

Client

██████████
██████████ Pawling Ave
Troy, 12180
HIN™: 121806288
Email: ██████████
Inspection Date: 05-28-2014

Inspector

Hollis Home Inspection
J Hollis Allison
199 Green st Hudson, New York 12534
Phone: (518) 421-6069
E-Mail: hollishomeinspection@gmail.com



Welcome and thank you for choosing Hollis Home Inspection.
 This report is designed to be as thorough as possible, but also clear and concise.
 If you have any questions please call us at (518) 421-6069

Table of Contents

General Information
Roof & Ventilation
Exterior Walls
Exterior Grounds
Attic

Main Bathroom (144)
Half Bathroom (144)
General Interior
Kitchen (144)
Domestic Water Heater (144)

Laundry (144)
Heating System (144)
Electrical System (144)
Plumbing System
Basement

Fireplace (144)
Main Bathroom (142)
Half Bathroom (142)
Kitchen (142)
Domestic Water Heater (142)

Laundry (142)
Heating System (142)
Electrical System (142)
Wood Destroying Insects

Report Summary

Heating System (142)



05/30/2014

142 side Boiler noted in poor condition. Rust and/or corrosion was observed in several areas including the circulator pump and surrounding plumbing. An active leak was noted in plumbing exiting boiler. A ticking noise was observed as well. Additionally, heat was not received on the third floor. Recommend hiring a qualified HVAC contractor to assess the condition of the boiler and estimate the needed repairs which may cost \$1500 or more.

Basement



05/30/2014 Mold-like substance observed on outside wall in 142 side basement. Musty smell and moist conditions were noted. Brick wall felt wet to the touch. A black substance was observed on exposed section of brick wall. Extent of growth could not be determine due to obstructing objects and finished surfaces. Staining noted on finished drywall. Mold can pose a serious health hazard to occupants. Recommend hiring a qualified mold testing/remediation company in order to verify existence of mold and extent of mold growth. Mold remediation is likely to cost in excess of \$1500.

Attic



05/30/2014 Asbestos-like material noted in knee-wall area of attic in the form of pipe wrap. Material looks like it may be friable. Asbestos may cause serious health problems when inhaled. It is recommended that a qualified asbestos testing/abatement contractor be hired to evaluate material and condition.



05/30/2014 Decommissioned fireplace chimney noted creating an unsafe condition in attic. It appears chimney has been disassembled down to attic floor height and left open. This opening may be cause for injury or allow objects/vermin to fall within. Recommend hiring a qualified contractor to repair as necessary.



05/30/2014 Cast iron plumbing vent pipe in attic noted in disrepair. Pipe joint is compromised allowing sewer gasses to enter the attic space. Sewer gasses may be harmful to occupants. Recommend hiring a qualified plumbing contractor to repair as necessary.

Domestic Water Heater (142)



05/30/2014 Safety extension for TPR valve was not installed. A safety extension is designed to carry hot water safely to the ground in the event of an over pressurization. Without a safety extension occupants may be at risk of burning or other injury during an over pressurization. Recommend hiring a qualified plumbing contractor to repair as necessary.



05/30/2014 No drip leg was noted installed on the gas supply line to the water heater. A drip leg is a device used to trap impurities in the gas line. A gas line without a drip leg may cause improper function of the gas appliance which may be hazardous. Recommend a qualified plumbing contractor repair as necessary.

Domestic Water Heater (144)



05/30/2014 Safety extension for TPR valve was not installed. A safety extension is designed to carry hot water safely to the ground in the event of an over pressurization. Without a safety extension occupants may be at risk of burning or other injury during an over pressurization. Recommend hiring a qualified plumbing contractor to repair as necessary.



05/30/2014 No drip leg was noted installed on the gas supply line to the water heater. A drip leg is a device used to trap impurities in the gas line. A gas line without a drip leg may cause improper function of the gas appliance which may be hazardous. Recommend a qualified plumbing contractor repair as necessary.



05/30/2014 Water heater flue was observed improperly sealed where it meets the chimney. This condition is unsafe as it may allow harmful gases to enter the basement. Recommend repair as necessary by qualified contractor.

Electrical System (142)



05/30/2014 One double tapped breaker was found at time of inspection. Double tapped breakers are a safety concern as they pose a risk of micro-arcing which may lead to fire. Recommend hiring a qualified electrical contractor to repair as necessary.

Electrical System (144)



05/31/2014 Rust noted on outside of electric panel. Although no rust was found inside electric panel at time of inspection, panel cover was noted with rust. Rust is an indication of the presence of moisture. Moisture can cause concern for safety when combined with electricity. Recommend hiring a qualified electrical contractor to evaluate safety of electrical panel.

Exterior Grounds



05/29/2014 Hatch covering cavity for basement stairs (which may have previously existed) noted as not secure. Hatch could be opened creating a potential for fall or other injury. This condition may allow entry of unwanted pests or burglars. Additionally, this uninsulated opening may allow air infiltration and reduce thermal efficiency. Recommend hiring a qualified contractor to repair as necessary.



05/29/2014 Walkway on left side of house appeared heaved. This may be due to tree roots pushing from underneath. Uneven and non-level walk may pose a trip/fall hazard to occupants. Recommend hiring a qualified contractor to repair as necessary.



05/29/2014 Ramp on right side of building observed in unsafe condition. Decking member seen protruding above surface creating a potential trip hazard. Board ends observed spongy and unsupported on fence side which may pinch or fail to support occupants. Structure underneath ramp was not visible so structural integrity could not be verified. Recommend hiring a qualified contractor to repair as necessary.



05/31/2014 Iron handrail installed on steps of main walk noted in disrepair. Connection to ground is rusty and loose on one side and detached on the other side at top of steps. Railing may fail to support occupants and may lead to personal injury. Recommend hiring a qualified contractor to repair as necessary.

Exterior Walls



05/29/2014 144 side porch steps noted with detached balusters. Balusters are designed to safely guard occupants from injury. Detached balusters may become detached, may pinch or otherwise injure occupants, or may fail to perform as designed. Recommend hiring a qualified contractor to repair as necessary.



05/29/2014 Electric service drop wire may be undersized. Service drop wire appear to be a gauge rated for 150 amps if made of aluminum. Service wire splits within meter housing to serve each 100 amp electric panel serving each unit. If a combined draw of more than 150 amps is called for between the two units simultaneously, service wire may be overloaded. This may cause a risk of fire. Recommend hiring a qualified electrical contractor to determine safety of service drop and repair as necessary.



05/29/2014 Multiple windows noted with cracked glazing. Cracked glazing may cause risk of laceration as well as air, moisture, and vermin infiltration. Recommend hiring a qualified contractor to repair as necessary.



05/30/2014 Exterior light fixtures noted in unsafe condition. Exposed wires, loose and unsealed fixtures may cause electric shock or fire. Recommend hiring a qualified electrician to repair as necessary.



05/30/2014 Overhead electric service wires threatened by tree overhead. Tree limbs may interfere with or fall on wires which may put occupants at risk of shock/fire and/or cause damage to wires. Recommend contacting utility company to provide remedy.

General Interior



05/30/2014 Wood door panel noted with hole in it. Splintered wood may cause snag or injury. Recommend hiring a qualified contractor to repair as necessary.



