



READINESS REPORT | BUILT, AUDITED AND AUTHORIZED BY A URS PRO

# PropertyShield Report - Stonegate Mills Apartments (2 Millpond Lane, Tarrytown, NY)

2 Millpond Lane, Tarrytown, NY 10591

Authorized by Andrew Mason | finalized Jul 31, 2026 | PS-2026-0202

**Review of the provided records and photos for Stonegate Mills (42-unit multifamily) shows an active recurring plumbing failure on the building B-line waste stack that led to an overnight emergency (June 2026) with water into Unit 2B and the 2nd-floor hallway. That event was mitigated by an emergency plumber and United Restoration Services, but the original plumber's recommendation of a camera inspection of the shared stack remains open.**

## VERIFIED READINESS

63%

10 of 16 checks

## ACTIVE

1

condition

## OPEN

10

priorities

## RECORDS

65/66

read

## FIRST PRIORITY | IMMEDIATE - SCHEDULE THIS WEEK

### Recurring B-line waste-stack failures affecting units 2B/3B/4B

crossriver-invoice-1.pdf (Mar 1, 2025) - documented pinhole leak and patch at cast-iron B-line branch  
crossriver-invoice-2.pdf (Oct 28, 2025) - invoice and written recommendation for camera inspection  
crossriver-invoice-3.pdf (June 2026) - after-hours emergency invoice describing stack failure and active water into 2B and hallway  
maintenance-ticket-log.xlsx entries (2025-10-24, 2026-06-08) showing emergency calls and open camera recommendation  
resident-email-3B-leak.pdf (June 13, 2026) - tenant report of overnight water and wet hallway  
unit-2B-ceiling-patch.jpg - visible patch and evidence of prior ceiling repair  
urs-mitigation-work-order.pdf (June 16, 2026) - emergency extraction and drying equipment deployed

Your choice: Building management with a licensed plumber

URS will coordinate: Schedule and complete a full camera inspection (basement cleanout through roof vent) ASAP; include locating the failing cast-iron section, develop a scoped repair estimate, and perform repairs before additional failure. After repair, monitor with moisture readings and document results.

# Priority handoff

You choose the path for every item. Manage the next step in your own way, or ask URS to coordinate. Either option is available, and you stay in control.

## ACTIVE NOW | IMMEDIATE - SCHEDULE THIS WEEK

### 01 | Recurring B-line waste-stack failures affecting units 2B/3B/4B

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*Evidence: [crossriver-invoice-3.pdf, page 1](#)*

## ADDRESS NOW | THIS MONTH

### 02 | Unknown/poorly-documented main building water shutoff and access gaps

ray-note-shutoff.jpg - handwritten note: 'main shutoff - behind elec panel in old loading dock?? ask Ray (check before next leak!!)'  
 stonegate-mills-floor-plan-1988.pdf - plan notes domestic water service enters at basement mechanical room, north end (no unit isolation valves shown)  
 old-loading-dock-panel.heic and photos of old loading dock area (evidence of electrical panels near loading dock)

Your choice: Superintendent (Ray Otero)

URS will coordinate: Perform an on-site verification to locate and exercise the main building shutoff and any building-level isolation valves. Physically tag the shutoff(s), create a simple labeled diagram/photo for the emergency response quick-sheet, and add the shutoff location to the lockbox/emergency checklist. Train staff/superintendent on operation and restrictions (e.g., gas/electrical coordination).

*Evidence: [ray-note-shutoff.jpg, page 1](#)*

## ADDRESS NOW | WITHIN 2 WEEKS

### 03 | Open recommendation: camera inspection of shared waste stack (Crossriver recommendation)

crossriver-invoice-2.pdf - technician recommendation and estimate note for camera inspection  
 maintenance-ticket-log.xlsx shows the camera inspection recommendation ticket as OPEN

Your choice: Building management with Crossriver Plumbing

URS will coordinate: Approve and fund the recommended camera inspection (include basement cleanout to roof vent); request a PDF video report with time-stamped observations, recommended repairs and estimated cost. Use the report to prioritize permanent repairs.

*Evidence: [crossriver-invoice-2.pdf, page 2](#)*

**ADDRESS NOW | THIS MONTH**

**04 | Building-level water usage spikes (Mar-Jun 2026) that correlate to maintenance events**

water-bill-baseline.pdf (Jan 23, 2026) - usage 118 HCF baseline  
water-bill-spike.pdf (Mar 22, 2026) - usage 151 HCF (notable spike)  
water-bill-recent.pdf (Jun 30, 2026) - usage 139 HCF  
maintenance-ticket-log.xlsx entries (water events, plumbing calls, June 2026 emergency)

Your choice: Building management

URS will coordinate: Correlate meter readings with recorded plumbing events and tenant reports; request utility usage history if needed; consider installing temporary submeters or remote consumption alarm on the building main to detect rapid increases in flow. Resolve any active leaks and re-check usage until it returns to expected baseline.

