

7 Every Avenue, Over There, NY  
Confidential Report. Prepared for the Exclusive Use of (your name goes here)  
Date of inspection

**Clear Creek  
Home Inspection Services  
PO Box 565, Collins, NY 14034  
716-864-1231**



**Inspection of 7 Every Avenue  
Prepared for (you)  
Date of inspection  
4:15-7:10 pm  
77° F, Sunny**

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## INTRODUCTION

This is my report of the visual inspection of the readily accessible areas of the building conducted on Date of inspection, prepared for the exclusive use of (Mr. & Mrs. Homebuyer), and represents their interests only. It does not represent the interests of any other party, and may not be duplicated without permission. A separate Inspection Agreement contains terms and conditions critical to the use and understanding of this report. Do not use this report without understanding the terms and conditions of that Agreement. This report remains the property of Clear Creek Home Inspection Services.

The purpose of this report is to alert you to the condition of this property and any defects present at the time of the inspection. It in no way is a warranty or insurance of any kind. I assume no liability for the cost of repairing or replacing any unreported defects, either current or arising in the future, or for any property damage, consequential loss, or bodily injury.

Please carefully read the entire report. Contact me immediately if you have any questions or need further explanation of any part of this report you don't understand. I can be reached at 716-864-1231, or by email at [info@clearcreekhomeinspection.com](mailto:info@clearcreekhomeinspection.com).

This report was prepared by Thomas M. Raymond, owner of Clear Creek Home Inspection Services, License # 16000033554, an Independent Inspector.

## HOW TO READ THIS REPORT

### Description

The building will be divided into components or systems, each with its own heading like the one at the top of this page, followed by two sections. This section is where I will describe each area in general terms. It's a short list of the components or systems present and how they were inspected.

### Observations & Recommendations

This section is where I will provide more detail and specific information about components or systems that I think are important for you to understand. This information will follow the format below.

#### *Topic*

Each component or system will have its own heading followed by a brief description of my concern. Any specific actions that I may recommend will follow, like this:

**1. This is where I might suggest repair or maintenance, replacement, or evaluation by a specialist. Any time that I suggest a repair or replacement you should have the work done by a qualified licensed professional. When appropriate I will advise you as to the type of professional you should consult, such as whether a structural issue could be corrected by a carpenter or should be evaluated by an engineer.**

## **STRUCTURE**

### **Description**

**Building Type:** Single story wood frame ranch, 1250 square feet, built 1967 (from listing data).

**Foundation:** Concrete block

**Floor Construction:** 2x8 joists, 2x10 built up beams, plywood subfloor

**Exterior Walls:** 2x4 stick framed

**Interior Walls:** 2x4 stick framed

**Roof and Ceiling:** 2x6 joists and rafters, 3/8 plywood sheathing

### **Observations & Recommendations**

This is a very nicely built example of 1960's construction. The floor joists and roof sheathing are slight by today's standards but very typical for the era. No major structural defects were discovered.

## BASEMENT

### Description



**Clearance Below Joists:** 8 feet.

**Method of Inspection:** Walked

**Ventilation:** Glass block windows with operable vents.

### Observations & Recommendations

The concrete block basement is in very good condition with only some minor shrinkage cracking in the floor slab and at the corners outside above grade. There is one horizontal crack that was likely caused when the garage floor slab was placed. The glass block windows look to have been a DIY installation as the mortar joints are not struck clean, but this is only a cosmetic issue.

- 1. There are shrinkage cracks in the mortar joints at all but one outside corner of the foundation. These cracks do not extend to the interior yet, but could if they are left untreated. Chip out the mortar and replace it with new material. This could easily be a DIY project.**
- 
- 2. The corner that has not cracked is badly spalled. The surface has eroded and will need to be repaired by parging (plastering on a new surface). I recommend fiberglass reinforced Block Bond or Top and Bond with a latex modifier. You will need to go to a masonry supplier for these. This could also be DIY but will be more challenging than the last repair. A good mason could do both in an afternoon.**
- 
- 3. Whoever makes these repairs should also fill the horizontal crack just below the top course inside under the basement stairs, and any others they find. This would also be a good time to clean up the basement window mortar.**

## ELECTRICAL SYSTEM

### Description

**Capacity:** 100 amps, 120/240 volt single phase.

**Service:** Overhead.

**SEC Type:** Aluminum.

**Service Panel:** New Square D Homeline.

**Subpanels:** None.

**Service Grounding:** Two copper electrodes to driven rods and bonded to water supply.

**Branch Circuits:** Copper

**Smoke and CO Detectors:** Three: new combo at kitchen, old smoke in bedroom hall, CO in center of basement.

### Observations & Recommendations

The electrical panel has been updated and a few new branch circuit wires added. It was placed in the same odd location as the original, very high and directly over the sump pit. The sump pump discharge pipe is in front of the panel cover making it difficult to work in the panel and actually prevents the door from opening fully.

