as it turns up to feed the furnace.
- d. At the third floor level E. side middle of the E. wall signs of past water infiltration evident at underside of roof deck. A past repair of the roof deck was done. A joist has been cut at this location. Suggest repair of joist. Where the roof meets the wall at this

location heavy air infiltration is occurring. A moisture meter was used and found this area to be dry at the time of the inspection.

- e. At the second floor the SE window has a broken slide on the bottom E. side of window.
- f. At the second floor E. unit two outlets are not working above the countertop.
- g. At the first floor W. unit an exhaust pipe that is not being used is unconnected and needs to be capped to avoid exhaust gasses from entering the building. Note that down stream of this exhaust this same feed leads into the exhaust of a large commercial oven which is being used.



- h. At the first floor W. unit unable to inspect the rear of the unit as it was consumed by a large baking oven, no lighting was found and this area was filled with stored kitchen equipment.
- i. At the first floor W. unit adjacent to the display cases a quad outlet is loose on the floor and needs to be mounted. This outlet is feeding an excessive amount of plug strips.
- j. At the first floor E. unit an excessive amount of plug strips is being used to operate display cases and coolers.
- k. At the first floor E. unit the back door has been replaced with a hollow core wood door. This door should be a rated door.
- l. The windows have been replaced with Traco insulated double hung units.

5. Mechanical, Electrical & Plumbing

- a. The building is serviced by two gas meters and two electric meters. Unable to determine during the course of this inspection which meters fed which areas. It does

appear that utilities are shared among the tenants. One gas feed appeared to serve the 2nd & 3rd floors.

- b. Much of the electric looks to have been replaced recently.
- c. No heat was available to the third floor W. side.
- d. A Rheem Classic 90 plus furnace serviced the third floor E. side. This unit appears to have a DX coil installed to provide cooling but the realtor indicated that no cooling was currently available. This furnace operated by a programmable thermostat. It is fairly new, maintained and was in good working order at the time of the inspection.



- e. A Rheem Classic 90 plus furnace serviced the second floor W. side. This unit provides heating and cooling. This furnace operated by a programmable thermostat. It is fairly new, maintained and was in good working order at the time of the inspection.
- f. A Tempstar furnace serviced the second floor E. side. This unit provides heating and cooling. This furnace operated by a programmable thermostat. It is maintained and was in good working order at the time of the inspection.
- g. A Thermo Pride oil fired furnace located in the basement serviced the first floor W. & E. side. This unit has been maintained and was in good working order at the time of the inspection.
- h. The building is serviced by a 3/4" copper water line with one meter. The pressure to the building was adequate at the time of the inspection.
- i. A A.O. Smith electric hot water heater located E. side basement. A GE electric hot water heater located W. Side basement. A Whirlpool electric water heater located W. Side basement. This water heater has two short pieces of galvanized piping at the supply and discharge points and should be replaced with copper to avoid galvanic corrosion of the pipes from dissimilar metals.
- j. A 125 amp electric panel was located at the 3rd floor W. unit, 3rd floor E. unit, 2nd floor W. unit, 2nd floor E. unit and 1st floor E. side unit. A 200 amp electric panel was located first floor E. side unit and first floor W. side unit.
- k. An open junction box was found above the condensers in the basement of the W. unit.