

URS/AECOM SHOP DRAWING/SUBMITTAL REVIEW COMMENTS

PROJECT: **NYSDEC Contract No. D009635
Cold Spring Former MGP Site Remedial Action
Cold Spring, NY**

CONTRACTOR: **Watermark**

SUBMITTAL NO.: **13120-7A**

DESCRIPTION: **Revised Post-Construction Inspection Reports and
Photographs for Site Adjacent Structures**

REVIEW STATUS: **APPROVED**
 APPROVED AS NOTED
 RESUBMIT WITH REVISIONS
 DISAPPROVED

REVIEW COMMENTS:

1. The first day of the post-construction home inspection at 4 New Street was July 19, 2016.

Reviewed by: **K. Jackson**

Date: **10/04/16**

Review is for general compliance with contract documents. Sole responsibility for correctness of dimensions, details, quantities, and compliance with performance specifications, and safety during fabrication and construction shall remain with the Contractor.



175 Cabot Street • Lowell, MA 01854
Office 978.452.9696 Fax 978.453.9988

TO: Randy West, Project Manager
AECOM
257 West Genesee Street, Suite 400
Buffalo, NY 14202

LETTER OF TRANSMITTAL			
DATE:	9/14/16	JOB NO:	15027-00 / Contract No. D009635
ATTENTION:	Randy West, Project Manager		
RE:	Cold Spring Former Manufactured Gas Plant (MGP)		
Site Remediation Project			

WE ARE SENDING YOU:

Attached Under separate cover via **Email & FTP** **the following items:**
 Shop Drawings Prints Plans Samples Reports
 Copy of Letter Change Order No. _____

NO.	ITEM	QUANTITY	DESCRIPTION
1	PDF	1	Revised Post-Construction Inspection Reports and Photographs for Site Adjacent Structures (Submittal No. 13120-7A)

THESE ARE TRANSMITTED as checked below:

For approval Approved as submitted Resubmit Copies for approval
 For your use Approved as noted Submit Copies for distribution
 As requested Returned for corrections Return Corrected prints
 For review and comment For bids due _____ Prints returned after loan to Watermark

REMARKS:

COPY TO: David J. Chiusano, NYSDEC

SIGNED: 

If enclosures are not as noted, kindly notify us at once.

Thank You!

**HOME INSPECTION RECORD
COLD SPRING FORMER MGP SITE
COLD SPRING, NY**

Property Address: 4 New Street
Date of Pre-Inspection: October 26, 2015 and October 29, 2015
Date of Post-Inspection: July 18, 2016 and July 20, 2016
Conducted By: Jeff Goudsward

Note: Pre-inspection results noted in black; **post-inspection results noted in red.**

Anomalies Observed:

Building Interior

Living Room/Dining Room (1st Floor)

- No issues noted.
- **No new issues noted.**

Guest Bath (1st Floor)

- Minor separation along top of baseboard molding (**no changes noted**).
- No other issues noted.
- **No new issues noted.**

Kitchen (1st Floor)

- No issues noted.
- **2-inch diagonal hairline crack extending from upper left corner of door from hallway (Photo #1). Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.**
- **No other new issues noted.**

Pantry/Storage Closet/Utility Closet/Rear Hallway (1st Floor)

- Hairline settlement crack in ceiling of pantry closet, east of light fixture (**crack has been painted over**).
- Numerous drywall seams and cuts exhibit prior patching (**no changes noted**).
- No other issues noted.
- **No new issues noted.**

Stairwell to 2nd Floor

- Separation along top of baseboard molding along eastern and western walls (no changes noted).
- No other issues noted.
- No new issues noted.

Guest Bath (2nd Floor)

- Horizontal hairline crack observed in two tiles in shower, immediately below window (no changes noted).
- Four ½”-diameter circular holes noted in ceiling above bathtub (holes are no longer present and appear to have been repaired).
- Screws are pushing through ceiling drywall (Photo #2, typical). Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.
- No other new issues noted.

Den/Office (2nd Floor)

- Minor spacing at corner joints of window frames (no changes noted).
- Door to room is slightly off-plumb, but closes easily (top hinge to door is warped and off-set from door; door no longer closes easily. Photo #3 and Photo #4).
- No other issues noted.
- No other new issues noted.