05/30/2014 No handrail was noted installed on winding rear staircases at time of inspection. Lack of a handrail may increase risk of fall and is therefore a safety hazard. Recommend installing handrail by qualified contractor.



05/30/2014 No handrail was noted installed on either side basement stairs at time of inspection. Lack of a handrail may increase risk of fall and is therefore a safety hazard. Recommend installing handrail by qualified contractor.



05/30/2014 Multiple outlets on the 142 side were observed as not grounded properly. Improperly grounded outlets may lead to risk of electric shock and/or fire. Recommend hiring a qualified electrical contractor to repair as necessary.



05/30/2014 Many switch/receptacle cover plates throughout the house noted broken or missing. Missing covers may not cover live wiring adequately which could lead to electric shock or fire. Recommend replacing broken or missing cover plates as necessary.



05/30/2014 Loose outlet noted in closet on second floor. Outlet is not firmly attached to wall and pulls out when unplugging a device. A loose outlet may pose a risk of electric shock or fire. Recommend hiring a qualified electrical contractor to repair as necessary.

Half Bathroom (142)



05/31/2014 Open light socket noted in light fixture in half bath at time of inspection. Without a bulb screwed in, an open light socket may allow electric shock or fire. Recommend installing light bulb in open socket.

Heating System (144)



05/30/2014 No safety extension on boiler noted at time of inspection. Safety extension is designed to carry hot water away from TPR Valve to the floor in the event of an over pressurization. Without safety extension occupants may be at risk of burning or other injury if an over pressurization occurs. recommend hiring a qualified plumbing contractor to repair as necessary.

Kitchen (142)



05/30/2014 GFCI outlet test results indicate an open ground. This condition may pose a greater risk for electric shock or fire and therefore a safety concern. Recommend hiring a qualified electrical contractor to repair as necessary.



05/30/2014 Kitchen ceiling light fixture noted hanging by electric wires. Fixture may fall, malfunction, or cause harm to occupants. Recommend hiring a qualified contractor to repair as necessary.

Kitchen (144)



05/30/2014 Counter top did not seem to be securely fastened to cabinets. This may allow for movement of countertop, pinching, or other injury. Recommend hiring a qualified contractor to repair as necessary.

Laundry (142)



05/30/2014 Dryer exhaust duct made out of ribbed vinyl. Ribbed duct is more likely to collect lint which may clog duct and reduce dryer efficacy. Vinyl material is inferior because it may catch fire in the event of a clog. Recommend replacing ribbed vinyl duct with rigid metal duct.

Main Bathroom (144)



05/30/2014 1 of 2 outlets was not GFCI protected. It is standard building practice to install GFCI outlets for use in bathrooms or wherever a water source is present. Without a GFCI outlet installed occupants may be at a higher risk of electric shock. Recommend hiring a qualified electrical contractor to repair as necessary.

Attic



05/30/2014 Fiberglass batt insulation noted missing or displaced in multiple areas of attic roof. Missing insulation may compromise thermal envelope and allow heat to escape living area. Recommend hiring a qualified contractor to repair as necessary.

Basement



05/30/2014 Basement windows appear to be sealed at time of inspection. Basement windows are critical in reducing moisture in basement via ventilation. Recommend hiring a qualified contractor to provide needed ventilation in basement.



05/30/2014 Carpet installed in 142 side of basement seems uneven due to irregular surface beneath. This may cause unsure footing. Recommend hiring a qualified contractor to repair as necessary.

Domestic Water Heater (142)



05/30/2014 An active leak was noted at time of inspection near the water heater. The supply valve above the water heater was noted with an active drip. Water dripping on top of water heater may lead to rust or corrosion. Recommend hiring a qualified plumber to repair as necessary.

Exterior Grounds



05/29/2014 Shrubs observed in close proximity to building. Shrubs too close to house may provide refuge and possible entry for moisture and vermin. Recommend pruning or relocating shrubs so there is at least a 1 foot space between shrubs and siding.



05/29/2014 Brick foundation walls observed in need of repair. Missing mortar, cracked/missing/incomplete bricks noted. This condition may allow the elements in which may cause further deterioration. Recommend hiring a qualified mason to repoint or repair as necessary.



05/29/2014 Multiple concrete basement window wells noted in need of repair. Cracked masonry may not effectively keep moisture from entering the windows/basement. Recommend hiring a qualified masonry contractor to repair as necessary.



05/30/2014 Retaining wall holding backyard soil away from home noted bulging. If not attended to, retaining wall may eventually collapse. Recommend hiring a qualified masonry contractor to repair as necessary.

Exterior Walls



05/29/2014 Wooden windows noted in need of repair. Missing glazing compound and deterioration noted in multiple windows. Glazing compound helps to hold glass and shed water from window. Recommend hiring a qualified contractor to repair as necessary.



05/29/2014 More than one window was missing storm window sash. Storm windows help keep the elements away from the window. Missing storm sash may allow moisture and debris to remain on window sill. Storms may also help maintain an efficient thermal envelope.



05/29/2014 Deterioration where house meets foundation noted at time of inspection. Siding/sheathing/and wood sill beam noted moist and soft in multiple areas. This condition may lead to exposure of the wooden structural members to the elements and further deterioration. Recommend hiring a qualified contractor to repair as necessary.



05/30/2014 Parge coating covering brick foundation wall noted as cracked and/or falling off of brick. Parge coating is designed to protect and seal brick foundation. Recommend repair as necessary by qualified masonry contractor.



05/30/2014 Leaky sillcock noted on right side of building at time of inspection. A leaky sillcock may deposit water close to the foundation which may enter the basement. Recommend hiring a qualified plumbing contractor to repair as necessary.

General Interior



05/30/2014 Cracked or missing plaster noted on ceilings and walls in several areas throughout the house. Recommend hiring a qualified contractor to repair as necessary.



05/30/2014 Several windows were noted with missing or inoperable locks. Without functioning window locks, the home is easier to break into to. Recommend installing lock on all windows to increase home security.



05/30/2014 Sink sprayer on third floor sink noted as leaking. Leaking sprayer may deposit water where it is not wanted and cause damage. Recommend hiring a qualified plumber to repair as necessary.

Half Bathroom (142)



05/30/2014 Floor just outside bathroom feels spongy underfoot. This may be due to deterioration of the subfloor. Recommend hiring a qualified contractor to repair as necessary.



05/30/2014 Bathroom door sticks on floor when opened. This may be due to poor installation or movement in the structure after the door was installed. Recommend hiring a qualified contractor to repair as necessary.

Half Bathroom (144)



05/30/2014 Toilet seat observed as cracked at time of inspection. Cracked toilet seat may pinch or break. Recommend replacing toilet seat.

Kitchen (142)



05/30/2014 Cabinetry in need of attention. Upper door is loose and drawer does not open easily. Recommend hiring a qualified contractor to repair as necessary.

Kitchen (144)



05/30/2014 Some of the cabinet hardware was loose or missing. Cabinetry may not function as designed. Recommend repair by qualified contractor.



05/30/2014 Recirculating vent hood did not seem to function at time of inspection. Without proper ventilation over the stove, moisture may collect and cause damage to the kitchen.

Main Bathroom (142)



05/30/2014 Bathroom surround towel rod is missing leaving holes exposed. Moisture may be able to get behind surround and cause damage. Recommend hiring a qualified contractor to repair as necessary.



