

Client

Jane Doe
 1509 Inspection Way
 Home Town, 12345
 HIN™: 123459602
 Email:
 Inspection Date: 11-11-2017

Inspector

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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 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.

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Report Summary

Detached Garage



11/11/2017	No photo electric eyes installed on garage doors. These are standard safety devices that prevent the overhead doors from accidentally closing onto people, pets, or personal items. Recommend qualified contractor install photo-electric eyes on garage doors.
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Electrical System



11/11/2017	The electrical panel did not have a single main breaker. The panel was a split bus panel, which used three main breakers to protect the homes circuits. This is a safety issue, because in an emergency, it is not clear that three breakers need to be flipped to order to turn off power to the home. While this is technically not a defect, this condition may be considered less safe than having one main disconnect switch. The use of split bus panels was phased out in the 1980's. Recommend repair by qualified contractor.
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11/11/2017	The electrical panel was wired with a 20 Amp breaker servicing a 14 gauge circuit. A 60 Amp breaker was used to service a 12 gauge circuit. Because the wires are rated for less power than what the breakers are rated for, the breakers can fail to trip, making the wires overheat and possibly cause a fire. Recommend qualified contractor repair as soon as possible.
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Exterior Grounds



11/11/2017	Unable to verify that the exterior outlets under the eaves were protected by ground fault circuit interrupter (GFCI) devices due to inability to reach the eave height. GFCI devices help prevent electric shocks in areas that may have water present. Recommend having a qualified, licensed electrician verify GFCI protection is in place, and if not repair as needed.
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Attic



11/11/2017	Mold-like substance observed above the master bedroom attic hatch. Mold in sufficient amounts can create health hazards for some people. Recommend a NYS licensed mold assessor be called to confirm the presence of mold and re-mediate. However, since the effected area is less than 1 sf, the homeowner may also consider treating the area himself with a bleach solution, sanding the wood to remove any mold-like substance, and monitoring the area post treatment.
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11/11/2017	Insulation was installed into the soffits, blocking the soffit vents. Clearing the soffit vents may improve attic ventilation, which can help prevent moisture buildup and mold growth. Recommend qualified contractor install soffit baffles to ensure air flow through the vents.
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Exterior Grounds



11/11/2017	The well is capped with a non-sanitary type cap. This can all bacteria to enter the well from the surface. Recommend repair by qualified contractor.
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Exterior Walls



11/11/2017 One section of siding is loose, causing a gap that can allow rain to infiltrate the wall. Siding likely just needs to be popped back into place. Recommend qualified contractor repair.

Plumbing System



11/11/2017 Well pump was short cycling. While running water continuously, the pump cycled (turned off and then on) in less than 1 minute. This means that the pump needs to run more frequently than normal, which means it could lead to early failure of the well pump. Recommend a qualified well contractor repair as necessary.

Full Report

General Information

Overview: Rural road
House is:: Occupied
Excluded from inspection: Septic System
Excluded from inspection: Pole Barn
Start time: 9:00 AM
Present at inspection: Owner
Year House Built: 1973
Weather condition: Sunny

Ground Condition: Dry
End time: 11:00 AM
Inspector: Bob Patton
House Number: On mail box
Type of house: 1 family house
Temperature: Cold
Foundation: Basement



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



11/11/2017 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

Spark arrester/rain cap: Noted
Flue noted: Noted at top of chimney
Roof Type: Gable

Gutter material: Aluminum
Gutter extensions: Drain Pipe
Roof approximate age: Midlife
Defects observed: Lifting
Defects observed: Algae

Roof Inspection Method: From ground
Downspout material: Aluminum
Chimney made of: Brick
Roof ventilation: Soffet vents
Roof ventilation: Gable vents
Roof covering: Asphalt Shingle
Roof penetrations: Skylight
Roof penetrations: Vent pipe

Roof penetrations: Chimney
Chimney appears to be built: Interior



11/11/2017

Observed lifted shingles around dormer. This can allow water and ice to penetrate to the roof decking. At the time of the inspection, there were no signs of roof leaks. Recommend monitoring interior walls around and below dormer for any signs of water infiltration. Recommend home owner consider consulting a qualified roofer to evaluate and repair if additional preventive measures are desired.



11/11/2017

Observed staining on one or more sections of the roof covering. This is likely caused by algae growing on the shingles and is very common. Recommend treatment by a qualified roof cleaner if desired.





