

<b>Client</b> John & Kathleen Driscoll 12 Tommy Luther Dr Saratoga , 12866 HIN™: 128665433 Email: <a href="mailto:dosborn@catsofalbany.com">dosborn@catsofalbany.com</a> Inspection Date: 02-21-2015	
<b>Inspector</b>  Phone: _____ E-Mail: _____	

Thank you for choosing Zielinski Home Inspection. With 30 plus years of experience in the building trades, I will bring you, my experience and the integrity that I have to every client in the past.

I hope you're Experience with Zielinski Home Inspections will give you that peace of mind with your new purchase. We strive to make this a fun, exciting, educational experience, with the up most integrity from our company.

This inspection was performed by a NACHI Certified Home Inspector, Gary Zielinski of Zielinski Home Inspections and was conducted under the highest standards of professionalism, with utmost integrity, and in compliance with in the (SOP) Standards of Practice set forth by The National Association of Certified Home Inspectors.

This report is to identify the visual defects that the inspector observed at the time of his Home Inspection walk thru. Also this report may offer some or no comments as a courtesy to the client regarding some of the maintenance needs at the time of the home inspection.

Importantly, please pay attention to information and warnings contained in this home inspection report. They can help you prevent failure, or damage to the home and mechanicals in the future, and may contain safety concerns regarding this home and property.

If you have any questions regarding this report please call Gary Zielinski at (518) 424-9909.

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# Report Summary

## Basement



02/23/2015 In all cases the longest possible working vent should be made of rigid metal vent material with a large mouth or louvered outdoor hood. Flexible metal ducting although a bit easier to work with causes but reduces air flow due to its corrugated design and will contribute to a lint buildup in the ducting over time. This type of dryer duct materials are more likely to sag and let lint, or even water to build up at low points. A dryer on average will remove 1 gallon of water per load of laundry dried. Recommend contacting a qualified contractor to evaluate and or replace as necessary.

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## Attached Garage



02/22/2015 Garage-house door is an auto-closing door but does not close by it self. Recommend adjusting the hinges on the automatic door closing device so door closes automatically to prevent vehicle fumes from entering building. Recommend contacting a qualified contractor to evaluate and or replace as necessary.

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02/25/2015 One or more garage electric receptacles appear to have no (Ground fault circuit interrupter ) (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all garage receptacles, except for one for use with a refrigerator or freezer, have GFCI protection. (No pictures provided)

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## Exterior Walls



02/23/2015 No duct seal around entry point for service disconnect and coil line. This may allow water to travel to main disconnect breaker potentially lead to a fire hazard. Recommend repair as necessary to prevent moisture penetration.

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02/23/2015 At the time of the home Inspection the deck was snow covered and could not be total evaluated. But noted the hand rail was lose on the side entry of the deck. This may lead to personal injury. Recommend contacting a qualified contractor to evaluate and or replace as necessary.

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## General Interior



02/23/2015 There is a doggie door on the back side of the kitchen were there is no lock present. This may be an access for an unwanted intruder (persons)that would like to gain access to your home. Recommend adding some type of a lock for you safety. Recommend contacting a qualified contractor to evaluate and or replace as necessary.

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## Laundry



02/22/2015 The dryer vent is a flexible foil duct with multiple connections in the basement. This may cause a clog with the lint build up and cause a fire. (Refer to Basement pictures). Recommend contacting a qualified contractor to evaluate and repair as necessary.

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## Main Bathroom



02/25/2015 Noted at time of inspection that main bathroom threshold was cracked ,this may pose a tripping hazard if this becomes lose. Recommend a qualified contractor evaluate and repair as necessary. ( No pictures )

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## Basement



02/22/2015 The foil vapor barrier is pulled off the studs in multiple areas within the basement. The vapor barrier keeps the warm air from escaping through cracks into the walls or ceiling. This is done by a vapor barrier, a large sheet of foil paper, or plastic that will not allow air to escape from the room into the walls. Recommend stapling the foil back on the studs, or contact a qualified contract to do so.

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## Exterior Grounds



02/23/2015 Shrubs are in contact with siding. Recommend pruning or moving shrubs so there's at least a one foot gap between shrubs and siding.Recommend contacting a qualified contractor to evaluate and or trim back as necessary.

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## Exterior Walls



02/23/2015 Caulking was loose and missing around gas meter entry point of the house. This may allow water penetration and may destroy your wall or building structure. Recommend repair as necessary to prevent further damage.