05/30/2014 Noted missing caulk in bathtub area. This will allow water penetration to effect sub flooring and may damage wood. Recommend a qualified contractor repair as necessary.

Roof & Ventilation



05/29/2014 Trees are overhanging roof and are within 10 feet of roof vertically. Trees may threaten roof structure in the event of a collapse. Trees may deposit leaves and debris on roof which may lead to clogged gutters or roof deterioration. Recommend having a qualified arborist provide remedy.



05/29/2014 Moss noted on asphalt shingles. This can lead to deterioration of roof decking due to water being leached under the shingles by the moss. Recommend a qualified contractor repair as necessary.



05/29/2014 No spark arrestor/Rain cap was noted on chimney at time of inspection. A spark arrestor/rain cap keeps water from penetrating top of chimney as well as reduces risk of chimney sparks from exiting chimney. Recommend having a qualified contractor install a spark arrestor/rain caps.



05/29/2014 Downspouts appear to missing or inadequate at directing water away from house and foundation. This condition may allow moisture to enter the house and may cause deterioration of exterior surfaces. Recommend hiring a qualified contractor to repair as necessary.



05/29/2014 More than one downspout appeared to have burst. This is likely due to clogging and freezing of downspouts. Downspouts no longer seem to be watertight. This may allow moisture to escape downspout before it is carried away from the house. Recommend hiring a qualified contractor to repair as necessary.



05/30/2014 Roof over 142 half bath may be leaking. Evidence of moisture penetration found in half bath where ceiling meets wall. If not addressed, moisture may continue to cause damage. Recommend hiring a qualified roofing contractor to repair as necessary. (see Half Bath 142).

Full Report

General Information

Overview: Busy city street
Inspector: J. Hollis Allison
NYS License Number: #16000067163
Present at inspection: Buyer
House is:: Unoccupied
Age of house: 100 years old
Type of house: 2 family house
Weather condition: Cloudy

Temperature: Warm
Ground Condition: Wet
Foundation: Basement
House Number: Clearly seen from street
Report Number: 0012
Start time: 4:00 PM
End time: 7:00 PM
Present at inspection: Listing Agent

Present at inspection: Buyer's Agent



05/29/2014 Some areas and/or surfaces within the property were obscured by objects. Without access to these areas a thorough and comprehensive evaluation of the property could not be performed at time of inspection.



Left side



Basement

05/29/2014

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. Hollis Home Inspection Service does not perform mold testing or mold inspections. 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.

05/29/2014

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.



Front door



Side door

Roof & Ventilation

Roof Inspection Method: From attic windows
Gutter type: Built in
Gutter material: Membrane
Downspout material: Galvanized
Roof Inspection Method: From ground
Roof Type: Gable
Roof covering: Asphalt Shingle
Roof approximate age: Midlife

Defects observed: Moss
Roof penetrations: Vent pipe
Roof penetrations: Chimney
Gutter extensions: Not noted
Chimney appears to be built: Interior
Spark arrester/rain cap: Not noted
Chimney made of: Brick
Flue noted: Noted at top of chimney

Roof ventilation: No ventilation noted



05/29/2014

Trees are overhanging roof and are within 10 feet of roof vertically. Trees may threaten roof structure in the event of a collapse. Trees may deposit leaves and debris on roof which may lead to clogged gutters or roof deterioration. Recommend having a qualified arborist provide remedy.



Roof



Trees



05/29/2014

Moss noted on asphalt shingles. This can lead to deterioration of roof decking due to water being leached under the shingles by the moss. Recommend a qualified contractor repair as necessary.



05/29/2014

No spark arrestor/Rain cap was noted on chimney at time of inspection. A spark arrestor/rain cap keeps water from penetrating top of chimney as well as reduces risk of chimney sparks from exiting chimney. Recommend having a qualified contractor install a spark arrestor/rain caps.



Rear of House



Chimney



05/29/2014

Downspouts appear to missing or inadequate at directing water away from house and foundation. This condition may allow moisture to enter the house and may cause deterioration of exterior surfaces. Recommend hiring a qualified contractor to repair as necessary.



Right side



Missing downspout



05/29/2014

More than one downspout appeared to have burst. This is likely due to clogging and freezing of downspouts. Downspouts no longer seem to be watertight. This may allow moisture to escape downspout before it is carried away from the house. Recommend hiring a qualified contractor to repair as necessary.



Downspout



Downspout

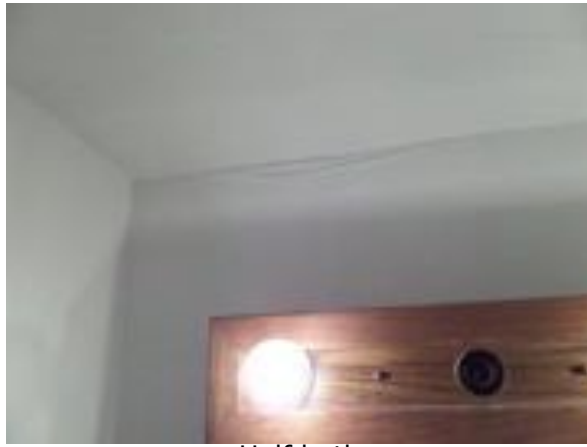


05/30/2014

Roof over 142 half bath may be leaking. Evidence of moisture penetration found in half bath where ceiling meets wall. If not addressed, moisture may continue to cause damage. Recommend hiring a qualified roofing contractor to repair as necessary. (see Half Bath 142).



Roof



Half bath



05/29/2014

Gutters appear to be retaining debris. Debris can clog gutters which may impede or retard roof drainage. Recommend clearing debris from gutters to promote roof drainage.



Roof



Gutter



05/30/2014

Items left on the roof. Recommend removing items for the safety of the occupants and the proper function of the roof.



Rear Right



Roof



05/30/2014

Roof covering installation on rear left of 1st floor roof appears to not meet standard building practices. Asphalt shingles were used on a low slope roof and fail to change direction when crossing the hip. Although no leak was detected at time of inspection, it is recommend to monitor this roof and surrounding areas for signs of moisture intrusion. If leak is found, have a qualified roofing contractor repair as necessary.



Rear Left



Roof



05/29/2014

Not all areas of the roof were accessible for a visual inspection. The three story roof could not be accessed safely from the ground. No roof hatch was noted at time of inspection. Vantage points from the ground were limited.

[Back to Top](#)

Exterior Walls

Wall structure: Wood frame
Wall covering material: Aluminum
Condition of wall:: Acceptable
Trim: Vinyl
Trim: Aluminum
Trim condition: Good
Door material: Metal
Door material: Wood

Windows: Storms attached
Main entry porch: Concrete
Porch steps down: Three or more
Porch roof: No
Electrical service type: Overhead
Overhead wires threatened: Yes
Service size: 150 Amp
Drip loop present: Yes

Meter amperage: 200 Amp
Voltage: 120/240 volts
Meter caulking intact: Above



05/29/2014

144 side porch steps noted with detached balusters. Balusters are designed to safely guard occupants from injury. Detached balusters may become detached, may pinch or otherwise injure occupants, or may fail to perform as designed. Recommend hiring a qualified contractor to repair as necessary.



