

Client

Keyur Choksi
209 Sprain Rd.
Scarsdale, 10583
HIN™: 105834434
Email: keyur.choksi@gmail.com
Inspection Date: 06-07-2014

Inspector

RHI
Andrew Rybak
1 Mark Lane Hopewell Junction, New York 12533
Phone: (845) 797-1656
E-Mail: andy@rybakhomeinspections.com



Welcome and thank you for choosing RHI 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 (845) 797-1656

Table of Contents

General Information
Roof & Ventilation
Exterior Walls
Exterior Grounds
Attached Garage

Attic
General Interior
Master Bathroom
Half Bathroom
Fireplace

Kitchen
Laundry
Basement
Heating System
Domestic Water Heater

Electrical System
Plumbing System
Air Conditioner
Safety Concerns
Wood Destroying Insects

Report Summary

Exterior Grounds



06/19/2014

Noted cracks in the tall(>6ft) retaining wall behind the house. The retaining wall shows a vertical tilt from its perpendicular which indicates that a significant pressure is building up behind the wall. For one, a huge oak tree, in close proximity of the wall creates a significant pressure on the retaining wall compromising the retaining wall's stability. There exists a relatively high risk that the retaining wall will continue to tilt creating a liability risk. I recommend that a professional-contractor is employed to assess the situation

Exterior Walls



06/19/2014 Service wires from pole are threatened by tree overhang and should have Electric Company inspect and provide remedy.



06/20/2014 Ground-Fault Circuit Interrupters (GFCI)/(GFI)Ground-Fault Interrupters A ground-fault occurs when there is a break in the low-resistance grounding path from a tool or electrical system. The electrical current may then take an alternative path to the ground through the user, resulting in serious injuries or death. The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by comparing the amount of current going to and returning from equipment along the circuit conductors. When the amount going differs from the amount returning by approximately 5 milliamperes, the GFCI interrupts the current. The GFCI is rated to trip quickly enough to prevent an electrical incident. If it is properly installed and maintained, this will happen as soon as the faulty tool is plugged in. If the grounding conductor is not intact or of low-impedance, the GFCI may not trip until a person provides a path. In this case, the person will receive a shock, but the GFCI should trip so quickly that the shock will not be harmful. The GFCI will not protect you from line contact hazards (i.e. a person holding two "hot" wires, a hot and a neutral wire in each hand, or contacting an overhead power line). However, it protects against the most common form of electrical shock hazard, the ground-fault. It also protects against fires, overheating, and destruction of wire insulation.

Kitchen



06/20/2014 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.

Laundry



06/20/2014 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. As well as vent terminating into a woman's stocking into garage. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. As well as increasing moisture levels in the garage from the exhaust air. 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. As well as terminte to the outdoors (Not inside garage or woman's stocking). For more information on dryer safety issues, see <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>.

General Interior



06/20/2014 I noted several double-insulated-window panes that are opaque. This indicates that the vacuum seal has been compromised and the thermal-insulating performance of that assembly is basically gone. This can not be repaired. To return to the proper thermal performance of the window area ...the opaque-ed pane windows should be replaced. I recommend that a qualified window-replacement contractor be hired to assess the situation

Roof & Ventilation



06/19/2014 Noted lifting shingles tiles on roof. This may/will cause water intrusion. Recommend remediation by a qualified contractor.

Domestic Water Heater



06/20/2014 Gas line to hot water heater does not have a drip leg. This collects impurities in the gas to insure proper fuel burn. Without a drip leg, the impurities will create blockage in the fuel line leading to early unit failure and inefficient operation. Recommend a qualified contractor repair as necessary.

Exterior Walls



06/19/2014 Wood trim shows signs of deterioration, requires repair and repainting.

Fireplace



06/20/2014 Recommend a level 2 inspection performed by a qualified chimney sweep. This inspection will determine the condition of the flue liner.

