

Client

Catt County Land Bank
215 S Barry
Olean, NY 14760
HIN™: 147602464
Email:
Inspection Date: 08-27-2020

Inspector

Eagle Eye Home Inspectors, LLC
Shawn Wing
1523 OLEAN PORTVILLE RD
OLEAN, NY 14760
Phone: (716) 307-0514
E-Mail: info@eehomeinspectors.com



Welcome and thank you for choosing Eagle Eye Home Inspectors. This report is designed to be as thorough as possible, but also clear and concise. This is not a mold inspection. This is not a code inspection. If you have any questions please call us at (716) 307-0514 or (716) 378-8855

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Report Summary

Roof & Ventilation



08/29/2020 The roof surface material is beyond or at the end of its service life and needs replacing now. I recommend you consult with a qualified roofing contractor to determine replacement options and costs.

Detached Garage



08/29/2020 The roof surface material is beyond or at the end of its service life and needs replacing now. I recommend you consult with a qualified roofing contractor to determine replacement options and costs.

Electrical System



08/29/2020 Service entry cable on exterior is deteriorated. This can lead to water penetration into the meter socket as well as the electrical panel causing sparks, arcs, or fires. Recommend qualified electrician evaluate and repair as needed.

Exterior Grounds



08/29/2020 Deteriorated concrete steps. Front steps pose a trip hazard. Recommend qualified contractor fix and repair as necessary.

First Floor Bathroom



08/29/2020 Installed cabinet is broken with no back panel allowing access to wall structure. Possibly mold like substance noted in unfinished area behind cabinet. Recommend qualified mold abatement professional evaluate and advise.

Kitchen



08/29/2020 No trap located under sink. This will allow sewer gasses into home. Recommend qualified plumber evaluate and repair.



08/29/2020 Mold like substance noted under kitchen sink. Recommend qualified mold abatement professional evaluate and advise further course of action.

Attic



08/31/2020 Exposed wiring due to splices not being contained in junction box. This could result in a fire. Recommend having a licensed electrician install junction boxes with cover plates where needed to contain wiring splices.

General Interior



08/31/2020 One or more stair handrails are not properly fastened to structure. If a fall were to occur this will not adequately support a person's weight and prevent a potential injury. Recommend qualified contractor repair as needed.

Electrical System



08/31/2020 One or more electrical/junction boxes throughout the entire home are missing covers. This can lead to shocks or fires. Recommend qualified contractor evaluate and repair as needed.

Exterior Grounds



08/29/2020 Hand rail is missing on steps. This is a safety hazard. Recommend a qualified contractor repair as necessary.

Kitchen



08/29/2020 No ground fault circuit interrupter (GFCI) devices (outlets or circuit breakers) are visible for the kitchen. GFCI devices help prevent electric shocks in areas that may have water present. Recommend having a qualified, licensed electrician install GFCI protection for outlets, over counter tops and around sinks.

Electrical System



08/29/2020 Extensive rust noted in Electric Service Panel. This can be hazardous. Recommend a licensed electrician repair or replace as necessary.

Second Floor Bathroom



08/31/2020 No Ground Fault Circuit Interrupter (GFCI) outlet noted. This is a safety issue. Recommend having a qualified, licensed electrician evaluate and repair or replace as necessary.

Domestic Water Heater



08/31/2020 Drain line is missing. Recommend having a licensed plumber install a drain line extending to within 6" from the floor, or routed so as to drain outside.

Roof & Ventilation



08/29/2020 Gutters are installed but are not functioning due to being broken, sagging, filled with debris, and having improper pitch. Proper functioning gutters are essential to keeping water away from the foundation to prevent water infiltration into the home. Recommend a qualified contractor replace gutters, downspouts, and extensions that are at least 6 ft. away from foundation wall.



08/29/2020 Multiple areas of the chimney have noted defects. Chimney crown is cracked, multiple areas have deteriorated or missing mortar, no cricket installed on roof to divert water away from chimney, flashing where roof dies into chimney is deteriorated and has roofing sealant indicating an prior leak, and flue is clearly damaged and pieces are falling out of exterior cleanout. Recommend qualified mason evaluate and repair as needed.