*Evidence: [water-bill-spike.pdf, page 1](#)*

**ADDRESS NOW | WITHIN 2 WEEKS - CONFIRM DRY STANDARD WITH MOISTURE READINGS**

**05 | Active water intrusion event (June 2026) with mitigation completed but follow-up required**

crossriver-invoice-3.pdf (after-hours emergency) - leak description, riser shut at basement cleanout, time stamps  
urs-mitigation-work-order.pdf - emergency extraction, drying equipment and moisture monitoring visits, dry standard confirmed  
maintenance-ticket-log.xlsx (2026-06-08, 2026-06-13) - emergency plumbing & URS mitigation entries  
resident-email-3B-leak.pdf - tenant notification thanking response  
unit-2B-ceiling-patch.jpg - ceiling patch evidence

Your choice: United Restoration Services with building management

URS will coordinate: Confirm permanent stack repairs from camera work; document completed repairs and moisture readings in the unit and hallway; inspect concealed finishes and note any potential mold or structural issues requiring specialist abatement or repair. Keep tenant informed and collect photos/measurements for insurance claim file if applicable.

*Evidence: [urs-mitigation-work-order.pdf, page 1](#)*

**COORDINATE THIS QUARTER | OVERDUE - SCHEDULE NOW**

**06 | Backflow prevention (RPZ) annual test past due**

backflow-test-cert.pdf (Test Date: May 24, 2025 - PASS; next annual test due May 24, 2026) and backflow-test-cert-prior-year.pdf (May 23, 2024)  
rpz-device-tag.heic - photo of device & tag

Your choice: Building management with a certified backflow tester

URS will coordinate: Schedule the annual RPZ test now - the certificate on file shows the next test was due in May 2026 - and file the new certificate in the building record.

*Evidence: [backflow-test-cert.pdf, page 1](#)*

**COORDINATE THIS QUARTER | BEFORE THE HEATING SEASON**

**07 | Boiler equipment - model & serial documented; combustion PASS but circulator bearing wear noted**

boiler-nameplate.heic (Foundry Ridge FR-240, Serial FR-24-09-3317, manufacture 06/2009)  
boiler-permit-card-2009.jpg (installation record, 2009)  
kestrel-combustion-report.pdf (Nov 22, 2025) - PASS but circulator pump bearing wear noted; vendor recommends scheduling replacement  
kestrel-service-agreement.pdf (covers FR-240, term Jan 30, 2026-Jan 30, 2027)

Your choice: Kestrel Mechanical under the service agreement

URS will coordinate: Schedule circulator replacement per Kestrel recommendation during an upcoming planned service to avoid pump failure and possible water damage. Keep spare parts or secure expedited parts supply under the service agreement.

*Evidence: [kestrel-combustion-report.pdf, page 1](#)*

**COORDINATE THIS QUARTER | AT NEXT POLICY RENEWAL**

**08 | Insurance declarations show building coverage but high water-damage deductible**

property-policy-declarations.pdf - commercial package declarations; building limit \$11,400,000; water damage deductible: \$25,000

Your choice: Building management with the insurance broker

URS will coordinate: Board and management should be aware of the \$25,000 water-damage deductible when evaluating repair strategies and claims. Keep a claim-ready folder and cost estimates for any repeated water incidents. Discuss risk tolerance with insurance broker (Calloway & Finch) if repeated water events are likely.

*Evidence: [property-policy-declarations.pdf, page 1](#)*

**COORDINATE THIS QUARTER | AFTER EACH MAJOR STORM**

**09 | Roof membrane condition and drains (warranty & recent seam repair)**

roof-membrane-warranty.pdf (Van Doren Warranty - installed June 2019; warranty expires June 2029)

vandoren-roof-repair-invoice.pdf (June 25, 2025) - wind-lifted seam repaired NE corner

roof-membrane-drains.jpg and roof-access-hatch.jpg - photos of drains and roof access

ray-note-roof-drain.jpg - staff note to clear north roof drain after big storms (leaf load)

Your choice: Superintendent (Ray Otero)

URS will coordinate: Keep the vendor on an inspection/maintenance schedule to check membrane seams and drains after major storms and during leaf-fall. Document all roof inspections and drain-clearing to preserve warranty coverage. Consider a storm-response checklist for roof access and drain checks.

*Evidence: [roof-membrane-warranty.pdf, page 1](#)*

**COORDINATE THIS QUARTER | THIS MONTH**

**10 | Electrical distribution labeling & basement panel directories (done) - confirm main breaker labeling**

two-rivers-panel-invoice.pdf (Feb 24, 2026) - re-label basement distribution panels; verify circuit directory accuracy

electrical-panel-labeled.jpg and old-loading-dock-panel.heic - panel photos

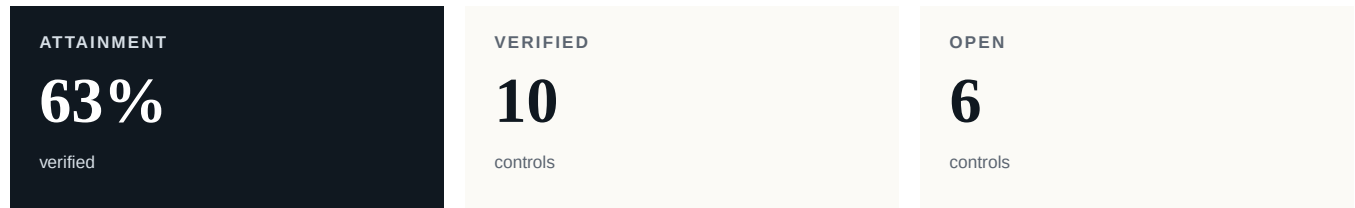
Your choice: Superintendent (Ray Otero)

URS will coordinate: Confirm main panel directories are correct and add a simple map to the emergency quick-sheet showing panel locations and the location of the building main. Verify that any electrical panels blocking access to a water shutoff are not used to obscure emergency valves.