Master Bedroom/Storage Closets (2nd Floor)

- Hairline settling crack noted in ceiling above fireplace; approximately 2” long (no changes noted).
- Minor spacing at door frame and window frame joints (no changes noted).
- No other issues observed.
- No new issues noted.

Master Bathroom (2nd Floor)

- No issues noted.
- Separation of wall tiles in shower stall from adjacent wall noted near bottom right of shower door (Photo #5 and Photo #6). Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.

- No other new issues noted.

Stairwell to 3rd Floor

- Hairline settlement crack in ceiling on 2nd floor landing'; approximately 6" long and orientated north to south (no changes noted).
- Separation along top of baseboard molding on both sides of stairs (no changes noted).
- No other issues noted.
- No new issues noted.

Third Floor:

- Numerous hairline settlement cracks observed in ceiling, most notably along drywall seams (a majority of the settlement cracks have been painted over and no longer evident).
- Settlement cracks also noted at interface between walls and ceiling at several locations (a majority of the settlement cracks have been painted over and no longer evident).
- No other issues noted.
- Screws are pushing through ceiling drywall in northern area of room and the eastern window alcove (Photo #7 and Photo #8). Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.
- Hairline crack (approximately 2" long) noted in wall beneath northern window. Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.
- No other new issues noted.

Building Exterior

Eastern Face

- Chimney appears to be structurally sound, with some surface pitting and fissures noted to brick face (no changes noted).
- Brick exterior exhibits some surface fissures and damage (pitting, corner breakage) (no changes noted).
- No other issues noted.
- No new issues noted.

Northern Face/Rear Porch

- Approximately ¼” gap between rear door frame and adjacent brick (no changes noted).
- Brick exterior exhibits some surface pitting/damage, with limited surface fissures noted (no changes noted).
- Stone slab step to rear porch is cracked in southeast corner (no change noted).
- Some separation at joints/seams of porch railings and columns noted (porch has been freshly painted, obscuring some previously noted gaps).
- Horizontal splitting/separation to triangular roof supports at upper corners of northern face, most notably to upper left corner (no changes noted).
- Splitting also noted along diagonal roofline beams at corners of building (no changes noted).
- No new issues noted.

Western Face

- Very minor splitting to window frame of center 1st floor window noted in lower right corner of window (no changes noted).
- Surface pitting and some brick loss noted to exterior brick face; limited surface fissures noted (no changes noted).
- Horizontal splitting to triangular bracket along roofline in upper right corner of western face (no changes noted).
- Vertical wood panels above porch exhibit some splitting and warping (appears to have been repaired by others; Photo #9 and Photo #10).
- No new issues noted.

Southern Face/Front Porch

- Surface pitting and some brick loss noted to exterior brick face; limited surface fissures noted (no changes noted).
- Minor separation at joints/seams of porch railings, columns, railings and roofline noted (no changes noted).
- Repair to right stair column noted (Photo #11 and Photo #12).
- No new issues noted.

HOME INSPECTION RECORD
COLD SPRING FORMER MGP SITE
COLD SPRING, NY

Property Address: 8 New Street
Date of Pre-Inspection: October 22, 2015, October 29, 2015, and October 30, 2015
Date of Post-Inspection: July 18, 2016 and July 20, 2016
Conducted By: Jeff Goudsward/Steve Flynn

Note: Pre-inspection results noted in black; post-inspection results noted in red.

Anomalies Observed:

Building Interior

Living Room (1st Floor)

- Minor (typical) spacing between floor planks (no changes noted).
- No other issues noted.
- Minor spacing between crown molding and ceiling (Photo #1). Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.
- No other new issues noted.

Kitchen (1st Floor)

- Minor spacing at window joints (no changes noted).
- Minor spacing at base of column and where molding meets floor (no changes noted).
- No other issues noted.
- No new issues noted.

Bathroom/Hallway/Utility Closet (1st Floor)

- Minor separation along top edges of floor molding (no changes noted).
- Drywall patching along the sidewall of utility closet (no changes noted).
- Staining where pipes pass through ceiling to 2nd floor (no changes noted).
- No other issues noted.
- No new issues noted.

Stairwell to 2nd Floor

- Banister along wall is loose (no changes noted).
- Punch mark on east wall at top of stairs (no changes noted).
- Minor spacing at base of molding (no changes noted).
- No other issues noted.
- No new issues noted.