Exterior Walls



08/29/2020 Wood trim shows signs of deterioration. This could allow water intrusion within the structure resulting in further damage. Recommend licensed contractor repair and repaint as needed.



08/29/2020 Deteriorated caulking around entry point for service entry to main panel. This allows water to travel to main panel potentially leading to a fire hazard. Recommend repair as necessary to prevent moisture penetration.



08/29/2020 One or more unsealed exterior penetrations. This can lead to water to vermin intrusion. Recommend qualified contractor evaluate and repair as needed.



08/29/2020 Air conditioner coolant lines penetrating the foundation wall are not sealed. This will allow water intrusion resulting in deterioration of the wall over time. Recommend a licensed contractor repair as needed.

Roof & Ventilation



08/29/2020 Sections of the fascia are missing or not securely attached. This metal is meant to protect the wood it covers from water, insects or vermin from damaging the wood. Recommend repair or replace as necessary.

Exterior Grounds



08/29/2020 Window well installation recommended on all basement windows. This will keep pooling water and drifting snow away from windows and foundation. This will also help to prevent water intrusion and aid in drainage.



08/29/2020 Asphalt driveway in poor condition and needs to be replaced. Recommend a qualified contractor repair as necessary.



08/29/2020 Front sidewalk and walkway leading to front porch deteriorated. This can be a tripping hazard possibly resulting in personal injury. Recommend licensed contractor repair as needed.



08/29/2020 Trees and shrubs are in contact with siding and overhanging roof. This allows the shrubs to rub against the house creating friction damage as well as not allowing the siding and roof to dry quickly after rain fall. This can also be a conduit for vermin and insects accessing the home. Recommend pruning or moving trees and shrubs so there's at least a one foot gap between shrubs and siding no no trees overhanging roof.



08/29/2020 Fence around property is in poor condition and needs replacing. Recommend qualified contractor evaluate and repair or replace where needed.



08/29/2020 Small to moderate cracks noted on exterior of foundation. This is generally caused by differential settlement. Recommend qualified contractor evaluate to see if situation of ongoing and repair as necessary.

Exterior Walls



08/29/2020 One or more areas of vinyl trim are loose, damaged, or missing. Recommend qualified contractor evaluate and repair as needed.

Detached Garage



08/29/2020 Garage siding is damaged or deteriorated in 1 or more locations. This will allow water, insect and vermin intrusion. Recommend licensed contractor evaluate and repair as needed.



08/29/2020 Large unsecured hole noted in side of garage. This may be access for possible illegal occupation of structure or vermin access. Recommend qualified contractor evaluate and repair as needed.



08/29/2020 Trees and shrubs are in contact with siding and overhanging roof. This allows the shrubs to rub against the house creating friction damage as well as not allowing the siding and roof to dry quickly after rain fall. This can also be a conduit for vermin and insects accessing the home. Recommend pruning or moving trees and shrubs so there's at least a one foot gap between shrubs and siding no no trees overhanging roof.



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First Floor Bathroom



08/29/2020 Recommend replacing ceiling exhaust fan. This will allow proper extraction of moist air aiding in the prevention of mold and mildew.



08/29/2020 "S-trap" noted under sink. The reason "S traps" aren't industry standard is because they have the potential to suck, or siphon, water out of the trap as the water flows down the drain and allow sewer gas into living space. Recommend qualified plumber install "P-trap".



08/29/2020 Installed cabinet is broken with no back panel allowing access to wall structure. Recommend qualified contractor evaluate and repair as needed.



08/29/2020 Flooring in poor condition. Recommend qualified contractor evaluate and repair or replace as needed.

Air Conditioner



08/29/2020 Shrubbery inhibits a good air flow for proper operation. Recommend keeping shrubbery away from air intakes.

Kitchen



08/29/2020 The porcelain finish on the kitchen sink is chipped and the steel underneath is rusting. This can lead to leaks and water damage. Recommend qualified contractor evaluate and repair.



08/29/2020 Active leak noted under sink. Recommend qualified plumber evaluate and repair as needed to prevent further deterioration of cabinets and structure.

