

## Client

**Jon Doe**  
**123 Your Street**  
**Your Town, NY 13440**  
**HIN™: 134403026**  
**Email:**  
**Inspection Date:** 09-12-2015

## Inspector

**Phone:**  
**E-Mail:**



Welcome and thank you for choosing Superior Quality Home Inspections.  
 This report is designed to be as thorough as possible, but also clear and concise.  
 If you have any questions please call us at (315)-794-1565.

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## Report Summary

### Plumbing System



09/14/2015 Tested the the main entrance pipe to the water system and discovered the pipe is made of Lead. Recommend a qualified contractor repair as necessary.

### General Interior



09/13/2015 Third floor storage area has a mold like substance on the wall



09/13/2015 No railing noted on the stairs to the second floor. This is a safety hazard and should be addressed. Recommend a contractor repair as necessary.

## Safety Concerns



09/14/2015 Did not locate a carbon monoxide detectors in the home. This is a safety hazard. Recommend a contractor install carbon monoxide detectors in the home.

## Exterior Walls



09/12/2015 Service wires from pole are threatened by tree overhang and should have Electric Company inspect and provide remedy.



09/12/2015 High efficiency vent pipe is too low to grade and vents below a window of the home. This could become blocked by snow or ice buildup and cause a backdraft of carbon monoxide into dwelling. Recommend a qualified contractor repair as necessary.



09/12/2015 Open light fixture on the outside the home has live wires exposed to the elements. This is a fire/safety hazard. Recommend a qualified electrician repair as necessary.



09/12/2015 Main entry porch on the front of the home is missing a hand railing. This could be a safety hazard when using the steps in this area. Recommend a qualified contractor repair as necessary.

## General Interior



09/13/2015 One or more open ground outlets. Recommend having a licensed electrician either replace these outlets with 2-pronged outlets, or establish a proper ground wire.

## Main Bathroom



09/13/2015 No ground fault circuit interrupter (GFCI) outlets installed. GFCI outlets help prevent electric shocks in areas that may have water present. Recommend having a qualified electrician install one or more GFCI outlets, especially over counter tops and around sinks.

## Electrical System



09/14/2015 One or more circuit breakers are "double tapped", where 2 or more wires are clamped in a circuit breaker terminal and the circuit breaker was only designed for 1 wire. This is a safety hazard since wires may come loose and cause arcing, sparking and fires. Recommend having a licensed electrician repair as necessary.



09/14/2015 Extensive rust noted in Electric Service Panel. This can be hazardous. Recommend a licensed electrician repair as necessary.



09/14/2015 Branch wiring leaving the main panel is not properly secured to panel. This is a safety hazard as this could allow for contact inside the panel and possible electrocution. Recommend a contractor repair as necessary.

## Roof & Ventilation



09/12/2015 One or more gutters are missing. Recommend installing gutters, downspouts and extensions such as splashblocks or a drain line to carry rain water away from the house



09/12/2015 No gutter downspouts and extensions noted. This can cause accumulation of water next to the foundation which can lead to a wet basement. Recommend adding gutter downspouts with extensions.



09/12/2015 Trees are overhanging roof and are within 10 feet of roof vertically. Recommend pruning trees so they're at least 10 feet above roof, or don't overhang the roof.



09/12/2015 Chimney is severely deteriorated. This allows water to infiltrate the brick and mortar, causing further damage to chimney. Recommend qualified contractor repair as necessary.

## Exterior Walls



09/12/2015 Window trim needs caulking around numerous windows. This can allow water infiltration around the windows and inside the walls. Recommend a contractor repair as necessary.



09/12/2015 Meter caulking is insufficient and needs to be recaulked. Moisture penetration is possible. Recommend a qualified contractor repair as necessary.



09/12/2015 Wood siding is damaged and/or deteriorated in multiple areas. A qualified contractor should evaluate and repair as necessary to prevent water intrusion.



09/12/2015 Wooden door and its threshold on the side of the home is deteriorated and have extensive areas of rot. This could allow water intrusion into the home. Recommend contractor repair as necessary.