Balusters



Balusters



05/29/2014

Electric service drop wire may be undersized. Service drop wire appear to be a gauge rated for 150 amps if made of aluminum. Service wire splits within meter housing to serve each 100 amp electric panel serving each unit. If a combined draw of more than 150 amps is called for between the two units simultaneously, service wire may be overloaded. This may cause a risk of fire. Recommend hiring a qualified electrical contractor to determine safety of service drop and repair as necessary.



Meters



Electric service



05/29/2014

Multiple windows noted with cracked glazing. Cracked glazing may cause risk of laceration as well as air, moisture, and vermin infiltration. Recommend hiring a qualified contractor to repair as necessary.



Window



Window



05/30/2014

Exterior light fixtures noted in unsafe condition. Exposed wires, loose and unsealed fixtures may cause electric shock or fire. Recommend hiring a qualified electrician to repair as necessary.



Missing fixture



Fixture



05/30/2014

Overhead electric service wires threatened by tree overhead. Tree limbs may interfere with or fall on wires which may put occupants at risk of shock/fire and/or cause damage to wires. Recommend contacting utility company to provide remedy.



Rear right



Electric service

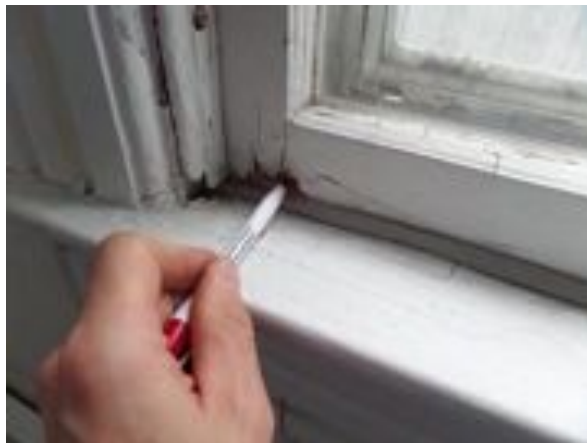


05/29/2014

Wooden windows noted in need of repair. Missing glazing compound and deterioration noted in multiple windows. Glazing compound helps to hold glass and shed water from window. Recommend hiring a qualified contractor to repair as necessary.



Window



Window



05/29/2014

More than one window was missing storm window sash. Storm windows help keep the elements away from the window. Missing storm sash may allow moisture and debris to remain on window sill. Storms may also help maintain an efficient thermal envelope.



window



windows



05/29/2014

Deterioration where house meets foundation noted at time of inspection. Siding/sheathing/and wood sill beam noted moist and soft in multiple areas. This condition may lead to exposure of the wooden structural members to the elements and further deterioration. Recommend hiring a qualified contractor to repair as necessary.



Sill area



Sill area



05/30/2014

Parge coating covering brick foundation wall noted as cracked and/or falling off of brick. Parge coating is designed to protect and seal brick foundation. Recommend repair as necessary by qualified masonry contractor.



Parge coat



Parge coat



05/30/2014

Leaky sillcock noted on right side of building at time of inspection. A leaky sillcock may deposit water close to the foundation which may enter the basement. Recommend hiring a qualified plumbing contractor to repair as necessary.



Right side



Sillcock

Exterior Grounds

Exterior foundation exposure: between 1 and 2 feet

Exterior foundation observed?: Good condition

Window wells: Concrete

Window well condition: Cracked

Grading within 6 foot of house: About level

Grading beyond 6 foot of house: Slopes toward

Walkway to front entry: Concrete

Walkway condition: Acceptable

Patio: Stone

Patio location: Left of house

Patio condition: Good

Trees & shrubs too close to house: In the front of the house

Trees & shrubs too close to house: On the right of the house

Fence material: Metal

Fence material: Wood

Fence condition: Felt secure

Exterior of foundation walls: Brick



05/29/2014

Hatch covering cavity for basement stairs (which may have previously existed) noted as not secure. Hatch could be opened creating a potential for fall or other injury. This condition may allow entry of unwanted pests or burglars. Additionally, this uninsulated opening may allow air infiltration and reduce thermal efficiency. Recommend hiring a qualified contractor to repair as necessary.



Hatch



Opening



05/29/2014

Walkway on left side of house appeared heaved. This may be due to tree roots pushing from underneath. Uneven and non-level walk may pose a trip/fall hazard to occupants. Recommend hiring a qualified contractor to repair as necessary.



Walk



Left side



05/29/2014

Ramp on right side of building observed in unsafe condition. Decking member seen protruding above surface creating a potential trip hazard. Board ends observed spongy and unsupported on fence side which may pinch or fail to support occupants. Structure underneath ramp was not visible so structural integrity could not be verified. Recommend hiring a qualified contractor to repair as necessary.



Ramp



Ramp



05/31/2014

Iron handrail installed on steps of main walk noted in disrepair. Connection to ground is rusty and loose on one side and detached on the other side at top of steps. Railing may fail to support occupants and may lead to personal injury. Recommend hiring a qualified contractor to repair as necessary.



Handrail



Handrail



05/29/2014

Shrubs observed in close proximity to building. Shrubs too close to house may provide refuge and possible entry for moisture and vermin. Recommend pruning or relocating shrubs so there is at least a 1 foot space between shrubs and siding.



Shrub



Vegetation



05/29/2014

Brick foundation walls observed in need of repair. Missing mortar, cracked/missing/incomplete bricks noted. This condition may allow the elements in which may cause further deterioration. Recommend hiring a qualified mason to repoint or repair as necessary.



Right side



Missing brick



05/29/2014

Multiple concrete basement window wells noted in need of repair. Cracked masonry may not effectively keep moisture from entering the windows/basement. Recommend hiring a qualified masonry contractor to repair as necessary.



Window well



Window well



05/30/2014

Retaining wall holding backyard soil away from home noted bulging. If not attended to, retaining wall may eventually collapse. Recommend hiring a qualified masonry contractor to repair as necessary.



Retaining wall



Retaining wall



05/29/2014 Grounds observed with leaves obscuring full view of exterior grounds.

[Back to Top](#)

Attic

Attic access: Knee wall hatches
How observed: Walked thru end to end
Roof system: Rafters
Rafters inches apart: 24 inches
Roof decking: OSB
Roof decking: Wood plank
Moisture penetration: None noted
Attic floor framing: Wood

Attic floor system: Fully floored
Ventilation: None
Insulation location: Roof
Insulation material: Fiberglass roll/batt
Bathroom vent duckwork: Could not determine, limited viewing



05/30/2014

Asbestos-like material noted in knee-wall area of attic in the form of pipe wrap. Material looks like it may be friable. Asbestos may cause serious health problems when inhaled. It is recommended that a qualified asbestos testing/abatement contractor be hired to evaluate material and condition.



Attic



Pipes



05/30/2014

Decommissioned fireplace chimney noted creating an unsafe condition in attic. It appears chimney has been disassembled down to attic floor height and left open. This opening may be cause for injury or allow objects/vermin to fall within. Recommend hiring a qualified contractor to repair as necessary.



Chimney



Opening



05/30/2014

Cast iron plumbing vent pipe in attic noted in disrepair. Pipe joint is compromised allowing sewer gasses to enter the attic space. Sewer gasses may be harmful to occupants. Recommend hiring a qualified plumbing contractor to repair as necessary.