- 4. The sump pump discharge pipe should be rerouted so that it does not interfere with the electric panel cover. There should also be a cover over the sump pit to keep anyone working on the panel from falling into it.**
- 5. There are GFCI outlets all over the house, including an odd one in the master bedroom, but a few are missing. Add GFCI protection at the kitchen counter near the sink and in the garage, either with GFCI receptacles at those locations or with GFCI breakers in the panel.**
- 6. This receptacle in the front corner of the garage is all wrong. Have it installed properly while other electrical repairs are being made.**



- 7. There are three independent alarms in the house; a fairly new combination smoke and CO alarm at the kitchen end of the bedroom hall, a similar vintage CO alarm in the basement on the center beam roughly opposite the laundry, and an old smoke alarm on the front end of the bedroom hall. These are battery powered alarms. They should be tested regularly and replaced every 10 years. I would not trust the old one.**

**Replacement options for these alarms include new battery powered units, hard wired interconnected combination units – there is plenty of room in the service panel, as well as two spare breakers to accommodate these, or monitored alarms connected to the security system.**

- 8. The security system was not inspected, however, I did not discover switches at any of the doors or windows I opened. If the security system is important to you discuss it with the current owners to determine what is and isn't monitored and obtain any information on the system, components and monitoring agreement. If you wish not to use it, you may have to have it disconnected by a licensed alarm technician.**

## HEATING AND COOLING SYSTEM

### Description

**Fuel:** Natural gas.

**Type:** Cast iron boiler.

**Manufacturer:** Dunkirk.

**Age:** Built the 43 week of 2001.

**Disconnects:** Gas and electric at the unit.

**Capacity:** 120,000 btu/hour

**Distribution:** Hot water baseboard convectors.

**Filter:** N/A

**Fuel Storage:** N/A

**Cooling:** Window units, **Not inspected.**

### Observations & Recommendations

Radiant hot water heat is very comfortable and efficient. Your system could be more efficient operating at a slightly lower water temperature, 180 rather than the set 195, and by keeping the setbacks on the programmable thermostat close to your desired comfort level, four or five degrees tops. Radiant heat is slow to respond to large temperature swings, and any savings achieved by lowering the temperature while you are out could easily be consumed by long run times warming the place back up.

- 9. The boiler is overdue for a cleaning. Remove the bottom cover, simply grab the knobs and lift straight up, turn the gas valve to off, then vacuum the burner tubes and the chamber under them. Relight the pilot and replace the covers. If you are uncomfortable doing this find a plumber or furnace tech you like, it should be done annually.**





**10. The boiler is equipped with an electrically controlled damper. It opens when the boiler is operating to allow proper exhaust and closes when the boiler is off to keep heated air from escaping up the flue. Most of these devices are design to open when they fail, but some of the early ones were not. It is critically important to maintain the CO alarm in the basement while this device is in use.**



**11. Several of the convector end covers are missing. This is only cosmetic, but these parts are generally not available. Replacements will be difficult, if not impossible to find.**



## PLUMBING SYSTEM

### Description

**Water Shut-Off:** At the meter.

**Service Pipe:** Copper.

**Supply Pressure:** Not tested.

**Visible Distribution Pipe:** About 50/50 copper and PEX.

**Visible DWV Pipe:** Mostly PVC, but there is some copper and cast iron.

**Functional Flow:** Adequate.

**Functional Drainage:** Adequate.

**Hose Bibs:** Not tested.

**Water Heater:** Whirlpool FVIR, 40 gallon, natural gas built in 2006. Water heaters tend to last 10-15 years.

**Safety Relief Valve:** Watts TPR.

### Observations & Recommendations

I operated several fixtures at once and determined that there is plenty of capacity on both the supply and drain sides of the system. This means you can run the washer and take a shower while someone flushes the toilet or does the dishes. The down side of having this much supply is that it may take a while to get hot water initially at any particular fixture.

