

## Client

John Doe

10 Pleasant Drive

Guilderland, NY 12158

Inspection Date: 04-09-2016

## Inspector

About That Home LLC

Dennis Wax

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Welcome and thank you for choosing About That Home Inspections. 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) 369-2753

## Table of Contents

### General Information

### Roof & Ventilation

### Exterior Walls

### Exterior Grounds

### Attached Garage

### Attic

### Master Bathroom

### Main Bathroom

### Half Bathroom

### Fireplace

### General Interior

### Kitchen

### Laundry

### Heating System

### Domestic Water Heater

### Electrical System

### Plumbing System

### Basement

## Report Summary

### Attached Garage



04/12/2016

This door should auto close and latch. It was not latching at the time of the inspection. This condition can lead to exhaust fumes entering the home. Recommend adjusting spring hinge(s) to remedy this.

### General Interior



04/12/2016

Did not see any Carbon monoxide detectors at the time of inspection. Recommend installing these on each floor.

## Laundry



04/12/2016

The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct. See <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>.

## Basement



04/12/2016

Some beginning signs of moisture on foundation walls. Recommend gutters be repaired and maintained on house to keep water away from foundation. Efflorescence noted at wall near rear garage door. There was also moisture evidence under the electric panel, which may be due to a wall crack or possibly a foundation crack below the main electrical entry point. Recommend filling the exterior foundation crack and calking the entry pipe.

## Exterior Grounds



04/12/2016

Soil is in contact with or less than 6" from siding and/or trim. Recommend grading soil so there's at least 6" of space between the siding and trim and the soil below.

## Exterior Walls



04/11/2016

Siding trim is loose at valley between home and sunroom roof. A qualified contractor should evaluate and make repairs and/or replace trim as necessary to prevent water intrusion.



04/11/2016

A window pane at front side of home was cracked and fogged. This condition presents a safety concern potential from broken glass and makes the window ineffective as an insulating surface. Recommend having a qualified contractor make repairs as necessary.

## Fireplace



04/12/2016

Recommend a level 2 inspection performed by a qualified chimney sweep. This inspection will determine the condition of the flue liner.

## Kitchen



04/12/2016

Leak at drain under sink. Recommend repairing leak.

## Laundry



04/12/2016 Rubber hoses can be subject to bursting, which can cause significant water damage. If not present, recommend installation of burst proof metal braided hoses.

## Main Bathroom



04/12/2016 Noted missing caulk in bathtub area. This will allow water penetration to effect sub flooring and may damage wood. Recommend a qualified contractor repair or replace as necessary.

# Full Report

## General Information

**House is::** Occupied  
**Excluded from inspection:** Well  
**Excluded from inspection:** Septic System  
**Weather condition:** Clear  
**Temperature:** Cool  
**Start time:** 10:00 AM  
**Present at inspection:** Owner  
**Foundation:** Basement

**Overview:** Rural road  
**Inspector:** Your name  
**End time:** 12:30 PM  
**Ground Condition:** Wet  
**Type of house:** 1 family house  
**Age of house:** 16 years old  
**NYS License Number:** Your License #



04/11/2016 Basement was partly finished. Sheetrock covering foundation walls prevents inspection of walls. Stored items in unfinished sections of the basement hindered thorough inspection of all areas.



04/11/2016 Vehicle and lawn mowing equipment stored in garage hindered inspection of concrete floors beneath them.

[Back to Top](#)

## Roof & Ventilation

**Roof covering:** Architectural Shingle  
**Defects observed:** None  
**Gutter material:** Vinyl  
**Gutter extensions:** Drain Pipe  
**Roof ventilation:** Soffet vents  
**Roof ventilation:** Ridge vent  
**Spark arrester/rain cap:** Noted  
**Chimney made of:** Metal

**Roof Inspection Method:** From ground  
**Downspout material:** Vinyl  
**Roof Type:** Gable  
**Roof approximate age:** Midlife  
**Chimney appears to be built:** Interior  
**Roof penetrations:** Roof vents  
**Roof penetrations:** Vent pipe  
**Roof penetrations:** Chimney