Plumbing vent



Vent pipe



05/30/2014

Fiberglass batt insulation noted missing or displaced in multiple areas of attic roof. Missing insulation may compromise thermal envelope and allow heat to escape living area. Recommend hiring a qualified contractor to repair as necessary.



Attic



Attic



05/30/2014

Evidence of vermin intrusion found in attic area. Chewed/scratched wood noted in several areas. Even though no animals were found in attic at time of inspection, it is recommended to monitor attic areas for signs of vermin intrusion.



Attic



Attic



05/30/2014 No leaks were detected in attic area at time of inspection.

[Back to Top](#)

Main Bathroom (144)

Bathroom location: Second floor hallway
Shower: With tub
Tub: Built in
Surround: Ceramic tile
Surround condition: Good
Number of sinks: One
Sink type: Vanity
Toilet: Flushed

Toilet condition: Good
Floor: Vinyl
Floor condition: Good
Leaks: None noted
Caulking: Intact
Ventilation: Fan
Outlets: Two
GFI's: No

Functional Flow Test: Acceptable drop in pressure



05/30/2014

1 of 2 outlets was not GFCI protected. It is standard building practice to install GFCI outlets for use in bathrooms or wherever a water source is present. Without a GFCI outlet installed occupants may be at a higher risk of electric shock. Recommend hiring a qualified electrical contractor to repair as necessary.



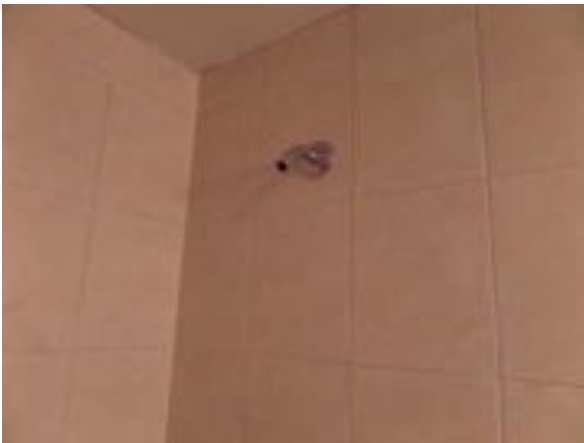
Main bathroom



Receptacle

05/30/2014

Shower head appeared to be missing at time of inspection.



Shower



Main bathroom

05/30/2014

No leaks detected in main bathroom at time of inspection.



Under sink



Plumbing

Half Bathroom (144)

Half bath location: Near kitchen

Sink type: Vanity

Number of sinks: One

Leaks above or below sink: Not noted

Hot water left faucet: Not noted

Bathroom outlet: Noted and GFCI

Toilet: Noted and flushed

Floor: Ceramic tile

Floor condition: Good

Caulking appears:: Intact

Ventilation: Window



05/30/2014 Toilet seat observed as cracked at time of inspection. Cracked toilet seat may pinch or break. Recommend replacing toilet seat.



Toilet



Toilet

General Interior

Ceilings: Suspended

Ceilings: Plaster

Ceilings: Celotex

Ceiling style: Flat

Ceiling condition: Good

Ceiling condition: Small cracks

Walls appear to be made of: Plaster

Condition of walls: Good

Floor coverings: Wall to wall

Floor coverings: Hardwood

When bounced on: A normal amount of bounce

Generally floors feel: Level

Mostly doors are following type: Wood

Condition of doors: Good

Windows were mostly: Double hung

Insulated glazing noted in: Some

Windows appear made of: Vinyl

Windows appear made of: Wood

Stairs: To basement

Stairs: Between living levels

Stairs condition: Good

Outlets: Three pronged

Outlets: Three pronged and not properly grounded

Smoke detectors: Noted on each floor

Carbon Monoxide detector: Noted

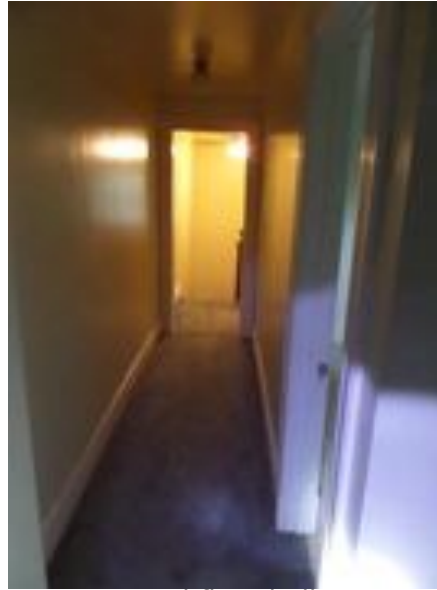
Floor coverings: vinyl



05/30/2014 Wood door panel noted with hole in it. Splintered wood may cause snag or injury. Recommend hiring a qualified contractor to repair as necessary.



Door



2nd floor hall



05/30/2014 No handrail was noted installed on winding rear staircases at time of inspection. Lack of a handrail may increase risk of fall and is therefore a safety hazard. Recommend installing handrail by qualified contractor.



Stair left



Stair right



05/30/2014 No handrail was noted installed on either side basement stairs at time of inspection. Lack of a handrail may increase risk of fall and is therefore a safety hazard. Recommend installing handrail by qualified contractor.



Basement stair



Basement stair



05/30/2014 Multiple outlets on the 142 side were observed as not grounded properly. Improperly grounded outlets may lead to risk of electric shock and/or fire. Recommend hiring a qualified electrical contractor to repair as necessary.



Outlet



Outlet



05/30/2014 Many switch/receptacle cover plates throughout the house noted broken or missing. Missing covers may not cover live wiring adequately which could lead to electric shock or fire. Recommend replacing broken or missing cover plates as necessary.



Outlet



Switch



Outlet

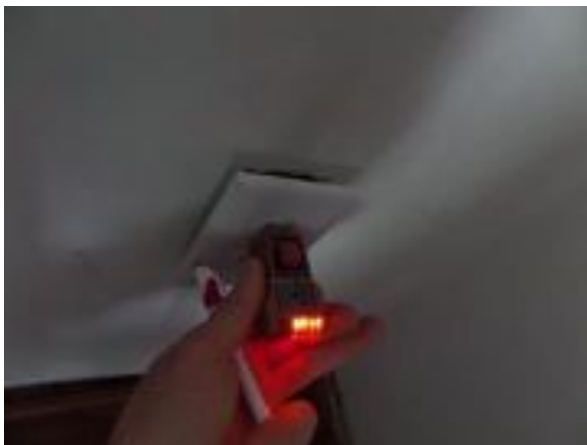


Outlet

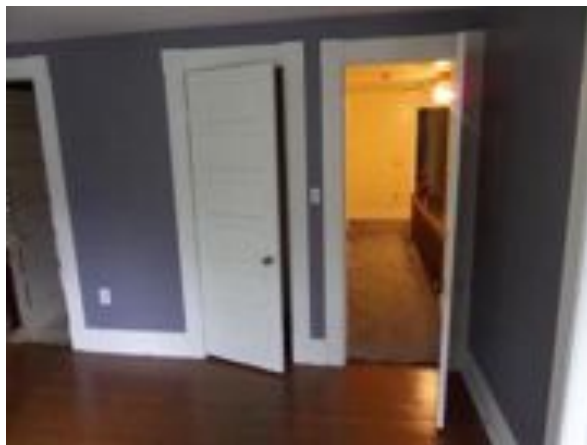


05/30/2014

Loose outlet noted in closet on second floor. Outlet is not firmly attached to wall and pulls out when unplugging a device. A loose outlet may pose a risk of electric shock or fire. Recommend hiring a qualified electrical contractor to repair as necessary.



