

## Client

Jane Doe  
1945 Inspection Way  
Home Town, 12345  
HIN™: 123451304  
Email:  
Inspection Date: 10-14-2017

## Inspector

TriCheck Home Inspections LLC  
Bob Patton  
24 Oxford Circle  
Troy, New York 12180  
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Thank you for choosing TriCheck Home Inspections LLC. This report is designed to clearly and concisely inform you of the defects observed at the time of the inspection as they relate to the safety, operation, and condition of the homes 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.

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# Report Summary

## Electrical System



10/18/2017	The fuse box main disconnect was rated at 60 amps, which is too small to handle modern electrical loads for a typical home. The fuse box was connected to more circuits than it can safely handle. Because fuse boxes are inadequate to handle modern power consumption, homes serviced by a fuse box are often difficult to insure. Recommend qualified electrician upgrade service to a modern breaker panel.
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## Main Bathroom



10/15/2017	Evidence of water damage found within the wall/ceiling areas between the second floor bath and hall closet. The bathroom wall paneling was buckled and stained. Sheetrock damage and staining found in the closet. The location of the water damage is directly below the site of the leak found in the Attic section of this report. Recommend qualified contractor repair the damage to the interior walls when the roof leak is repaired.
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## Attached Garage



10/15/2017	No drywall on interior garage walls or ceilings. Drywall can help contain a fire to the garage, allowing more time to escape and to save the home. Recommend repair by qualified contractor.
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10/15/2017	Missing switch cover plate. This can increase risk of electrical shock. Recommend repair by qualified contractor.
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10/15/2017	Steps to interior were narrow. This may impede egress in an emergency. Recommend repair by qualified contractor.
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10/15/2017	Interior garage door did not self-close. Self-closing doors can help prevent the spread of fire or fumes from the garage into the home. Recommend qualified contractor repair.
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## Electrical System



10/15/2017	Observed multiple double-taps and triple taps in the fuse box. This is where multiple wires are connected to terminals only designed to connect one wire. This can cause micro-arcing between the circuits and failure of the fuses. Recommend repair by a qualified electrician.
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10/15/2017	14 Gauge branch wire used with a 30 Amp fuse. This can allow more current to flow through the wire than it is rated for, resulting in a potential fire hazard. Recommend repair by qualified electrician.
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## Exterior Grounds



10/15/2017	Was not able to locate a disconnect switch for the A/C unit. All A/C units should have a disconnect switch within site of the condensing unit. Recommend repair by qualified contractor.
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## General Information



10/15/2017	The house number could not easily be seen from the street. This is a safety hazard in the event emergency personnel are called to the house. Recommend installation of house numbers that can be seen easily from the street in day or night.
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## General Interior



10/15/2017	Three prong outlet in Bedroom was tested and polarity was reversed. This can cause a shock hazard under certain circumstances. Recommend qualified electrician repair.
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## Kitchen



11/24/2017	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.
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## Roof & Ventilation



10/15/2017	Chimney missing rain cap/spark arrestor. This can lead to water infiltration and deterioration of chimney masonry. A missing spark arrestor also increases fire hazards by allowing embers to escape and land onto something flammable. Recommend contractor repair.
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## Safety Concerns



10/15/2017	No ground fault circuit interrupter (GFCI) outlets installed in the home. GFCI outlets help prevent electric shocks in areas that may have water present. Recommend having a qualified electrician install one or more GFCI outlets over counter tops and around sinks. No GFCI outlets noted in the Kitchen, Main Bath, or Laundry area.
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10/15/2017	No smoke detectors were noted in house at time of inspection. This is a safety risk. Recommend installation of functional smoke detectors.
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10/15/2017	No carbon monoxide detectors noted during the inspection. Recommend installing carbon monoxide detectors on each floor and in the basement.
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10/15/2017	Asbestos-like insulation around heating system pipes appeared to be in a friable condition. Friable refers to asbestos-containing materials that can be easily reduced to powder by hand. In this condition, asbestos fibers can easily become airborne and are a health hazard if breathed in. Recommend licensed asbestos inspector test insulation to verify it contains asbestos and if needed have an asbestos contractor remediate.
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## Attached Garage



10/15/2017 Unable to open window in garage. It did not appear to be painted shut, but it did not open with moderate pressure. Recommend repair by qualified contractor.