04/11/2016 General roof photos



[Back to Top](#)

## Exterior Walls

**Condition of wall::** Good  
**Porch roof:** Yes  
**Meter caulking intact:** No  
**Service size:** 200 Amp  
**Drip loop present:** No  
**Trim condition:** Acceptable  
**Windows:** Screens attached  
**Windows:** Vinyl windows

**Porch steps down:** Two  
**Electrical service type:** Underground  
**Wall structure:** Wood frame  
**Main entry porch:** Wood  
**Overhead wires threatened:** No  
**Meter amperage:** 200 Amp  
**Voltage:** 120/240 volts  
**Wall covering material:** Vinyl

**Trim:** Vinyl  
**Door material:** Metal



04/11/2016 Siding trim is loose at valley between home and sunroom roof. A qualified contractor should evaluate and make repairs and/or replace trim as necessary to prevent water intrusion.



04/11/2016 A window pane at front side of home was cracked and fogged. This condition presents a safety concern potential from broken glass and makes the window ineffective as an insulating surface. Recommend having a qualified contractor make repairs as necessary.





[Back to Top](#)

## Exterior Grounds

**Window well condition:** Good  
**Grading beyond 6 foot of house:** Slopes toward  
**Driveway condition:** Good  
**Walkway condition:** Good  
**Exterior of foundation walls:** Concrete  
**Driveway:** Gravel  
**Well Head Cap:** Sanitary  
**Exterior foundation exposure:** Less than 6 inches

**Well Head location:** Back Yard  
**Window wells:** Metal  
**Grading within 6 foot of house:** About level  
**Walkway to front entry:** Stamped concrete



04/12/2016 Soil is in contact with or less than 6" from siding and/or trim. Recommend grading soil so there's at least 6" of space between the siding and trim and the soil below.



## Attached Garage

**Visibility limited by:** Parked cars  
**Visibility limited by:** Stored items  
**Lift cable condition:** Good  
**Interior door:** Did not self close  
**# of electric openers:** Two  
**Operated electric openers:** Yes  
**Floor:** Concrete  
**Walls:** Wood frame

**Doors operated:** Easily  
**Door release rope:** Noted  
**Automobile doors:** Three  
**Number of Bays:** three  
**Garage windows:** Random tested  
**Non-automobile doors:** Two  
**Style of Automobile doors:** Overhead  
**Springs condition:** Good

**Interior door material:** Fire rated  
**Window condition:** Good  
**Floor condition:** Small cracks  
**Photo electric device:** Worked



04/12/2016 This door should auto close and latch. It was not latching at the time of the inspection. This condition can lead to exhaust fumes entering the home. Recommend adjusting spring hinge(s) to remedy this.



04/12/2016 A car parked in the garage at the time of the inspection obscured view of the floor in that area. Floor in visible area had cracks that are considered normal stress cracks.



## Attic

**Attic access:** Three attic hatches  
**Moisture penetration:** None noted  
**Attic floor framing:** Not observed  
**Soffit vents:** Working  
**Roof system:** Truss system  
**How observed:** Walked thru end to end  
**Rafters inches apart:** 24 inches  
**Insulation location:** Floor

**Bathroom vent duckwork:** Noted and goes outside  
**Attic floor system:** No flooring  
**Attic floor system:** Catwalk  
**Ventilation:** Ridge vent  
**Ventilation:** Soffit vent  
**Roof decking:** Plywood  
**Insulation material:** Fiberglass roll/batt

04/12/2016 Attic area was sufficiently vented and insulated. No evidence of moisture or water penetration. See photos



[Back to Top](#)

## Master Bathroom

**Sink type:** Vanity  
**Flooring:** Ceramic tile  
**Ventilation:** Fan  
**Tub:** Built in  
**Surround condition:** Good  
**Shower:** Stall  
**Toilet condition:** Good  
**GFI's:** Yes, and working

**Floor condition:** Good  
**Caulking:** Intact  
**Surround:** Plastic  
**Bathroom:** Double sink  
**Toilet:** Flushed  
**Leaks:** None  
**Outlets:** Two  
**Functional Flow Test:** No drop in pressure