*Evidence: [electrical-panel-labeled.jpg, page 1](#)*

# What is confirmed - and what still needs work

A check counts only when current evidence confirmed by URS supports it. Missing or outdated proof stays open so nothing important disappears behind the percentage.



## CAN YOUR TEAM ACT FAST? | ONE ITEM OPEN

### Response and access: 5 of 6

Open: RA-04 After-hours entry and key/access process

## CAN WATER BE FOUND AND STOPPED? | 3 ITEMS OPEN

### Water control and containment: 1 of 4

Open: WC-01 Main domestic-water shutoff; WC-02 Shutoffs are mapped by zone, riser, and branch; WC-04 Leak detection covers the building's known risk areas

## ARE CRITICAL RECORDS CURRENT? | ONE ITEM OPEN

### Documents and systems: 3 of 4

Open: DS-02 Critical inspection and compliance records are current

## ARE FIXES DOCUMENTED AND CLOSED? | ONE ITEM OPEN

### Incident learning and follow-through: 1 of 2

Open: FT-02 Open readiness findings have an owner and disposition

## A SERVICE CREDIT TOWARD URS RESTORATION INVOICES

### Readiness Response Credit | \$3,609.38

Each item URS verifies adds about \$90.00 to this building's response credit, up to \$4,125.00 fully verified.

After-hours entry and key/access process: Document exactly how a responder gets inside after hours. | +\$85.94

Main domestic-water shutoff: Locate, photograph, and label the main shutoff. | +\$85.94

Zone/riser/branch isolation map: Map isolation points to their served areas. | +\$85.94

How the credit works and full terms: <https://propertyshield.unitedrestoration.com/propertyshield/credit>

## YOUR READINESS CHECKLIST

# All 20 checks at a glance

Green checked boxes are confirmed with current reviewed evidence. Light-red open boxes show exactly what still needs work. Eligible evidence references open the secure customer-visible source file.

## Response and access | 5 of 6 verified



### CONFIRMED

#### RA-01 | Onsite incident lead

Current evidence has been reviewed and confirmed.

*Evidence: Intake submission - Dana Whitfield (manager) and Ray Otero (superintendent) with direct lines*



### CONFIRMED

#### RA-02 | After-hours escalation chain

Current evidence has been reviewed and confirmed.

*Evidence: Intake submission - after-hours contact chain: Ray, then Dana, then the management line*



### CONFIRMED

#### RA-03 | Restoration and critical-trade response contacts

Current evidence has been reviewed and confirmed.

*Evidence: [vendor-contact-list.xlsx, page 1](#)*



### NEEDS WORK

#### RA-04 | After-hours entry and key/access process

No documented lockbox or key process; manager to confirm and write it down.

**Next: Document exactly how a responder gets inside after hours.**



### CONFIRMED

#### RA-05 | Crew arrival, parking, staging, and service route

Current evidence has been reviewed and confirmed.

*Evidence: Intake submission - arrival, staging and the loading-dock service route*



### CONFIRMED

#### RA-06 | Current floor plan or equivalent response map

Current evidence has been reviewed and confirmed.

*Evidence: [stonegate-mills-floor-plan-1988.pdf, page 1](#)*

## Water control and containment | 1 of 4 verified



#### NEEDS WORK

##### WC-01 | Main domestic-water shutoff

Only an unconfirmed handwritten note places the main shutoff behind the loading-dock electrical panel. Needs locating, a photo, and a label.

**Next:** Locate, photograph, and label the main shutoff.



#### NEEDS WORK

##### WC-02 | Shutoffs are mapped by zone, riser, and branch

No riser or branch isolation map exists; the B-line stack history is exactly why one matters.

**Next:** Map isolation points to their served areas.



#### CONFIRMED

##### WC-03 | Known water-risk areas and recurring locations

Current evidence has been reviewed and confirmed.

[Evidence: resident-email-2B-damp.pdf, page 1](#)

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

[Evidence: crossriver-invoice-3.pdf, page 1](#)



#### NEEDS WORK

##### WC-04 | Leak detection covers the building's known risk areas

No leak detection installed; reviewer designates the B-line stack zone for assessment.

**Next:** Document zone-level detection coverage and status.

## Documents and systems | 3 of 4 verified



#### CONFIRMED

##### DS-01 | Applicable critical-document register

Current evidence has been reviewed and confirmed.

[Evidence: elevator-cat1-cert.pdf, page 1](#)

[Evidence: property-policy-declarations.pdf, page 1](#)



#### NEEDS WORK

##### DS-02 | Critical inspection and compliance records are current

Backflow test expired May 2026; the most frequent vendor's COI is missing.

**Next:** Replace, renew, or confirm outstanding documents.



#### CONFIRMED

##### DS-03 | Critical equipment, ownership, and maintenance details are documented

Current evidence has been reviewed and confirmed.

[Evidence: boiler-permit-card-2009.jpg, page 1](#)

[Evidence: water-heater-nameplate.heic, page 1](#)

[Evidence: boiler-nameplate.heic, page 1](#)



#### CONFIRMED

##### DS-04 | Critical systems follow one current maintenance schedule

Current evidence has been reviewed and confirmed.

[Evidence: kestrel-combustion-report.pdf, page 1](#)

[Evidence: elevator-cat1-cert.pdf, page 1](#)

[Evidence: kestrel-service-agreement.pdf, page 1](#)

## Incident learning and follow-through | 1 of 2 verified



#### CONFIRMED

##### FT-01 | Prior water incidents are organized into one history

Current evidence has been reviewed and confirmed.