- 12. The water heater safety valve is missing the required extension tube. This pipe should run from the safety valve to within 6" of the floor. It must be the correct size to thread onto the valve and not be reduced in size along its entire length. It can be made of metal or plastic pipe, and often can be purchased prefabricated at home centers or big box stores for around \$10.**
- 13. The water heater is rather close to the boiler. This will only be a problem when someone has to work on either unit. It might be a good idea to create a little more working space when you replace it in the future.**

- 14. The toilet in the main bath is loose. It moves a lot. Repair will require removing the toilet and replacing the wax ring. This is a \$6-8 project that should take about 20 minutes, maybe an hour if you have never done it before. Do not put it off. The wax ring could leak destroying the flooring and damaging the structure, the toilet could break, or both – costing hundreds or even thousands to repair.**
- 15. The pedestal sink in the master bath is loose. There are two lag screws under the bowl in rubber bushings that need to be tightened.**
- 16. The washing machine drain is configured in such a way that any sewer back up would overflow out the stand pipe (the part covered in duct tape), fill the washer, or both. My best guess is that it was configured this way after the utility sink and lift pump were removed. Have it repaired by a licensed plumber.**



## INTERIOR

### Description

**Walls:** Plaster.

**Ceilings:** Plaster.

**Floors:** Original hardwood, laminate.

**Cabinets:** Wood.

**Countertops:** Laminate

**Doors:** Exterior are fiberglass in composite frames, interior are pine.

**Windows:** Newer Pella wood, vinyl in the bath.

**Insulation:** Mostly cellulose, with some fiberglass.

**Stairways and Handrail:** Basement handrail is broken, guard rail is missing.

**Fireplace:** None.

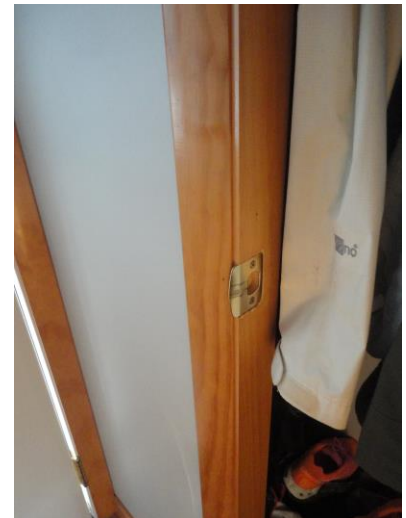
**Appliances:** Not tested.

**Exhaust Fans:** Operated.

### Observations & Recommendations

I opened and closed a representative sample of doors and windows and most operated as expected, minor adjustments are needed on the front and back entry doors in the house, the garage entries are fine. The closet door in the front entry is missing a stop and can be pushed past the latch into the closet. Most of the interior is in very good condition with only minor blemishes, most notably a cracked ceiling and some screw holes in the hallway.

- 17. The front and rear entry doors bump into the jambs along the top half of the lock side. Adjust the top hinge by replacing one or two of the screws with 3 or 4" screws secured into the framing. If this does not work a cardboard shim can be placed between the bottom hinge and the jamb.**
- 18. The closet door in the front hall is missing stop trim that would prevent it from swinging beyond the latch. If not fixed the hinges could very easily be ripped from the door or frame causing a couple hundred dollars of damage. A 4-6" scrap of trim at the latch would be adequate to prevent this.**



**19. The original wood cabinets were modified to create room for the dishwasher. The appliance insulation is visible from the cabinet interior. The side of the cabinet should be closed off to prevent stored items from falling under the dishwasher, to keep the insulation intact, and keep pests out of the cabinet.**

**20. The basement stair handrail is broken mid-span and has been patched with tape and tacks. The replacement rail should include adequate support in the center and provide a guard to keep people and objects from falling off the side of the stair.**



**21. When this house was built there were no emergency egress codes. Be advised that none of the bedroom windows meet current egress standards and could be difficult to exit through in the event of a fire.**

**22. Houses built before 1978 could contain lead based paint. Remodeling and repairing houses with lead paint requires specific work practices and it could be more costly to work on. Information about lead paint hazards and safe work practices can be found at:**  
<http://www2.epa.gov/lead>

**Most, if not all surfaces in this house that might have been covered with lead paint have been replaced or refinished.**