Master Bedroom (2nd Floor)

- Minor spacing along top of baseboard molding, window, and door joints (no changes noted).
- No other issues noted.
- Screws are pushing through ceiling drywall (Photo #2). Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.
- No other new issues noted.

Master Bathroom (2nd Floor)

- Approximately 8" crack to ceiling extending from sink alcove out towards toilet (no changes noted).
- No other issues noted.
- Two cracks in drywall above door (Photo #3). Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.
- Screws are pushing through drywall in walls (Photo #4). Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.
- No other new issues noted.

Guest Bedroom and Bathroom (2nd Floor)

- Minor spacing between window joints and along baseboard molding (no changes noted).
- No other issues noted.
- No new issues noted.

Stairwell to 3rd Floor

- Separation along top of baseboard molding along east side of stairwell (no changes noted).
- No other issues noted.
- Screws pushing through drywall (Photo #5, Photo #6). Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.
- No other new issues noted.

Third Floor

- Minor spacing at floor and window joints.
- Cracks at corners of northwest dormer at alcove on ceiling (approx. 6-8 inches long). (no changes noted)
- One settling crack in ceiling at southwest dormer at top of alcove (no changes noted).
- No other issues noted.

- Tape joint on ceiling above bed separating (Photo #7, Photo #8). Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.
- No other new issues noted.

Building Exterior

Western Face

- Wood siding is splitting and separating; notably on 3-6 rows above brick (no changes noted).
- Splitting also observed on wood flashing overlaying brick foundation (no changes noted).
- Series of ¼” wide horizontal hairline cracks on first floor window right window frame (no changes noted).
- Horizontal cracks extending south in wood panels from window frame (approx. 2-6 inches long). (no changes noted)
- Approximately 1/8” gap between column flashing (southwest corner of house). (no changes noted)
- Vertical cracking in column adjacent to 2nd Floor Porch (no changes noted).
- No other issues noted.
- Some of the vertical cracking in corner boards has been repaired by others.
- No other new issues noted.

Eastern Face

- No damage to foundation noted (no changes noted).
- Limited number of surface fissures to bricks (no changes noted).
- Minor spacing between joints in window frames (1/16” or less). (no changes noted)
- Minor spacing between wood flashing sections; notably near southeast corner approximately 3 ft. north of down spout (no changes noted).
- Numerous wood siding planks are offset from adjoining planks (no changes noted).
- Significant damage to several wood siding planks including ruts, scrape, hairline cracks (no changes noted).
- Significant splitting noted along upper bear portion of roof at apex of roof (no changes noted).
- Cracks present parallel to roof line (no changes noted).
- No new issues noted.

Northern Face

- Minor spacing between window frame joints (no changes noted).
- Damage to wood siding surfaces including scratches, scuffing, minor splitting, paint loss, separation of wood siding planks from vertical columns at northeast and northwest corners (1/16" or less). (no changes noted)
- Some wood siding planks are offset from adjoining planks (no changes noted).
- Splitting along vertical column joints (no changes noted).
- Damage to door frame including scratches, scuffing, marks, paint loss, and splitting (most severe on southern side). (some repairs have been made by others to door frame)
- Some minor separation of door frame from siding (no changes noted).
- No other issues noted.
- Some repairs have been made by others to corner boards (Photo #9).
- No new issues noted.

Rear Porch

- Large gap (up to 1/4") at railing joint closest to door with adjoining crack (approx. 1/16") extending north (no changes noted).
- No other issues noted.
- No new issues noted.

Third Floor Dormer

- No issues noted.
- No new issues noted.

South Face

- Minor spacing at front door frame joints (no changes noted).
- Minor spacing at patio door frame joints (no changes noted).
- Minor spacing at window frame joints (no changes noted).
- Some surface damage to wood siding including scuffing along grain (no changes noted).
- Small surface indentations on wood siding (no changes noted).
- Separation between wood siding planks (approx. 1/16"). (no changes noted)
- No other issues noted.
- No new issues noted.

Front Porch

- Splitting of upper cedar railing (no changes noted).
- Paint loss and cracking at base of support column (2nd from west) and along interior (west) bottom portion of 3rd support column from west (some repairs have been made by others to the columns, Photo #10, Photo #11).