04/12/2016 General photos of Master bath



[Back to Top](#)

## Main Bathroom

**Shower:** With tub  
**Surround:** Plastic  
**Number of sinks:** One  
**Caulking:** Missing  
**Ventilation:** Fan  
**Floor:** Ceramic tile  
**Functional Flow Test:** No drop in pressure  
**Tub:** Built in

**Surround condition:** Good  
**Sink type:** Vanity  
**Toilet condition:** Good  
**GFI's:** Yes  
**Floor condition:** Good  
**Leaks:** None noted  
**Bathroom location:** Second floor hallway  
**Toilet:** Flushed

**Outlets:** One



04/12/2016 Noted missing caulk in bathtub area. This will allow water penetration to effect sub flooring and may damage wood. Recommend a qualified contractor repair or replace as necessary.



[Back to Top](#)

## Half Bathroom

**Floor condition:** Good  
**Half bath location:** 1st Floor hallway  
**Number of sinks:** One  
**Hot water left faucet:** Noted  
**Toilet:** Noted and flushed  
**Ventilation:** Fan  
**Sink type:** Pedastal  
**Leaks above or below sink:** Not noted

**Bathroom outlet:** Noted and GFCI  
**Floor:** Ceramic tile  
**Caulking appears::** Intact



04/12/2016 No noted defects in bathroom.



[Back to Top](#)

## Fireplace

**Damper:** Did not operate  
**Depth of hearth extension:** 12 inches  
**Depth to nearest flammable material:** 12 inches  
**Gas or woodstove location:** Family room  
**Inspected:** No  
**Depth of fireplace hearth:** 12 inches  
**Gas or woodstove brand name:** Unknown  
**Gas Insert:** Was not turned on

**Flu liner:** Noted and appeared in good condition  
**Flue pipe connections:** Looks secure  
**Fireplace Location:** sunroom  
**Fireplace material:** metal



04/12/2016 Recommend a level 2 inspection performed by a qualified chimney sweep. This inspection will determine the condition of the flue liner.



[Back to Top](#)

## General Interior

**Ceiling condition:** Good  
**Floor coverings:** Hardwood  
**Carbon Monoxide detector:** Not noted  
**Condition of doors:** Good  
**Stairs condition:** Good  
**Ceiling style:** Flat  
**When bounced on:** A normal amount of bounce  
**Mostly doors are following type:** Wood

**Condition of walls:** Good  
**Insulated glazing noted in:** All  
**Stairs:** To basement  
**Outlets:** Three pronged

**Windows were mostly:** Double hung  
**Windows were mostly:** Casement  
**Windows appear made of:** Vinyl  
**Windows appear made of:** Metal  
**Ceilings:** Drywall  
**Generally floors feel:** Level  
**Smoke detectors:** Not on each floor  
**Walls appear to be made of:** Drywall



04/12/2016

Did not see any Carbon monoxide detectors at the time of inspection.  
Recommend installing these on each floor.



[Back to Top](#)

## Kitchen

**Counter tops securely fastened:** Yes  
**Opened and closed and found:** seemed to function  
**Cabinets are secure:** Yes  
**Operated range and found:** All burners working  
**Kitchen floor:** Wood  
**Range age:** Midlife  
**Number of GFCI outlets:** Three or more  
**Number of regular outlets:** Two

**Counter tops:** Solid Surface Material  
**Range type:** Built in  
**GFCI outlets working properly:** Yes  
**Cabinets:** Wooden



04/12/2016 Leak at drain under sink. Recommend repairing leak.

[Back to Top](#)

## Laundry

**Dryer age::** Midlife  
**Connections from water, drain & electric::** Noted  
**Location::** Near kitchen  
**Vented to::** Exterior  
**Dryer power::** Electric  
**Dryer vent material::** Flexible ribbed metal



04/12/2016

The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct. See <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>.





04/12/2016

Rubber hoses can be subject to bursting, which can cause significant water damage. If not present, recommend installation of burst proof metal braided hoses.