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## Attic



10/15/2017 Observed what appeared to be an active leak near the plumbing vent pipe. A dark spot was noted on the insulation next to the pipe. Recommend qualified contractor repair leak in roof near vent pipe.

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10/15/2017 Exhaust from bathroom fan terminates into the attic. This allows the fan to put moisture into the attic space and could promote mold growth. Recommend qualified contractor repair.

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## Basement



10/15/2017 Extensive signs of moisture in basement, including presence of efflorescence, staining, sump pit full of water, and a running dehumidifier. Properly installed and maintained gutters are often effective at keeping water away from the foundation. Recommend a qualified contractor install gutters on main house and repair garage gutter as noted in the Roof and Ventilation section of this report.

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## Exterior Grounds



10/15/2017 All sides of the home were covered in vines and vegetation. Vegetation growing on the home can damage masonry and other exterior surfaces. The vegetation can also make it difficult or impossible to perform periodic maintenance, such as painting of wood trim. Recommend qualified contractor remove vegetation properly so as to not damage the exterior surfaces of the home.

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10/15/2017 Trees were too close the house. Some tree trunks were in direct contact with the garage, which can lead to compromise of the foundation and wall structure. Recommend removal by qualified tree service.

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10/15/2017 Ivy was growing on and weighing down cable and phone lines attached to the home. This could lead to the lines breaking or pulling away from the house. A tree near the road was also growing over these lines, and will eventually become a hazard for to the lines. Recommend repair by qualified contractor.

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## Exterior Walls



10/15/2017 Wood rot observed on trim at locations where slate had chipped and exposed the wood to rain water. Recommend repair by qualified contractor after the broken slate pieces are repaired.

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10/15/2017 Wood rot observed at bottom of front door. Further investigation revealed wet and rotted wood was visible from the basement at the entry location. Recommend qualified contractor repair to prevent further deterioration.

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10/15/2017 Meter caulking is insufficient and needs to be recaulked. A gap exists between the wire connector and box at the bottom of the meter box, and it is not sealed. This may allow moisture penetration to occur. Recommend a qualified contractor repair as necessary.

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10/15/2017	Broken wood siding on covered patio. This can lead to water or pest infiltration. Recommend qualified contractor repair.
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10/15/2017	Chipped and peeling paint on wood siding at multiple places. This can lead to water infiltration. Recommend qualified contractor repair.
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### Fireplace



10/15/2017	Damper for basement level fireplace did not open. Attempted to turn the damper handle, but damper was stuck closed. Recommend repair by qualified contractor. First floor damper worked correctly.
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### Laundry



10/15/2017	Utility sink drain leaked from around trap. Buckets under sink appeared to be used to collect leaking water. Recommend repair by qualified contractor.
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10/15/2017	Hot and cold water supply hoses were severely corroded and are expected to be leaky. Did not operate washer for fear of complete failure. Recommend replacing hoses.
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### Main Bathroom



10/15/2017	Damage to bottom corner of wall appeared to be from water infiltration from the shower/tub. Recommend qualified contractor repair.
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### Roof & Ventilation



10/15/2017	Observed chipped slate on eaves. This allows rain water to hit and infiltrate the wood trim below. Recommend qualified contractor repair.
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10/15/2017	Gutter located on the garage was filled with vegetation and not functional. One end was tipped toward the garage side entryway, and the downspout was rusted away. This condition does not keep water away from the foundation or the side entry area. Recommend qualified contractor repair.
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## Full Report