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

[Evidence: crossriver-invoice-1.pdf, page 1](#)



#### NEEDS WORK

##### FT-02 | Open readiness findings have an owner and disposition

First report: open findings do not yet have assigned owners and dispositions.

**Next: Assign ownership and the next status.**

### Why there are two readiness numbers

Your Instant Readiness Diagnostic was the starting point. Your answers to the nine-question quiz produced the PropertyShield Readiness Score and pointed URS toward likely gaps. Verified Readiness Attainment separately shows how many of the building's 20 readiness checks are supported by current evidence confirmed by URS. The two results stay separate because they use different inputs.

#### YOUR NEXT PROGRESS REVIEW

## What your annual review adds

This Readiness Report establishes today's baseline. The annual review will compare progress against it without blending the two readiness measures.

### Compare progress

Revisit the nine-question Readiness Score and the 20 evidence-confirmed readiness checks against today's starting point.

### Document completed work

Record repairs, updated maps, current documents, and closed priorities so the value is visible.

### Set the next priorities

Identify what remains open and agree on the next customer-led or URS-coordinated steps.

**PropertyShield Pro with Matterport annual service**

all your current building data run through our proprietary RiskSignal engine; a full report build, audit and authorization performed by a URS pro; a new report created for comparison with the original report; your live Emergency Action App and secure Building File; an annual onsite readiness inspection; a new annotated floor plan showing documented updates; and refreshed Matterport documentation

KEPT CURRENT

Readiness assets and deadlines

Reviewed records and installed controls that support the response plan.

TRACKED RECORD

Next due (from inspection)

Status: Current  
Next due: May 23, 2025

Evidence: [backflow-test-cert-prior-year.pdf, page 1](#)

TRACKED RECORD

Next due (from inspection)

Status: Current  
Next due: May 24, 2026

Evidence: [backflow-test-cert.pdf, page 1](#)

TRACKED RECORD

Next due (from inspection)

Status: Current  
Next due: Aug 26, 2026

Evidence: [elevator-cat1-cert.pdf, page 1](#)

TRACKED RECORD

Next due (from inspection)

Status: Current  
Next due: Nov 22, 2026

Evidence: [kestrel-combustion-report.pdf, page 1](#)

TRACKED RECORD

Policy expires (from insurance)

Status: Current  
Next due: Dec 29, 2026

Evidence: [kestrel-coi.pdf, page 1](#)

**TRACKED RECORD**

**Next due (from other)**

Status: Current

Next due: Jan 30, 2027

[Evidence: kestrel-service-agreement.pdf, page 1](#)

**TRACKED RECORD**

**Policy expires (from insurance)**

Status: Current

Next due: Feb 27, 2027

[Evidence: sentry-ridge-coi.pdf, page 1](#)

**TRACKED RECORD**

**Policy expires (from insurance)**

Status: Current

Next due: Mar 28, 2027

[Evidence: property-policy-declarations.pdf, page 1](#)

**TRACKED RECORD**

**Next due (from inspection)**

Status: Current

Next due: May 28, 2027

[Evidence: fire-alarm-inspection-cert \(1\).pdf, page 1](#)

**TRACKED RECORD**

**Warranty expires (from warranty)**

Status: Current

Next due: Jun 1, 2029

[Evidence: roof-membrane-warranty.pdf, page 1](#)

**TRACKED RECORD**

**Emergency response plan**

Status: Needs Expiration Date

**TRACKED RECORD**

**Sprinkler inspection**

Status: Needs Expiration Date

**TRACKED RECORD**

**Fire alarm inspection**

Status: Needs Expiration Date

**TRACKED RECORD**

**Elevator inspection**

Status: Needs Expiration Date

**TRACKED RECORD**

**Vendor COI**

Status: Needs Expiration Date

**TRACKED RECORD**

**Insurance certificate**

Status: Needs Expiration Date

**REVIEWED RECORDS**

## Verified property facts

**FOUNDRY RIDGE BOILER CO. | FR-240 | GAS-FIRED HOT WATER BOILER**

Manufactured: Jun 1, 2009 | 17 years old at finalization

Age is factual context, not a replacement instruction or failure prediction.

*Evidence: [boiler-nameplate.heic, page 1](#)*

**CEDARLINE WATER HEATING | HW-80 | COMMERCIAL GAS WATER HEATER**

Manufactured: Mar 1, 2018 | 8 years old at finalization

Age is factual context, not a replacement instruction or failure prediction.

*Evidence: [water-heater-nameplate.heic, page 1](#)*

**Inspection type**

BACKFLOW PREVENTION ASSEMBLY TEST REPORT

*Evidence: [backflow-test-cert-prior-year.pdf, page 1](#)*

**Equipment**

2-inch reduced pressure zone (RPZ), domestic water service

*Evidence: [backflow-test-cert-prior-year.pdf, page 1](#)*

**Make**

Clearline

[\*Evidence: backflow-test-cert-prior-year.pdf, page 1\*](#)

**Model**

CV-2000

[\*Evidence: backflow-test-cert-prior-year.pdf, page 1\*](#)

**Result**

PASS

[\*Evidence: backflow-test-cert-prior-year.pdf, page 1\*](#)

**Service date**

2024-05-23

[\*Evidence: backflow-test-cert-prior-year.pdf, page 1\*](#)

**Vendor**

Hudson Gate Backflow Testing

[\*Evidence: backflow-test-cert-prior-year.pdf, page 1\*](#)

**Mechanical room**

basement mechanical room

[\*Evidence: backflow-test-cert-prior-year.pdf, page 1\*](#)

**Inspector**

J. Okafor

[\*Evidence: backflow-test-cert-prior-year.pdf, page 1\*](#)

**Inspected on**

2024-05-23

[\*Evidence: backflow-test-cert-prior-year.pdf, page 1\*](#)

**Location in building**

2 Millpond Lane, Tarrytown, NY 10591

[\*Evidence: backflow-test-cert-prior-year.pdf, page 1\*](#)

**Trade**

Backflow Testing

*Evidence: backflow-test-cert-prior-year.pdf, page 1*

**Deficiency noted**

Relief valve opened at 2.6 PSID. Check valve #1 held at 5.1 PSID.