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02/23/2015 Vinyl Siding is damaged in one or more areas and may lead to water penetration and may allow dampness to set in, as well as a leaving a direct path for pest and insect intrusion. Contact a qualified contractor to evaluate and make repairs and /or replace siding as necessary.

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02/23/2015 Vinyl trim is damaged in one or more areas and may lead to water infestation and may also allow a direct path for pest and insect intrusion therefore allow dampness to set in. Contact a qualified contractor to evaluate and make repairs and/or replace siding as necessary.

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02/23/2015 The lower piece of fascia on the upper gable is over lapping the upper piece of fascia. This may lead to water running down the upper fascia and behind the lower piece fascia and may also allow a direct path for pest and insect intrusion. Recommend contacting a qualified contractor to evaluate and or replace as necessary.

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## Fireplace



02/22/2015 Recommend a level 2 inspection performed by a qualified chimney sweep for a piece of mine. Read the owners manual so you know how the unit works, and what the maintenance schedule may be. This inspection will determine the condition of the flue liner.

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## General Interior



02/23/2015 At the time of the inspections there were multiple doors that were rubbing when trying to close. Recommend contacting a qualified contractor to evaluate and repair as necessary.

---

## Main Bathroom



02/23/2015 Noted missing caulk in bathtub area. This may allow water penetration to effect sub flooring and may damage wood. Caulking these areas may help protect these areas from water penetration. Recommend a qualified contractor repair or replace as necessary.

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02/23/2015 Noted that the toilet appears to be loose. This may be from a loose anchor bolt on the base of the toilet, or water damage to the sub floor under the toilet caused from a previous or on going leak. Recommend a qualified contractor repair as necessary.(No Pictures)

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## Master Bathroom



02/23/2015 Missing, Cracked, and brittle grout joints are an open invitation for mold, mildew and stains to set in. The intrusion of water through the open grout joints may start the decaying under the tile. Recommend contacting a qualified contractor to evaluate and or replace as necessary.

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02/23/2015 Noted missing caulk around shower. This will allow water penetration to effect the rough lumber behind the walls and sub flooring wood. Sealing these areas with new caulk may help. Recommend a qualified contractor repair or replace as necessary.

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## Roof & Ventilation



02/26/2015 There were ice covered side walks, as well as in front of the garage door at the time of the inspection. This may lead to personal injury. There are short gutter extensions. Adding gutter extensions would help prevent the amount of ice build up. Recommend contacting a qualified contractor to evaluate and or replace as necessary.

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# Full Report

## General Information

Overview: Quiet residential neighborhood

House is:: Unoccupied

Temperature: Cold

Temperature: 8 Degrees

NYS License Number: 16000069949

End time: 11:30 PM

Inspector: Gary Zielinski

Type of house: 1 family house

Ground Condition: Snow Covered

Foundation: Basement  
Weather condition: Clear  
House Number: On mail box  
House Number: Clearly seen from street  
Age of house: 12 Yeras Old  
Start time: 9:30  
Present at inspection: Owner



02/22/2015 At the time of the home inspection the house was occupied so there was limited visibility threw out the house by furniture and/or stored items. This prevented a full evaluation of some areas with in the house.

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02/22/2015 At the time of the home inspection the roof and all exterior surfaces were covered with snow and ice.A thorough inspection of the exterior grounds could not be performed because of the snow cover.

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02/22/2015 After moving into the house, I would strongly recommend having the locks changed upon moving in. Over the years, previous owners may have distributed the keys to family and friends. A new set of locks would truly insure your privacy and piece of mind,on the security of your new home. If the house has a remote garage door opener,I would recommend getting the access code from the previous owner and changing the access code as well.

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02/22/2015 As described in the Home-inspection contract,this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions: Portions of the plumbing system were concealed by finished,insulated walls and/or stored items.

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02/24/2015 Concerning mold like or mildew like in a home / building. While we will report any substance that appears to be mold like substance, the only true way to determine if mold is present is to have a mold company/specialist inspect and test for mold. Zielinski Home Inspection LLC does not perform mold testing or mold inspection's. Any mention of mold in this report should be considered a recommendation to bring in a mold specialist to inspect and test for mold. If you have a specific concern regarding mold, consult a mold specialist for advice.