## Exterior Grounds



09/12/2015 The homes driveway is beyond the end of its useful life and is severely deteriorated along the majority of the length of the home. Recommend a contractor repair as necessary.



09/12/2015 Noted cracks in foundation in the area where the foundation wall meets the driveway. This can allow water infiltration which will lead to further damage. Recommend qualified contractor repair as necessary.



09/12/2015 Perimeter grading slopes towards building in areas. Recommend grading soil so it slopes down and away from the building to direct rainwater away from foundation.

### Detached Garage



09/12/2015 Garage door is beyond its useful life. Door panels are deteriorated and rotting. Recommend qualified contractor repair as necessary.



09/12/2015 Heavy areas of moss growth on the garage roof. This could allow water to leak through the roof into the garage. Recommend a qualified contractor repair as necessary.

### Attic



09/12/2015 No access hatch was found into the attic. The inspector was unable to evaluate the attic, and it is excluded from this inspection. The possibility of extensive costs associated with undiscovered problems exist. There may be mold, flashing leaks, or insulation issues. Recommend having a qualified contractor install access hatches as necessary and as per standard building practices to allow for periodic evaluation of attic spaces.

### General Interior



09/13/2015 A window in the front entry porch shows extensive signs of water intrusion/moisture. The heavy water stains and moisture meter show the area to be currently damp. There is also a mold like substance on the wall below this window. Recommend a qualified contractor repair as necessary.



09/13/2015 Third floor gas space heater did not fire on the day of inspection. Recommend a contractor repair as necessary.



09/13/2015 Third floor storage space has unprotected wiring that is exposed. Recommend a qualified electrician repair as necessary.



09/13/2015 Skylight in back room shows signs of water intrusion as evidenced by staining in the area around it. Recommend a qualified contractor repair as necessary.



## Half Bathroom



09/13/2015 Bathroom door did not operate properly. Recommend a contractor repair as necessary.

## Main Bathroom



09/13/2015 Excessive drop in water pressure noted. This can be caused by corrosion in water pipes. Recommend a qualified contractor review and repair as necessary.



09/13/2015 No exhaust fan noted in bathroom. This will allow excessive moisture to build up in this area which can cause extensive damage. Recommend a contractor repair as necessary.



09/13/2015 Toilet would not stop filling on the day of the inspection after it was flushed. Water was turned off at the toilets shut off valve and was not inspected any further the day of the inspection. Recommend contractor repair as necessary.

## Kitchen



09/13/2015 Areas of the counter top and island were loose and unsecured. Recommend contractor repair as necessary.



09/13/2015 Open electrical switch under kitchen sink that operates the garbage disposal. Recommend electrician repair as necessary.



09/13/2015 Partially broken window in the kitchen area. Recommend contractor repair as necessary.

## Laundry



09/13/2015 The plug in the laundry area is not a GFCI and an extension cord is being used for the washer that travels directly over the utility sink. This could be a safety hazard. Recommend a qualified electrician repair as necessary.



09/13/2015 Bulging water line running to the washing machine noted the day of the inspection. This could burst and cause the basement/laundry area to flood with water. Recommend a contractor repair as necessary.



09/13/2015 Washer drain is improperly run. The washer drains into the utility sink which drains into the basements floor drain. This could easily overflow and flood the basement area. Recommend a qualified plumber repair as necessary.

## Heating System



09/14/2015 Humidifier on furnace is disconnected and could be inoperable. Recommend a qualified HVAC specialist repair as necessary.

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09/14/2015 No drip leg extension noted on the gas line to the furnace. This will cause erratic operation and will make system less efficient. Recommend repair by a qualified contractor.

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09/14/2015 Cold air return duct work has a large hole in it and should be repaired to avoid furnace drawing its cool air from the basement. Recommend a contractor repair as necessary.

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## Domestic Water Heater



09/14/2015 On demand unit had no supply valve in place to stop flow of water to the unit in case there was a leak. Recommend the installation of this valve to control possible flooding if the unit fails.

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## Electrical System



09/14/2015 Multiple outlets in house had open grounds as noted in the general interior section of this report. Three prong outlets that are ungrounded could be used with equipment that requires a ground to run properly such as computers and televisions. This could destroy such devices. Recommend a qualified contractor evaluate system and make recommendations for repair.