[Back to Top](#)

## Heating System

**Combustion air supply:** Interior  
**Emergency shut off:** Noted above the unit  
**Boiler safety relief valve:** Noted  
**Distribution:** Baseboard convectors in most rooms  
**Energy source:** Oil  
**Abandoned oil tank:** None visible  
**Brand name:** Peerless  
**Flue pipes:** Galvanized pipe

**Vent pipe:** Steel

**Safety extension:** Noted  
**System location:** Basement  
**Oil tank age:** Midlife  
**Thermostat was turned on, the system:** Fired or gave heat  
**Oil tank location:** Basement  
**Apparent age of unit:** Mid-life  
**Heating system type:** Forced hot water  
**Type of tank:** Bottom tap



04/12/2016 System operated as designed on day of inspection.



[Back to Top](#)

## Domestic Water Heater

**Rust or corrosion:** Was not noted  
**Tested hot water:** Hot water was received at faucet  
**Safety extension:** Was noted  
**Manufacturer:** Bradford White  
**Energy source:** Electricity  
**Drain discharge to:** Floor  
**Location:** Basement  
**Capacity:** 50 Gallons

**Type:** Tank  
**Estimated age:** Midlife  
**Safety relief valve:** Was noted  
**Supply valve:** Was noted



04/12/2016 Hot water heater operated as designed on the day of the inspection.



## Electrical System

**Location of main panel:** Garage  
**Location of main disconnect:** Top of panel  
**Service conductor material:** Copper  
**Type of branch circuit wiring:** NM sheathed (Romex)  
**Type of protection:** Circuit breakers  
**Missing covers:** No  
**30 amp breaker:** 10 Guage wire  
**Grounding observed to:** Exterior ground rod

**Main disconnect rating:** 200 amp breaker  
**Aluminum branch wiring present:** No  
**Additional room:** Yes  
**15 amp breaker:** 14 Guage wire  
**Double tapped breakers:** No  
**20 amp breaker:** 12 Guage wire  
**Location of distribution box:** Basement  
**Grounding connection feels:** Secure



04/12/2016 There were no visible defects in panel at time of inspection. System worked as designed.



## Plumbing System

**Vent pipe observed:** On roof  
**House trap:** Noted  
**Location of main water meter:** None noted  
**With multiple fixtures running:** Acceptable decrease in flow  
**Main entry pipe:** Copper  
**Location of main water shut-off:** Basement  
**Well type:** Drilled (200-1000)  
**Location of well head:** Outside

**Condition of well components:** Good condition  
**Water service type:** Private  
**Main waste line cleanouts:** Noted  
**If private, evidence is:** Well head  
**Well components:** Tank  
**Interior supply pipes:** Copper  
**Waste system pipes:** Plastic



04/12/2016 There were no active leaks noted at time of inspection. Kitchen drain mentioned earlier is an exception.





## **Basement**

**Basement access:** Stairs from interior  
**Ceiling framing:** Hidden from view  
**Basement access:** Egress from doors to walk out level  
**Basement floor:** Poured concrete slab  
**General area dampness:** Some moisture signs  
**Foundation walls:** Hidden from view by drywall  
**Pier/support post material:** Steel  
**Beam material:** Built up wood

**Water stains observed on:** Walls  
**Ventilation:** Windows  
**Ventilation:** Doors  
**Support column condition:** Appears intact  
**Sump pump:** None noted  
**Windows:** Wood  
**Chimney condition:** Good  
**Foundation walls made of:** Poured concrete

**Floor drainage:** None noted  
**Chimney in basement:** metal  
**Floor structure above:** Wood joists  
**Insulation material:** Fiberglass roll located between ceiling joists



04/12/2016

Some beginning signs of moisture on foundation walls. Recommend gutters be repaired and maintained on house to keep water away from foundation. Efflorescence noted at wall near rear garage door. There was also moisture evidence under the electric panel, which may be due to a wall crack or possibly a foundation crack below the main electrical entry point. Recommend filling the exterior foundation crack and calking the entry pipe.



Efflorescence



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*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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