Attic



08/31/2020 One or more roof rafters it not properly supported or fastened. This could compromise the roof structure. Recommend licensed contractor repair as needed.



08/31/2020 Gable vent screen damaged. This may allow intrusion of insects and vermin. Recommend licensed contractor repair as needed.

General Interior



08/31/2020 Large holes noted in wall/ceiling coverings. Recommend qualified contractor repair as necessary.



08/31/2020 Flooring throughout the house is deteriorated, showing signs of animal staining in multiple areas. All flooring needs repaired and/or replaced throughout the home. Recommend licensed contractor repair or replace as needed.

Second Floor Bathroom



08/31/2020 Vanity base shows signs of previous water damage. Recommend licensed contractor repair or replace as needed.



08/31/2020 Wall damaged or deteriorated in one or more areas. Recommend licensed contractor repair or replace as needed.

Heating System



08/31/2020 Heating system duct work is severely deteriorated in one or more areas. Recommend licensed contractor replace or repair as needed.

Plumbing System



08/31/2020 Some, most, or all of the water supply pipes in this structure are made of galvanized steel. Based on the age of this structure, corrosion, leaks, and/or the results of a "functional flow test" performed during the inspection, some or all of these pipes appear to have exceeded their estimated useful life of 40 to 60 years. During a functional flow test, multiple fixtures are run simultaneously to determine if the flow is adequate. For example, if the shower flow decreases substantially when the toilet is flushed. Internal corrosion and rust can reduce the inside diameter of these pipes over time, resulting in reduced flow and leaks. A qualified plumber should evaluate and replace supply pipes and fittings as necessary.



08/31/2020 One or more active leaks were found in supply pipes or fittings. A qualified plumber should evaluate and repair as necessary.

Basement



08/31/2020 Extensive signs of moisture on basement walls and floor. Recommend gutters be installed/repared on house and grade be improved to keep water away from foundation. Contact a qualified contractor to determine proper method of sealing the basement from further deterioration.



08/31/2020 Old wooden windows that are in deteriorated condition are inefficient and need to be replaced. Recommend a qualified contractor replace as needed.



08/31/2020 One or more steel support posts are rusted and not properly secured to the floor or beam. The rust could weaken the post. While not being properly secured could allow the post to shift. Recommend licensed contractor evaluate and repair as needed.

Full Report

General Information

Inspector: Shawn Wing Lic# 16000090914
Inspector: Scott Hulbert Lic# 16000090872
Start time: 7:30pm
End time: 9:00pm
Present at inspection: None
House is:: Unoccupied
Age of house: Built in 1900
Type of house: 1 family house

Weather condition: Clear
Temperature: Hot
Ground Condition: Wet
Foundation: Basement
House Number: Not easiliy seen from street

08/27/2020

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. We do 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.

08/27/2020

This is not a code inspection. For a full code inspection please contact your local municipality.



08/27/2020

This is not an asbestos or lead paint inspection. Please contact a licensed abatement professional for proper testing if any concerns are noted within report.

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Roof & Ventilation

Roof Inspection Method: From ground
Roof Inspection Method: Drone
Roof Type: Cross gable
Roof covering: Asphalt Shingle
Roof approximate age: Beyond the end of its useful life
Defects observed: Curling
Defects observed: Particulate released
Defects observed: Lifting

Defects observed: Missing shingles
Defects observed: Moss
Roof penetrations: Vent pipe
Gutter material: Aluminum
Downspout material: Aluminum
Gutter extensions: Not noted
Gutter extensions: Drain Pipe
Chimney appears to be built: Exterior

Spark arrester/rain cap: Not noted
Chimney made of: Brick
Flue noted: Noted at top of chimney
Roof ventilation: Soffet vents
Roof ventilation: Gable vents



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Sections of the fascia are missing or not securely attached. This metal is meant to protect the wood it covers from water, insects or vermin from damaging the wood. Recommend repair or replace as necessary.