Loose outlet



Second Floor



05/30/2014 Cracked or missing plaster noted on ceilings and walls in several areas throughout the house. Recommend hiring a qualified contractor to repair as necessary.



Ceiling



Wall



Ceiling



Wall



05/30/2014 Several windows were noted with missing or inoperable locks. Without functioning window locks, the home is easier to break into to. Recommend installing lock on all windows to increase home security.



Windows



Window



05/30/2014 Sink sprayer on third floor sink noted as leaking. Leaking sprayer may deposit water where it is not wanted and cause damage. Recommend hiring a qualified plumber to repair as necessary.



Third floor



Sink sprayer



05/30/2014 Moisture staining noted on ceiling and walls on 142 side. The cause of the staining was not determined at time of inspection. Recommend monitoring these area for changes or presence of moisture.



1st floor wall



1st floor ceiling

Kitchen (144)

Cabinets: Wooden
Opened and closed and found: seemed to function
Opened and closed and found: Loose or missing hardware
Cabinets are secure: Yes
Counter tops: Plastic Laminate
Counter tops securely fastened: No
Kitchen floor: Sheet goods
Dishwasher: Frigidare

Dishwasher age: Midlife
Kitchen sink: Stainless steel
Ran water and found: No leaks
Disposal: None
Refrigerator age: Middle
Range type: Gas
Range age: Midlife
Operated range and found: All burners working

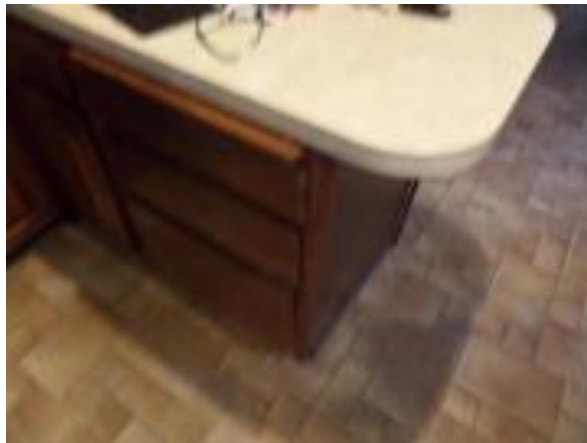
Oven: Part of stove
Operated oven and found: Gave off heat
Ventilation: Recirculating hood vent
Number of GFCI outlets: Two
GFCI outlets working properly: Yes
Number of regular outlets: Four



05/30/2014 Counter top did not seem to be securely fastened to cabinets. This may allow for movement of countertop, pinching, or other injury. Recommend hiring a qualified contractor to repair as necessary.



Kitchen counter



Kitchen counter



05/30/2014 Some of the cabinet hardware was loose or missing. Cabinetry may not function as designed. Recommend repair by qualified contractor.



Kitchen



Drawer



05/30/2014

Recirculating vent hood did not seem to function at time of inspection. Without proper ventilation over the stove, moisture may collect and cause damage to the kitchen.



Kitchen



Vent hood



05/30/2014

Two of the four burners of the stove did not self ignite.



Kitchen



Stove

Domestic Water Heater (144)

Type: Tank
Energy source: Natural gas
Estimated age: Midlife
Capacity: 40 Gallons
Safety relief valve: Was noted
Safety extension: Was not noted
Supply valve: Was noted
Drain discharge to: Floor

Rust or corrosion: Was not noted
Tested hot water: Hot water was not received at faucet
Location: Basement
Manufacturer: Richmond



05/30/2014

Safety extension for TPR valve was not installed. A safety extension is designed to carry hot water safely to the ground in the event of an over pressurization. Without a safety extension occupants may be at risk of burning or other injury during an over pressurization. Recommend hiring a qualified plumbing contractor to repair as necessary.



Water heater



Water heater



05/30/2014

No drip leg was noted installed on the gas supply line to the water heater. A drip leg is a device used to trap impurities in the gas line. A gas line without a drip leg may cause improper function of the gas appliance which may be hazardous. Recommend a qualified plumbing contractor repair as necessary.



Water heater



Gas line



05/30/2014

Water heater flue was observed improperly sealed where it meets the chimney. This condition is unsafe as it may allow harmful gases to enter the basement. Recommend repair as necessary by qualified contractor.



Water heater



Flue connection



05/30/2014

Water heater for the 144 side was turned off at time of inspection therefore the function of the water heater could not be determined.

[Back to Top](#)

Laundry (144)

Washing machine:: Ignis
Location:: Basement
Washing machine age:: Midlife
Connections from water, drain & electric:: Noted
Dryer:: None
Dryer power:: Gas
Vented to:: Exterior
Dryer vent material:: Rigid metal

Operated washer and dryer:: Not able to test
Drain pipe & Electric: Are a safe distance



05/30/2014

Washing machine was not able to test at time of inspection therefore function of washer could not be determined.



Washer



Washer

[Back to Top](#)

Heating System (144)

Brand name: Weil McCain
Apparent age of unit: Mid-life
Heating system type: Forced hot water
Energy source: Gas
Combustion air supply: Interior
Thermostat was turned on, the system: Fired or gave heat
Emergency shut off: Noted at top of stairs
Flue pipes: Noted, pitched up to chimney

Flue pipes: Galvanized pipe
Boiler safety relief valve: Noted
Safety extension: Not noted
Distribution: Radiators in most rooms
System location: Basement
Abandoned oil tank: None visible



05/30/2014

No safety extension on boiler noted at time of inspection. Safety extension is designed to carry hot water away from TPR Valve to the floor in the event of an over pressurization. Without safety extension occupants may be at risk of burning or other injury if an over pressurization occurs. recommend hiring a qualified plumbing contractor to repair as necessary.



Boiler



Boiler

[Back to Top](#)

Electrical System (144)

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: No
Additional room: Yes
Missing covers: No
15 amp breaker: 14 Gauge wire
20 amp breaker: 12 Gauge wire
Grounding observed to: Water main on house side
Grounding connection feels: Secure
If grounded to water main, is meter jumped: Yes



05/31/2014

Rust noted on outside of electric panel. Although no rust was found inside electric panel at time of inspection, panel cover was noted with rust. Rust is an indication of the presence of moisture. Moisture can cause concern for safety when combined with electricity. Recommend hiring a qualified electrical contractor to evaluate safety of electrical panel.



Electric panel



Electric panel



05/31/2014 No defects observed inside electrical panel at time of inspection.



Panel



Panel

[Back to Top](#)

Plumbing System

Water service type: Public
Main entry pipe: Copper
Location of main water meter: Basement
Location of main water shut-off: Next to meter
Interior supply pipes: Copper
With multiple fixtures running: Minimum decrease in flow
Waste system pipes: Plastic
Waste system pipes: Cast iron

Main waste line cleanouts: Noted
Vent pipe observed: On roof
House trap: Not noted



05/31/2014 No defects noted in plumbing system at time of inspection.



