TriCheck
Home Inspections LLC

Home Inspection Report

Prepared by Bob Patton

Client:	Jane Doe
Property:	1945 Inspection Way Home Town NY 12306
Email:	janeedoe1111@gmail.com
Inspection Date:	8/28/18

Thank you for choosing TriCheck Home Inspections LLC. This report is designed to clearly and concisely inform you of defects observed at the time of the inspection as they relate to the safety, operation, and condition of the home's components and systems.

This report is intended for the Client's use only and will not be shared with any other party without the Client's consent.

A home inspection is not a code inspection. While some conditions observed could be code violations, commenting on meeting code or not is beyond the scope of a general home inspection and this report.

Report Icon Key:

The following icons are used in this report to help evaluate the severity of conditions discussed in this report and to help the client prioritize possible repairs. Multiple icons may be used together to describe a defect if applicable.

Symbol	Description	Example
Danger	Imminent Safety Risk Present	Carbon Monoxide Leak
Money	Repair Cost May Exceed $1500	Bowed Foundation Wall
Repair	Item Not Functioning as Designed	Window Trim Rotted
Safety	Potential Safety Risk Present	Loose Railing
Maintenance	Action Needed to Prevent A Defect	Peeling Paint on Window Trim
Evaluate	Evaluation by Expert/Specialist Required	Furnace Works but Is Noisy
Monitor	Key Eye on Area for Potential Problems	Dried Water Stains
Comment	Additional Info/Recommendations	Recommend More Smoke Detectors

Report Summary:

The overall condition of the home is as expected for its age. The home is in fair condition with no identified major issues. However, more than a few minor safety concerns are noted, and several smaller repair items were identified in the inspection. The following list summarizes the repair and safety related concerns. General maintenance items, recommendations for further evaluation or monitoring, and general comments are only listed in the "Full Report" section of this document.

Observed spalling of some portions of foundation concrete block. Spalling is a condition where the surface of a masonry structure such as concrete block or brick will slowly deteriorate. The process can continue with increased deterioration. This can occur due to the presence and movement of moisture. Hydrostatic pressure can push moisture and salts through the block causing the damage at the surface. Recommend qualified contractor repair effected blocks. To prevent future deterioration, recommend considering ways to keep water away from the foundation walls. Consider regrading within 6 ft of the foundation to slope water away and consider installing gutters on the roof with extensions to direct water away from the foundation. Also recommend avoiding the use of paint on the basement walls, which tends to lock in the moisture inside masonry.

Noted missing mortar between foundation blocks on the exterior. This can allow water infiltration and lead to further damage in the future. Recommend qualified contractor repair.

Observed missing shingles from roof. This can cause rain water to penetrate roof covering. Recommend qualified contractor repair.

Observed loose siding panels that have pulled away from the exterior wall. This can allow rain to penetrate the wall and is susceptible to wind damage. Also observed a missing section of siding and other small areas of damage to the siding and trim that can allow water to penetrate the wall. Recommend qualified contractor repair.

Observed a tear in the clothes dryer vent duct. This could allow lint to catch the edge and build up causing a clog or allow some moisture to escape into the basement area. Recommend qualified person repair.

Observed leaky shower head and the tub drain stopper did not function to keep water in the tub. Recommend qualified contractor repair.

Observed multiple windows and doors with tears in the screens. Recommend qualified person repair to keep bugs out when windows are open.

No caulking around exterior entry point for service entry to main panel. This allows water to travel to main panel potentially leading to a fire or shock hazard. Recommend repair as necessary to prevent moisture penetration.

The garage vehicle door doesn't appear to "auto-reverse". Hand pressure was applied upward as the door closed and it did not auto reverse. The door should reverse when it closes onto an obstruction. Enough pressure to initiate the auto reverse may not have been applied during the test. Applying too much force when the auto reverse function does not work could cause damage to the door. Therefore, only moderate pressure was used. If the auto reverse function does not work, it could be a safety hazard, especially for small children. Recommend a qualified contractor evaluate the auto reverse function of the door opener and repair if needed.

Observed a window that was walled off on the outside. The window itself was broken and is a safety hazard. Recommend qualified person repair. Ideally the window should be repaired and made fully functional or removed and wall cavity closed.