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Exterior Walls

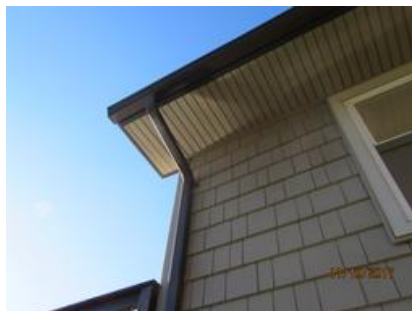
Condition of wall:: Good
Condition of wall:: Loose
Door material: Metal
Windows: Vinyl windows
Meter amperage: 200 Amp
Wall covering material: Vinyl
Trim: Vinyl
Electrical service type: Overhead

Service size: 170 Amp
Wall structure: Wood frame
Overhead wires threatened: Yes
Trim condition: Good
Drip loop present: Yes
Voltage: 120/240 volts



11/11/2017

One section of siding is loose, causing a gap that can allow rain to infiltrate the wall. Siding likely just needs to be popped back into place. Recommend qualified contractor repair.



11/11/2017 Cable/Phone lines from pole were threatened by tree overhang. Note: Electrical service lines were not threatened. Recommend having trees trimmed to ensure cables are not pulled on by branches.



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Exterior Grounds

Patio location: Front of house
Trees & shrubs too close to house: No
Well Head location: Side Yard
Exterior foundation exposure: Less than 6 inches
Exterior foundation exposure: More than 3 foot
Driveway condition: Small cracks
Walkway condition: Acceptable
Support columns under deck: Wood

Support column condition: Good
Exterior of foundation walls: Block
Driveway: Asphalt
Patio: Stone
Deck material: Wood
Well Head Cap: Non Sanitary
Deck location: In the front of the house
Deck steps to grade: None

Patio condition: Good
Grading within 6 foot of house: Slopes away
Grading beyond 6 foot of house: Slopes away
Guardrail condition: Acceptable
Visibility under deck: Full Visibility
Exterior foundation observed?: Good condition
Walkway to front entry: Slate



11/11/2017 Unable to verify that the exterior outlets under the eaves were protected by ground fault circuit interrupter (GFCI) devices due to inability to reach the eave height. GFCI devices help prevent electric shocks in areas that may have water present. Recommend having a qualified, licensed electrician verify GFCI protection is in place, and if not repair as needed.



11/11/2017

The well is capped with a non-sanitary type cap. This can all bacteria to enter the well from the surface. Recommend repair by qualified contractor.



11/24/2017

General Pictures of Exterior





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Detached Garage

Interior visibility limited by: Parked car

Floor condition: Small cracks

Windows made of: Wood

Sub panel: No

Roof type: Gable

Wall structure: Wood frame

Window condition: Peeling Paint

Window condition: Unable to Open

Auto door type: Overhead

Number of bays: Two

Gutter material: Aluminum

Overhead doors condition: Good

Exterior wall covering: Vinyl siding

Automobile door material: Aluminum

Roof inspection method: From ground

Floor: Concrete slab

Roof covering: Asphalt Shingles

Downspout material: Aluminum

Number of electric door openers: Two

Photo electric eye: No



11/11/2017

No photo electric eyes installed on garage doors. These are standard safety devices that prevent the overhead doors from accidentally closing onto people, pets, or personal items. Recommend qualified contractor install photo-electric eyes on garage doors.



11/11/2017

Windows had peeling paint. This can lead to premature weathering and wood rot. Recommend repainting windows.



11/11/2017

Water stains noted on garage wall. Wall was dry at the time of inspection. Recommend monitoring area to ensure stains are from old leaks.



11/11/2017

Limited visibility of inside of garage due to parked cars and personal items. Unable to complete a full visual inspection.



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Kitchen

Dishwasher age: Midlife
Range type: Electric
GFCI outlets working properly: Yes
Disposal: None
Refrigerator: Frigidare
Counter tops securely fastened: Yes
Dishwasher: Kenmore
Kitchen sink: Stainless steel

Range age: Midlife
Range: Kenmore
Cabinets: Wooden
Cabinets are secure: Yes
Oven: Electric
Ventilation: Fan vented inside
Kitchen floor: Laminate (Pergo)
Operated range and found: All burners working

Ran water and found: No leaks
Refrigerator age: Middle
Number of regular outlets: Three
Opened and closed and found: Functioned Properly
Counter tops: Granite
Operated oven and found: Gave off heat
Number of GFCI outlets: Two



11/11/2017 General Pictures of Kitchen. No significant defects noted.



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Main Bathroom

Leaks: None noted
Ventilation: Fan
GFI's: Yes
Tub: Built in
Floor: Vinyl
Functional Flow Test: Acceptable drop in pressure
Number of sinks: One
Sink type: Pedestal

Shower: With tub
Toilet condition: Good
Floor condition: Good
Caulking : Intact
Outlets: Two
Surround: Plastic
Surround: Ceramic tile
Surround condition: Good

Bathroom location: Second floor hallway
Toilet: Flushed



11/11/2017 General Pictures of Main Bath. No significant defects noted.