## General Information

Inspector: Bob Patton  
Type of house: 1 family house  
Foundation: Basement  
Weather condition: Cloudy  
Ground Condition: Dry  
Present at inspection: Owner  
Year House Built: 1953

Start time: 2:30 PM

Overview: Busy city street

Temperature: Warm

Excluded from inspection: Security system

Excluded from inspection: Septic System

House Number: Smaller than 5 inches

House Number: Not easily seen from street

House is:: Occupied

End time: 6:00



10/15/2017 The house number could not easily be seen from the street. This is a safety hazard in the event emergency personnel are called to the house. Recommend installation of house numbers that can be seen easily from the street in day or night.



11/24/2017 Numerous wall, floor and other surfaces were obscured by furniture and/or stored items, preventing a full visual evaluation of some areas.



11/24/2017 Concerning Mold: The presence of any substance that appeared to be mold can only be confirmed as mold through testing by a mold specialist. TriCheck Home Inspections LLC does not perform mold assessments or testing as part of a general home inspection. Any mention of mold in this report should be considered a recommendation to bring in a mold specialist to inspect and test for mold.

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## Roof & Ventilation

Gutter material: Aluminum  
Gutter extensions: Not noted  
Spark arrester/rain cap: Not noted  
Flue noted: Noted at top of chimney  
Roof ventilation: Gable vents  
Roof covering: Slate  
Roof covering: Metal  
Chimney appears to be built: Interior

Roof penetrations: Vent pipe  
Downspout material: Aluminum  
Roof Type: Gable  
Roof approximate age: Older  
Roof Inspection Method: From ground  
Defects observed: Algae  
Chimney made of: Brick  
Defects observed: Chipped Slate



10/15/2017

Chimney missing rain cap/spark arrester. This can lead to water infiltration and deterioration of chimney masonry. A missing spark arrester also increases fire hazards by allowing embers to escape and land onto something flammable. Recommend contractor repair.



10/15/2017 Observed chipped slate on eaves. This allows rain water to hit and infiltrate the wood trim below. Recommend qualified contractor repair.



10/15/2017 Gutter located on the garage was filled with vegetation and not functional. One end was tipped toward the garage side entryway, and the downspout was rusted away. This condition does not keep water away from the foundation or the side entry area. Recommend qualified contractor repair.







10/15/2017

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 cleaner if desired to be removed.



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## Exterior Walls

Trim condition: Poor

Trim condition: Rot

Voltage: 120/240 volts

Wall structure: Wood frame

Wall covering material: Brick

Wall covering material: Wood

Meter amperage: 200 Amp

Service size: Unable to Determine

Porch steps down: Three or more

Electrical service type: Overhead

Windows: Storms attached

Drip loop present: Yes

Condition of wall:: Acceptable

Trim: Wood

Meter caulking intact: Above

Door material: Wood

Main entry porch: Concrete

Porch roof: No

Overhead wires threatened: Yes



10/15/2017

Wood rot observed on trim at locations where slate had chipped and exposed the wood to rain water. Recommend repair by qualified contractor after the broken slate pieces are repaired.



10/15/2017

Wood rot observed at bottom of front door. Further investigation revealed wet and rotted wood was visible from the basement at the entry location. Recommend qualified contractor repair to prevent further deterioration.





10/15/2017

Meter caulking is insufficient and needs to be recaulked. A gap exists between the wire connector and box at the bottom of the meter box, and it is not sealed. This may allow moisture penetration to occur. Recommend a qualified contractor repair as necessary.



10/15/2017

Broken wood siding on covered patio. This can lead to water or pest infiltration. Recommend qualified contractor repair.







10/15/2017

Chipped and peeling paint on wood siding at multiple places. This can lead to water infiltration. Recommend qualified contractor repair.



10/15/2017

Observed peeling paint on wood trim all around the home. This allows water infiltration and can lead to wood rot. Recommend repainting trim by qualified contractor.