- Front door has horizontal hairline cracks at bottom of door frame (approx. 1-2" long).
(no changes noted)
- No other issues noted.
- No new issues noted.

**HOME INSPECTION RECORD
COLD SPRING FORMER MGP SITE
COLD SPRING, NY**

Property Address: 10 New Street
Date of Pre-Inspection: October 26, 2015 and October 30, 2015
Date of Post-Inspection: July 20, 2016 and August 6, 2016
Conducted By: Jeff Goudsward

Note: Pre-inspection results noted in black; **post-inspection results noted in red.**

Anomalies Observed:

Building Interior – **Post-Inspection of Building Interior Not Conducted Per Resident**

Living Room (1st Floor)

- Spacing between cross beams and ceiling
- Typical spacing between natural stones in lower portion of fireplace. One brick in upper portion of fireplace exhibits a vertical hairline crack, in upper left corner of backdrop.
- No other issues noted.

Guest Bath (1st Floor)

- One floor tile in guest bath is broken, with a portion missing.
- No other issues noted.

Kitchen/Dining Room (1st Floor)

- No issues noted.

Laundry/Utility Room (1st Floor)

- Some splitting to wood floor noted.
- Sheet rock panels exhibit prior patching/repairs.
- Plywood walls exhibit some bowing and gaps between panels.
- No other issues noted.

Stairwell to 2nd Floor

- Gaps noted between steps and adjoining walls.

- Hairline settlement cracks observed on western wall at base of stairs.
- Settlement crack along sheetrock seam on western wall at top of stairs.
- Portion of wall at top of stairs is open to exterior brick wall.
- Horizontal hairline settlement crack at upper right corner of entranceway to stairs (approximately 3" long).
- No other issues noted.

Front Bedroom (2nd floor, fronting New Street)

- Hairline settlement crack at wall/ceiling interface along western wall.
- Hairline settlement crack in wall, northwest corner of room, near ceiling (approximately 1 ½" long)
- No other issues noted.

Central Bedroom (2nd Floor)

- Door to room is slightly off-plumb.
- Closet door is not plumb and is difficult to open.
- No other issues noted.

Master Bedroom/Walk-In Closet (2nd Floor)

- Hairline settlement crack along drywall seam, northwest corner of clothes closet (Photo 6).
- Hairline settlement crack in sheetrock, near upper right corner of interior doorway to walk-in closet.
- No other issues noted.

Master Bathroom (2nd Floor)

- Floor tile abutting linen closet is damaged with broken corner.
- Door to bathroom is not plumb.
- No other issues noted.

Building Exterior

Western Face

- Moderate to severe brick damage including pitting, chipping, fissures, cracks in mortar, mortar loss and repairs present (no changes noted, Photo #1 and Photo #2).
- Loss of brick along 1st floor window (north). (no changes noted)
- Top three rows of brick sag downward to the left at northwest corner (no changes noted, Photo #3 and Photo #4).

- Wood siding and window frames exhibit weathering and rotting (no changes noted).
- Numerous splits and cracks along grain of wood siding (no changes noted).
- Major dry rot/weathering to flashing/molding along roofline (no changes noted).
- Cement loss evident at several places on south side of chimney (no changes noted)
- Diagonal crack in upper area of chimney along south side (approx. 1' long) from middle to upper right corner (no changes noted, Photo #5).
- No other issues noted.
- No new issues noted.

Eastern Face

- Moderate damage and cracking to brick face and mortar, mortar loss between bricks (no changes noted, Photo #6 and Photo #7).
- Some splitting along wood exterior (no changes noted).
- No other issues noted.
- No new issues noted.

North Face/Porch

- Some splitting/gaps along seams (approx. 1/16"). (no changes noted)
- Larger split along bottom cross rail (no changes noted).
- Large vertical indentation in northern support column (approx. 3/4" wide and 1/4" deep). (no changes noted)
- Approximately 1/8" gap at joint at point on porch roof (east side). (no changes noted)
- Dry rot/weathering damage present (no changes noted).
- Moderate to severe paint cracking/loss and settlement cracks in wood siding (no changes noted).
- Window flashing at top of window is warped and separating from top left corner of window frame (no changes noted).
- Window frame exhibits paint loss and splitting at bottom cross frame (no changes noted).
- Flashing on roof is peeling away from roof (no changes noted).
- No other issues noted.
- No new issues noted.