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## Roof & Ventilation

Roof approximate age: Midlife  
Roof approximate age: Covered with snow at the time of the inspection  
Roof penetrations: Vent pipe  
Roof Type: Gable  
Roof Inspection Method: From ground  
Downspout material: Aluminum  
Gutter material: Aluminum  
Gutter extensions: Noted, but not long enough  
  
Roof ventilation: Soffet vents  
Roof ventilation: Gable vents  
Roof ventilation: Ridge vent  
Roof covering: Architectural Shingle



02/26/2015 There where ice covered side walks,as well as in front of the garage door at the time of the inspection. This may lead to personal injury. There are short gutter extensions. Adding gutters extensions would help prevent the amount of ice build up. Recommend contacting a qualified contractor to evaluate and or replace as necessary.



02/22/2015 The gutter is releasing the rain water from the upper roof unto the lower roof which may erode the stones on the lower roof shingle.This may reduce the life of the shingle and may start to penetrate the roof decking. Monitor this area in the future. Recommend contacting a qualified contractor to evaluate and or replace as necessary.



02/22/2015 At time of inspection a majority of roof was covered with snow. This limited the visibility and could not properly inspect the roof. When the snow melts,I could come back out and do a visual inspection.



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## Exterior Walls

Condition of wall:: Good  
High Efficiency Piping: 3 Ft. above grade  
Meter caulking intact: Cracked and Missing  
Trim: Vinyl  
Door material: Metal  
Main entry porch: Concrete  
Porch roof: No  
Trim condition: Acceptable  
  
Trim condition: Linial Trim Cracked  
Wall structure: Wood frame  
Wall covering material: Vinyl  
Voltage: 120/240 volts  
Electrical service type: Underground  
Service size: 200 Amp  
Windows: Vinyl windows  
Porch steps down: No hand rail  
  
Porch steps down: One



02/23/2015 No duct seal around entry point for service disconnect and coil line. This may allow water to travel to main disconnect breaker potentially lead to a fire hazard. Recommend repair as necessary to prevent moisture penetration.

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02/23/2015

At the time of the home inspection the deck was snow covered and could not be total evaluated. But noted the hand rail was lose on the side entry of the deck. This may lead to personal injury. Recommend contacting a qualified contractor to evaluate and or replace as necessary.



02/23/2015

Caulking was loose and missing around gas meter entry point of the house. This may allow water penetration and may destroy your wall or building structure. Recommend repair as necessary to prevent further damage.







02/23/2015

Vinyl Siding is damaged in one or more areas and may lead to water penetration and may allow dampness to set in, as well as a leaving a direct path for pest and insect intrusion. Contact a qualified contractor to evaluate and make repairs and /or replace siding as necessary.



02/23/2015

Vinyl trim is damaged in one or more areas and may lead to water infestation and may also allow a direct path for pest and insect intrusion therefore allow dampness to set in. Contact a qualified contractor to evaluate and make repairs and/or replace siding as necessary.





02/23/2015

The lower piece of fascia on the upper gable is over lapping the upper piece of fascia. This may lead to water running down the upper fascia and behind the lower piece fascia and may also allow a direct path for pest and insect intrusion. Recommend contacting a qualified contractor to evaluate and or replace as necessary.



02/23/2015

Noted Mildew & Algae forming on the siding on the rear of the garage wall where the dryer vent is venting. This may be caused by the release of water droplets from the dryer, with the mixture of pollen, dirty in the air and the lack of direct sunlight being on the North side. Maintenance in this area is need more often than the south side of the house. Contact a qualified contractor to evaluate and service as necessary.





02/23/2015

Mildew like substance is around the main bathroom vent on the second floor that is coming out the soffit area. Cleaning this area annually may help maintain the mildew like in this area. Contact a qualified contractor to evaluate and service as necessary.



02/23/2015

At the time of the home inspection it was noted there was what looked like to be an old water stain in the soffit at one time. This area was not accessible in the attic. Water leaks can cause extensive damage to your property and will result in expensive repair and replacement costs. Recommend monitoring this area in the future.





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## Exterior Grounds

Grading within 6 foot of house: Slopes away  
Driveway: Asphalt  
Handrail condition: Loose  
Support column condition: Could Not Verify  
Exterior foundation exposure: 2 Foot  
A/C during operation: Could Not Operate Temp was 9 Deg  
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: Vinyl  
Basement Windows: Wood  
Basement Windows: Acceptable  
Exterior of foundation walls: Concrete  
Deck material: Wood  
Grading beyond 6 foot of house: Slopes away  
Driveway condition: Was covered by snow at the time of the inspection  
Support columns under deck: Could Not Verify  
Deck location: In the rear of the house  
Deck steps to grade: Three or more  
Walkway condition: Covered with Snow  
Fence condition: Felt loose  
Walkway to front entry: Concrete  
Exterior foundation observed?: Snow Covered  
Visibility under deck: Snow Covered



02/23/2015 Shrubs are in contact with siding. Recommend pruning or moving shrubs so there's at least a one foot gap between shrubs and siding. Recommend contacting a qualified contractor to evaluate and or trim back as necessary.