Water shut-off



Water meter

[Back to Top](#)

Basement

Basement access: Stairs from interior
Foundation walls: Exposed to view
Foundation walls: Hidden from view by drywall
Ceiling framing: Exposed to view
Foundation walls made of: Brick
Basement floor: Brick
Water stains observed on: Walls
Water stains observed on: Floor

General area dampness: Some moisture signs
General area dampness: Dehumidifier noted
Ventilation: Windows
Pier/support post material: Steel
Pier/support post material: Bearing wall
Support column condition: Appears intact
Floor drainage: None noted
Sump pump: None noted

Floor structure above: Wood joists
Insulation material: Fiberglass roll located above sill plate
Beam material: Built up wood
Windows: Wood
Chimney in basement: Brick
Chimney condition: Good
Basement floor: carpeting
Windows: Sealed



05/30/2014

Mold-like substance observed on outside wall in 142 side basement. Musty smell and moist conditions were noted. Brick wall felt wet to the touch. A black substance was observed on exposed section of brick wall. Extent of growth could not be determine due to obstructing objects and finished surfaces. Staining noted on finished drywall. Mold can pose a serious health hazard to occupants. Recommend hiring a qualified mold testing/remediation company in order to verify existence of mold and extent of mold growth. Mold remediation is likely to cost in excess of \$1500.



Staining



Basement wall



05/30/2014

Basement windows appear to be sealed at time of inspection. Basement windows are critical in reducing moisture in basement via ventilation. Recommend hiring a qualified contractor to provide needed ventilation in basement.



Basement window



Basement window



05/30/2014

Carpet installed in 142 side of basement seems uneven due to irregular surface beneath. This may cause unsure footing. Recommend hiring a qualified contractor to repair as necessary.



Basement carpet



Finished basement

Fireplace (144)

Fireplace material: Brick
Fireplace Location: Living room
Inspected: Level 1 Inspection
Damper: Did not operate
Flu liner: Was not visible
Depth of hearth extension: 24 inches
Depth of fireplace hearth: 18 inches
Depth to nearest flammable material: 24 inches



05/30/2014

Fireplace has been decommissioned. Chimney has been taken down below roof and is not in operable condition. Fireplace is decorative only.



Chimney



Fireplace

Main Bathroom (142)

| | |
|--|-------------------------------|
| Bathroom location: Second floor hallway | Toilet condition: Good |
| Shower: With tub | Floor: Vinyl |
| Tub: Built in | Floor condition: Good |
| Surround: Plastic | Leaks: None noted |
| Surround condition: Good | Caulking: Missing |
| Number of sinks: One | Ventilation: Window |
| Sink type: Vanity | Outlets: One |
| Toilet: Flushed | GFI's: Yes |

Functional Flow Test: No drop in pressure



05/30/2014

Bathroom surround towel rod is missing leaving holes exposed. Moisture may be able to get behind surround and cause damage. Recommend hiring a qualified contractor to repair as necessary.



Bath surround



Bath tub



05/30/2014

Noted missing caulk in bathtub area. This will allow water penetration to effect sub flooring and may damage wood. Recommend a qualified contractor repair as necessary.



Bath



Bath area



05/30/2014

No leaks found in 142 side main bathroom at time of inspection.



Bathroom



Bathroom

Half Bathroom (142)

Half bath location: Near kitchen

Sink type: Vanity

Number of sinks: One

Leaks above or below sink: Not noted

Hot water left faucet: Noted

Bathroom outlet: Noted and GFCI

Toilet: Noted and flushed

Toilet: Loose

Floor: Vinyl

Floor condition: Acceptable

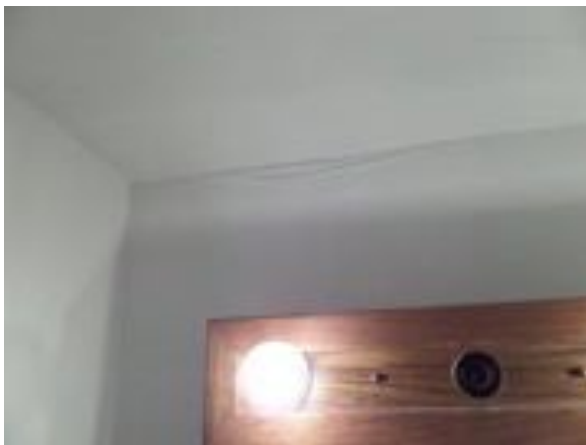
Caulking appears:: Intact

Ventilation: None noted

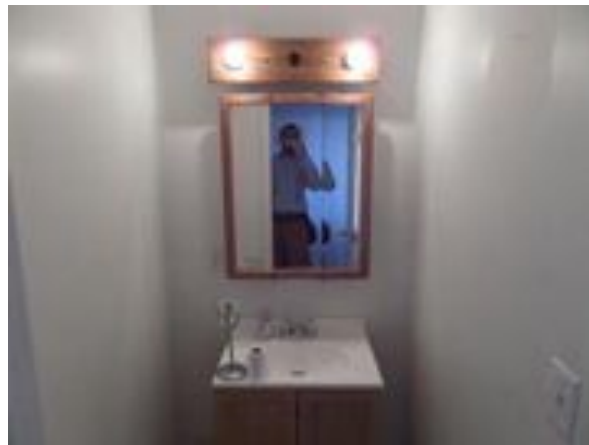


05/31/2014

Open light socket noted in light fixture in half bath at time of inspection. Without a bulb screwed in, an open light socket may allow electric shock or fire. Recommend installing light bulb in open socket.



Half bath

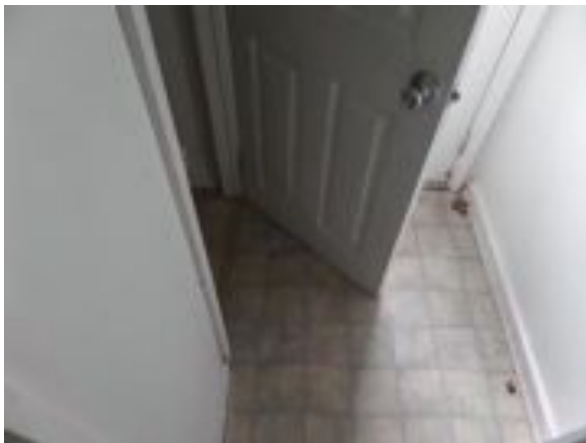


Half bath



05/30/2014

Floor just outside bathroom feels spongy underfoot. This may be due to deterioration of the subfloor. Recommend hiring a qualified contractor to repair as necessary.



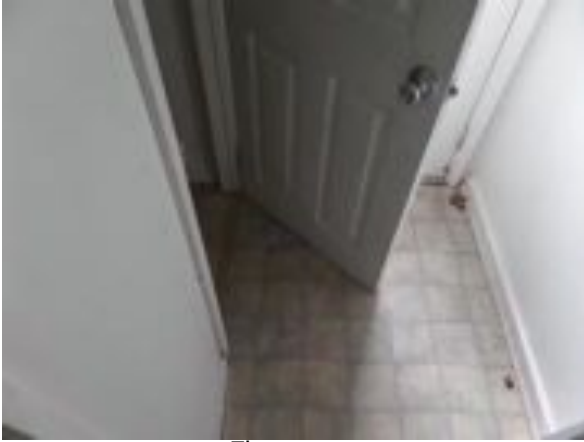
Floor area



Half bath



05/30/2014 Bathroom door sticks on floor when opened. This may be due to poor installation or movement in the structure after the door was installed. Recommend hiring a qualified contractor to repair as necessary.



