New York home inspection report

RPL § 444-g • 19 NYCRR Subpart 197-5

Inspection

Property address
84 Winthrop Avenue, Albany, NY 12203

Client	Inspection date
Jordan Wells	May 5, 2026

Inspector and license
Nicole Ferraro, lic. 16000107752

Weather and temperature
Light rain, 58° F

Summary of concerns

Item	Condition	Severity
Carbon monoxide alarm	None found in home	Safety
Main panel	Double-tapped breaker	Safety
South roof slope	Curling shingles	Major
Front downspout	Drains at foundation	Minor

Roof

Roof covering
Asphalt shingles, curling at south slope

How observed
Ladder at eaves and binoculars. Roof wet and steep.

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Structure and exterior
Foundation Poured concrete, two vertical shrinkage cracks
Siding and trim Vinyl siding, rotted window sill at rear kitchen
Grading and drainage Downspout drains against front foundation

Attic
Attic access method Viewed from hatch with flashlight
Insulation and venting About 6 in. blown cellulose, ridge and soffit vents

New York home inspection report • Systems

19 NYCRR 197-5.8 to 197-5.11

Electrical	
Service amps and voltage 100 amp, 120/240 volt	
Main disconnect location Basement, east wall	**Sub-panel location** Detached garage
Branch wiring Copper. No aluminum branch wiring seen.	
Smoke and CO alarms Smoke alarms on each floor. No CO alarm found.	

Heating and cooling
Heating system Gas forced air furnace, 2009, ran normally
Cooling system Central air, not operated

Plumbing
Supply and drains Copper supply, PVC and cast iron drains, good flow
Water heater 40 gal gas, 2017, no drip leg on gas line

Not observed	
System or area	**Reason**
Roof surface	Wet and steep. Viewed from ladder.
Central air	Below 65° F outside
Garage attic	No walkable floor
Finished basement walls	Covered by paneling

Delivery	
Report sent May 8, 2026	**Sent to** Jordan Wells only