Heating System



06/20/2014 At the appliance connection point, there usually is a sediment trap or dirt pocket, sometimes called a drip leg that includes a nipple and a cap. This pipe extension usually is at least 3 inches long and is intended to catch any water or foreign material that may be in the gas before the material gets into the appliance itself. This is simply a gravity system, with the solids and liquids falling into the pocket.

Roof & Ventilation



06/19/2014 Trees are overhanging roof and are within 10 feet of roof vertically. Recommend pruning trees so they're at least 10 feet above roof, or don't overhang the roof.

Full Report

General Information

Overview: Quiet residential neighborhood
Inspector: Andrew Rybak
NYS License Number: NYS Lic# 16000067114
Present at inspection: Realtor
Present at inspection: Buyer
House is:: Unoccupied
Age of house: 25 Years Old
Type of house: 1 family house

Weather condition: Clear
Temperature: Warm
Ground Condition: Dry
Foundation: Basement
Excluded from inspection: Irrigation system
House Number: Clearly seen from street
Start time: 9:30AM
End time: 11:45AM

[Back to Top](#)

Roof & Ventilation

Roof Inspection Method: From ground
Roof Type: Gable
Roof covering: Asphalt Shingle
Roof approximate age: Older
Defects observed: Lifting
Roof penetrations: Roof vents
Roof penetrations: Chimney
Gutter material: Aluminum

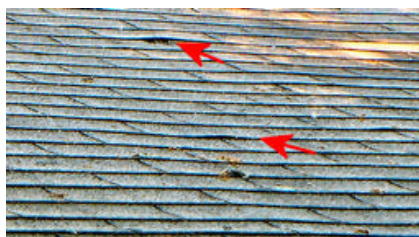
Downspout material: Aluminum
Gutter extensions: Drain Pipe
Chimney appears to be built: Interior
Spark arrester/rain cap: Noted
Chimney made of: Metal
Flue noted: Noted at top of chimney
Roof ventilation: Gable vents



06/19/2014 Noted lifting shingles tiles on roof. This may/will cause water intrusion. Recommend remediation by a qualified contractor.



roof vents



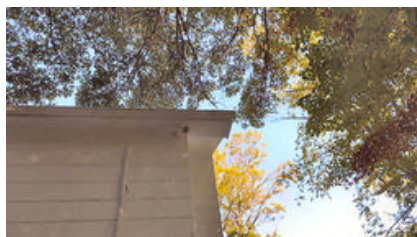
roof shingle stress



06/19/2014 Trees are overhanging roof and are within 10 feet of roof vertically. Recommend pruning trees so they're at least 10 feet above roof, or don't overhang the roof.



trees overhanging the gutters



trees overhanging the gutters-a closeup



06/19/2014 Recommend cleaning gutters. This will help keep water away from soffit surfaces and foundation.



soffit rot



soffit rot closeup



rotten wood behind the gutter - a closeup



[Back to Top](#)

Exterior Walls

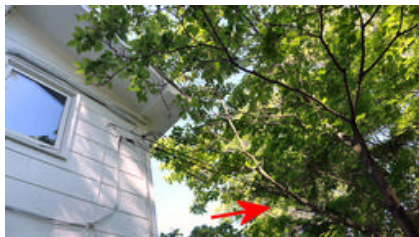
Wall structure: Wood frame
Wall covering material: Vinyl
Wall covering material: Wood
Condition of wall:: Good
Trim: Vinyl
Trim condition: Acceptable
Door material: Wood
Windows: Screens attached

Main entry porch: flagstones on concrete base
Porch steps down: Three or more
Porch roof: No
Electrical service type: Overhead
Overhead wires threatened: Yes
Service size: 100 Amp
Voltage: 120/240 volts
Meter amperage: 100 Amp