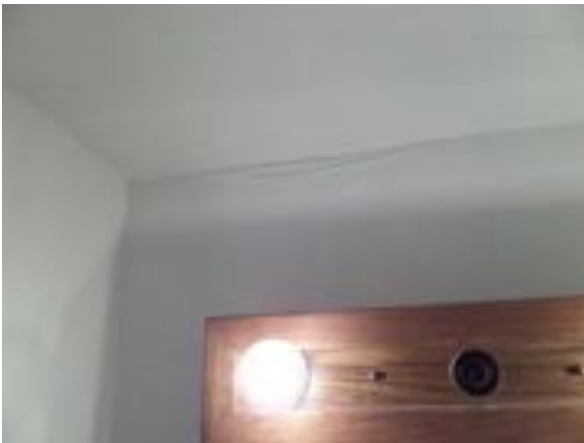
Floor area



Half bath



05/30/2014 Area of concern on bathroom wall where it meets the ceiling. Paint has drooped indicating moisture behind it. (See roof section).



Half bath



Half bath

Kitchen (142)

Cabinets: Wooden
Opened and closed and found: Loose or missing hardware
Cabinets are secure: No
Counter tops: Plastic Laminate
Counter tops securely fastened: Yes
Kitchen floor: Sheet goods
Dishwasher age: Midlife
Kitchen sink: Stainless steel

Ran water and found: No leaks
Disposal: None
Refrigerator age: Middle
Range type: Gas
Range age: Midlife
Operated range and found: All burners working
Oven: Part of stove
Operated oven and found: Gave off heat

Ventilation: None noted
Number of GFCI outlets: One
GFCI outlets working properly: No
Number of regular outlets: One
Opened and closed and found: Sticky drawer
Dishwasher: Americana
Refrigerator: Signature
Range: Americana



05/30/2014 GFCI outlet test results indicate an open ground. This condition may pose a greater risk for electric shock or fire and therefore a safety concern. Recommend hiring a qualified electrical contractor to repair as necessary.



Outlet



Kitchen



05/30/2014 Kitchen ceiling light fixture noted hanging by electric wires. Fixture may fall, malfunction, or cause harm to occupants. Recommend hiring a qualified contractor to repair as necessary.



Kitchen



Light fixture

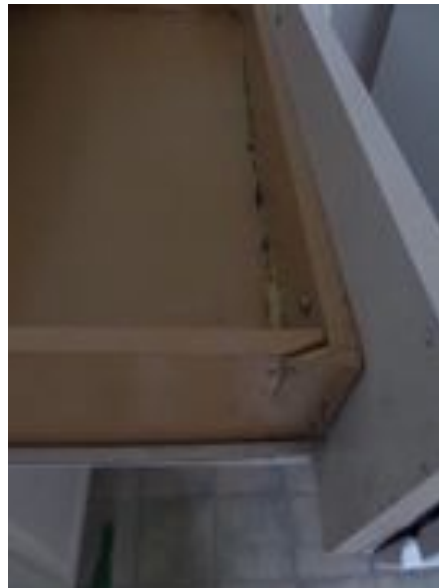


05/30/2014

Cabinetry in need of attention. Upper door is loose and drawer does not open easily. Recommend hiring a qualified contractor to repair as necessary.



Kitchen



Drawer

[Back to Top](#)

Domestic Water Heater (142)

Manufacturer: Whirlpool
Type: Tank
Energy source: Natural gas
Estimated age: Newer
Capacity: 40 Gallons
Safety relief valve: Was noted
Safety extension: Was not noted
Supply valve: Was noted

Drain discharge to: Floor
Rust or corrosion: Was not noted
Tested hot water: Hot water was received at faucet
Location: Basement



05/30/2014

Safety extension for TPR valve was not installed. A safety extension is designed to carry hot water safely to the ground in the event of an over pressurization. Without a safety extension occupants may be at risk of burning or other injury during an over pressurization. Recommend hiring a qualified plumbing contractor to repair as necessary.



TPR valve



Water heater



05/30/2014

No drip leg was noted installed on the gas supply line to the water heater. A drip leg is a device used to trap impurities in the gas line. A gas line without a drip leg may cause improper function of the gas appliance which may be hazardous. Recommend a qualified plumbing contractor repair as necessary.



Gas line



Water heater



05/30/2014

An active leak was noted at time of inspection near the water heater. The supply valve above the water heater was noted with an active drip. Water dripping on top of water heater may lead to rust or corrosion. Recommend hiring a qualified plumber to repair as necessary.



Leaky valve



Water stain

[Back to Top](#)

Laundry (142)

Location:: Basement
Washing machine age:: Newer
Connections from water, drain & electric:: Noted
Dryer:: Maytag
Dryer age:: Midlife
Dryer power:: Electric
Vented to:: Exterior
Dryer vent material:: Flexible ribbed vinyl

Operated washer and dryer:: Yes, worked as designed
Drain pipe & Electric: Are a safe distance
Washing machine:: Admiral



05/30/2014

Dryer exhaust duct made out of ribbed vinyl. Ribbed duct is more likely to collect lint which may clog duct and reduce dryer efficacy. Vinyl material is inferior because it may catch fire in the event of a clog. Recommend replacing ribbed vinyl duct with rigid metal duct.



Laundry



Dryer vent

Heating System (142)

Brand name: Weil McCain
Apparent age of unit: Older
Heating system type: Forced hot water
Energy source: Gas
Combustion air supply: Interior
Thermostat was turned on, the system: Fired or gave heat
Emergency shut off: Not noted
Flue pipes: Noted, pitched up to chimney

Flue pipes: Galvanized pipe
Boiler safety relief valve: Noted
Safety extension: Noted
Distribution: Radiators in most rooms
System location: Basement
Abandoned oil tank: None visible



05/30/2014

142 side Boiler noted in poor condition. Rust and/or corrosion was observed in several areas including the circulator pump and surrounding plumbing. An active leak was noted in plumbing exiting boiler. A ticking noise was observed as well. Additionally, heat was not received on the third floor. Recommend hiring a qualified HVAC contractor to assess the condition of the boiler and estimate the needed repairs which may cost \$1500 or more.



Rust/Corrosion



Active leak area

Electrical System (142)

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 observed to: Water main on house side
Grounding connection feels: Secure

If grounded to water main, is meter jumped: Yes



05/30/2014

One double tapped breaker was found at time of inspection. Double tapped breakers are a safety concern as they pose a risk of micro-arcing which may lead to fire. Recommend hiring a qualified electrical contractor to repair as necessary.



Double tap



Electric Panel

Wood Destroying Insects

Infestation evidence noted: Damaged wood
Type of Infestation: Carpenter ants
Damaged wood: Noted in basement
Conditions are conducive to WDI: Yes
Location of evidence: Basement wood members



05/30/2014

Please refer to Pest Inspection performed by Mohawk Valley Pest Control for more information.

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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