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Exterior Walls

Wall structure: Wood frame
Wall covering material: Vinyl
Condition of wall:: Good
Trim: Vinyl
Trim: Wood
Trim condition: Rot
Trim condition: Wood - Peeling paint
Windows: Wood Windows

Main entry porch: Concrete
Porch steps down: Three or more
Porch steps down: No hand rail
Porch roof: Yes
Electrical service type: Overhead
Overhead wires threatened: No
Service size: 200 Amp
Drip loop present: Yes

Meter amperage: 200 Amp
Voltage: 120/240 volts
Meter caulking intact: Below
Meter caulking intact: No
Hose Bibb / Sillcock: Functioning



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Exterior Grounds

Exterior of foundation walls: Brick
Exterior foundation exposure: Ranging from less than 6 inches to more than a foot.
Exterior foundation observed?: Small cracks
Exterior foundation observed?: deteriorated surfaces
Window wells: None
Grading within 8 foot of house: About level
Grading within 8 foot of house: Slopes away
Grading within 8 foot of house: Slopes toward

Grading beyond 8 foot of house: About level
Grading beyond 8 foot of house: Slopes away
Grading beyond 8 foot of house: Slopes toward
Driveway: Concrete
Driveway condition: Poor
Walkway to front entry: Concrete
Walkway condition: Poor
Patio: None

Trees & shrubs too close to house: On all sides
Fence material: Wood
Fence condition: Felt loose
Fence condition: Poor
Deck location: None
A/C Compressor condition: Poor
A/C during operation: No electric service at time of inspection
A/C Pad: Concrete

Electrical disonnect:: Noted - Poor condition



08/29/2020 Deteriorated concrete steps. Front steps pose a trip hazard. Recommend qualified contractor fix and repair as necessary.



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08/29/2020 Small to moderate cracks noted on exterior of foundation. This is generally caused by differential settlement. Recommend qualified contractor evaluate to see if situation of ongoing and repair as necessary.

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Detached Garage

Roof inspection method: From ground
Roof type: Flat
Gutter material: Aluminum
Downspout material: Aluminum
Wall structure: Wood frame
Exterior wall covering: Wood clapboard
Automobile door material: Aluminum
Auto door type: Overhead

Number of bays: Two
Overhead doors condition: Unable to determine



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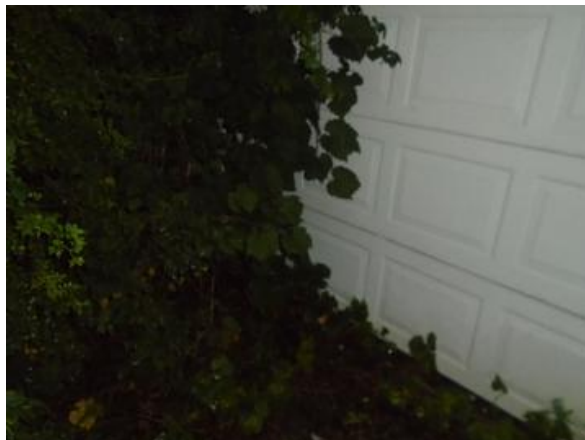
08/29/2020 Garage siding is damaged or deteriorated in 1 or more locations. This will allow water, insect and vermin intrusion. Recommend licensed contractor evaluate and repair as needed.



08/29/2020 Large unsecured hole noted in side of garage. This may be access for possible illegal occupation of structure or vermin access. Recommend qualified contractor evaluate and repair as needed.



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08/29/2020

Gutters are installed but are not functioning due to being broken, sagging, filled with debris, and having improper pitch. Proper functioning gutters are essential to keeping water away from the foundation to prevent water infiltration into the home. Recommend a qualified contractor replace gutters, downspouts, and extensions that are at least 6 ft. away from foundation wall.



08/29/2020

No access to garage. Door was padlocked at time of inspection. Limited inspection.



08/29/2020

Access around full perimeter of garage was limited due to no access to neighboring properties or thick vegetation. Inspection is limited.