*Evidence: backflow-test-cert-prior-year.pdf, page 1*

**Result**

PASS

*Evidence: backflow-test-cert.pdf, page 1*

**Inspected on**

2025-05-24

*Evidence: backflow-test-cert.pdf, page 1*

**Inspector**

J. Okafor

*Evidence: backflow-test-cert.pdf, page 1*

**Service date**

2025-05-24

*Evidence: backflow-test-cert.pdf, page 1*

**Model**

CV-2000

*Evidence: backflow-test-cert.pdf, page 1*

**Location in building**

basement mechanical room

*Evidence: backflow-test-cert.pdf, page 1*

**Trade**

Backflow Testing

*Evidence: backflow-test-cert.pdf, page 1*

**Deficiency noted**

Relief valve opened at 2.6 PSID. Check valve #1 held at 5.1 PSID.

[\*Evidence: backflow-test-cert.pdf, page 1\*](#)

**Location in building**

2 Millpond Lane, Tarrytown, NY 10591

[\*Evidence: backflow-test-cert.pdf, page 1\*](#)

**Vendor**

Hudson Gate Backflow Testing

[\*Evidence: backflow-test-cert.pdf, page 1\*](#)

**Inspection type**

BACKFLOW PREVENTION ASSEMBLY TEST REPORT

[\*Evidence: backflow-test-cert.pdf, page 1\*](#)

**Make**

Clearline

[\*Evidence: backflow-test-cert.pdf, page 1\*](#)

**Equipment**

2-inch reduced pressure zone (RPZ), domestic water service

[\*Evidence: backflow-test-cert.pdf, page 1\*](#)

**Inspected on**

2009-08-01

[\*Evidence: boiler-permit-card-2009.jpg, page 1\*](#)

**Make**

FOUNDRY RIDGE

[\*Evidence: boiler-permit-card-2009.jpg, page 1\*](#)

**Inspection type**

Final inspection

[\*Evidence: boiler-permit-card-2009.jpg, page 1\*](#)

**Result**

PASSED

[Evidence: boiler-permit-card-2009.jpg, page 1](#)

**Vendor**

KESTREL MECHANICAL SERVICES LLC

[Evidence: boiler-permit-card-2009.jpg, page 1](#)

**Installed**

2009-06-01

[Evidence: boiler-permit-card-2009.jpg, page 1](#)

**Equipment**

GAS-FIRED HOT WATER BOILER

[Evidence: boiler-permit-card-2009.jpg, page 1](#)

**Model**

FR-240

[Evidence: boiler-permit-card-2009.jpg, page 1](#)

**Vendor**

Palisade Elevator Inspection Co.

[Evidence: elevator-cat1-cert.pdf, page 1](#)

**Equipment**

Passenger traction elevator, 1 car, 4 landings + basement

[Evidence: elevator-cat1-cert.pdf, page 1](#)

**Result**

SATISFACTORY

[Evidence: elevator-cat1-cert.pdf, page 1](#)

**Inspection type**

ELEVATOR PERIODIC TEST REPORT CATEGORY 1

[Evidence: elevator-cat1-cert.pdf, page 1](#)

**Inspector**

H. Vasquez

[Evidence: elevator-cat1-cert.pdf, page 1](#)

**Service date**

2025-08-26

[Evidence: elevator-cat1-cert.pdf, page 1](#)

**Inspected on**

2025-08-26

[Evidence: elevator-cat1-cert.pdf, page 1](#)

**Location in building**

Building: Stonegate Mills Apartments  
Address: 2 Millpond Lane, Tarrytown, NY 10591

[Evidence: elevator-cat1-cert.pdf, page 1](#)

**Units in the building**

42

[Evidence: fire-alarm-inspection-cert \(1\).pdf, page 1](#)

**Location in building**

Stonegate Mills Apartments, 2 Millpond Lane, Tarrytown, NY 10591

[Evidence: fire-alarm-inspection-cert \(1\).pdf, page 1](#)

**Vendor**

Sentry Ridge Fire Protection

[Evidence: fire-alarm-inspection-cert \(1\).pdf, page 1](#)

**Inspection type**

FIRE ALARM SYSTEM - ANNUAL INSPECTION & TEST CERTIFICATE

[Evidence: fire-alarm-inspection-cert \(1\).pdf, page 1](#)

**Result**

PASS - all initiating and notification devices functional

[Evidence: fire-alarm-inspection-cert \(1\).pdf, page 1](#)

**Inspected on**

2026-05-28

[\*Evidence: fire-alarm-inspection-cert \(1\).pdf, page 1\*](#)

**Deficiency noted**

No deficiencies noted at this inspection.