No ground fault circuit interrupter (GFCI) devices (outlets or circuit breakers) are visible for the kitchen. GFCI devices help prevent electric shocks in areas that may have water present. Recommend having a qualified, licensed electrician install GFCI protection for outlets over counter tops and around sinks.

Tested the GFCI outlet in the bathroom and it did not trip. GFCI devices help prevent electric shocks in areas that may have water present. Recommend a qualified contractor repair.

No ground fault circuit interrupter (GFCI) outlet present for the clothes washer. GFCI outlets help protect from accidental shock in areas near water. Recommend repair by qualified contractor.

No safety extension installed on the boiler's temperature and pressure relief valve. This is an inexpensive threaded plastic pipe that attaches to the valve to direct hot water to the floor in the event the system has excess

pressure built up. This is a safety device to protect people from being scalded if they are near the boiler when the pressure is released. Recommend a qualified person repair.

✚ No safety extension installed on the hot water heater's temperature and pressure relief valve. This is a safety device to protect people from being scalded if they are near the heater when pressure is released. Recommend a qualified person repair.

✚ Observed multiple junction boxes in basement with no covers. This is a potential shock hazard. Recommend repair.

✚ Carbon monoxide (CO) detectors often have a life span of only 2 years. Recommend replacing all existing carbon monoxide detectors and adding additional units to ensure there is one on each floor and in the basement.

✚ No working smoke detectors were noted in house at time of inspection. This is a safety risk. Recommend replacing all smoke detectors and adding more to ensure there is at least one in each bedroom and hallway.

Full Report:

Inspection Overview:

Inspector:	Bob Patton	Weather:	Sunny	Year Built:	1948
NYS License:	16000089420	Temperature:	Hot	Area Type:	Residential Street
Insp. Date:	8/28/18	Ground Cond:	Dry	House Type:	Single Family
Start Time:	5:00 PM	Present:	Buyer, Agent	Foundation:	Full Basement
End Time:	7:00 PM	Occupied:	No	Exclusions:	Storage Shed

Roof and Ventilation:

Insp. Method:	From Ground	Penetrations:	Chimney, Plumbing Vent, Roof Vents	Rain Cap:	Present
Roof Style:	Gable	Gutters:	None	Chimney Matl:	Brick
Roof Material:	Asphalt Shingles	Downspouts:	None	Flue:	Visible
Approx. Age:	Older	Extensions:	None	Ventilation:	Roof & Gable Vents
Defects:	Missing Shingles	Chimney Loc:	Interior		

Observed missing shingles from roof. This can cause rain water to penetrate roof covering. Recommend qualified contractor repair.

Observed lifting of shingles. This does not appear to affect the function of the roof covering. However, lifting of shingles can be caused by high temperatures in the attic space below. Excessive heat in the attic can shorten the life of asphalt shingle roof coverings. Lifted shingles are also more likely to suffer from wind damage. Recommend monitoring roof covering for loose or lifting shingles going forward.


ⓘ Observed presence of lichen growth on roof surfaces. While this is not expected to have much impact on the roof life, it does alter the appearance. Recommend contacting qualified roof cleaning contractor if desired to be removed.

Exterior Walls:

Wall Matl:	Vinyl	Porch Matl:	Concrete	Meter Amps:	200A
Wall Cond:	Missing Panel	Porch Roof:	Asphalt Tile	Meter Volts:	120/240
Trim Matl:	Aluminum	Entry Steps:	4 Steps	Meter Caulk:	Intact
Trim Cond:	Acceptable	Service Type:	Overhead	Svc Entry Size:	100A
Door Matl:	Metal	O/H Wires:	Not Threatened	Svc Entry Caulk:	Missing
Window Matl:	Vinyl	Drip Loop:	Present	High Eff. Piping:	None Present
Window Cond:	Acceptable	Svc Drop Size:	100A		

✚ No caulking around entry point for service entry to main panel. This allows water to travel to main panel potentially leading to a fire or shock hazard. Recommend repair as necessary to prevent moisture penetration.


Observed loose siding panels that have pulled away from the exterior wall. This can allow rain to penetrate the wall and is susceptible to wind damage. Also observed a missing section of siding and other small areas of damage to the siding and trim that can allow water to penetrate the wall. Recommend qualified contractor repair.