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Attic

Attic access: Pull down stairs
How observed: Walked thru end to end
Roof system: Rafters
Rafters inches apart: 16 inches
Roof decking: OSB
Roof decking: Wood plank
Moisture penetration: None noted
Attic floor framing: Not observed

Attic floor system: Catwalk
Ventilation: Gable vent
Soffit vents: Can't determine if working
Insulation location: Floor
Insulation location: Gable wall
Insulation material: Fiberglass roll/batt
Insulation material: Cellulose loose
Bathroom vent duckwork : Noted and goes outside



08/31/2020

Exposed wiring due to splices not being contained in junction box. This could result in a fire. Recommend having a licensed electrician install junction boxes with cover plates where needed to contain wiring splices.



08/31/2020 One or more roof rafters it not properly supported or fastened. This could compromise the roof structure. Recommend licensed contractor repair as needed.



Rafter not fastened



08/31/2020 Gable vent screen damaged. This may allow intrusion of insects and vermin. Recommend licensed contractor repair as needed.



08/31/2020 Animal feces noted in attic space. Vermin could disturb insulation, damaged electrical lines. Recommend licensed exterminator evaluate and advise.



General Interior

Ceilings: Fiber Board

Ceiling style: Flat

Ceiling condition: Sagging

Walls appear to be made of : Paneling

Condition of walls: Nail pops

Condition of walls: Bubbling wallpaper

Condition of walls: Bowing paneling

Floor coverings: Room size rugs

Carbon Monoxide detector: Not noted

Floor coverings: Sheet goods

When bounced on: A normal amount of bounce

Generally floors feel: Fairly Level

Mostly doors are following type: Hollow core

Mostly doors are following type: Wood

Condition of doors: Acceptable

Windows were mostly: Double hung

Windows were mostly: Casement

Insulated glazing noted in : Most

Windows appear made of: Wood

Skylights : None

Stairs : To basement

Stairs : Between living levels

Stairs condition: Acceptable

Outlets: Unable to determine, utility disconnected

Smoke detectors: Not on each floor



08/31/2020

One or more stair handrails are not properly fastened to structure. If a fall were to occur this will not adequately support a person's weight and prevent a potential injury. Recommend qualified contractor repair as needed.



08/31/2020

Large holes noted in wall/ceiling coverings. Recommend qualified contractor repair as necessary.



08/31/2020 Flooring throughout the house is deteriorated, showing signs of animal staining in multiple areas. All flooring needs repaired and/or replaced throughout the home. Recommend licensed contractor repair or replace as needed.



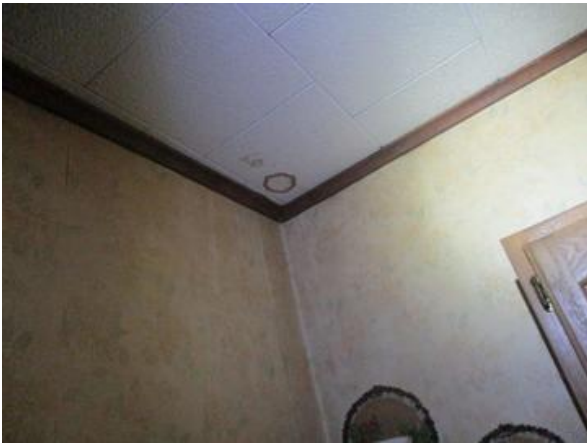




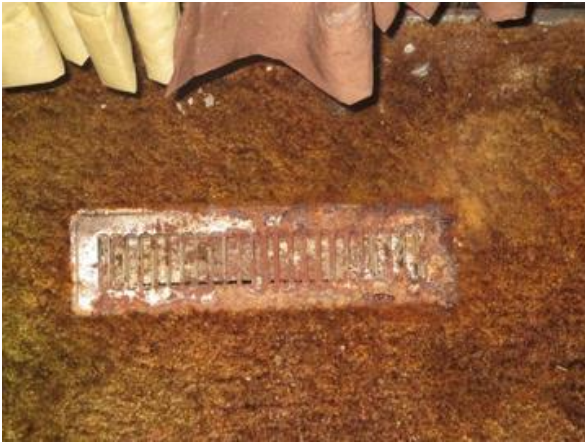
08/31/2020 Older single pane wooden windows noted. Upgrading to insulated vinyl should be considered to improve energy efficiency.