10/15/2017

Was unable to perform a complete visual inspection of all exterior wall and foundation surfaces due to dense vine coverage on all sides of the home.



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## Exterior Grounds

Grading beyond 6 foot of house: About level

Driveway condition: Good

Walkway condition: Poor

A/C Compressor condition: Debris

Patio location: Rear of house

Trees & shrubs too close to house: On all sides of the house

Exterior foundation observed?: Good condition

Patio condition: Good

Driveway: Asphalt

Walkway to front entry: Slate

A/C during operation: Not operated

Grading within 6 foot of house: About level

A/C low pressure refrigerant line:: Insulated

Electrical disconnect:: Not noted

Exterior of foundation walls: Block

Exterior foundation exposure: 1 Foot

Patio: Stone

Patio: Wood

A/C Pad: Concrete - Good condition





10/15/2017

Was not able to locate a disconnect switch for the A/C unit. All A/C units should have a disconnect switch within site of the condensing unit. Recommend repair by qualified contractor.



10/15/2017

All sides of the home were covered in vines and vegetation. Vegetation growing on the home can damage masonry and other exterior surfaces. The vegetation can also make it difficult or impossible to perform periodic maintenance, such as painting of wood trim. Recommend qualified contractor remove vegetation properly so as to not damage the exterior surfaces of the home.





10/15/2017

Trees were too close the house. Some tree trunks were in direct contact with the garage, which can lead to compromise of the foundation and wall structure. Recommend removal by qualified tree service.



10/15/2017

Ivy was growing on and weighing down cable and phone lines attached to the home. This could lead to the lines breaking or pulling away from the house. A tree near the road was also growing over these lines, and will eventually become a hazard for to the lines. Recommend repair by qualified contractor.



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## Attached Garage

Floor condition: Good

Non-automobile doors: One

Door release rope: Noted

Number of Bays: Two

Garage windows: Random tested

Window condition: Painted shut

Walls: Wood frame

Automobile doors: Two

Lift cable condition: Good

Safety cable: Noted

Framing of walls: Exposed to view

Operated electric openers: Yes

Doors operated: Easily

Visibility limited by: Stored items

Floor: Concrete

Interior door : Did not self close

Interior door material: Metal

# of electric openers: One

Photo electric device: Worked

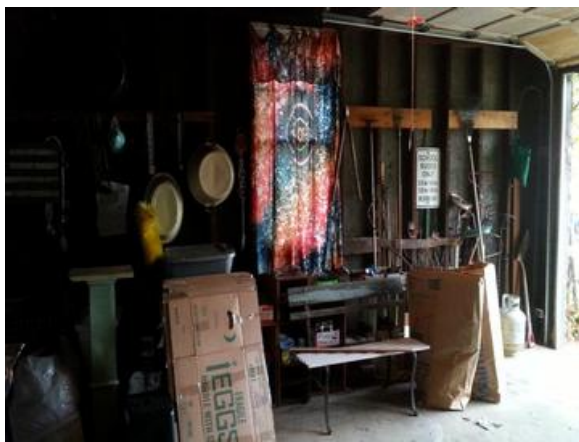
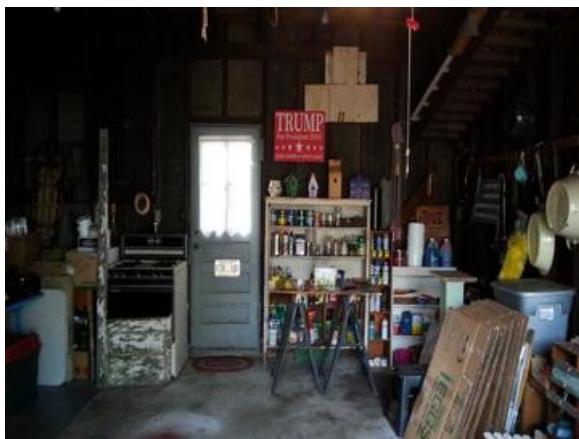
Style of Automobile doors: Overhead