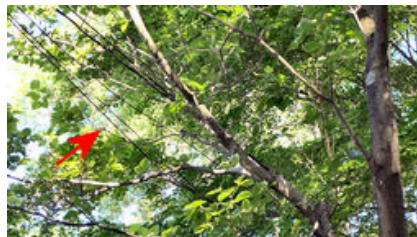
Exterior electrical outlets: NOT GFI-ed



06/19/2014 Service wires from pole are threatened by tree overhang and should have Electric Company inspect and provide remedy.



electrical service in the tree branches



electrical service wires in trees - a closeup



06/20/2014

Ground-Fault Circuit Interrupters (GFCI)/(GFI)Ground-Fault Interrupters A ground-fault occurs when there is a break in the low-resistance grounding path from a tool or electrical system. The electrical current may then take an alternative path to the ground through the user, resulting in serious injuries or death. The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by comparing the amount of current going to and returning from equipment along the circuit conductors. When the amount going differs from the amount returning by approximately 5 milliamperes, the GFCI interrupts the current. The GFCI is rated to trip quickly enough to prevent an electrical incident. If it is properly installed and maintained, this will happen as soon as the faulty tool is plugged in. If the grounding conductor is not intact or of low-impedance, the GFCI may not trip until a person provides a path. In this case, the person will receive a shock, but the GFCI should trip so quickly that the shock will not be harmful. The GFCI will not protect you from line contact hazards (i.e. a person holding two "hot" wires, a hot and a neutral wire in each hand, or contacting an overhead power line). However, it protects against the most common form of electrical shock hazard, the ground-fault. It also protects against fires, overheating, and destruction of wire insulation.



external wall outlet. not GFI -ed



external outlet not GFI -ed



06/19/2014 Wood trim shows signs of deterioration, requires repair and repainting.



rotten wood behind the gutters



soffit rot closeup

Exterior Grounds

A/C Pad: concrete blocks - good cond.
Exterior of foundation walls: Block
Exterior foundation exposure: 1 Foot
Exterior foundation observed?: Good condition
Grading within 6 foot of house: Slopes away
Grading beyond 6 foot of house: Slopes away
Driveway: Asphalt
Driveway condition: depressions or holes

Walkway to front entry: Asphalt
Walkway condition: Acceptable
Patio: Concrete
Patio location: Right of house
Patio condition: Good
Trees & shrubs too close to house: On the right of the house
Deck location: In the rear of the house
Deck material: Wood

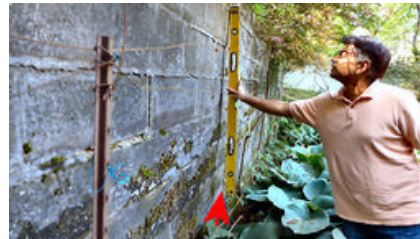
Deck steps to grade: One
Visibility under deck: 5 foot or more and clear view
Support columns under deck: Metal
Support column condition: Acceptable
Guardrail condition: Acceptable
Handrail condition: No handrail
A/C Compressor condition: Good
A/C during operation: Sounds good

A/C air discharge: Not noted
A/C low pressure refrigerant line:: Insulated
Electrical disconnect:: Noted - Good condition



06/19/2014

Noted cracks in the tall(>6ft) retaining wall behind the house. The retaining wall shows a vertical tilt from its perpendicular which indicates that a significant pressure is building up behind the wall. For one, a huge oak tree, in close proximity of the wall creates a significant pressure on the retaining wall compromising the retaining wall's stability. There exists a relatively high risk that the retaining wall will continue to tilt creating a liability risk. I recommend that a professional-contractor is employed to assess the situation



retention-wall relative stress



retention-wall stress



massive tree proximity to the retaining-wall

[Back to Top](#)

Attached Garage

Number of Bays: Two
Floor: Concrete
Floor condition: Settling cracks
Walls: Masonry
Framing of walls: Exposed to view
Automobile doors: Two
Style of Automobile doors: Overhead
Lift cable condition: Good

Photo electric device: Worked
Door release rope: Noted
of electric openers: one did not work