08/31/2020 Ceiling shows signs of old inactive water intrusion. Moisture meter test showed 0% moisture content. Staining likely occurred prior to metal roof installation.



08/31/2020 One or more floor heat registers is deteriorated. This could fail if stepped on resulting in injury. Recommend licensed contractor repair or replace as needed.



08/31/2020

Wall paneling in one or more areas is loose and bulging. Some areas appear to be damaged from moisture, while others appear to have loose or missing fasteners. Recommend licensed contractor repair or replace as needed.



08/31/2020 Door trim damaged in one or more areas, likely due to animal scratching. Cosmetic issue, recommend licensed contractor repair or replace as needed.



Second Floor Bathroom

Shower: With tub	Leaks: None
Tub: Built in	Flooring: Vinyl
Surround: Fiberglass	Floor condition: Good
Surround condition: Acceptable	Caulking: Intact
Bathroom: Single sink	Ventilation: Fan
Sink type: Vanity	Outlets: Two
Toilet: Flushed	GFI's: No
Toilet condition: Acceptable	Functional Flow Test: Acceptable drop in pressure



08/31/2020 No Ground Fault Circuit Interrupter (GFCI) outlet noted. This is a safety issue. Recommend having a qualified, licensed electrician evaluate and repair or replace as necessary.



08/31/2020 Vanity base shows signs of previous water damage. Recommend licensed contractor repair or replace as needed.



08/31/2020 Wall damaged or deteriorated in one or more areas. Recommend licensed contractor repair or replace as needed.



08/31/2020 Recommend cleaning exhaust fan. This will allow proper extraction of moist air aiding in the prevention of mold and mildew.



First Floor Bathroom

Bathroom location: First floor near kitchen

Shower: Stall

Tub: None

Surround: Fiberglass

Surround condition: Acceptable

Number of sinks: One

Sink type: Vanity

Toilet: Flushed

Toilet condition: Good

Floor: Vinyl

Floor condition: Poor

Leaks: None noted - in finished areas of bathroom

Caulking : Loose in shower

Caulking : Needs Re-caulking

Ventilation: Window

Ventilation: Fan

Outlets: One

GFI's: Yes

GFI's: Unable to determine if functional, power disconnected

Functional Flow Test: Acceptable drop in pressure



08/29/2020

Installed cabinet is broken with no back panel allowing access to wall structure. Possibly mold like substance noted in unfinished area behind cabinet. Recommend qualified mold abatement professional evaluate and advise.



08/29/2020

Recommend replacing ceiling exhaust fan. This will allow proper extraction of moist air aiding in the prevention of mold and mildew.



08/29/2020

"S-trap" noted under sink. The reason "S traps" aren't industry standard is because they have the potential to suck, or siphon, water out of the trap as the water flows down the drain and allow sewer gas into living space. Recommend qualified plumber install "P-trap".



08/29/2020 Installed cabinet is broken with no back panel allowing access to wall structure. Recommend qualified contractor evaluate and repair as needed.



08/29/2020 Flooring in poor condition. Recommend qualified contractor evaluate and repair or replace as needed.



Kitchen

Cabinets: Wooden
Opened and closed and found: seemed to function
Cabinets are secure: Yes
Counter tops: Plastic Laminate
Counter tops securely fastened: Yes
Kitchen floor: Sheet goods
Dishwasher: General Electric
Dishwasher age: Older

Kitchen sink: Porcelain over metal
Ran water and found: Leaks below the sink
Ran water and found: Leaks above the sink
Disposal: In Sink Erator
Refrigerator: Kenmore
Refrigerator age: Older
Range: Kenmore
Range type: Electric

Range age: Older
Oven: Electric
Operated oven and found: Not tested
Ventilation: Recirculation fan with grease filter above stove top
Number of GFCI outlets: Zero
GFCI outlets working properly: Unable to determine
Number of regular outlets: 3 or more



08/29/2020 No trap located under sink. This will allow sewer gasses into home. Recommend qualified plumber evaluate and repair.



08/29/2020 Mold like substance noted under kitchen sink. Recommend qualified mold abatement professional evaluate and advise further course of action.