02/22/2015 At the time of the home inspection there was Snow covered ground prohibiting a thorough inspection of the grounds, driveway, walkway, patio etc.



02/25/2015 At the time of the inspection the deck and grounds were covered by snow and prohibited a thorough visual inspection. I will gladly come back once the snow clears to provide a visual inspection.





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## Attached Garage

Floor: Concrete  
Walls: Wood frame  
Doors operated: Easily  
Door release rope: Noted  
Number of Bays: Two  
# of electric openers: One  
Operated electric openers: Yes  
Interior door: Did not self close

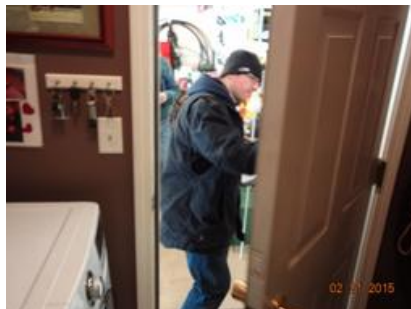
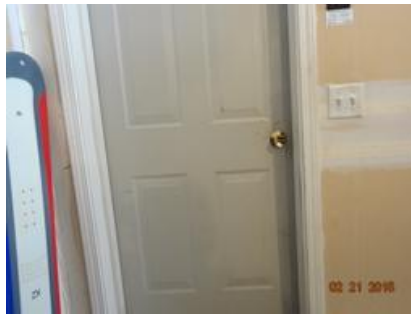
Torsion Bar Garage door: Noted  
Visibility limited by: Parked cars  
Photo electric device: Worked  
Floor condition: Urethane Painted  
Floor condition: Acceptable  
Framing of walls: Drywall covered  
Style of Automobile doors: Overhead  
Non-automobile doors: One

Interior door material: Fire rated  
Automobile doors: One  
Garage windows: None noted  
Operated door and applied resistance: Did Not Try Do To Insurance coverage



02/22/2015

Garage-house door is an auto-closing door but does not close by it self. Recommend adjusting the hinges on the automatic door closing device so door closes automatically to prevent vehicle fumes from entering building. Recommend contacting a qualified contractor to evaluate and or replace as necessary.



02/25/2015 One or more garage electric receptacles appear to have no (Ground fault circuit interrupter ) (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all garage receptacles, except for one for use with a refrigerator or freezer, have GFCI protection. (No pictures provided)

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02/22/2015 At the time of the home inspection accessibility was limited to the visibility threw out the garage by vehicles,furniture and/or stored items. This prevented a full evaluation.



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## Attic

Roof decking: OSB

Ventilation: Ridge vent

Ventilation: Gable vent

Ventilation: Soffit vent

Insulation material: Fiberglass roll/batt

Attic access: 20"x20"

Attic access: Hatch

Roof system: Rafters

Soffit vents: Working

Insulation location: Floor

Bathroom vent duckwork: They Go threw the side of the House

Moisture penetration: None noted

Attic floor system: No flooring

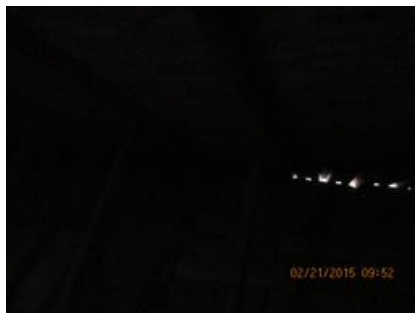
How observed: Limited viewing

Rafters inches apart: 24 inches

02/22/2015 At the time of the inspection the attic had no active leaks and looked to be properly vented.

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02/22/2015 The following images of the attic were added to the report to provide you a visual indication of the prior property condition before moving in and taking ownership.