South Face/Porch

- Up to 1/8" gaps between underside roof boards at front door access overhang (no changes noted).
- Approximate 1/2" gap (mortar loss) between bricks and adjacent brownstone, upper left corner of door (no changes noted, Photo #8)
- Numerous cracks and splits to support columns (no changes noted).
- East column slightly twisted (no changes noted).

- Hairline vertical crack extending length of brick overlay between door and window, to the west of door (no changes noted).
- Hairline vertical crack extending length of brick overlay between two first floor windows (no changes noted, Photo #9).
- Some minor cement loss along western door frame along top of overlay between door and window (no changes noted).
- Loss of cement along western door frame (no changes noted).
- Significant loss of stone (bottom half) at bottom stone window sill below center window on 2nd floor (no changes noted, Photo #10).
- Approximately 2” chip to lower lip of stone below west window, lower right corner (no changes noted).
- Upper sill of west window on 1st floor has 3” horizontal crack in lower right corner going west; also 4” crack along top of sill, upper right corner (no changes noted).
- Bricks show moderate to severe damage due to weathering/age, including pitting, fissures, loss of brick face, corner breakage, and mortar loss/cracks (no changes noted, Photo #11).
- Window sill below bottom of East window (1st floor) has three, 1-3”, chips to bottom lip (no changes noted).
- Wood frames exhibit some dry rot and splitting (no changes noted).
- No other issues noted.
- No new issues noted.

**HOME INSPECTION RECORD
COLD SPRING FORMER MGP SITE
COLD SPRING, NY**

Property Address: 12 West Street
Date of Pre-Inspection: October 21, 2015 and October 29, 2015
Date of Post-Inspection: July 20, 2016 and July 29, 2016

Conducted By: Jeff Goudsward/Ed Urbanek

Note: Pre-inspection results noted in black; **post-inspection results noted in red.**

Anomalies Observed:

Building Interior

Living Room/Dining Room (1st Floor)

- No issues noted.
- **No new issues noted.**

Kitchen/Rear Hallway (1st Floor)

- Rear door is not plumb, tilts slightly downward towards hinge side of door.
- No other issues noted.
- **No new issues noted.**

Utility Room (1st Floor)

- Numerous drywall seams and cuts exhibit prior patching.
- No other issues noted.
- **No new issues noted.**

Storage Closet (1st Floor)

- No issues noted.
- **No new issues noted.**

Stairwell to 2nd Floor

- Minor spacing between sections of bannisters.
- No other issues noted.

- No new issues noted.

Hallway (2nd Floor)

- Hairline settlement crack in ceiling outside bathroom; extends width of hallway. Area has been repaired and repainted.
- Approximate 5” hairline vertical settlement crack above upper right corner of door leading to guest bedroom. No longer present; area appears to have been repaired and repainted.
- Hairline vertical settlement crack in outer door frame to guest bedroom, upper right corner (no changes noted).
- Several scratches and nicks to walls observed. Area appears to have been repaired and repainted.
- No other issues noted.
- No new issues noted.

Guest Bedroom (2nd Floor)

- Minor spacing at upper corner joints of door frame (no changes noted).
- Minor spacing at upper corner joints of window along east wall (no longer evident).
- Approximate 5” hairline vertical settlement crack in ceiling above inner doorway. No longer present; area appears to have been repaired and repainted.
- Approximate 16” long hairline settlement crack along drywall seam in ceiling in window alcove area. No longer present; area appears to have been repaired and repainted.
- Approximate 3’ long hairline settlement crack at wall/ceiling interface, extending from southwest corner of window alcove. No longer present; area appears to have been repaired and repainted.
- Paint bubbling/cracking observed in southwest corner of alcove, extending floor to ceiling. No longer present; area appears to have been repaired and repainted.
- No other issues noted.
- Door to bedroom is slightly off-plumb (Photo #1). Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.
- No other new issues noted.

Master Bedroom/Storage Closets (2nd Floor)

- Minor spacing at upper corner joints of window frames.
- No other issues observed.
- No new issues noted.

