

2100 Any Road, Your Town, 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 2100 Any Road
Prepared for (your name goes here)
Date of Inspection
8:00 am-11:45 pm
55° F, Cloudy with recent rain and high winds.**

INTRODUCTION

This is my report of the visual inspection of the readily accessible areas of the building conducted on (fill in the date) prepared for the exclusive use of (You guessed it, you) 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.

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: Two story platform frame, Approximately 2800 square feet.

Foundation: Concrete block.

Floor Construction: 2x10 joists with plywood subfloor

Exterior Walls: 2x4 stud frame.

Interior Walls: 2x4 stud frame

Roof and Ceiling: Primarily 2x8 joists with some 2x6 areas, 2x6 rafters with OSB sheathing.

Observations & Recommendations

This is a very nicely built and well kept example of 1987 construction methods and materials. I have been in very few homes from the 80s that are in this good condition.

BASEMENT

Description

Crawlspace Hatch: N/A

Clearance Below Joists: Eight feet, except under the TV room where it's closer to seven.

Method of Inspection: Walked.

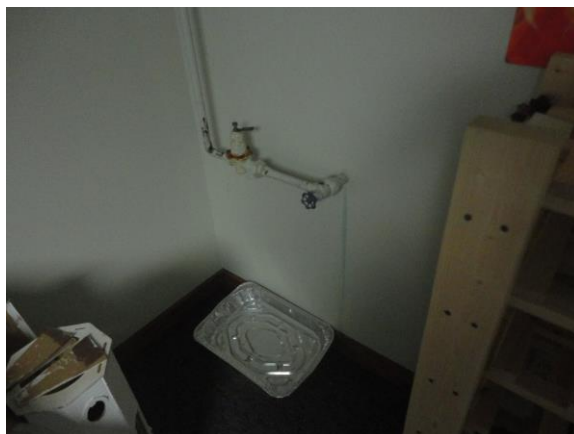
Ventilation: Operable steel hopper windows.

Vapor Barrier: N/A

Observations & Recommendations

The basement is partially finished with drywall on the walls, carpeting, and suspended ceiling tiles. There are a few small shrinkage cracks and some less than flat spots in the floor, but I saw nothing that would compel me to remove ceiling tiles or lift carpet in the finished areas.

- 1. The water main enters through one of the finished walls and has some seasonal condensation issues. There are drip stains on the wall and on one ceiling tile. There was a pan there to catch drips. I recommend insulating this pipe from where it penetrates the drywall, above the ceiling tile, to a foot or two into the unfinished portion of the basement.**



ELECTRICAL SYSTEM

Description

Capacity: 200 amps, 120/240 volt single phase.

Service: Overhead to the meter on a pole in front of the garage, then underground.

SEC Type: Aluminum.

Service Panel: GE.

Subpanels: Federal Pacific located in Garage.

Service Grounding: Two copper electrodes to driven rods.

Branch Circuits: Copper.

Smoke Detectors: Hard wired interconnected.

CO Detectors: None found.

Observations & Recommendations

The electrical system in the house is in good condition, was neatly installed and is in need of only minor repairs. The electrical system in the garage is a different story.

- 2. Ground Fault Circuit Interrupters, or GFCI protection is required at all wet or damp locations. There are GFCI receptacles in the baths that tripped when I pushed the "TEST" button and reset properly. There is a GFCI breaker that the homeowner thought protected the kitchen, it does not. After testing that I believe it covers the outdoor receptacles and pool power (I strongly suggest you verify that).**

GFCI protection was missing in the kitchen, basement laundry and garage.

- 3. The well pump breaker was off. When I turned it on it buzzed for several seconds before it tripped. If you have no plans to return the well to service then you should disconnect the circuit at the breaker.**
- 4. I did not test the smoke alarms. The units appear to be original equipment from 1987 and all reputable sources recommend replacing smoke alarms every ten years. These are nearly due for the third scheduled replacement.**
- 5. Current law requires CO alarms in all the same locations as smoke alarms. I didn't see any. There are combination units that will plug right into the existing smoke alarm circuit. Buy the best units you can afford.**

6. **The homeowner indicated there was a switch outside the kitchen to turn off the smoke alarm circuit to prevent nuisance tripping while cooking. Remove it. The NEC does not allow any switches in alarm circuits.**
7. **The Garage electric panel is a Federal Pacific Electric device that is known to be a fire and safety hazard. To add insult to injury, it also has several installation defects. Make sure this panel gets replaced.**
8. **Current code requires all garage outlets to be GFCI protected.**



HEATING AND COOLING SYSTEM

Description

Fuel: Natural gas.