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## Master Bathroom

Surround: Ceramic tile

Sink type: Vanity

Toilet: Flushed

Flooring: Ceramic tile

Tub: Built in

Surround condition: Acceptable

Ventilation: Window

Ventilation: Fan

GFI's: Yes, and working

Toilet condition: Good

Leaks: None

Bathroom: Double sink

Caulking: Loose

Shower: Stall

Functional Flow Test: Acceptable drop in pressure



02/23/2015

Missing, Cracked, and brittle grout joints are an open invitation for mold, mildew and stains to set in. The intrusion of water through the open grout joints may start the decaying under the tile. Recommend contacting a qualified contractor to evaluate and or replace as necessary.





02/23/2015

Noted missing caulk around shower. This will allow water penetration to effect the rough lumber behind the walls and sub flooring wood. Sealing these areas with new caulk may help. Recommend a qualified contractor repair or replace as necessary.



02/23/2015

The following interior images of the master bathroom were added to the this report is to provide you a visual indication of the property prior to moving in and taking ownership.





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## Main Bathroom

Shower: With tub  
Outlets: One  
Functional Flow Test: Acceptable drop in pressure  
Surround: Plastic  
Number of sinks: One  
Floor condition: Acceptable  
Caulking: Loose  
Tub: Built in

Ventilation: Fan  
Ventilation: Noted Vented threw the soffit  
Sink type: Vanity  
Floor: Ceramic tile  
Bathroom location: Second floor hallway  
Toilet: Flushed  
Toilet condition: Good  
Surround condition: Acceptable

Leaks: None noted



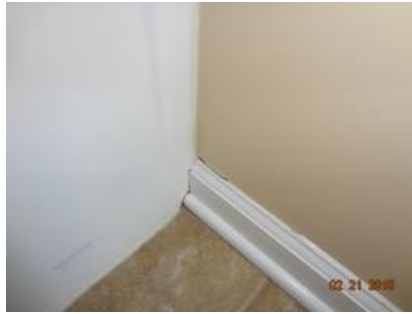
02/25/2015 Noted at time of inspection that main bathroom threshold was cracked ,this may pose a tripping hazard if this becomes lose. Recommend a qualified contractor evaluate and repair as necessary. ( No pictures )

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02/23/2015 Noted missing caulk in bathtub area. This may allow water penetration to effect sub flooring and may damage wood. Caulking these areas may help protect these areas from water penetration. Recommend a qualified contractor repair or replace as necessary.

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02/23/2015

Noted that the toilet appears to be loose. This may be from a loose anchor bolt on the base of the toilet, or water damage to the sub floor under the toilet caused from a previous or on going leak. Recommend a qualified contractor repair as necessary.(No Pictures)



02/23/2015

The following images of the main bathroom were added to this report to provide you a visual indication of the property, prior to moving in and taking ownership.





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## Half Bathroom

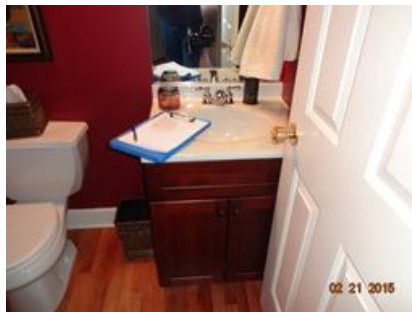
Bathroom outlet: Noted and GFCI  
Floor condition: Acceptable  
Caulking appears:: Intact  
Half bath location: 1st Floor hallway  
Number of sinks: One  
Hot water left faucet: Noted  
Toilet: Noted and flushed  
Floor: Wood

Leaks above or below sink: Not noted  
Ventilation: Fan  
Sink type: Vanity



02/23/2015

The following images of the 1/2 bathroom were added to this report to provide you a visual indication of the property prior to moving in and taking ownership.





02/23/2015 At the time of the home inspection there was no visual defects in the 1/2 bathroom on the first floor.



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## General Interior

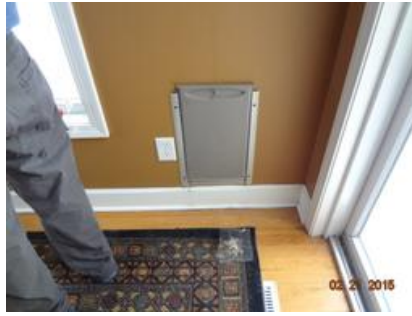
Floor coverings: Hardwood  
Generally floors feel: Level  
Ceiling style: Flat  
Ceiling style: Sloped  
Walls appear to be made of: Drywall  
Stairs: To basement  
Stairs: Between living levels  
Ceilings: Drywall