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## Basement



09/14/2015 Some signs of moisture noted on foundation walls and floors. Recommend gutters be installed on house to keep water away from foundation.

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09/14/2015 Lack of proper ventilation in the basement area noted. All basement windows were covered up and not available for use. This could allow excessive moisture to build up in the area and cause possible mold and other deterioration. Recommend a contractor repair as necessary.

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09/14/2015 One or more wood support columns in the basement are bowed or cracked. This can allow for additional settling of the home and or cracks in the walls. Recommend contractor repair as necessary.

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09/14/2015 Opening in chimney in the basement area not properly covered. This could allow carbon monoxide into this area causing a health hazard. Recommend a contractor repair as necessary.

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## Crawlspace



09/14/2015 No proper vapor barrier noted. Moisture from the ground can damage wood and insulation. Recommend a qualified contractor install a moisture barrier at least 6 mil in thickness.

## Plumbing System



09/14/2015 Drain pipe from the home is improperly terminated into the main sewer pipe. This could allow for sewer gas to enter the area or leaking should the pipe become clogged. Recommend contractor repair as needed.

# Full Report

## General Information

**Overview:** Quiet residential neighborhood  
**Inspector:** Your name  
**Start time:** 9:00 A.M.  
**End time:** 11:40 A.M.  
**House is::** Unoccupied  
**Age of house:** 125 Years Old  
**Type of house:** 1 family house  
**Weather condition:** Cloudy

**Temperature:** Cool  
**Ground Condition:** Dry  
**Foundation:** Basement and Crawlspace  
**House Number:** Clearly seen from street



09/12/2015 Concerning mold in a home / building. While we will report any substance that appears to be mold, the only true way to determine if mold is present is to have a mold company/specialist inspect and test for mold. Upstate Home Inspection Service does not perform mold testing or mold inspection's. Any mention of mold in this report should be considered a recommendation to bring in a mold specialist to inspect and test for mold. If you have a specific concern regarding mold, consult a mold specialist for advice.



09/12/2015 Recommendation: After moving into the house, I strongly recommend having the locks changed. Over the years, previous owners may have distributed the keys to family and friends. A new set of locks would insure privacy and security. If the house has remote garage door openers, I would recommend changing the code access also.

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## Roof & Ventilation

**Roof Inspection Method:** From ground  
**Roof Type:** Hipped  
**Roof covering:** Architectural Shingle  
**Roof approximate age:** Newer  
**Defects observed:** None  
**Roof penetrations:** Skylight  
**Roof penetrations:** Vent pipe  
**Roof penetrations:** Chimney

**Gutter material:** Aluminum  
**Downspout material:** None  
**Gutter extensions:** Not noted  
**Chimney appears to be built:** Interior  
**Spark arrester/rain cap:** Noted  
**Chimney made of:** Brick  
**Flue noted:** Noted at top of chimney  
**Roof ventilation:** Soffet vents



09/12/2015

One or more gutters are missing. Recommend installing gutters, downspouts and extensions such as splashblocks or a drain line to carry rain water away from the house



09/12/2015

No gutter downspouts and extensions noted. This can cause accumulation of water next to the foundation which can lead to a wet basement. Recommend adding gutter downspouts with extensions.



No Downspouts



No Gutter Downspouts



09/12/2015

Trees are overhanging roof and are within 10 feet of roof vertically. Recommend pruning trees so they're at least 10 feet above roof, or don't overhang the roof.





Trees Overhanging Roof



09/12/2015

Chimney is severely deteriorated. This allows water to infiltrate the brick and mortar, causing further damage to chimney. Recommend qualified contractor repair as necessary.