Type: Hydronic boiler.

Manufacturer: Weil McLain

Age: Original equipment.

Disconnects: Gas, electric and water supply at the unit.

Capacity: btu/hour

Distribution: Copper pipe to baseboard convectors.

Filter: N/A

Fuel Storage: N/A

Cooling: Split system with air handler in the attic. **Not Tested.**

Observations & Recommendations

The boiler is very well laid out and professionally installed, though it could use a good cleaning. The cooling system was not tested because of recent weather conditions. With the exception of some minor wiring issues, and a missing secondary drain system, it too was reasonably well executed. There are also two additional heating plants in the garage, a ceiling hung behemoth that will run up your gas bill as fast as it heats the garage, and a cool vintage space heater in the office that was broken and disconnected.

9. **The burner compartment on the boiler was quite dirty. A thorough cleaning will add years to the service life and improve efficiency.**

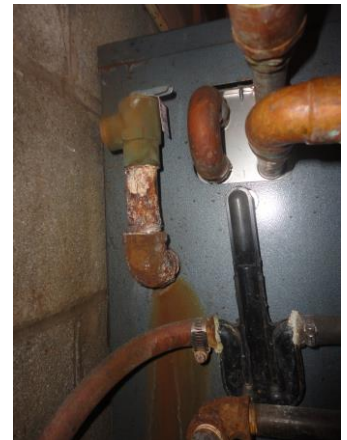
10. **There are several small leaks that require attention:**

The bleeder screw on the isolation valve above the center of the boiler cabinet leaks.

The first two zone balance and drain valves from the left are dripping or partially open.

**The packing nut on the far right balance and drain valve is leaking.
The Pressure Relief Valve is leaking.**

11. **The cooling system air handler is lacking a pan and secondary condensate drain. There is evidence of condensate overflow on the air handler platform and on the ceiling below.**



PLUMBING SYSTEM

Description

Water Shut-Off: In the basement under the TV room.

Service Pipe: Copper pipe visible, homeowner says it is plastic 5-6' outside of house.

Supply Pressure: Not tested.

Visible Distribution Pipe: Copper.

Visible DWV Pipe: PVC.

Functional Flow: Adequate.

Functional Drainage: Adequate. See notes below.

Hose Bibs: Not tested.

Water Heater: Zone on the boiler.

Safety Relief Valve: N/A

Observations & Recommendations

The visible portions of the plumbing system are neat and orderly, except where modified to accommodate the change from private well to municipal supply, and at the abandoned water softener. One of the hose bibs is connected to abandoned well piping.

- 12. The master bath whirl pool tub and the upstairs bath vanity traps gurgle when draining. The sink trap is quite far from the vent stack which causes a little noise but doesn't impede function. Given the distance between the tub drain and the other fixtures in the master, I would assume the same issue there. The larger drain pipe and greater water volume makes more noise but still drains adequately.**
- 13. The hose bib at the front of the house on the driveway side is connected to abandoned well piping rather than pressurized supply. You'll need about a foot of copper pipe and a couple of fittings to get it working.**
- 14. The 28 year old water softener has been abandoned for quite some time. Possibly longer than it was in use. I would advise against using it, who knows how many leaks it has developed.**

INTERIOR

Description

Walls: Drywall, Some wood paneling.

Ceilings: Drywall with popcorn finish. Oak in the TV room.

Floors: Wood, Vinyl, Carpet

Cabinets: Wood.

Countertops: Laminate.

Doors: Wood.

Windows: Wood.

Insulation: Fiberglass.

Stairways and Handrail: Adequate, though baluster spacing is at least twice allowable at level guardrail.

Fireplace: Two masonry units, common chimney with separate flues.

Appliances: Original equipment. **NOT tested.**

Exhaust Fans: Present but not tested.

Observations & Recommendations

The interior is very well maintained with only minor blemishes, mostly condensate stains on the popcorn ceilings. The built-in appliances are original equipment and are quite dated, as are the brass shower doors and fixtures in the main bath upstairs.

15. The guardrail on the upstairs hall has baluster spacing ranging from 10 to 12 inches on center. Code allows no more than 4" between balusters at the widest point. An average 8 or 9 year old kid could easily fit between what is there.

16. There are two fireplaces that appear seldom used. The homeowner confessed he hasn't ever had the chimneys cleaned. The chimney crown has two cracks in it, one large enough to be seen from the ground once pointed out. None of the three flues have proper caps. At a minimum have the chimneys cleaned by a professional sweep and follow his advice regarding repairing the crown prior to using either fireplace. Ideally, the sweep should perform a level II inspection of the flue liners.