[\*Evidence: fire-alarm-inspection-cert \(1\).pdf, page 1\*](#)

**Inspector**

C. Braddock

[\*Evidence: fire-alarm-inspection-cert \(1\).pdf, page 1\*](#)

**Equipment**

Addressable fire alarm control panel

[\*Evidence: fire-alarm-inspection-cert \(1\).pdf, page 1\*](#)

**Carrier**

Granite Harbor Mutual

[\*Evidence: kestrel-coi.pdf, page 1\*](#)

**Vendor**

Kestrel Mechanical Services LLC

[\*Evidence: kestrel-service-agreement.pdf, page 1\*](#)

**Equipment**

Foundry Ridge FR-240 boiler; associated circulators and controls

[\*Evidence: kestrel-service-agreement.pdf, page 1\*](#)

**Service date**

2026-01-30

[\*Evidence: kestrel-service-agreement.pdf, page 1\*](#)

**Vendor**

Kestrel Mechanical Services LLC

[\*Evidence: kestrel-combustion-report.pdf, page 1\*](#)

**What failed**

circulator pump bearing wear noted - monitor; vendor recommends scheduling replacement at a regular service visit.

*Evidence: [kestrel-combustion-report.pdf, page 1](#)*

**Installed**

2009-01-01

*Evidence: [kestrel-combustion-report.pdf, page 1](#)*

**Service date**

2025-11-22

*Evidence: [kestrel-combustion-report.pdf, page 1](#)*

**Inspection type**

ANNUAL COMBUSTION & SAFETY SERVICE REPORT

*Evidence: [kestrel-combustion-report.pdf, page 1](#)*

**Inspected on**

2025-11-22

*Evidence: [kestrel-combustion-report.pdf, page 1](#)*

**Result**

PASS - unit serviceable

*Evidence: [kestrel-combustion-report.pdf, page 1](#)*

**Deficiency noted**

circulator pump bearing wear noted - monitor; vendor recommends scheduling replacement at a regular service visit.

*Evidence: [kestrel-combustion-report.pdf, page 1](#)*

**Inspector**

L. Ferro

*Evidence: [kestrel-combustion-report.pdf, page 1](#)*

**Equipment**

gas-fired hot water boiler

*Evidence: [kestrel-combustion-report.pdf, page 1](#)*

**Make**

Foundry Ridge

[\*Evidence: kestrel-combustion-report.pdf, page 1\*](#)

**Serial number**

FR-24-09-3317

[\*Evidence: kestrel-combustion-report.pdf, page 1\*](#)

**Model**

FR-240

[\*Evidence: kestrel-combustion-report.pdf, page 1\*](#)

**Vendor**

Stonegate Mills Management Group

[\*Evidence: management-agreement.pdf, page 1\*](#)

**Location in building**

Stonegate Mills Apartments, 2 Millpond Lane, Tarrytown, NY 10591

[\*Evidence: management-agreement.pdf, page 1\*](#)

**Service date**

2025-01-27

[\*Evidence: management-agreement.pdf, page 1\*](#)

**Carrier**

GRANITE HARBOR MUTUAL

[\*Evidence: property-policy-declarations.pdf, page 1\*](#)

**Date on the note**

2025-06-24

[\*Evidence: ray-note-roof-drain.jpg, page 1\*](#)

**Note**

after big storms:  
clear N roof drain  
(leaves from the oak)  
takes 10 min w/ gloves

*Evidence: ray-note-roof-drain.jpg, page 1*

### Note

boiler reset button -  
left side, red cover.  
if it locks out 2x  
CALL KESTREL, don't  
keep resetting

*Evidence: ray-note-boiler-reset.jpg, page 1*

### Location in building

left side, red cover.

*Evidence: ray-note-boiler-reset.jpg, page 1*

### What failed

boiler reset button -

*Evidence: ray-note-boiler-reset.jpg, page 1*

### Vendor named

KESTREL

*Evidence: ray-note-boiler-reset.jpg, page 1*

### Date on the note

2025-11-25

*Evidence: ray-note-boiler-reset.jpg, page 1*

### Vendor

KESTREL

*Evidence: ray-note-boiler-reset.jpg, page 1*

### Note

main shutoff - behind elec  
panel in old loading dock??  
ask Ray  
(check before next leak!!)

*Evidence: ray-note-shutoff.jpg, page 1*

### Vendor named

Ray

*Evidence: ray-note-shutoff.jpg, page 1*

**Date on the note**

2026-06-26

[\*Evidence: ray-note-shutoff.jpg, page 1\*](#)

**Date on the note**

2025-12-26

[\*Evidence: resident-email-2B-damp.pdf, page 1\*](#)

**What failed**

The damp smell near the kitchen ceiling in 2B is back - same corner that was patched last year.

[\*Evidence: resident-email-2B-damp.pdf, page 1\*](#)

**Note**

Hi Dana, The damp smell near the kitchen ceiling in 2B is back - same corner that was patched last year. No visible water this time, but it is noticeable after the weekend. Can someone take a look before it turns into another leak? Thanks, Marie (2B)

[\*Evidence: resident-email-2B-damp.pdf, page 1\*](#)

**Location in building**

kitchen ceiling in 2B

[\*Evidence: resident-email-2B-damp.pdf, page 1\*](#)

**Vendor named**

M. Aiello

[\*Evidence: resident-email-2B-damp.pdf, page 1\*](#)

**Carrier**

Granite Harbor Mutual

[\*Evidence: sentry-ridge-coi.pdf, page 1\*](#)

**Mechanical room**

MECHANICAL ROOM - N END (boiler, domestic water service, RPZ)

[\*Evidence: stonegate-mills-floor-plan-1988.pdf, page 1\*](#)

**Floors**

4

[\*Evidence: stonegate-mills-floor-plan-1988.pdf, page 1\*](#)

**Shutoff location**

No unit isolation valves shown on this sheet.