08/29/2020

No ground fault circuit interrupter (GFCI) devices (outlets or circuit breakers) are visible for the kitchen. GFCI devices help prevent electric shocks in areas that may have water present. Recommend having a qualified, licensed electrician install GFCI protection for outlets, over counter tops and around sinks.



08/29/2020

The porcelain finish on the kitchen sink is chipped and the steel underneath is rusting. This can lead to leaks and water damage. Recommend qualified contractor evaluate and repair.



08/29/2020

Active leak noted under sink. Recommend qualified plumber evaluate and repair as needed to prevent further deterioration of cabinets and structure.



08/29/2020 All appliances not tested due to no power. Due to general condition of home's interior it's recommended all appliances are replaced.

08/29/2020 All upper and lower cabinets are in poor condition. Recommend qualified contractor evaluate and repair or replace as needed.



Heating System

Brand name: Tappan
Apparent age of unit: Older
Heating system type: Forced hot air
Energy source: Gas
Combustion air supply: Interior
Thermostat was turned on, the system: not tested
Emergency shut off: Noted near electrical panel
Flue pipes: Galvanized pipe

Distribution: Ductwork in most rooms **Model Number:** FG6RA 120C - 20C
System location: Basement
Oil tank location: N/A
Oil tank age: N/A
Abandoned oil tank: N/A
Type of tank: N/A
Vent pipe: Steel
Serial Number: FGD050913719



08/31/2020 Heating system duct work is severely deteriorated in one or more areas. Recommend licensed contractor replace or repair as needed.



08/31/2020 Furnace was not inspected on the day of the inspection due to service not being on. Inspector will return at a later time to complete the inspection.



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Air Conditioner

Brand: Ruud
Central Cooling: Central Air
Status: Not operated
Approximate age of system: Older
A/C energy source: Electric
Manufacture Date: 07-1991
Serial Number: 4013 M1991 3856



08/29/2020 Shrubbery inhibits a good air flow for proper operation. Recommend keeping shrubbery away from air intakes.



08/29/2020 Due to unit's age and noted poor condition. It may be beyond the end of it's useful life. Recommend qualified HVAC tech evaluate and test when power is restored to home.

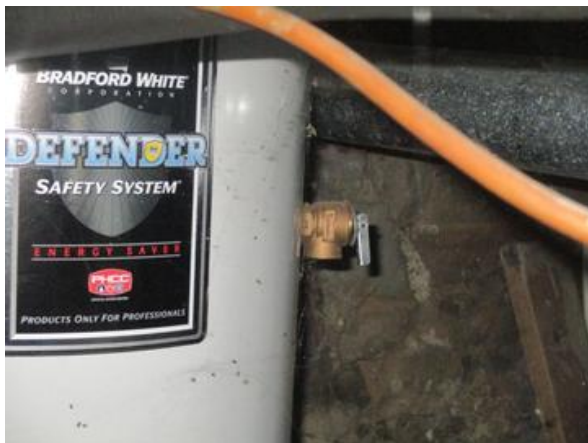
Domestic Water Heater

Manufacturer: Bradford White
Type: Tank
Energy source: Natural gas
Estimated age: Beyond the end of its useful life
Capacity: 40 Gallons
Safety relief valve: Was noted
Safety extension: Was not noted
Supply valve: Was noted

Drain discharge to: Floor
Rust or corrosion: Some was noted
Tested hot water: Hot water was not received at faucet
Location: Basement
Serial number: EF10713084
Serial number: Manufactured June 2008



08/31/2020 Drain line is missing. Recommend having a licensed plumber install a drain line extending to within 6" from the floor, or routed so as to drain outside.



08/31/2020 Water heater not tested on the day of the inspection. The estimated useful life of a gas water heater is eight to 12 years. Because of its age this water heater may need replacing at any time.