Observed multiple windows and doors with tears in the screens. Recommend qualified person repair to keep bugs out when windows are open.


Observed gaps in trim and window wrap around windows. Observed a small amount of wood rot of window seal where gap was present. Recommend qualified person seal all gaps to prevent further water damage.


Observed damage to metal trim around garage overhead door. Trim is still functional to keep the weather out. Recommend repair if desired for cosmetic reasons.


Exterior Grounds:

Foundation Matl:	Block	Walkway Matl:	Asphalt	View Under Deck:	NA
Found. Exposure:	2 Feet	Walkway Cond:	Good	Deck Column Matl:	NA
Found. Condition:	Missing Mortar	Patio Location:	NA	Column Cond:	NA
Window Well Matl:	NA	Patio Matl:	NA	Guardrail Cond:	NA
Window Well Cond:	NA	Patio Cond:	NA	Handrail Cond:	NA
Grading < 6ft:	About Level	Veg. Too Close:	No	Well Head Loc:	NA
Grading > 6ft:	About Level	Deck Location:	NA	Well Head Cap:	NA
Driveway Mat:	Asphalt	Deck Matl:	NA		
Driveway Cond:	Good	Deck Steps:	NA		

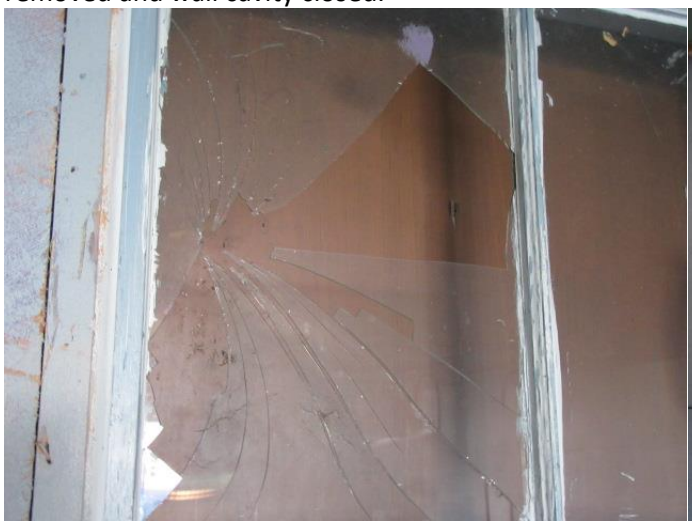
Noted missing mortar between foundation blocks on the exterior. This can allow water infiltration and lead to further damage in the future. Recommend qualified contractor repair.


Attached Garage:

# Bays:	1	Car Door Matl:	Metal	Spring Cond:	Good
Wall Structure:	Wood	Car Door Cond:	Acceptable	Safety Cable:	Present
Int. Wall Covering:	Wood	Car Door Style:	Overhead	# Non-Auto Doors:	None
View Limited By:	NA	Lift Cable Cond:	Good	Self-Closing Door:	Not Self Closing
Floor Matl:	Slab	# Elec. Openers:	1	Int. Door Matl:	Wood
Floor Cond:	Depressions	Auto Reverse:	Did Not Work	Window Matl:	None
# Car Doors:	1	Photo Elec. Eye:	Worked	Window Cond:	NA
Outlets:	Worked	Door Release Rope:	Present	Sub Panel:	None

✚ The garage vehicle door doesn't appear to "auto-reverse". Hand pressure was applied upward as the door closed and it did not auto reverse. The door should reverse when it closes onto an obstruction. Enough pressure to initiate the auto reverse may not have been applied during the test. Applying too much force when the auto reverse function does not work could cause damage to the door. Therefore, only moderate pressure was used. If the auto reverse function does not work, it could be a safety hazard, especially for small children. Recommend a qualified contractor evaluate the auto reverse function of the door opener and repair if needed.