*Evidence: stonegate-mills-floor-plan-1988.pdf, page 1*

**Units in the building**

42

*Evidence: stonegate-mills-floor-plan-1988.pdf, page 1*

**Riser location**

Domestic water service enters at basement mechanical room, north end.

*Evidence: stonegate-mills-floor-plan-1988.pdf, page 1*

**Location in building**

main roof

*Evidence: roof-membrane-warranty.pdf, page 1*

**Vendor**

Van Doren Roofing & Sheet Metal

*Evidence: roof-membrane-warranty.pdf, page 1*

**Installed**

2019-06-01

*Evidence: roof-membrane-warranty.pdf, page 1*

**Trade**

Elevator

*Evidence: vendor-contact-list.xlsx, page 1*

**Vendor**

Palisade Elevator Inspection Co.

*Evidence: vendor-contact-list.xlsx, page 1*

**Vendor**

Two Rivers Electric LLC

*Evidence: vendor-contact-list.xlsx, page 1*

**Trade**

Roofing

[Evidence: vendor-contact-list.xlsx, page 1](#)

**Trade**

Fire alarm

[Evidence: vendor-contact-list.xlsx, page 1](#)

**Vendor**

Hudson Gate Backflow Testing

[Evidence: vendor-contact-list.xlsx, page 1](#)

**Trade**

Boiler / HVAC

[Evidence: vendor-contact-list.xlsx, page 1](#)

**Vendor**

Sentry Ridge Fire Protection

[Evidence: vendor-contact-list.xlsx, page 1](#)

**Trade**

Insurance

[Evidence: vendor-contact-list.xlsx, page 1](#)

**Trade**

Pest control

[Evidence: vendor-contact-list.xlsx, page 1](#)

**Trade**

Electrical

[Evidence: vendor-contact-list.xlsx, page 1](#)

**Vendor**

Greenbriar Pest Solutions

[Evidence: vendor-contact-list.xlsx, page 1](#)

**Vendor**

Calloway & Finch Insurance Brokerage

*Evidence: vendor-contact-list.xlsx, page 1*

**Trade**

Backflow testing

*Evidence: vendor-contact-list.xlsx, page 1*

**Vendor**

Kestrel Mechanical Services LLC

*Evidence: vendor-contact-list.xlsx, page 1*

**Trade**

Plumbing

*Evidence: vendor-contact-list.xlsx, page 1*

**Vendor**

Van Doren Roofing & Sheet Metal

*Evidence: vendor-contact-list.xlsx, page 1*

**Vendor**

Crossriver Plumbing & Heating Corp.

*Evidence: vendor-contact-list.xlsx, page 1*

**What failed**

the hallway carpet was already wet

*Evidence: resident-email-3B-leak.pdf, page 1*

**Location in building**

2B

*Evidence: resident-email-3B-leak.pdf, page 1*

**Note**

Thank you for getting the plumbers here so fast last night - the noise woke us around 2 AM and the hallway carpet was already wet.

*Evidence: resident-email-3B-leak.pdf, page 1*

**Vendor named**

S. Prakash

*[Evidence: resident-email-3B-leak.pdf, page 1](#)*

**Date on the note**

2026-06-13

*[Evidence: resident-email-3B-leak.pdf, page 1](#)*

**Location in building**

3B

*[Evidence: resident-email-3B-leak.pdf, page 1](#)*

**What failed**

Annual inspection - PASS

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**What failed**

EMERGENCY 2AM - stack failure, water in hall

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Location in building**

Hall 2

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Service date**

2026-07-07

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Location in building**

4C

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**What failed**

Quarterly pest service

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Service date**

2025-04-12

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Ray

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Door closer adjusted

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

Common

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

Roof

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2025-06-09

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2025-03-14

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Damp odor reported - monitoring

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2026-01-12

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

Office

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**What failed**

Heating service agreement renewed

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Vendor**

Kestrel Mechanical Services LLC

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Service date**

2026-02-24

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Location in building**

Basement

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Vendor**

Ray

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Service date**

2026-03-31

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Location in building**

Common

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Vendor**

Two Rivers Electric LLC

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**What failed**

Quarterly pest service

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

1A

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2026-05-27

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2026-06-08

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

United Restoration Services

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Ray's shutoff note filed - needs confirmation

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

Office

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Ceiling stain kitchen - plumber called

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Inspected on**

2025-08-28

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Boiler annual combustion service

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Vendor**

Crossriver Plumbing & Heating Corp.

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**What failed**

Lintel repointing W elevation

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Service date**

2025-10-24

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Vendor**

Crossriver Plumbing & Heating Corp.