Springs condition: Good
Safety cable: Noted
of electric openers: Two
Operated electric openers: Yes
Operated door and applied resistance: Door stopped and reversed
Interior door: Did not self close
Interior door material: Fire rated
Garage windows: Random tested

06/19/2014

Noted many garage floor settlement cracks. Probably the single most common reason for early cracks in concrete is plastic shrinkage. When the concrete is still in its plastic state (before hardening), it is full of water. This water takes up space and makes the slab a certain size. As the slab loses moisture while curing it gets a bit smaller. Because concrete is a very rigid material, this shrinking creates stress on the concrete slab. As the concrete shrinks, it drags across its granular subgrade. This impediment to its free movement creates stress that can literally pull the slab apart. When the stress becomes too great for the now hardened concrete, the slab will crack in order to relieve tension. i recommend a qualified contractor to assess the situation.



Garage view



Garage floor view

[Back to Top](#)

Attic

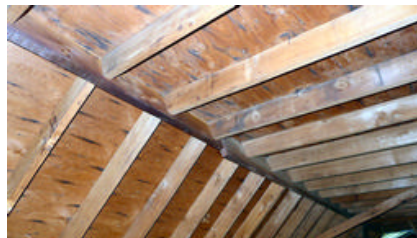
Attic access: Hatch
How observed: Limited viewing
Roof system: Rafters
Rafters inches apart: 18 inches
Roof decking: Plywood
Moisture penetration: None noted
Attic floor framing: Not observed
Attic floor system: No flooring

Ventilation: Ridge vent
Insulation location: Floor
Insulation material: Fiberglass roll/batt
Bathroom vent duckwork: Could not determine, limited viewing

06/19/2014 There were no observable defects noted during my inspection of the attic space.



A view in the attic space view 2



Attic space view 3

[Back to Top](#)

General Interior

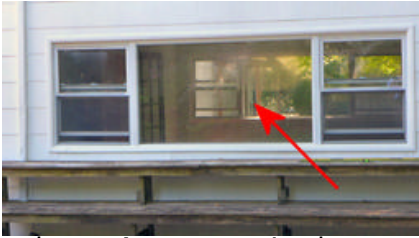
Ceilings: Drywall
Ceiling style: Flat
Ceiling condition: Good
Walls appear to be made of: Drywall
Condition of walls: Good
Floor coverings: Hardwood
When bounced on: no bounce
Condition of doors: Good

Windows were mostly: Casement
Insulated glazing noted in: Most
Stairs: Between living levels
Stairs condition: Good
Outlets: Three pronged
Smoke detectors: Not on each floor
Carbon Monoxide detector: Not noted



06/20/2014

I noted several double-insulated-window panes that are opaque. This indicates that the vacuum seal has been compromised and the thermal-insulating performance of that assembly is basically gone. This can not be repaired. To return to the proper thermal performance of the window area ...the opaque-ed pane windows should be replaced. I recommend that a qualified window-replacement contractor be hired to assess the situation



window haze. A compromised vacuum seal



Window haze. A compromised vaccum in window panes

[Back to Top](#)

Master Bathroom

Shower: With tub

Tub: Built in

Surround: Ceramic tile

Surround condition: Good

Bathroom: Single sink

Sink type: Vanity

Toilet: Flushed

Toilet condition: Acceptable

Flooring: Ceramic tile

Floor condition: Good

Caulking: Intact

Ventilation: Window

Outlets: One

GFI's: Yes, and working

Functional Flow Test: Acceptable drop in pressure

[Back to Top](#)

Half Bathroom

Half bath location: Basement

Ventilation: Fan

Sink type: Vanity

Number of sinks: One

Bathroom outlet: Not noted

Toilet: Noted and flushed

Floor: Ceramic tile

Floor condition: Good

Caulking appears:: Intact



06/20/2014 No noted defects in bathroom.