ATTIC & ROOF

Description

Main Roof Type: Steep slope hip with two gable ends.

Roof Covering: Asphalt architectural shingles

Flashing Material: Aluminum.

Estimated Age: Less than two years.

Layers: One.

Drainage: Aluminum gutters and downspouts with PVC collectors

Recent Weather: Cloudy, high winds and rain.

Ventilation: Soffit and deck vents.

Method of Inspection: Walked the low slope portions on 3 of 4 sides, viewed ~80%.

Observations & Recommendations

The homeowner states the roof was replaced in 2013. It was very nicely done. There are new flashings, new edge trims and very well executed new reglets on the chimney.

Here is a look at the workmanship up top that you may not otherwise see.



EXTERIOR AND GROUNDS

Description

Siding: Aluminum.

Soffits: Aluminum.

Trim: Aluminum.

Grading: Positive.

Walks: Concrete.

Driveway: Blacktop.

Vegetation: Minimal.

Fences: Pool fence.

Stairs: Adequate.

Decks: Wood deck at rear, wood porch ground floor in front with tile porch above.

Patios: Concrete at pool area.

Observations & Recommendations

The pool fence seems a little on the short side and is in need of some serious prep and paint work. I did not enter the pool area, but the concrete patio visible around the cover appears to be in good condition.

17. The wood deck in the back yard is at the end of its service life. The deck boards have checking that is visible through the rubberized surface coating and there are several dips and sways. It is too close to the ground to see the post and beam configuration under it, but what framing is visible is undersized, over spaced and likely over spanned.

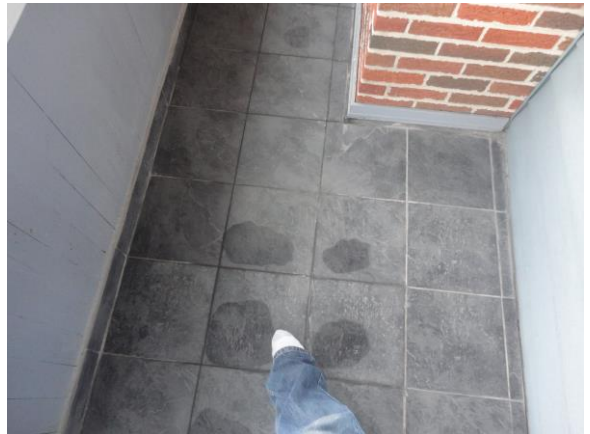
18. The lower front porch sits over a concrete block crawl space that has operable vents installed. The wood flooring is buckling in a few places and exhibiting signs of rot in others, primarily because the vents are closed. Open the vents and back prime any new wood you put on the floor.



19. There are several loose tiles on the second floor porch, and at least one that has cracked.



**Broken tile on left, loose one on right.
Near drain at the round section.**



These 4 wet tiles are loose.

20. The front porch stair is high enough to require a handrail.

21. The splash guards on the gutter on either side of the gable over the side entrance are falling off. This could have been done during the re-roof, or it could be snow and ice damage.

22. The oval window in this same gable is severely weathered and needs to be reglazed and repainted.

GARAGE

Description

Building Type: Pole barn.

Floor Construction: Concrete.

Exterior Walls: Pine planks over wood purlins.

Roof and Ceiling: Wood trusses with pine decking rigid foam sheathing on ceiling.

Observations and Recommendations

The Garage is in reasonably good shape but it predates the house and it could use a little attention.

- 23. The large wooden overhead door on the front has massive extension springs. These springs should have safety cables running through them to contain them if they should break. The cable should be at least as large as the lift cable, 3/8" or more. This door also needs a tune up: lube all the rollers and hinges and oil the springs and pulleys with a product like Fehr Brothers spray garage door lube. This door is probably older than the garage, and likely weighs over 1000 pounds. It's a dangerous thing. If you are not familiar with servicing this type of door you may want to have a garage door tech service it for you. Replacing it wouldn't be a bad idea.**
- 24. The smaller overhead door and opener could use some lube too.**
- 25. The exterior cladding is in need of a repaint.**
- 26. The roof cover is shot.**
- 27. There is a ton of stuff stored in the trusses. This type of truss is not designed to support significant loads on the bottom chords. Leave the catwalk for service and inspection but do not store heavy objects in the trusses.**

END OF REPORT