Springs condition: Good

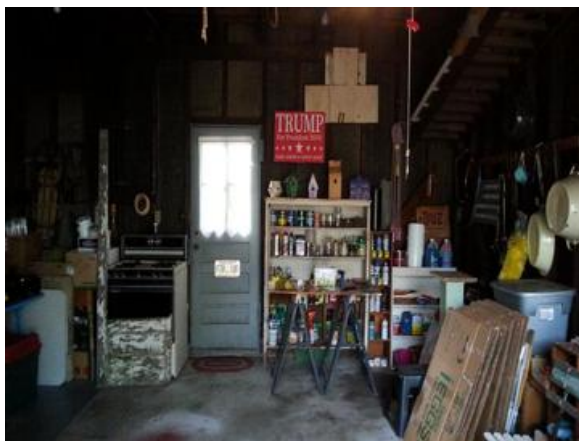


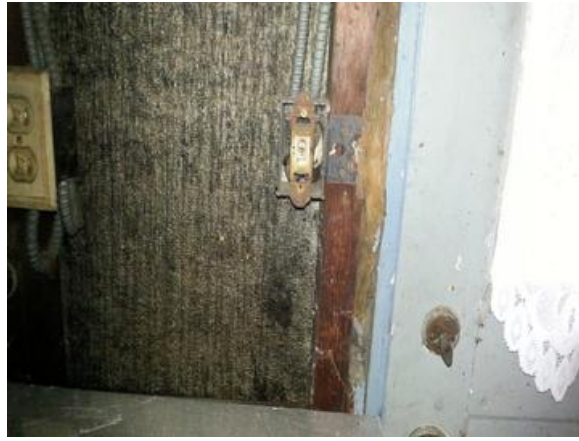


10/15/2017 No drywall on interior garage walls or ceilings. Drywall can help contain a fire to the garage, allowing more time to escape and to save the home. Recommend repair by qualified contractor.



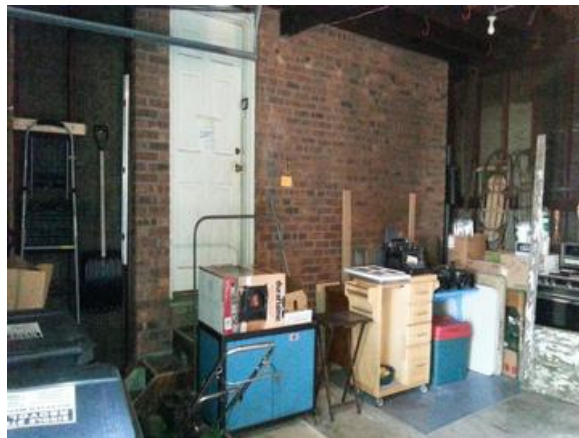
10/15/2017 Missing switch cover plate. This can increase risk of electrical shock. Recommend repair by qualified contractor.





10/15/2017

Steps to interior were narrow. This may impede egress in an emergency. Recommend repair by qualified contractor.



10/15/2017

Interior garage door did was not self-closing. Self-closing doors can help prevent the spread of fire or fumes from the garage into the home. Recommend qualified contractor repair.



10/15/2017

Unable to open window in garage. It did not appear to be painted shut, but it did not open with moderate pressure. Recommend repair by qualified contractor.



10/15/2017

Was unable to test operation of the manually operated vehicle door due to ivy growth on the exterior.



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## Attic

Roof system: Rafters  
Roof decking: Wood plank  
Attic access: Door/Access Panel  
Insulation material: Fiberglass loose  
Bathroom vent duckwork : Noted but does not extend outside  
How observed: Walked thru end to end  
How observed: Limited viewing  
Ventilation: Gable vent

Rafters inches apart: 24 inches  
Moisture penetration: rust on nails  
Moisture penetration: Water stains on deck and rafters  
Moisture penetration: Wet around roof penetrations  
Attic floor system: Some flooring  
Insulation location: Floor  
Attic floor framing: Wood



10/15/2017

Observed what appeared to be an active leak near the plumbing vent pipe. A dark spot was noted on the insulation next to the pipe. Recommend qualified contractor repair leak in roof near vent pipe.