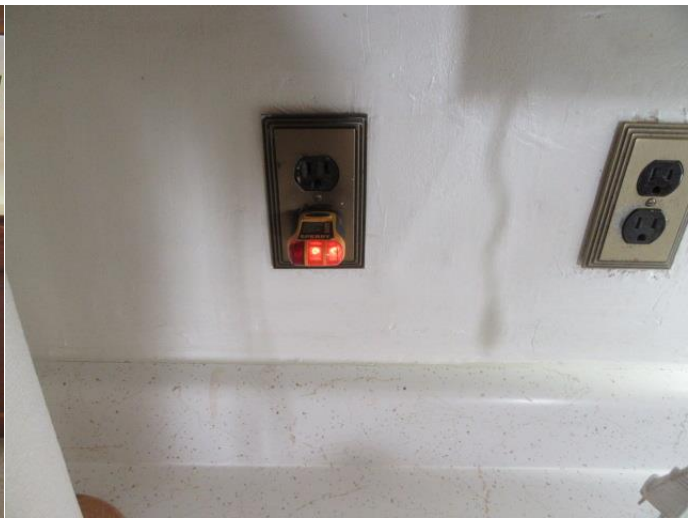
✚ Observed a window that was walled off on the outside. The window itself was broken and is a safety hazard. Recommend qualified person repair. Ideally the window should be repaired and made fully functional or removed and wall cavity closed.



Kitchen:

Cabinet Matl:	Wood	Sink Matl:	Steel	Range Function:	Burners Heated
Cabinet Function:	Worked	Ran Water and:	No Leaks	Oven:	GE
Countertop Matl:	Laminate	Disposal:	None	Oven Fuel:	Electric
Countertop Cond:	Acceptable	Refrigerator:	Frigidaire	Oven Function:	Heated
Floor Matl:	Vinyl	Refrigerator Age:	Older	Ventilation:	Window
Floor Cond:	Acceptable	Range:	GE	Outlets:	Worked
Dishwasher:	None	Range Fuel:	Electric	GFCI Outlets:	None
Dishwasher Age:	NA	Range Age:	Midlife	Hot Water Received:	Yes

✚ No ground fault circuit interrupter (GFCI) devices (outlets or circuit breakers) are visible for the kitchen. GFCI devices help prevent electric shocks in areas that may have water present. Recommend having a qualified contractor install GFCI protection for outlets over counter tops and around sinks.

Main Bath:

Location:	First floor hallway	Sink Type:	Vanity	Caulking Intact:	Yes
Shower Style:	With Tub	Toilet Function:	Worked Properly	Ventilation:	Window
Tub Style:	Built In	Toilet Cond:	Good	Outlets:	1
Surround Matl:	Plastic	Floor Matl:	Vinyl	GFCI Outlets:	Did not work
Surround Cond:	Good	Floor Cond:	Acceptable	Function Flow Test:	No Flow Loss
# Sinks:	1	Leaks:	None	Hot Water Received:	Yes

✚ Tested the GFCI outlet in the bathroom and it did not trip. GFCI devices help prevent electric shocks in areas that may have water present. Recommend a qualified contractor repair.


Observed leaky shower head and the tub drain stopper did not function to keep water in the tub. Recommend qualified contractor repair.


Attic:

Access:	Hatch/Side Panel	Moisture Signs:	Water Stains	Vent Obstructions:	None Visible
Observed From:	Hatch / Walked	Floor Framing:	Wood Joist	Insulation Location:	Floor
Roof System:	Rafter	Floor Type:	None	Insulation Matl:	Cellulose
Roof Decking:	Plank	Ventilation:	Gable/Roof Vents	Bath Vents:	None

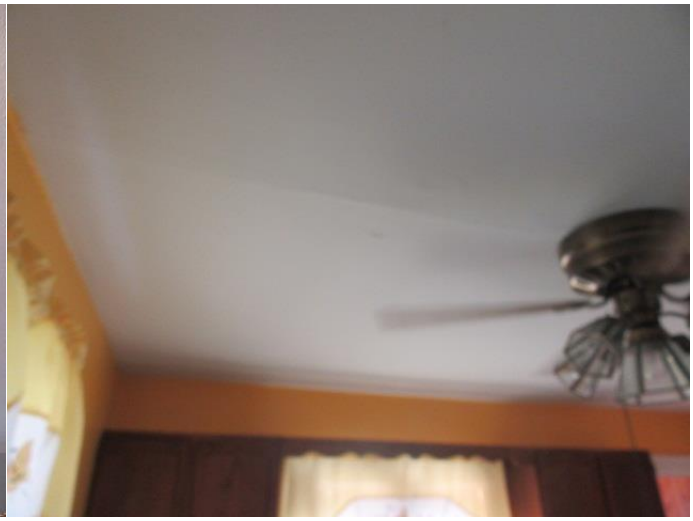
General pictures of the attic space. Observed no significant defects in the attic spaces. Some dried water stains were visible on the attic flowing in the attic section near the eaves. These appeared to be old stains.