## ATTIC & ROOF

### Description

**Main Roof Type:** Full hip.

**Roof Covering:** Asphalt architectural shingles

**Flashing Material:** Aluminum.

**Estimated Age:** Less than 1 year.

**Layers:** One.

**Drainage:** Seamless aluminum gutters.

**Recent Weather:** Heavy rain within the week, sunny today.

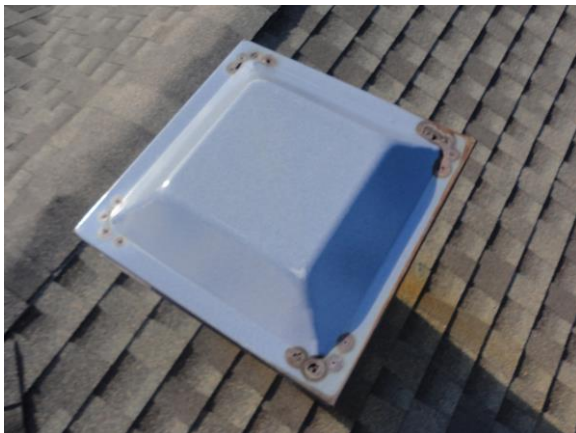
**Ventilation:** Soffit and ridge vents.

**Method of Inspection:** Walked entire roof, viewed attic from hatch.

### Observations & Recommendations

The roof is new and in excellent condition with only minor exceptions. The attic is quite low, and mostly filled with cellulose insulation. There is a small storage area right at the hatch and two sheets of plywood that could be shuffled to about double it in size.

- 23. The steel chimney chase is badly rusted. There are holes around the rivets that support the cap, and the shell and flashing are creating rust stains on the new roof cover. You could bondo, sand and paint the chase and cap; or remove it and patch the roof with new shingles, a proper boot and storm collar, and a cap for the flue. I recommend the latter, and do it soon before the shingles really seal down.**



**24. The flashing boot on the electric service mast is rusted and the neoprene gasket is completely rotted off. The mast boot is routinely ignored during re-roofing because there isn't an easy way to replace it. I would caulk the boot opening to the mast with NPC Solar Seal, available at Springville Door and Window or House of Steel for about \$6 a tube. It is designed for this type of application. Painting the boot couldn't hurt.**



**25. The exhaust fan for the main bath is ducted into the attic on top of the insulation. The master bath fan duct isn't visible, and is either missing or routed to a soffit vent. Both fans should be ducted to the exterior through the roof. Dumping that much moisture into the attic can cause water damage to the insulation and ceilings, condensation and lead to mold growth. Make sure whoever repairs these rakes the cellulose insulation back into place as they exit the attic.**



## EXTERIOR AND GROUNDS

### Description

**Siding:** Vinyl

**Soffits:** Vinyl

**Trim:** Aluminum, vinyl.

**Grading:** Positive

**Walks:** Concrete

**Driveway:** Gravel

**Vegetation:** Good, for now.

**Fences:** N/A

**Stairs:** Adequate

**Decks:** Small front, smaller back.

**Patios:** Brick at rear of garage.

### Observations & Recommendations

The exterior cladding is all new and nicely done, though the soffit and fascia are slightly older than the siding –indicated by the double J channels where the original windows were located on the left side. The grading is positive with ample slope around the house. The gutters are well done and reasonably clean, clear enough to wait until fall to deal with.

- 26. The septic system vents have been cut short to make lawn care easier. That's great, but it makes locating the system difficult. Ask the seller to provide all information regarding the location and service history they have for the system. It will be helpful for the company doing the septic testing now, and for you in the future.**
- 27. The landscape is well maintained and nothing is crowding the building, but gardens grow. Keep the landscape pruned clear of the house. Shrubs and plants in contact with the house can damage finishes, keep surfaces from drying, and provide a path for pests.**



## **GARAGE**

### **Description**

**Building type:** Attached.

**Foundation:** Concrete block.

**Floor:** Poured concrete.

**Exterior walls:** 2x4 stick frame.

**Roof and Ceiling:** 2x6 joists and rafters, drywall.

### **Observations & Recommendations**

- 28. When the house was built we had very different fire separation standards. The door between the kitchen and garage, although far better than the original, is not fire rated. The drywall on the walls and ceiling doesn't meet today's standards. The exposed wood floor framing and plywood attic hatch are no no's. If you are concerned about fire separation have a contractor estimate upgrading it for you before you fill it up with stuff. The hatch is all that bothers me, your standards may be different.**
- 29. The garage door opener safety features are not functioning properly. The electric eyes are mounted way above the 6" required, and the door failed to auto-reverse when obstructed with a wood block. Have a garage door contractor repair or replace the opener.**

**END OF REPORT**