10/15/2017

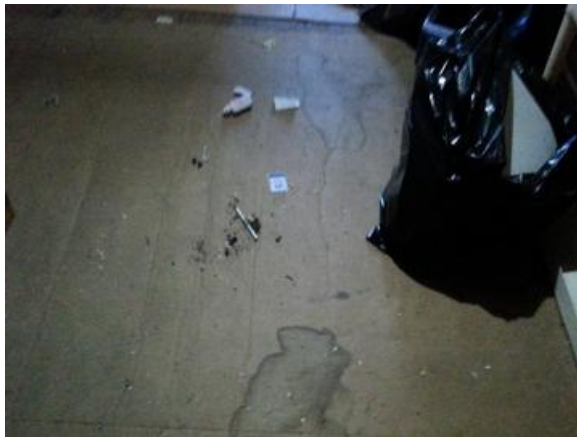
Exhaust from bathroom fan terminates into the attic. This allows the fan to put moisture into the attic space and could promote mold growth. Recommend qualified contractor repair.





10/15/2017

Stains were visible on the roof structure in one or more areas. These areas were dry at the time of the inspection. The stains may be caused by a past leak. The client should monitor ceilings below these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified contractor should evaluate and repair as necessary.





10/15/2017

One section of attic space was not observed due to lack of access. The access panel in a bedroom closet was blocked by a shelf installed in the closet.

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## Main Bathroom

Surround condition: Good

Leaks: None noted

Bathroom location: Second floor hallway

Outlets: One

GFI's: No

Floor condition: Good

Caulking : Cracked

Sink type: Vanity

Toilet condition: Good

Tub: Built in

Ventilation: Window

Ventilation: Fan

Functional Flow Test: No drop in pressure

Number of sinks: One

Toilet: Flushed

Floor: Ceramic tile

Shower: With tub

Surround: Ceramic tile



10/15/2017

Evidence of water damage found within the wall/ceiling areas between the second floor bath and hall closet. The bathroom wall paneling was buckled and stained. Sheetrock damage and staining found in the closet. The location of the water damage is directly below the site of the leak found in the Attic section of this report. Recommend qualified contractor repair the damage to the interior walls when the roof leak is repaired.



10/15/2017

Damage to bottom corner of wall appeared to be from water infiltration from the shower/tub. Recommend qualified contractor repair.





10/15/2017 Noted cracked caulk in bathtub area. This may allow water penetration behind the tub, effecting the sub flooring, and may damage wood. Recommend a qualified contractor repair as necessary.



10/15/2017 Mildew-like substance noted on ceiling above tub. Recommend cleaning ceiling and the shower is ventilated after use by using a window or the ventilation fan once the exhaust is terminated to the outside.

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## Half Bathroom

Bathroom outlet: Not noted  
Floor : Ceramic tile  
Half bath location: 1st Floor hallway  
Leaks above or below sink: Not noted  
Ventilation: Window  
Toilet: Noted and flushed  
Floor condition: Good  
Number of sinks: One

Hot water left faucet: Noted  
Sink type: Pedastal



11/24/2017 No significant defects found in half bath.

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## Fireplace

Fireplace Location: Living room  
Damper: Operated and performed as designed  
Damper: Broken  
Depth of hearth extension: 12 inches  
Inspected: Level 1 Inspection  
Depth of fireplace hearth: 18 inches  
Flu liner: Noted and appeared in good condition  
Depth to nearest flammable material: 12 inches

Fireplace material: Brick





10/15/2017

Damper for basement level fireplace did not open. Attempted to turn the damper handle, but damper was stuck closed. Recommend repair by qualified contractor. First floor damper worked correctly.