General Interior:

Ceiling Style:	Flat	Floor Bounce:	Normal	Skylights:	NA
Ceiling Matl:	Drywall	Floors Level:	Yes	Skylight Cond:	NA
Ceiling Cond:	Cracks	Door Type:	Solid Wood	Stairs To:	Basement / 2nd Floor
Wall Matl:	Drywall	Door Cond:	Good	Stair Cond:	Good
Wall Cond:	Good	Window Type:	Double Hung	Outlet Type:	2 and 3 Prong
Floor Matl:	Carpet / Hardwood	Window Matl:	Vinyl	Outlet Cond:	Acceptable
Floor Cond:	Acceptable	Glazing:	Double		

ⓘ Observed multiple cracks in ceiling. They appeared non-structural and merely cosmetic. Recommend qualified contractor repair if desired.

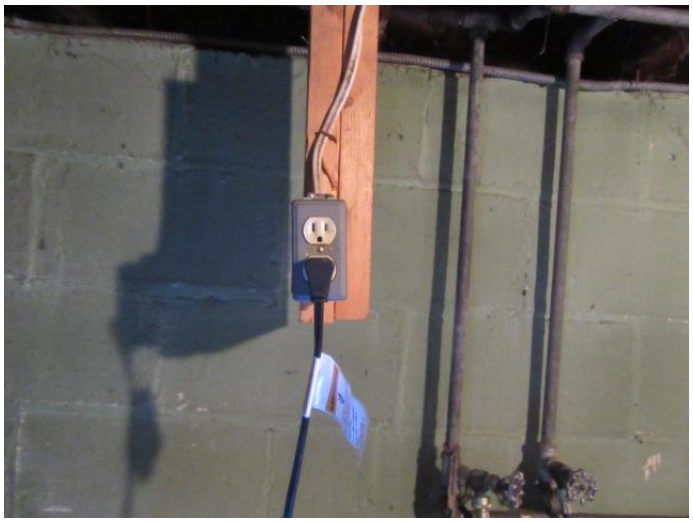
ⓘ Observed two prong outlets. This is common for older homes and is not considered a defect. Properly grounded three-prong outlets add an additional level of protection for the person and the appliance in the event the exterior casing of an appliance becomes electrified. A home is not less safe because it has two prong outlets if all appliances requiring a ground are grounded properly. Recommend home owner consider replacing two-prong

outlets with three-prong outlets if grounding is required for the appliance. Recommend consulting with a qualified electrician to determine all options.

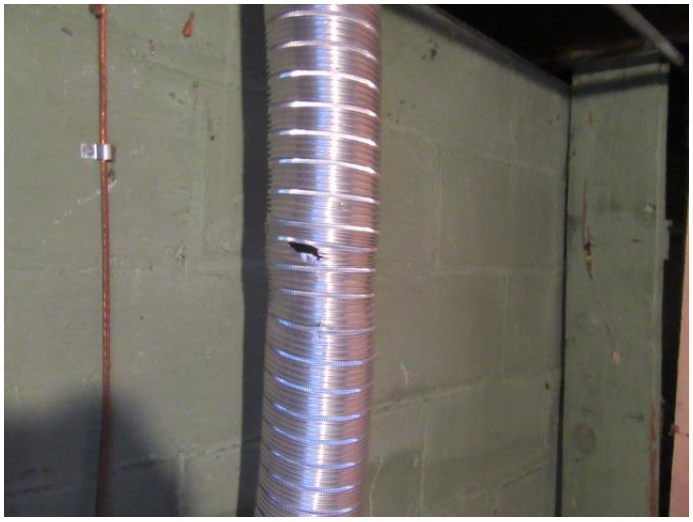
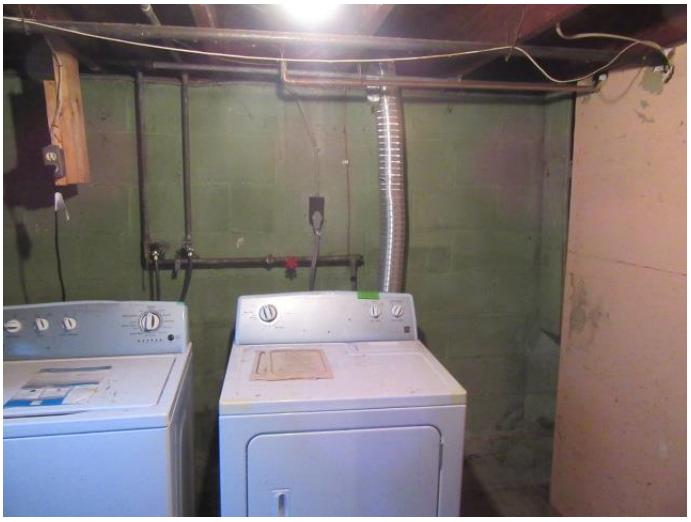