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**What failed**

Backflow annual test

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Location in building**

3G

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**What failed**

Quarterly pest service

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Vendor**

Van Doren Roofing & Sheet Metal

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Vendor**

Greenbriar Pest Solutions

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**Location in building**

Exterior

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**Service date**

2026-03-08

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**Vendor**

Greenbriar Pest Solutions

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**What failed**

Entry door weatherstrip

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**Location in building**

Fire alarm

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**Location in building**

2B/Hall

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**Vendor**

Office

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**Service date**

2026-06-18

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**Location in building**

2B

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2025-09-12

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

Mechanical

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Camera inspection recommended (see invoice)

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

Vendor

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Quarry Lane Masonry

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

1F

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Handrail bracket tightened

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2025-07-16

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

Common

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Wind damage check - seam lifted NE

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2025-12-28

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Millpond Property Services

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Snow/ice service

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

4K

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2026-04-15

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Ray

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

1J

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Office

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Service date**

2025-08-28

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Location in building**

Common

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Service date**

2025-11-30

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Service date**

2025-03-02

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Location in building**

Common

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Service date**

2025-10-10

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**What failed**

Radiator air-bleed

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Vendor**

Ray

*[Evidence: maintenance-ticket-log.xlsx, page 1](#)*

**Location in building**

Mechanical

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2025-03-28

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

Lobby

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

2B

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2026-01-26

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Millpond Property Services

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Bathroom caulk renewed

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

Office

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2026-05-13

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Sentry Ridge Fire Protection

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Vendor**

Crossriver Plumbing & Heating Corp.

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**What failed**

Paint touch-up after dry-down

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Location in building**

Common

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Location in building**

Elevator

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**What failed**

Mailbox lock 2E replaced

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Vendor**

Ray

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Vendor**

Ray

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Service date**

2025-08-14

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Location in building**

Stairwell B

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Vendor**

Office

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**What failed**

Dryer vent line cleaned

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Inspected on**

2026-05-27

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Location in building**

2B/Hall

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Service date**

2026-06-23

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Vendor**

Greenbriar Pest Solutions

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Vendor**

Hudson Gate Backflow Testing

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Vendor**

Palisade Elevator Inspection Co.

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Service date**

2025-12-14

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

Basement

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2025-09-26

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Stack backup - emergency snake

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Ray

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

Basement

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Intercom unit swapped

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Ray

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2026-04-29

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Cleerflow Vent & Duct

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Result**

PASS

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**What failed**

United Restoration - mitigation: fans and dehumidifiers set, carpet lifted

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Location in building**

Mechanical

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Service date**

2026-07-15

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Vendor**

Crossriver Plumbing & Heating Corp.

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Inspection type**

Category 1 annual test

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Vendor**

Kestrel Mechanical Services LLC

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Service date**

2025-11-16

[\*Evidence: maintenance-ticket-log.xlsx, page 1\*](#)

**Location in building**

Exterior

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

3B

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Hallway bulbs floor 3 replaced

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Laundry room lint duct cleaned

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Ray

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Window lock replaced

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Location in building**

Laundry

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Inspection type**

Annual inspection

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2026-06-13

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Ray

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**What failed**

Quarterly pest service

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**Inspection type**

Backflow annual test

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**What failed**

Category 1 annual test

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**Service date**

2025-02-15

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**What failed**

Slop sink trap replaced

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**Vendor**

Ray

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**Service date**

2025-10-23

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**What failed**

Kitchen faucet washer

[Evidence: maintenance-ticket-log.xlsx, page 1](#)

**Service date**

2025-04-26

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2025-07-30

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Ray

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Office

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Ray

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Greenbriar Pest Solutions

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Inspected on**

2025-05-25

*Evidence: maintenance-ticket-log.xlsx, page 1*

**What failed**

Water bill higher than usual - flagged

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Vendor**

Greenbriar Pest Solutions

*Evidence: maintenance-ticket-log.xlsx, page 1*

**Service date**

2025-06-23

*Evidence: [maintenance-ticket-log.xlsx, page 1](#)*

**What failed**

Quarterly pest service

*Evidence: [maintenance-ticket-log.xlsx, page 1](#)*

**Location in building**

Exterior

*Evidence: [maintenance-ticket-log.xlsx, page 1](#)*

**Service date**

2026-02-10

*Evidence: [maintenance-ticket-log.xlsx, page 1](#)*

**What failed**

Snow/ice service

*Evidence: [maintenance-ticket-log.xlsx, page 1](#)*

**What failed**

Board requested exposure summary

*Evidence: [maintenance-ticket-log.xlsx, page 1](#)*

**Service date**

2025-05-25

*Evidence: [maintenance-ticket-log.xlsx, page 1](#)*

**What failed**

Panel directories re-labeled

*Evidence: [maintenance-ticket-log.xlsx, page 1](#)*

**Location in building**

Common

*Evidence: [maintenance-ticket-log.xlsx, page 1](#)*

APPROVED INVOICES

# Reviewed cost history

**\$26,953**

21 approved contributing records  
Mar 11, 2019 through Jul 15, 2026  
\$642 per confirmed unit for the reviewed period

WHAT THE REVIEW COVERED

# Records, scope, and limitations

**65 of 66 records read**

2 duplicates  
1 unsupported

- stonegate-mills-site-plan.dwg: PropertyShield cannot read this file type (application/acad). Ask the customer to re-send it as a PDF, .docx, .xlsx, or a photo..
- This report reflects the records and observations in scope at finalization. It is not a code determination, engineering opinion, safety certification, insurance determination, or prediction of future loss.

USEFUL CONTEXT

# Report boundaries

Built, audited and authorized by Andrew Mason. AI-assisted extraction and drafting support the review; they do not make client-final decisions.

The nine-question Instant Readiness Diagnostic produces the PropertyShield Readiness Score. Verified Readiness Attainment counts separate URS-reviewed evidence checks. The two measures are never blended into one number.