10/15/2017

All solid fuel burning appliances (woodstoves and fireplaces) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary. Recommend Level 2 inspection by qualified chimney sweep.

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## General Interior

Ceiling style: Flat  
Mostly doors are following type: Wood  
Stairs : To basement  
Stairs : Between living levels  
Condition of walls: Good  
Floor coverings: Room size rugs  
Floor coverings: Hardwood  
Stairs condition: Good  
  
Windows appear made of: Wood  
Windows were mostly: Double hung  
Outlets: Two pronged  
Walls appear to be made of : Drywall  
When bounced on: A normal amount of bounce  
Insulated glazing noted in : None  
Ceilings: Drywall  
Ceiling condition: Peeling paint  
  
Ceiling condition: Small cracks  
Generally floors feel: Level  
Condition of doors: Acceptable



10/15/2017

Three prong outlet in Bedroom was tested and polarity was reversed. This can cause a shock hazard under certain circumstances. Recommend qualified electrician repair.



10/15/2017

Second floor ceiling had peeling paint and cracks at multiple locations. This may have been caused by roof leaks at some point. Observed no evidence that these leaks were active. Recommend monitoring ceilings during next heavy rain. If any leaks present, consult a qualified roofer to repair.



10/15/2017

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 modern appliances. A home is not less safe because it has two prong outlets. Recommend home owner consider replacing two-prong outlets with properly grounded three-prong outlets wherever appliances with three-prong plugs are used. Recommend consulting with a qualified electrician to determine all options.



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## Kitchen

Counter tops securely fastened: Yes  
Operated oven and found: Gave off heat  
Refrigerator: Noted  
Cabinets: Wooden  
Range type: Gas  
Range age: Antique  
Counter tops: Plastic Laminate  
Opened and closed and found: Cabinet doors removed

Kitchen floor: Sheet goods  
Number of regular outlets: Four  
Cabinets are secure: Yes  
Ran water and found: No leaks  
Number of GFCI outlets: Zero  
Operated range and found: All burners working  
Oven: Gas  
Disposal: None

Refrigerator age: Older  
Ventilation: None noted  
Dishwasher: None noted  
Kitchen sink: Stainless steel



11/24/2017

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.



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## Electrical System

Location of distribution box: Next to main panel  
Grounding connection feels: Secure  
Additional room: No  
30 amp breaker: 14 Gauge wire  
Aluminum branch wiring present: No  
Main disconnect rating: 60 Amp

Type of protection: Fuses

Missing covers: No

Location of main panel: Basement

Grounding observed to : Interior ground rod

Type of branch circuit wiring: NM sheathed (Romex)

Type of branch circuit wiring: BX

Location of main disconnect: Top of panel

Service conductor material: Aluminum



10/15/2017

Observed multiple double-taps and triple taps in the fuse box. This is where multiple wires are connected to terminals only designed to connect one wire. This can cause micro-arcing between the circuits and failure of the fuses. Recommend repair by a qualified electrician.



10/15/2017

14 Gauge branch wire used with a 30 Amp fuse. This can allow more current to flow through the wire than it is rated for, resulting in a potential fire hazard. Recommend repair by qualified electrician.



10/18/2017

The fuse box main disconnect was rated at 60 amps, which is too small to handle modern electrical loads for a typical home. The fuse box was connected to more circuits than it can safely handle. Because fuse boxes are inadequate to handle modern power consumption, homes serviced by a fuse box are often difficult to insure. Recommend qualified electrician upgrade service to a modern breaker panel.

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## Laundry

Location:: Basement  
Washing machine age:: Older  
Vented to:: Exterior  
Dryer vent material:: Flexible ribbed metal  
Dryer:: Noted  
Washing machine:: Kenmore  
Connections from water, drain & electric:: Noted  
Dryer age:: Midlife

Operated washer and dryer:: Did not operate  
Drain pipe & Electric: Are a safe distance  
Dryer power:: Electric



10/15/2017

Utility sink drain leaked from around trap. Buckets under sink appeared to be used to collect leaking water. Recommend repair by qualified contractor.