Insulated glazing noted in: All  
Smoke detectors: Noted on each floor  
Condition of walls: Nail pops  
When bounced on: A normal amount of bounce  
Condition of walls: Small cracks  
Mostly doors are following type: Hollow core  
Windows were mostly: Double hung  
Outlets: Three pronged

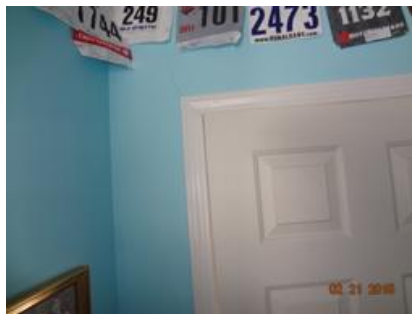
Carbon Monoxide detector: Noted  
Windows appear made of: Vinyl  
Ceiling condition: Good  
Condition of doors: Acceptable  
Stairs condition: Good



02/23/2015 There is a doggie door on the back side of the kitchen were there is no lock present. This may be an access for an unwanted intruder (persons)that would like to gain access to your home. Recommend adding some type of a lock for you safety. Recommend contacting a qualified contractor to evaluate and or replace as necessary.



02/23/2015 At the time of the inspections there were multiple doors that were rubbing when trying to close. Recommend contacting a qualified contractor to evaluate and repair as necessary.



02/23/2015 There was a crack in the wall on the right side of the fireplace. Recommend monitoring this area on large snow loads, and recommend contacting a qualified contractor to evaluate if necessary.

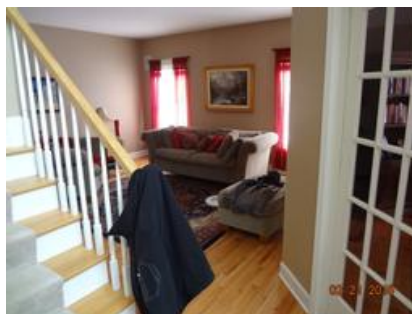




02/22/2015 The following interior images were added to this report to provide you with some visual features of the property and condition before moving in and taking ownership.







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## Fireplace

Depth to nearest flammable material: 12 inches  
Inspected: Level 1 Inspection

Flu liner: Was not visible  
Depth of hearth extension: 12 inches  
Gas or woodstove brand name: Unknown  
Fireplace Location: Family room  
Gas Insert: Worked as designed



02/22/2015 Recommend a level 2 inspection performed by a qualified chimney sweep for a piece of mine. Read the owners manual so you know how the unit works, and what the maintenance schedule may be. This inspection will determine the condition of the flue liner.

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02/22/2015 At the time of the inspection the fireplace worked as designed upon turning the switch on.



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## Kitchen

Counter tops: Solid Surface Material  
Number of GFCI outlets: Two, and worked properly  
Number of regular outlets: One  
Kitchen floor: Hardwood  
Dishwasher age: Midlife  
Ran water and found: No leaks  
Refrigerator: Amana  
Operated range and found: All burners working  
  
Operated oven and found: Gave off heat  
Disposal: In Sink Erator  
Oven: Part of stove  
Range: General Electric  
Range type: Electric  
Cabinets: Wooden  
Cabinets are secure: Yes  
Counter tops securely fastened: Yes  
GFCI outlets working properly: Yes

Dishwasher: Asko Swidish  
Refrigerator age: Middle  
Range age: Midlife  
Opened and closed and found: seemed to function  
Kitchen sink: Stainless steel  
Ventilation: None noted



02/22/2015

The following images of the kitchen were added to this report to help provide you a visual indication of the prior property condition before moving in and taking ownership.



02/22/2015

At the time of the home inspection there were no visual defects in the kitchen.

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# Laundry

Vented to:: Exterior

Drain pipe & Electric: Are a safe distance

Washing machine:: L/G

Connections from water, drain & electric:: Noted

Dryer age:: Midlife

Operated washer and dryer:: Did Not operate

Dryer power:: Electric

Dryer vent material:: Flexible ribbed metal

Dryer:: L/G

Location:: Near kitchen

Washing machine age:: Midlife



02/22/2015 The dryer vent is a flexible foil duct with multiple connections in the basement. This may cause a clog with the lint build up and cause a fire. (Refer to Basement pictures). Recommend contacting a qualified contractor to evaluate and repair as necessary.



02/22/2015 The following images of the laundry room were added to the report to provide you a visual indication of the prior property condition before moving in and taking ownership.