Chimney Deterioration



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## Exterior Walls

**Wall structure:** Wood frame  
**Wall covering material:** Wood  
**Condition of wall::** Needs paint and areas of rot repaired  
**Trim:** Aluminum  
**Trim condition:** Acceptable  
**Door material:** Wood  
**Windows:** Vinyl windows with screens  
**Main entry porch:** Concrete

**Porch steps down:** No hand rail  
**Porch steps down:** Three or more  
**Porch roof:** Yes  
**Porch roof:** Good condition  
**Electrical service type:** Overhead  
**Overhead wires threatened:** Yes  
**Service size:** 60 Amp  
**Drip loop present:** Yes

**Meter amperage:** 200 Amp  
**Voltage:** 120/240 volts  
**Meter caulking intact:** No  
**High Efficiency Piping:** under window



09/12/2015

Service wires from pole are threatened by tree overhang and should have Electric Company inspect and provide remedy.



Wires Threatened



09/12/2015

High efficiency vent pipe is too low to grade and vents below a window of the home. This could become blocked by snow or ice buildup and cause a backdraft of carbon monoxide into dwelling. Recommend a qualified contractor repair as necessary.



High Efficiency Pipe too Low



High Efficiency Pipe below window



09/12/2015

Open light fixture on the outside the home has live wires exposed to the elements. This is a fire/safety hazard. Recommend a qualified electrician repair as necessary.





Door with Exposed Light fixture wiring



Live Wires



09/12/2015

Main entry porch on the front of the home is missing a hand railing. This could be a safety hazard when using the steps in this area. Recommend a qualified contractor repair as necessary.



Hand Rail Missing



Hand Rail Missing



09/12/2015

Window trim needs caulking around numerous windows. This can allow water infiltration around the windows and inside the walls. Recommend a contractor repair as necessary.



Caulking deteriorated



09/12/2015 Meter caulking is insufficient and needs to be recaulked. Moisture penetration is possible. Recommend a qualified contractor repair as necessary.



Meter Caulk Missing



Caulking Needed



09/12/2015 Wood siding is damaged and/or deteriorated in multiple areas. A qualified contractor should evaluate and repair as necessary to prevent water intrusion.



Deteriorated Siding



Hole in Siding



Siding Deterioration



Deteriorated Siding





09/12/2015 Wooden door and its threshold on the side of the home is deteriorated and have extensive areas of rot. This could allow water intrusion into the home. Recommend contractor repair as necessary.



Deteriorated Door and Threshold



Deteriorated Door and Threshold



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## Exterior Grounds

**Exterior of foundation walls:** Block  
**Exterior foundation exposure:** 2 Foot  
**Exterior foundation observed?:** Cracks and deterioration  
**Grading within 6 foot of house:** Slopes toward  
**Grading beyond 6 foot of house:** About level  
**Driveway:** Asphalt  
**Driveway condition:** Large cracks and depressions  
**Walkway to front entry:** None noted

**Trees & shrubs too close to house:** In the front of the house  
**Fence material:** Wood  
**Fence condition:** Felt secure  
**Deck location:** In the rear of the house  
**Deck material:** Wood  
**Deck steps to grade:** Three or more  
**Visibility under deck:** 2 foot and clear  
**Support columns under deck:** Wood

**Support column condition:** Good  
**Guardrail condition:** Good  
**Handrail condition:** Good



09/12/2015

The homes driveway is beyond the end of its useful life and is severely deteriorated along the majority of the length of the home. Recommend a contractor repair as necessary.



Driveway Deterioration



Driveway Deterioration



09/12/2015

Noted cracks in foundation in the area where the foundation wall meets the driveway. This can allow water infiltration which will lead to further damage. Recommend qualified contractor repair as necessary.



09/12/2015

Perimeter grading slopes towards building in areas. Recommend grading soil so it slopes down and away from the building to direct rainwater away from foundation.





09/12/2015 Shrubs are in contact with siding in the front of the home. Recommend pruning or moving shrubs so there's at least a one foot gap between shrubs and siding.



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## Detached Garage

**Roof inspection method:** From ground  
**Roof type:** Gable  
**Roof covering:** Composition asphalt shingle  
**Wall structure:** Concrete block  
**Automobile door material:** Solid core wood  
**Auto door type:** Overhead  
**Number of bays:** One  
**Overhead doors condition:** Poor

**Floor:** Concrete slab  
**Floor condition:** Good



09/12/2015 Garage door is beyond its useful life. Door panels are deteriorated and rotting. Recommend qualified contractor repair as necessary.