Laundry:

Location:	Basement	Drain Connections:	Noted	Vented To:	Outside
Washing Machine:	Kenmore	Electric Connections:	Non-GFCI	Vent Matl:	Ribbed Metal
Wash Machine Age:	Midlife	Dryer:	Kenmore	Dryer Operated:	Yes
Water Connections:	Secure	Dryer Age:	Midlife	Drain/Electric	Yes
Washer Operated:	Yes	Dryer Power:	Electric	Safe Distance:	

No ground fault circuit interrupter (GFCI) outlet present for the clothes washer. GFCI outlets help protect from accidental shock in areas near water. Recommend repair by qualified contractor.




Observed a tear in the clothes dryer vent duct. This could allow lint to catch the edge and build up causing a clog or allow some moisture to escape into the basement area. Recommend qualified person repair.

Heating System:

Location:	Basement	Gave Heat:	Yes	Oil Tank Location:	NA
Brand:	Smith	Emergency Shutoff:	Above Unit	Oil Tank Age:	NA
Age:	Older	Flue Pipes:	Pitched Up	Type of Tank:	NA
System Type:	Boiler	Boiler TPR Valve:	Noted	Vent Pipe:	NA
Energy Source:	Natural Gas	Safety Extension:	Missing	Abandoned Oil	No
Combustion Air:	From Inside	Distribution:	Convectors	Tank:	

✚ No safety extension installed on the boiler's temperature and pressure relief valve. This is an inexpensive threaded plastic pipe that attaches to the valve to direct hot water to the floor in the event the system has excess pressure built up. This is a safety device to protect people from being scalded if they are near the boiler when the pressure is released. Recommend a qualified person repair.


ⓘ The average life expectancy of a gas boiler is about 15 years. The boiler in the home appears to be older than that. Recommend that this system be serviced every two years by a qualified heating and cooling technician. Recommend budgeting for a replacement in the future just in case.

Domestic Water Heater:

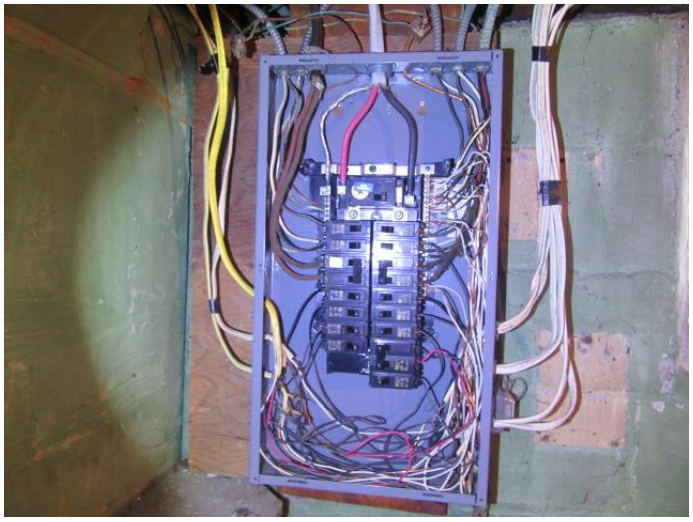
Location:	Basement	Age:	Supply Valve:
Brand:		Capacity:	Drain Discharge To:
Type:		TPR Valve:	Rust/Corrosion:
Energy Source:		Safety Extension:	Hot Water Received:

✚ No safety extension installed on the hot water heater's temperature and pressure relief valve. This is a safety device to protect people from being scalded if they are near the heater when pressure is released. Recommend a qualified person repair.