Master Bathroom (2nd Floor)

- Hairline cracks to tile grout in northeast corner of shower stall, extending floor to ceiling (no changes noted).
- Cracks/paint separation where sink vanity meets shower stall (no changes noted).
- Minor spacing between sections of sink vanity (no changes noted).
- Spacing (up to 1/8th inch) between marble tile and wood paneling above bathtub along eastern, southern and western walls (no changes noted).
- No other issues noted.
- No new issues noted.

2nd Floor Exterior Porch

- Outer screen door is loose on hinges and is sagging. Door frame exhibits minor spacing at joints and minor paint loss. (no changes noted)
- Some separation/cracking at joints on columns and cross-beams of railing (no changes noted).
- Some minor paint loss to exterior wall noted (western face), notably at joints between wood paneling. Also, minor separation between wood panel sections noted at several locations. (no changes noted)
- No other issues noted.
- No new issues noted.

Stairwell to 3rd Floor

- Hairline settlement crack in southern wall at top of stairs, upper right corner (no changes noted).
- Hairline settlement crack in lower left corner of ceiling at top of stairs, abutting eastern wall of stairwell (no changes noted).
- No other issues noted.
- No new issues noted.

Third Floor:

- Minor spacing between joints of storage closet door frames and window frames (no changes noted).
- Horizontal hairline settlement crack extending from TV stand inset to adjacent storage closet (no changes noted).
- No other issues noted.
- No new issues noted.

Building Exterior

Western Face

- Numerous areas of cracking/separation noted along joints and seams of porch columns, railings, railing supports and ceiling beams (no changes noted).
- Some separation between wood panel sections noted between and adjacent to windows (no changes noted).
- Limited surface fissures noted to brick foundation (no changes noted),
- No new issues noted.

Eastern Face

- No damage to stone foundation noted; however, a majority of the foundation is obscured by the rear porch (no changes noted).
- Vertical hairline crack present in right rear door frame; extends length of door frame (no changes noted).
- Minor spacing between window frame joints on 2nd and 3rd floors (no changes noted).
- No other issues noted.
- No new issues noted.

Rear Porch

- Minor water rot noted at base of two southern porch railing columns (no changes noted).
- Minor separation of base molding from wall south of door (no changes noted).
- Separation gap noted at joint of top porch railings at southeast corner of porch (no changes noted).
- Wood shingle roof of sauna is warped due to water damage (no changes noted).
- Wood fence and gate between 12 West Street and 4 New Street exhibits moderate damage including splitting of fence panels, separation between fence panels, and separation of gate post top (west post) from column and gouges/holes to fence panels. Gate post top has been repaired by others (Photo #2). Gate is slightly loose on hinges.
- Vertical hairline split in column on southeast corner of porch (Photo #3). Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.
- No other issues noted.
- No other new issues noted.

South Face

- No cracks to stone foundation noted; however some surface stone loss was observed particularly near AC unit (no changes noted).
- Chimney appears to be structurally sound, with some minor surface fissures noted to the brick face (no changes noted).
- Minor separation at window frame joints, most notably to 1st floor bay windows (no changes noted).
- Multiple horizontal hairline cracks noted in upper window frame of eastern 1st floor window (no changes noted).
- Separation between sections of vertical decorative columns at eastern and western end of house (no changes noted).
- Separation between some wood panels noted, particularly above western bay window (no changes noted).
- No other issues noted.
- No new issues noted.

North Face:

Adjoined to 14 West Street.

**HOME INSPECTION RECORD
COLD SPRING FORMER MGP SITE
COLD SPRING, NY**

Property Address: 14 West Street
Date of Pre-Inspection: October 26, 2015 and October 29, 2015
Date of Post-Inspection: July 19, 2016 and July 20, 2016
Conducted By: Jeff Goudsward

Note: Pre-inspection results noted in black; **post-inspection results noted in red.**

Anomalies Observed:

Building Interior

Living Room (1st Floor):

- Minor separation between molding and door in interior of storage closet (**no changes noted**).
- No other issues noted.
- **No new issues noted.**

Guest Bath (1st Floor):

- Minor separation of chair rail molding from wall along eastern wall (**no changes noted**).
- No other issues noted.
- **No new issues noted.**

Kitchen (1st Floor)

- No issues noted.
- **No new issues noted.**

Pantry/Storage Closet/Utility Closet/Rear Hallway (1st Floor)

- Numerous drywall seams and cuts exhibit prior patching (**no changes noted**).
- No other issues noted.
- **No new issues noted.**

Stairwell to 2nd Floor

- Lower portion of banister along northern wall is loose. First banister mount on northern wall is not tightly secured and is separated from wall (no changes noted).
- Minor separation of floor molding from southern wall at base of stairs (no changes noted).
- No other issues noted.
- No new issues noted.