09/12/2015 Heavy areas of moss growth on the garage roof. This could allow water to leak through the roof into the garage. Recommend a qualified contractor repair as necessary.



09/12/2015 Scope of the garage's inspection was limited to the exterior due to garage door being locked on the day of the inspection.



## Attic

**Attic access:** No access  
**How observed:** Not observed, lack of access  
**Ventilation:** Soffit vent  
**Soffit vents:** Can't determine if working



09/12/2015

No access hatch was found into the attic. The inspector was unable to evaluate the attic, and it is excluded from this inspection. The possibility of extensive costs associated with undiscovered problems exist. There may be mold, flashing leaks, or insulation issues. Recommend having a qualified contractor install access hatches as necessary and as per standard building practices to allow for periodic evaluation of attic spaces.

## General Interior

**Ceilings:** Drywall and Plaster  
**Ceiling style:** Some Flat, Some Sloped  
**Ceiling condition:** Good  
**Walls appear to be made of :** Some Plaster, Some Drywall  
**Condition of walls:** Good  
**Floor coverings:** Hardwood and Wall to Wall  
**When bounced on:** A normal amount of bounce  
**Generally floors feel:** Level

**Mostly doors are following type:** Wood  
**Condition of doors:** Acceptable  
**Windows were mostly:** Double hung  
**Windows appear made of:** Vinyl  
**Skylights :** Appear fixed  
**Skylight leaks:** Small stains noted  
**Stairs :** Between living levels  
**Stairs condition:** Good

**Outlets:** Two pronged  
**Outlets:** Three pronged and not properly grounded  
**Smoke detectors:** On First Floor  
**Carbon Monoxide detector:** Not noted



09/13/2015 Third floor storage area has a mold like substance on the wall





Mold Like Substance on wall



09/13/2015 No railing noted on the stairs to the second floor. This is a safety hazard and should be addressed. Recommend a contractor repair as necessary.



Stairs without Railing



Stairs without Railing



09/13/2015 One or more open ground outlets. Recommend having a licensed electrician either replace these outlets with 2-pronged outlets, or establish a proper ground wire.



Open Ground Outlet



Open Ground Outlets



09/13/2015

A window in the front entry porch shows extensive signs of water intrusion/moisture. The heavy water stains and moisture meter show the area to be currently damp. There is also a mold like substance on the wall below this window. Recommend a qualified contractor repair as necessary.



Mold Like Substance on wall



Moisture in the area of the window



09/13/2015

Third floor gas space heater did not fire on the day of inspection. Recommend a contractor repair as necessary.



09/13/2015

Third floor storage space has unprotected wiring that is exposed. Recommend a qualified electrician repair as necessary.





09/13/2015 Skylight in back room shows signs of water intrusion as evidenced by staining in the area around it. Recommend a qualified contractor repair as necessary.



Moisture stains around skylight



09/13/2015 The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.



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## Half Bathroom

**Half bath location:** 3rd Floor  
**Sink type:** Vanity  
**Number of sinks:** One  
**Leaks above or below sink:** Not noted  
**Hot water left faucet:** Noted  
**Bathroom outlet:** Not noted  
**Toilet:** Not operating properly  
**Floor :** Vinyl

**Floor condition:** Acceptable  
**Ventilation:** None noted



09/13/2015 Bathroom door did not operate properly. Recommend a contractor repair as necessary.





09/13/2015 Toilet did not have water turned on the day of the inspection. Could not fully inspect the toilet's operation.



09/13/2015 General pictures of the bathroom.



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## Half Bathroom

**Half bath location:** 1st Floor hallway  
**Sink type:** Vanity  
**Number of sinks:** One  
**Leaks above or below sink:** Not noted  
**Hot water left faucet:** Noted  
**Bathroom outlet:** Not noted  
**Toilet:** Noted and flushed  
**Floor :** Vinyl

**Floor condition:** Good



09/13/2015 No noted defects in bathroom.