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## Heating System

Emergency shut off: Noted at top of stairs  
Heating system type: Forced hot air  
Combustion air supply: Exterior  
Apparent age of unit: Mid-life  
Vent pipe: PVC  
Vent pipe: Vents outside  
Thermostat was turned on, the system: Fired or gave heat  
Flue pipes: High Efficiency

System location: Basement  
Brand name: Lennox  
Energy source: Gas  
Distribution: Ductwork in most rooms



02/23/2015

At the time of the inspection there was rust stains on the rear of the furnace. This could of been caused by the indoor evaporator coil and the suction line (the large copper refrigerant line in black insulation) sweats. This looked to be taken care of according to the log records that are posted on of the heating unit. Recommend monitoring this in the future. If there are any changes please contacting a qualified heating contractor to evaluate and or replace as necessary.

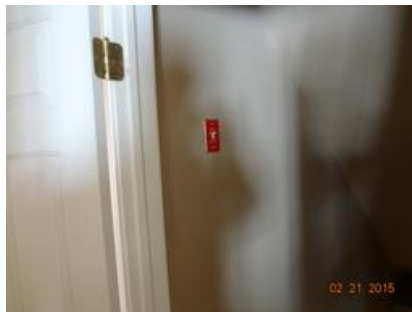




02/23/2015 At the time of the inspection the furnace had worked as designed. It was 12 Deg outside and was 72 inside.



02/23/2015 Emergency switch plate was noted at the top of the basement stairs.



02/23/2015 Noted was a maintenance schedule on the side of the furnace. Reading the owners manual will help to determine the appropriate maintenance schedule needed for this unit. Recommend consider a yearly service plan that may be offered by a local heating and cooling contractor.



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## Domestic Water Heater

Capacity: 50 Gallons

Location: Basement

Manufacturer: General Electric

Type: Tank

Estimated age: Midlife

Safety relief valve: Was noted

Type: High Efficiency

Estimated age: Dated 2010

Supply valve: Was noted

Rust or corrosion: Was not noted

Energy source: Natural gas

Tested hot water: Hot water was received at faucet

Safety extension: Was noted

Drain discharge to: Non Noted



02/22/2015 At the time of the home inspection the water heater operated as designed on the day of the inspection.



02/23/2015 Recommend reading the owners manual to determine the appropriate maintenance schedule needed for this unit. Most hot water tanks are warranted between 6 to 10 years and may go in any time. Think about budgeting for a new one in the future. Consider a service plan that may be offered by a qualified heating and cooling technician.

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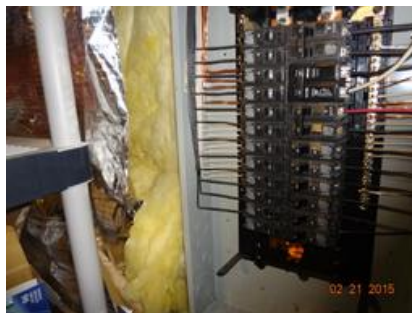
## Electrical System

15 amp breaker: 14 Guage wire  
30 amp breaker: 10 Guage wire  
Location of main panel: Basement  
Aluminum branch wiring present: No  
Additional room: Yes  
Double tapped breakers: No  
Grounding connection feels: Secure  
Service conductor material: Aluminum  
  
Main disconnect rating: 200 amp breaker  
Missing covers: No  
20 amp breaker: 12 Guage wire  
Grounding observed to: Water main on house side  
If grounded to water main, is meter jumped: Yes  
Location of main disconnect: Top of panel  
Type of protection: Circuit breakers  
Type of branch circuit wiring: NM sheathed (Romex)



02/22/2015 At the time of the home inspection there were no visible defects in panel and the system worked as designed.





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## Plumbing System

Main waste line cleanouts: Noted

Water service type: Public

Main entry pipe: Copper

Main entry pipe: 1" Inch Copper

Interior supply pipes: Copper

Waste system pipes: Plastic

Vent pipe observed: On roof

Location of main water meter: Basement

Location of main water shut-off: Next to meter

Location of main water shut-off: Basement

House trap: Not noted



02/23/2015

Vents admit oxygen into to the waste system to allow aerobic sewage digestion. Vents provide a way to equalize the pressure on both sides of a trap, thereby allowing the trap to hold water, which is needed to maintain effectiveness of the trap. Vents provide a means to release sewer gases outside instead of inside the house. Recommend monitoring large amount of snow covering that may cover vent pipe.