Master Bedroom (2nd Floor)

- Minor separation at joints in window frames (no changes noted).
- No other issues noted.
- No new issues noted.

Guest Bedroom/Bathroom (2nd Floor)

- Minor separation at joints in window frames in guest bedroom (no changes noted).
- No other issues noted.
- No new issues noted.

Stairwell to 3rd Floor

- Hairline settlement cracks in ceiling at top of stairwell. Crack extends approximately two (2) feet from light fixture down the stairwell, towards the west (no changes noted, Photo #1 and Photo #2).
- No other issues noted.
- No new issues noted.

3rd Floor

- Numerous hairline settlement cracks at wall/ceiling joints, most notably along western wall and alcove areas (a majority of the settlement cracks have been painted over and no longer evident, otherwise no changes noted. Photo #3 and Photo 4, typical of remaining cracks).
- No other issues noted.
- No new issues noted.

Building Exterior

Western Face

- Numerous bricks on ground level exhibit fissures/cracks ranging in width from hairline to 1/16". Also damage to corners of bricks adjacent to front door noted. (no changes noted)
- Bricks on second floor appear to be in good condition (no changes noted).
- No new issues noted.

Front Porch

- Decorative molding on second step (from ground) is detached at northern end of step (repaired, Photo #5).
- Third step (from ground) exhibits 6" long split in corner of step. Crack ranges in width from hairline to 1/8". (no changes noted)
- No new issues noted.

Northern Face

- Cracking of bricks (approx.. 1/16" wide) (no changes noted)
- Broken corners of bricks (no changes noted).
- No other issues noted.
- No new issues noted.

Eastern Face

- Up to ¼" gap between rear door frame and brick (no changes noted).
- Minor spacing on exterior storage unit on rear porch (approx. 1/16" wide). (no changes noted)
- Fissure cracks on brick face (approx. 1/16" wide). (no changes noted).
- No other issues noted.
- No new issues noted.

Southern Face

- Adjoining to 12 West Street.

HOME INSPECTION RECORD
COLD SPRING FORMER MGP SITE
COLD SPRING, NY

Property Address: 19 & 21 Market Street
Date of Pre-Inspection: October 26, 2015 and October 30, 2015
Date of Post-Inspection: July 19, 2016 and July 20, 2016
Conducted By: Jeff Goudsward

Note: Pre-inspection results noted in black; **post-inspection results noted in red.**

Anomalies Observed:

19 Market Street

Front Room (1st Floor):

- Vertical hairline crack extending from floor to ceiling along southern wall, behind piano (**no changes noted**).
- Horizontal hairline crack along western wall. Approximately three (3) feet long and three (3) feet above floor (**no changes noted**).
- Numerous hairline settlement cracks in northern wall, above fireplace (**no changes noted**).
- Numerous hairline settlement cracks in wall in northeast corner of room, east of fireplace (**no changes noted**).
- Wall in northwest corner of room is bowed floor to ceiling (**no changes noted**).
- Door frame into room is not plumb (**no changes noted**).
- Closet door has been trimmed to fit into frame. Door is loose and does not fit snugly in frame. (**no changes noted**)
- No other issues noted.
- **Diagonal hairline crack extending from upper right corner of door to the ceiling (Photo #1). Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.**
- **No other new issues noted.**

Interior Hallway (Front Door to Rear Door):

- Small hairline crack in corner of one floor tile adjacent to basement door (**no changes noted**).
- Extensive settlement cracks noted in all walls, and to a lesser extent, in the ceiling. Bulging of walls in hallway also observed (**no changes noted**).

- Front door is not plumb and does not close easily. Rear door is also not plumb. (no changes noted)
- No other issues noted.
- No new issues noted.

Kitchen:

- Minor hairline settlement cracks noted in walls and ceiling (no changes noted).
- No other issues noted.
- No new issues noted.

Stairwell to 2nd Floor:

- Numerous hairline settlement cracks along southern wall (no changes noted).
- Bannister is loose with a wooden brace installed between the wall and banister near top of stairs (no changes noted).
- No other issues noted.
- No new issues noted.