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## Main Bathroom

**Bathroom location:** Second floor hallway

**Shower:** With tub

**Tub:** Built in

**Surround:** Plastic

**Surround condition:** Good

**Number of sinks:** One

**Sink type:** Pedestal

**Toilet:** Not flushed

**Toilet condition:** Good

**Floor:** Vinyl

**Floor condition:** Good

**Leaks:** Toilet would not stop filling

**Caulking :** Intact

**Ventilation:** None noted

**Outlets:** One

**GFI's:** No

**Functional Flow Test:** Excessive drop in pressure



09/13/2015

No ground fault circuit interrupter (GFCI) outlets installed. GFCI outlets help prevent electric shocks in areas that may have water present. Recommend having a qualified electrician install one or more GFCI outlets, especially over counter tops and around sinks.



09/13/2015

Excessive drop in water pressure noted. This can be caused by corrosion in water pipes. Recommend a qualified contractor review and repair as necessary.



09/13/2015 No exhaust fan noted in bathroom. This will allow excessive moisture to build up in this area which can cause extensive damage. Recommend a contractor repair as necessary.



09/13/2015 Toilet would not stop filling on the day of the inspection after it was flushed. Water was turned off at the toilets shut off valve and was not inspected any further the day of the inspection. Recommend contractor repair as necessary.



## Kitchen

**Cabinets:** Wooden  
**Opened and closed and found:** seemed to function  
**Cabinets are secure:** Yes  
**Counter tops:** Plastic Laminate  
**Counter tops securely fastened:** No  
**Kitchen floor:** Ceramic tile  
**Dishwasher:** Kenmore  
**Dishwasher age:** Midlife

**Kitchen sink:** Stainless steel  
**Ran water and found:** No leaks  
**Disposal:** Kenmore  
**Refrigerator:** Frigidare  
**Refrigerator age:** Older  
**Range:** Frigidare  
**Range age:** Midlife  
**Operated range and found:** All burners working

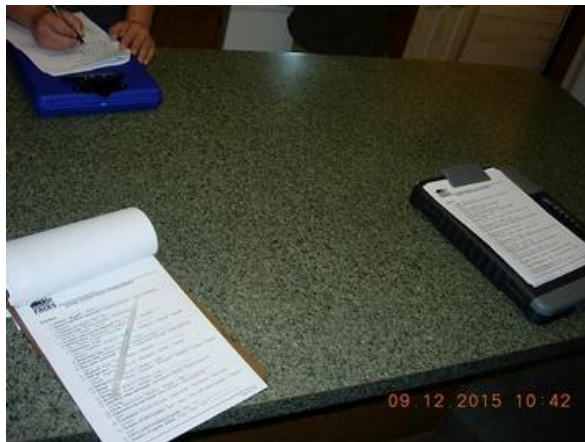
**Oven:** Part of stove  
**Ventilation:** Fan built in  
**Number of GFCI outlets:** One  
**GFCI outlets working properly:** Yes  
**Number of regular outlets:** 4



09/13/2015 Areas of the counter top and island were loose and unsecured. Recommend contractor repair as necessary.



Loose/unsecured counter tops



Island area is loose



09/13/2015 Open electrical switch under kitchen sink that operates the garbage disposal. Recommend electrician repair as necessary.





Open Switch Box



09/13/2015 Partially broken window in the kitchen area. Recommend contractor repair as necessary.



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## Laundry

**Location::** Basement  
**Washing machine::** Kenmore  
**Washing machine age::** Midlife  
**Connections from water, drain & electric::** Noted  
**Dryer::** Admiral  
**Dryer age::** Midlife  
**Dryer power::** Electric  
**Vented to::** Exterior

**Dryer vent material::** Flexible ribbed metal  
**Drain pipe & Electric:** Are a safe distance



09/13/2015 The plug in the laundry area is not a GFCI and an extension cord is being used for the washer that travels directly over the utility sink. This could be a safety hazard. Recommend a qualified electrician repair as necessary.



09/13/2015

Bulging water line running to the washing machine noted the day of the inspection. This could burst and cause the basement/laundry area to flood with water. Recommend a contractor repair as necessary.