02/26/2015 At the time of the home inspection the plumbing system worked as designed. (No Pictures provided)

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## Basement

Basement access: Stairs from interior

Ventilation: Windows

Insulation material: Fiberglass roll located above sill plate

Insulation material: Located on walls

Insulation material: Foil Vapor Barrier Over Insulation

Foundation walls made of: Poured concrete

Basement floor: Poured concrete slab

Basement floor: Control Joints

Foundation walls: Hidden from view by insulation

Pier/support post material: Steel

Floor drainage: French drain

Ceiling framing: Exposed to view

Support column condition: Appears intact

Beam material: Steel

Floor structure above: Wood joists

Sump pump: Sump pump Pit Noted

Sump pump: Sump Pit was not being used

Floor structure above: 2"x10" 16" O/C



02/23/2015

In all cases the longest possible working vent should be made of rigid metal vent material with a large mouth or louvered outdoor hood. Flexible metal ducting although a bit easier to work with causes but reduces air flow due to its corrugated design and will contribute to a lint buildup in the ducting over time. This type of dryer duct materials are more likely to sag and let lint, or even water to build up at low points. A dryer on average will remove 1 gallon of water per load of laundry dried. Recommend contacting a qualified contractor to evaluate and or replace as necessary.



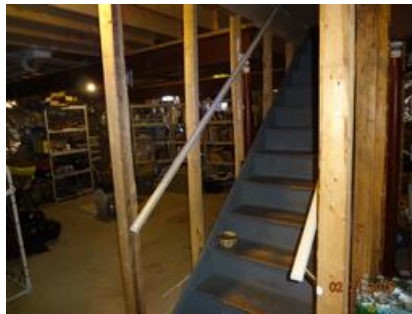
02/22/2015

The foil vapor barrier is pulled off the studs in multiple areas within the basement. The vapor barrier keeps the warm air from escaping through cracks into the walls or ceiling. This is done by a vapor barrier, a large sheet of foil paper, or plastic that will not allow air to escape from the room into the walls. Recommend stapling the foil back on the studs, or contact a qualified contract to do so.





02/22/2015 The following images of the basement were added to the report to provide you a visual indication of the prior property condition before moving in and taking ownership.





02/23/2015 This is the sewer pipe line as well as the clean-out plug, if in fact your sewer line is clogged between the house and the street.



02/23/2015 There are (2) water meters. One is for metering the water for the house and one is for metering the water from your sprinklers, and the silk cocks on the outside of the house. For any further instructions or information contact your towns municipality.





02/23/2015

Here are some pictures of the water shut off that is in the front of the basement close to the floor. The 1" copper line comes through the floor of the basement up to your shut off valve.



02/23/2015

There is a sump pump pit that is not being used in the rear corner of the basement. Noted the basement was dry at that time of the home inspection, but noted there was water in the sump pit.





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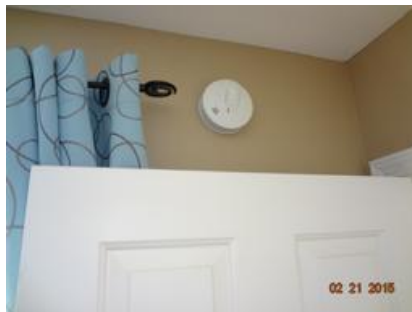
## Safety Concerns

Smoke detectors noted: In each bedroom  
Carbon Monoxide noted: Yes  
Smoke detectors installed: On wall



02/22/2015

Recommend replacing all existing smoke detectors with new ones. All Smoke detectors have a limited warranty. Please read owners manual that is provided with the unit to provide you that information.



02/22/2015

Recommend to replace all existing CO detectors with new ones. CO detectors have a limited warranty. Follow owners manual for guidance. [No images]



02/22/2015

Batteries, if replaceable, should be changed at least once a year, if not twice. Your personal safety is worth a lot more than a few dollars in batteries. Also, consider changing them if you have been away for a few weeks, in case you happen to have miss the warning beeps.

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The listing home inspection was limited to readily accessible areas of the building and was limited to visual observations only. Your inspector cannot report on obscured or concealed defects. He did not move furniture, lift carpeting, or dismantle any items or equipment.

An earnest effort was made to discover all of the visible defects. All of the major deficiencies observed are reported. Minor deficiencies are also included but we did not attempt to list them all. This report is based on opinions of the inspector only and is not a guarantee or warranty.

This home inspection 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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