Electrical System:

Main Panel Location:	Basement	Aluminum Wiring:	None	15 Amp Breaker:	14 AWG / 12 AWG
Distribution Box Loc:	NA	Double Tap Breakers:	None	20 Amp Breaker:	12 AWG
Main Disconnect Loc:	Top of Panel	Additional Room:	Yes	30 Amp Breaker:	10 AWG
Protection Type:	Breaker	Missing Covers:	No	40 Amp Breaker:	8 AWG
Service Conductor Matl:	Aluminum	Grounding To:	Water Svc. / Internal Rod	50 Amp Breaker:	NA
Main Disconnect Rating:	100A	Ground Connection:	Secure	60 Amp Breaker:	NA
Branch Wiring Type:	BX / Romex	Meter Jumped:	NA	80 Amp Breaker	NA

ⓘ General Pictures of the Electrical System. No significant defects observed at the time of the inspection.




Plumbing System:

Service Type:	Public	Waste Cleanout:	Noted	Control Box:	NA
Entry Pipe Matl:	Copper	Supply Pipe Matl:	Copper	Disconnect Switch:	NA
Meter Location:	Unable to Locate	Supply Flow:	Acceptable	Pressure Gauge:	NA
Main Shut-Off Loc:	Laundry Room	Well Type:	NA	Relief Valve:	NA
House Trap:	Not Noted	Well Head Loc:	NA	Well Operation:	NA
Vent Pipe Loc:	Roof	Pump:	NA	Press. Gauge Range:	NA
Waste Pipe Matl:	Cast Iron / PVC	Tank:	NA	Pump Cycles < 1min:	NA

ⓘ General Pictures of the Plumbing System. No significant defects observed at the time of the inspection. No leaks were detected.


Basement:

Access:	Stairs Inside	Beam Condition:	Intact	Chimney Matl:	Brick
Wall Matl:	None	Pier/Post Matl:	Metal	Chimney Loc:	Exterior Wall
Foundation Matl:	Block	Pier/Post Cond:	Intact	Drainage:	None Noted
Ceiling Matl:	None	Insulation Matl:	NA	Sump Pump Type:	NA
Framing Above:	Wood Joists	Insulation Loc:	NA	Sump Operation:	NA
Floor Matl:	Concrete	Ventilation:	Windows	Water Stains:	Noted
Beam Matl:	Built Up Wood	Window Matl:	Vinyl / Wood	Signs of Dampness:	Spalling of Block, Musty Smell

Observed multiple junction boxes in basement with no covers. This is a potential shock hazard. Recommend repair.

Observed spalling of some portions of foundation concrete block. Spalling is a condition where the surface of a masonry structure such as concrete block or brick will slowly deteriorate. The process can continue with increased deterioration. This can occur due to the presence and movement of moisture. Hydrostatic pressure can push moisture and salts through the block causing the damage at the surface. Recommend qualified contractor repair effected blocks. To prevent future deterioration, recommend considering ways to keep water away from the foundation walls. Consider regrading within 6 ft of the foundation to slope water away and consider installing gutters on the roof with extensions to direct water away from the foundation. Also recommend avoiding the use of paint on the basement walls, which tends to lock in the moisture inside masonry.

General Safety Concerns:

Outlets Tested for GFCI:	With Plug Tester	Smoke Detectors Installed On:	First Floor
Smoke Detector Locations:	Stairway	CO Detector Locations:	Living Room

✚ Carbon monoxide (CO) detectors often have a life span of only 2 years. Recommend replacing all existing carbon monoxide detectors and adding additional units to ensure there is one on each floor and in the basement.

✚ No working smoke detectors were noted in house at time of inspection. This is a safety risk. Recommend replacing all smoke detectors and adding more to ensure there is at least one in each bedroom and hallway.

This home inspection is a visual non-intrusive inspection that follows the current Standards of Practice of the National Association of Certified Home Inspectors posted at http://www.nachi.org/sop.htm and the current Code of Ethics and Standards of Practice of New York State Home Inspectors posted at https://www.dos.ny.gov/licensing/homeinspect/hinspect_ethics.html