Bulging water line



09/13/2015

Washer drain is improperly run. The washer drains into the utility sink which drains into the basements floor drain. This could easily overflow and flood the basement area. Recommend a qualified plumber repair as necessary





## Heating System

**Brand name:** Goodman  
**Apparent age of unit:** Older  
**Heating system type:** Forced hot air  
**Energy source:** Gas  
**Combustion air supply:** Interior  
**Thermostat was turned on, the system:** Fired or gave heat  
**Emergency shut off:** Attached to unit  
**Flue pipes:** PVC

**Distribution:** Ductwork in most rooms  
**System location:** Basement  
**Vent pipe:** PVC



09/14/2015 Humidifier on furnace is disconnected and could be inoperable. Recommend a qualified HVAC specialist repair as necessary.



Humidifier on Furnace



09/14/2015 No drip leg extension noted on the gas line to the furnace. This will cause erratic operation and will make system less efficient. Recommend repair by a qualified contractor.





09/14/2015 Cold air return duct work has a large hole in it and should be repaired to avoid furnace drawing its cool air from the basement. Recommend a contractor repair as necessary.



Cold air return duct



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09/14/2015 Recommend that this system be serviced according the manufacturers service recommendations by a qualified heating and cooling technician.

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09/14/2015 System operated as designed on day of inspection.



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## Domestic Water Heater

**Manufacturer:** Bosch  
**Type:** On-demand  
**Energy source:** Natural gas  
**Estimated age:** Midlife  
**Safety relief valve:** Was noted  
**Supply valve:** Was not noted  
**Drain discharge to:** Floor  
**Rust or corrosion:** Was not noted

**Tested hot water:** Hot water was received at faucet  
**Location:** Basement



09/14/2015

On demand unit had no supply valve in place to stop flow of water to the unit in case there was a leak. Recommend the installation of this valve to control possible flooding if the unit fails.



09/14/2015

Hot water heater operated as designed on the day of the inspection.



09/14/2015

Recommend following the manufacturer's recommended maintenance schedule for proper maintenance of this system.

## Electrical System

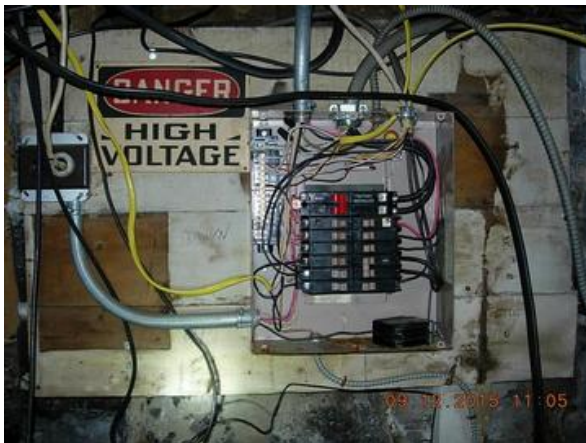
**Location of main panel:** Basement  
**Location of distribution box:** None noted  
**Location of main disconnect:** Top of panel  
**Type of protection:** Circuit breakers  
**Service conductor material:** Aluminum  
**Main disconnect rating:** 100 amp breaker  
**Type of branch circuit wiring:** NM sheathed (Romex)  
**Aluminum branch wiring present:** No

**Double tapped breakers:** Yes  
**Additional room:** Yes  
**Missing covers:** No  
**15 amp breaker:** 14 Gauge wire  
**20 amp breaker:** 12 Gauge wire  
**30 amp breaker:** 10 Gauge wire  
**Grounding connection feels:** Secure  
**If grounded to water main, is meter jumped:** No



09/14/2015

One or more circuit breakers are "double tapped", where 2 or more wires are clamped in a circuit breaker terminal and the circuit breaker was only designed for 1 wire. This is a safety hazard since wires may come loose and cause arcing, sparking and fires. Recommend having a licensed electrician repair as necessary.



09/14/2015

Extensive rust noted in Electric Service Panel. This can be hazardous. Recommend a licensed electrician repair as necessary.





09/14/2015

Branch wiring leaving the main panel is not properly secured to panel. This is a safety hazard as this could allow for contact inside the panel and possible electrocution. Recommend a contractor repair as necessary.



09/14/2015

Multiple outlets in house had open grounds as noted in the general interior section of this report. Three prong outlets that are ungrounded could be used with equipment that requires a ground to run properly such as computers and televisions. This could destroy such devices. Recommend a qualified contractor evaluate system and make recommendations for repair.