Bathroom (2nd Floor):

- Door into bathroom is not plumb (no changes noted).
- Separation at window frame joint in lower left corner noted (no changes noted).
- No other issues noted.
- No new issues noted.

Guest Bedroom (2nd Floor):

- Door is slightly off center (closes snugly). (no changes noted)
- Some settling cracks in walls in hallway to guest room are present; notably above door and along western wall (no changes noted).
- No other issues noted.
- No new issues noted.

Master Bedroom/Hallway:

- Some settling cracks observed; notably above fireplace (along northern and eastern walls between windows). (no changes noted)
- Large ceiling crack extending north to south across entire ceiling, near western wall (no changes noted).
- Wall crack in northwestern wall (no changes noted).
- Numerous wall cracks/bulging along northern wall of hallway (no changes noted).
- Paneling along southern wall of hallway exhibits some bulging (no changes noted).
- Door to third floor closet is offset and difficult to close (no changes noted).

- No other issues noted.
- No new issues noted.

Stairs to 3rd Floor and 3rd Floor:

- Numerous settling cracks in walls and ceiling (no changes noted).
- Water damage in Northwest corner of ceiling (no changes noted).
- No other issues noted.
- No new issues noted.

Basement:

- Two areas of possible water damage located above fireplace and northeast corner (no changes noted).
- Loss of brick, loss of cement, cracked bricks, evidence of prior repairs to fireplace (no changes noted).
- No other issues noted.
- Hairline cracks noted in two floor tiles in front of fireplace (Photo #2).
- No new issues noted.

Basement Bedroom:

- Door is slightly off center (no changes noted).
- Possible water damage to ceiling in southwest corner (no changes noted).
- Evidence of previous water infiltration and repairs at top of stone wall (no changes noted).
- Plaster repair completed to ceiling (no changes noted).
- No other issues noted.
- No new issues noted.

21 Market Street

Bedroom:

- Possible water damage and repair above front door (no changes noted).
- Front door is slightly off center (no changes noted).
- Some separation between door frame and wall on left of door noted (no changes noted).
- Possible damage/cracking observed in wall above window (no changes noted).
- No other issues noted.
- Horizontal hairline crack in eastern wall, extending from right closet door frame to southern wall (Photo #3). Slight damage to plaster along crack. Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.
- Cracking and a large chip to one (1) floor tile adjacent to pantry closet (Photo #4). Based on the results of vibration and settlement monitoring conducted at the

residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.

- No other new issues noted.

Kitchen/Bathroom:

- Some spacing observed between ceiling tiles (no changes noted).
- No other issues noted.
- Hairline crack across one (1) floor tile located in front of sink (Photo #5). Based on the results of vibration and settlement monitoring conducted at the residence, this change is attributed to normal seasonal structural fluctuations and not to site activities.
- No other new issues noted.

Building Exterior (both 19 and 21 Market Street):

Eastern Face:

- Weather damage to brick walkway (no changes noted).
- Settlement cracks in concrete block walls to east and south of subgrade room beneath front porch, especially in southeast corner (no changes noted, Photo #6, Photo #7, Photo #8).
- No other issues noted.
- No new issues noted.

Southern Face:

- Some weather damage to chimney bricks present (no changes noted).
- Moderate to severe paint cracking/loss and settlement cracks in wood siding (no changes noted).
- Large crack and dry rot along gutter overhang above eastern window (no changes noted, Photo #9).
- Gutter is detached near southwest corner of lower level (no changes noted, Photo #10).
- No other issues noted.
- No new issues noted.

Northern Face:

- Cracks to mortar in stone block foundation; 3rd row of stone from ground at northeast corner (1/16" thick). (no changes noted, Photo #11)
- Horizontal cracks along base of top row of stone at mortar joint (no changes noted).
- Small crack along edges of mortar seams (no changes noted).
- Moderate to severe paint cracking/loss and settlement cracks in wood siding (no changes noted).
- Flashing at top of window is warped and separating from top left corner of window frame (no changes noted).

- Window frame exhibits paint/settlement cracking particularly at bottom cross frame (no changes noted).
- Cracks in mortar between stone blocks and to face of some blocks (no changes noted).
- No new issues noted.