10/15/2017

Hot and cold water supply hoses were severely corroded and are expected to be leaky. Did not operate washer for fear of complete failure. Recommend replacing hoses.



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## Heating System

Distribution: Radiators in most rooms  
Emergency shut off: Noted above the unit  
Boiler safety relief valve: Noted  
Brand name: Weil McCain  
Combustion air supply: Interior  
System location: Basement  
Thermostat was turned on, the system: Fired or gave heat  
Flue pipes: Noted, pitch up to chimney

Apparent age of unit: Older  
Energy source: Gas  
Heating system type: Forced hot water  
Safety extension: Noted



11/24/2017 Picture of Furnace

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## Domestic Water Heater

Estimated age: Midlife

Tested hot water: Hot water was received at faucet

Manufacturer: A O Smith

Rust or corrosion: Was not noted

Location: Basement

Safety relief valve: Was noted

Supply valve: Was noted

Type: Tank

Safety extension: Was noted

Drain discharge to: Floor

Energy source: Natural gas

Capacity: 50 Gallons



10/15/2017 Pictures of Hot Water Heater





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## Air Conditioner

Status: Not operated due to cold weather

Approximate age of system: Midlife

A/C Type: Split System

A/C energy source: Electric



11/24/2017 System was not operated due to outside ambient temperature was below 65 degrees within the last 24 hours.

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## Basement

Sump pump works: Yes, but is not GFI protected

Insulation material: None

Pier/support post material: Steel

Basement access: Stairs from interior

Foundation walls: Exposed to view

Foundation walls: Hidden from view by paneling

Chimney condition: Good

Basement floor: Poured concrete slab

Beam material: Solid wood

Support column condition: Appears intact

Sump pump: Submersible pump

Sump pump: Water pumped into septic system

Foundation walls made of: Concrete block

Water stains observed on: Walls

Water stains observed on: Floor

Ventilation: Windows

Ceiling framing: Exposed to view

Windows: Wood

Chimney in basement: Brick

General area dampness: Extensive signs of moisture

General area dampness: Efflorescence

General area dampness: Dehumidifier noted

Floor structure above: Wood joists





10/15/2017

Extensive signs of moisture in basement, including presence of efflorescence, staining, sump pit full of water, and a running dehumidifier. Properly installed and maintained gutters are often effective at keeping water away from the foundation. Recommend a qualified contractor install gutters on main house and repair garage gutter as noted in the Roof and Ventilation section of this report.



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## Plumbing System

With multiple fixtures running: Minimum decrease in flow

Vent pipe observed: On roof

House trap: Noted

Location of main water shut-off: Basement

Main entry pipe: Copper

Main waste line cleanouts: Noted

Water service type: Public

Interior supply pipes: Copper

Waste system pipes: Plastic

Waste system pipes: Cast iron

Waste system pipes: Copper

Location of main water meter: None noted

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## Safety Concerns

Smoke detectors installed: Not Noted  
Outlets were tested for GFI: No GFCI present  
Smoke detectors noted: Not Noted  
Carbon Monoxide noted: No



10/15/2017

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



10/15/2017

No smoke detectors were noted in house at time of inspection. This is a safety risk. Recommend installation of functional smoke detectors.



10/15/2017

No carbon monoxide detectors noted during the inspection. Recommend installing carbon monoxide detectors on each floor and in the basement.



10/15/2017

Asbestos-like insulation around heating system pipes appeared to be in a friable condition. Friable refers to asbestos-containing materials that can be easily reduced to powder by hand. In this condition, asbestos fibers can easily become airborne and are a health hazard if breathed in. Recommend licensed asbestos inspector test insulation to verify it contains asbestos and if needed have an asbestos contractor remediate.

*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>.*