Plumbing System

Water service type: Public
Main entry pipe: Galvanized
Location of main water meter: Basement
Location of main water shut-off: At water meter
Interior supply pipes: Copper
Interior supply pipes: Galvanized
With multiple fixtures running: Acceptable decrease in flow
Waste system pipes: PVC

Waste system pipes: Cast iron
Main waste line cleanouts: Not noted
Vent pipe observed: On roof
House trap: Not noted



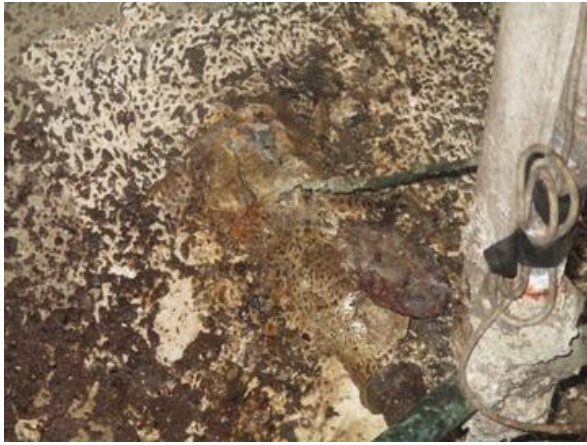
08/31/2020

Some, most, or all of the water supply pipes in this structure are made of galvanized steel. Based on the age of this structure, corrosion, leaks, and/or the results of a "functional flow test" performed during the inspection, some or all of these pipes appear to have exceeded their estimated useful life of 40 to 60 years. During a functional flow test, multiple fixtures are run simultaneously to determine if the flow is adequate. For example, if the shower flow decreases substantially when the toilet is flushed. Internal corrosion and rust can reduce the inside diameter of these pipes over time, resulting in reduced flow and leaks. A qualified plumber should evaluate and replace supply pipes and fittings as necessary.



08/31/2020

One or more active leaks were found in supply pipes or fittings. A qualified plumber should evaluate and repair as necessary.



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Electrical System

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: Copper
Main disconnect rating: 150 amp breaker
Type of branch circuit wiring: NM sheathed (Romex)
Type of branch circuit wiring: Cloth wrapped insulated

Aluminum branch wiring present: No
Double tapped breakers: No
Additional room: No
Missing covers: No
15 amp breaker: 14 Guage wire
20 amp breaker: 12 Guage wire
30 amp breaker: 10 Guage wire
Grounding observed to : Water main

Grounding connection feels: Secure
If grounded to water main, is meter jumped: Yes
Exterior Outlets: None Noted



08/29/2020

Service entry cable on exterior is deteriorated. This can lead to water penetration into the meter socket as well as the electrical panel causing sparks, arcs, or fires. Recommend qualified electrician evaluate and repair as needed.





08/31/2020

One or more electrical/junction boxes throughout the entire home are missing covers. This can lead to shocks or fires. Recommend qualified contractor evaluate and repair as needed.



08/29/2020

Extensive rust noted in Electric Service Panel. This can be hazardous. Recommend a licensed electrician repair or replace as necessary.



Basement

Basement access: Stairs from interior
Foundation walls: Hidden from view by building materials or stored items, limited inspection
Ceiling framing: Exposed to view
Foundation walls made of: Stone
Foundation walls made of: Brick
Basement floor: Poured concrete slab
Basement floor: Dirt
Water stains observed on: Walls

Water stains observed on: Floor
General area dampness: Extensive signs of moisture
Ventilation: Windows - inoperable
Pier/support post material: Steel
Support column condition: Rust noted on lally columns
Floor drainage: Floor drain
Sump pump: None noted
Floor structure above: Wood joists

Insulation material: None
Beam material: Solid wood
Windows: Wood
Chimney in basement: Brick
Chimney condition: Poor



08/31/2020

Extensive signs of moisture on basement walls and floor. Recommend gutters be installed/repared on house and grade be improved to keep water away from foundation. Contact a qualified contractor to determine proper method of sealing the basement from further deterioration.



08/31/2020

Old wooden windows that are in deteriorated condition are inefficient and need to be replaced. Recommend a qualified contractor replace as needed.



08/31/2020

One or more steel support posts are rusted and not properly secured to the floor or beam. The rust could weaken the post. While not being properly secured could allow the post to shift. Recommend licensed contractor evaluate and repair as needed.



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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