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Master Bathroom

Toilet: Flushed
Outlets: One
Flooring: Vinyl
Floor condition: Good
Sink type: Vanity
Toilet condition: Good
Ventilation: Fan
GFI's: Yes, and working

Tub: None
Surround condition: Acceptable
Shower: Stall
Surround: Plastic
Leaks: None
Caulking: Intact
Bathroom: Single sink
Functional Flow Test: Acceptable drop in pressure



11/11/2017 General Pictures of Master Bath. No significant defects noted.



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Attic

Roof decking: Plywood
Insulation material: Fiberglass roll/batt
How observed: Observed from Hatch
Attic access: Hatch
Attic floor system: No flooring
Soffit vents: Yes, but obstructed
Rafters inches apart: 18 inches
Moisture penetration: Water stains on deck and rafters

Roof system: Rafters
Attic floor framing: Wood
Bathroom vent duckwork : Noted and goes outside
Ventilation: Gable vent
Ventilation: Soffit vent
Insulation location: Floor



11/11/2017

Mold-like substance observed above the master bedroom attic hatch. Mold in sufficient amounts can create health hazards for some people. Recommend a NYS licensed mold assessor be called to confirm the presence of mold and re-mediate. However, since the effected area is less than 1 sf, the homeowner may also consider treating the area himself with a bleach solution, sanding the wood to remove any mold-like substance, and monitoring the area post treatment.



11/11/2017

Insulation was installed into the soffits, blocking the soffit vents. Clearing the soffit vents may improve attic ventilation, which can help prevent moisture buildup and mold growth. Recommend qualified contractor install soffit baffles to ensure air flow through the vents.



11/11/2017

Water stains noted on roof decking. Stains appeared to be dry at time of inspection. No staining of ceiling found below. Stains appeared to be inactive. Recommend monitoring master bedroom ceiling during next rain for any signs of leak just to be sure.



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General Interior

Condition of walls: Good

When bounced on: A normal amount of bounce

Mostly doors are following type: Hollow core

Windows were mostly: Double hung

Outlets: Three pronged

Carbon Monoxide detector: Noted

Skylight leaks: None noted

Stairs : To basement

Stairs : Between living levels

Ceilings: Drywall

Insulated glazing noted in : Most

Smoke detectors: Not on each floor

Floor coverings: Wall to wall

Floor coverings: Hardwood

Generally floors feel: Level

Ceiling style: Flat

Ceiling style: Cathedral

Ceiling style: Sloped

Walls appear to be made of : Drywall

Windows appear made of: Vinyl

Skylights : tested, and operated normally

Ceiling condition: Good

Condition of doors: Good

Stairs condition: Good



11/11/2017 Pictures of General Interior. No significant defects noted.





11/11/2017

Small crack in drywall. This did not appear to be structural in nature. Recommend repair by qualified contractor if desired for cosmetic reasons.



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Fireplace

Flue pipe connections: Looks secure

Fireplace Location: Living room

Damper: Did not operate

Gas or woodstove location: Living room

Gas or woodstove material: Metal

Fireplace material: Brick

Inspected: Level 1 Inspection



11/25/2017

A full visual inspection of the fireplace was not performed. A wood burning stove was in use and venting through the fireplace chimney at the time of inspection.

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Laundry

Washing machine:: Kenmore
Dryer power:: Electric
Dryer vent material:: Flexible ribbed metal
Drain pipe & Electric: Are a safe distance
Connections from water, drain & electric:: Noted
Dryer:: Kenmore
Location:: Basement
Vented to:: Exterior

Washing machine age:: Midlife
Dryer age:: Midlife



11/11/2017 Pictures of Laundry Area. No significant defects noted.



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Heating System

Apparent age of unit: Mid-life
Energy source: Oil
Vent pipe: Steel
Thermostat was turned on, the system: Fired or gave heat
Flue pipes: Noted, pitch up to chimney
Oil tank location: Basement
Abandoned oil tank: None visible
Boiler safety relief valve: Noted

System location: Basement
Combustion air supply: Interior
Type of tank: 2 line system
Brand name: Utica
Heating system type: Forced hot water
Emergency shut off: Attached to unit
Oil tank age: Midlife
Safety extension: Noted

Distribution: Baseboard convectors in most rooms



11/11/2017 Pictures of Heating System. No significant defects noted.



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Domestic Water Heater

Supply valve: Was noted
Tested hot water: Hot water was received at faucet
Location: Basement
Estimated age: Midlife
Energy source: Oil
Manufacturer: Boiler Mate
Capacity: 40 Gallons
Safety extension: Was noted

Safety relief valve: Was noted
Drain discharge to: Floor
Rust or corrosion: Was not noted
Type: Indirect



11/25/2017 No significant defects noted.