09/14/2015

Noted a 60 amp service which is small by today's standard. Recommend considering installing a 100 amp service. Remember to have service drop cable changed to handle the additional current.



09/14/2015

The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

## Plumbing System

**Water service type:** Public  
**Main entry pipe:** Lead  
**Location of main water meter:** Basement  
**Location of main water shut-off:** Next to meter  
**Interior supply pipes:** Copper  
**With multiple fixtures running:** Excessive decrease in flow  
**Waste system pipes:** Cast iron  
**Main waste line cleanouts:** Noted

**Vent pipe observed:** On roof  
**House trap:** Noted



09/14/2015 Tested the the main entrance pipe to the water system and discovered the pipe is made of Lead. Recommend a qualified contractor repair as necessary.



House water main shut off



Lead Main Entry Pipe



09/14/2015 Drain pipe from the home is improperly terminated into the main sewer pipe. This could allow for sewer gas to enter the area or leaking should the pipe become clogged. Recommend contractor repair as needed.



## **Basement**

**Basement access:** Stairs from interior  
**Foundation walls:** Exposed to view  
**Ceiling framing:** Exposed to view  
**Foundation walls made of:** Stone  
**Basement floor:** No control joints  
**Water stains observed on:** Floor  
**General area dampness:** Efflorescence  
**Ventilation:** None noted

**Chimney in basement:** Brick  
**Chimney condition:** Poor

**Ventilation:** Basement windows were covered over  
**Pier/support post material:** Wood  
**Support column condition:** Cracked  
**Floor drainage:** French drain  
**Floor structure above:** Wood joists  
**Insulation material:** None  
**Beam material:** Solid wood  
**Windows:** Windows areas covered over



09/14/2015

Some signs of moisture noted on foundation walls and floors. Recommend gutters be installed on house to keep water away from foundation.





Moisture spots on Floor



09/14/2015

Lack of proper ventilation in the basement area noted. All basement windows were covered up and not available for use. This could allow excessive moisture to build up in the area and cause possible mold and other deterioration. Recommend a contractor repair as necessary.



09/14/2015

One or more wood support columns in the basement are bowed or cracked. This can allow for additional settling of the home and or cracks in the walls. Recommend contractor repair as necessary.



09/14/2015

Opening in chimney in the basement area not properly covered. This could allow carbon monoxide into this area causing a health hazard. Recommend a contractor repair as necessary.



Proper chimney cap needed





09/14/2015 Abandoned water heater tank and paint cans noted in the basement.  
Recommend these be removed prior to any sales transaction to provide broom clean conditions.



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## Crawlspace

**Access::** Not readily accessible  
**Viewed by::** Looked in  
**Vapor barrier:** None noted  
**Ventilation:** None noted  
**Floor::** Dirt  
**Walls:** Block  
**Ceiling framing::** Visible  
**Moisture evidence::** None noted

**Insulation material::** None  
**Pier/support post material::** Wood  
**Beam material::** Solid wood  
**Floor structure above::** Wood joists



09/14/2015 No proper vapor barrier noted. Moisture from the ground can damage wood and insulation. Recommend a qualified contractor install a moisture barrier at least 6 mil in thickness.



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09/14/2015 Support beam in the middle of the crawlspace is resting on the ground and may be inadequate to properly support the homes load from above. Recommend a contractor repair as necessary.



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## Safety Concerns

**Smoke detectors installed:** One noted on first floor  
**Carbon Monoxide noted:** No



09/14/2015 Did not locate a carbon monoxide detectors in the home. This is a safety hazard. Recommend a contractor install carbon monoxide detectors in the home.



09/14/2015 Recommend updating all smoke detectors with new. All outlets near a water source (kitchen, bathrooms, garage, basement) should be GFI protected. All houses, buildings and each unit in a multi-family house should have a carbon monoxide (C/O) detector. Several C/O detectors are best. One near the heating system and hot water supply and one on each floor of the home.

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*This home inspection is a visual non-intrusive inspection that is in accordance with the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>*

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