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Plumbing System

Main waste line cleanouts: Noted
Vent pipe observed: Side of house
Interior supply pipes: Copper
Pressure guage range: 30 - 50 psi
Main entry pipe: Galvanized
Location of main water shut-off: Basement
Well type: Drilled (200-1000)

Location of well head: Outside

With multiple fixtures running: Minimum decrease in flow

Condition of well components: Well operated properly at time of inspection

Pump cycles more than 1 minute: No

Well components: Tank

Well components: Control box

Well components: Disconnect switch

Well components: Relief valve

Well components: Pressure guage

Well components: Pump

Waste system pipes: Plastic

Waste system pipes: Cast iron

House trap: Not noted

Water service type: Private

Location of main water meter: Basement

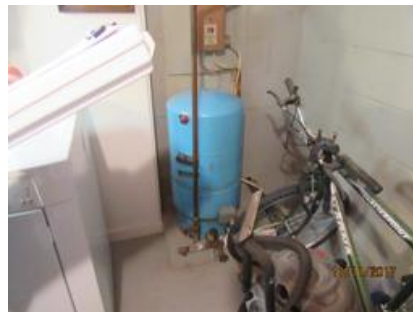
If private, evidence is : Well head

If private, evidence is : Storage-pressure tank



11/11/2017

Well pump was short cycling. While running water continuously, the pump cycled (turned off and then on) in less than 1 minute. This means that the pump needs to run more frequently than normal, which means it could lead to early failure of the well pump. Recommend a qualified well contractor repair as necessary.



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Basement

Basement floor: Poured concrete slab

General area dampness: None noted

Pier/support post material: Bearing wall

Floor drainage: None noted

Chimney in basement: Block

Insulation material: Fiberglass roll located between ceiling joists

Insulation material: Fiberglass roll located above sill plate

Beam material: Built up wood

Basement access: Stairs from exterior
Sump pump: Submersible pump
Chimney condition: Good
Foundation walls: Exposed to view
Foundation walls made of: Concrete block
Water stains observed on: None noted
Ventilation: Windows
Ceiling framing: Exposed to view

Support column condition: Appears intact
Windows: Vinyl
Sump pump works: Yes, and has GFI protection
Floor structure above: Wood joists



11/25/2017 General Pictures of Basement. No significant defects noted.



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Electrical System

Double tapped breakers: No
Additional room: Yes
20 amp breaker: 12 Gauge wire
20 amp breaker: 14 Gauge wire
Main disconnect rating: 170 Amp
Location of main panel: Basement
Location of main disconnect: Top of panel
Location of main disconnect: No single breaker

Service conductor material: Aluminum
Type of branch circuit wiring: NM sheathed (Romex)
Grounding connection feels: Secure
Aluminum branch wiring present: No
Grounding observed to : Exterior ground rod
Missing covers: No
15 amp breaker: 14 Gauge wire
15 amp breaker: 12 Gauge wire

Location of distribution box: None noted
Type of protection: Circuit breakers



11/11/2017

The electrical panel did not have a single main breaker. The panel was a split bus panel, which used three main breakers to protect the homes circuits. This is a safety issue, because in an emergency, it is not clear that three breakers need to be flipped to order to turn off power to the home. While this is technically not a defect, this condition may be considered less safe than having one main disconnect switch. The use of split bus panels was phased out in the 1980's. Recommend repair by qualified contractor.



11/11/2017

The electrical panel was wired with a 20 Amp breaker servicing a 14 gauge circuit. A 60 Amp breaker was used to service a 12 gauge circuit. Because the wires are rated for less power than what the breakers are rated for, the breakers can fail to trip, making the wires overheat and possibly cause a fire. Recommend qualified contractor repair as soon as possible.



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Safety Concerns

Smoke detectors installed: On ceiling

Outlets were tested for GFI: Using a testing plug

Smoke detectors noted: Near each bedroom

Carbon Monoxide noted: Yes



11/11/2017

Smoke detectors have a life span of 7 to 10 years. Recommend replacing all smoke detectors and adding more to ensure there is at least in each bedroom and hallway.



11/11/2017

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.

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Wood Destroying Insects

Type of Infestation: None noted

Damaged wood: None noted

Infestation evidence noted: None noted

Conditions are conducive to WDI: No



11/25/2017

No evidence observed for existence of wood damage or wood destroying insect infestation. Note: The grade in the rear of the home allowed very little foundation exposure. Due to the proximity to the ground, the area along the rear sill plate is the most likely entry point on this home for most wood destroying insects. If the home owner is interested in monitoring the home for insect activity, this area would be the best place to monitor.



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

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