Half bath view 2



Half bath

[Back to Top](#)

Fireplace

Fireplace material: Heatilator wood burning
Fireplace Location: Living room
Inspected: Level 1 Inspection
Damper: Operated and performed as designed
Flu liner: Was not visible
Depth of hearth extension: 18 inches
Depth of fireplace hearth: 18 inches
Depth to nearest flammable material: 12 inches



06/20/2014

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



Interior. A fireplace.



Fireplace. Chimney flue.

[Back to Top](#)

Kitchen

Cabinets: Wooden
Opened and closed and found: seemed to function
Cabinets are secure: Yes
Counter tops: Formica
Counter tops securely fastened: Yes
Kitchen floor: Ceramic tile
Dishwasher: Other
Dishwasher age: Midlife

Number of GFCI outlets: Zero
Number of GFCI outlets: One
Number of regular outlets: Two
Refrigerator: other
Refrigerator age: midlife
Range: other

Kitchen sink: Stainless steel
Ran water and found: No leaks
Range type: Gas
Range age: Midlife
Operated range and found: All burners working
Oven: Part of stove
Operated oven and found: Gave off heat
Ventilation: Fan vented outside



06/20/2014

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.



this kitchen electrical outlet should be GFI -ed.



Closeup of kitchen electrical outlet that should be a GFI-ed

[Back to Top](#)

Laundry

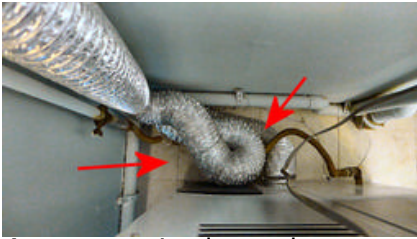
Location:: Basement
Washing machine:: Other
Washing machine age:: Older
Connections from water, drain & electric:: Noted
Dryer:: Maytag
Dryer age:: Older
Dryer power:: Gas
Vented to:: Exterior

Dryer vent material:: Flexible ribbed metal
Operated washer and dryer:: Yes, worked as designed
Drain pipe & Electric: Are a safe distance



06/20/2014

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. As well as vent terminating into a woman's stocking into garage. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. As well as increasing moisture levels in the garage from the exhaust air. 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. As well as terminate to the outdoors (Not inside garage or woman's stocking). For more information on dryer safety issues, see <http://www.cpsc.gov/CPSC/PUBS/5022.html>.



A compromised gas-dryer vent



A gas dryer



06/20/2014

The U.S. Consumer Product Safety Commission estimates that more than 15,000 fires associated with clothes dryers occur annually. These fires account for an average of 10 deaths and 310 injuries and more than \$80 million in property damage annually throughout the U.S. Lack of dryer vent line cleaning? was cited as the number one reason for these occurrences. I recommend on average, residential clients, have their dryer vent cleaned every two to three years. Clients with longer dryer vents lines, heavy users and vent lines with multiple turns should have their dryer vent cleaned annually.

[Back to Top](#)

Basement

Basement access: Basement at ground level
Foundation walls: Hidden from view by drywall
Ceiling framing: Hidden from view
Foundation walls made of: Concrete block
Basement floor: Poured concrete slab
Water stains observed on: None noted
General area dampness: None noted
Ventilation: Windows

Ventilation: Doors
Pier/support post material: Bearing wall
Floor drainage: None noted
Sump pump: None noted
Floor structure above: Not visible
Chimney in basement: Metal pipe
Chimney condition: Good



06/20/2014 I observed no basement defects

Heating System

Apparent age of unit: Older
Heating system type: Forced hot water
Energy source: Gas
Combustion air supply: Interior
Thermostat was turned on, the system: Fired or gave heat
Emergency shut off: Noted above the unit
Flue pipes: Noted, pitched up to chimney
Boiler safety relief valve: Noted

Safety extension: Noted
Distribution: Baseboard convectors in most rooms
System location: Basement
Brand name: Other



06/20/2014

At the appliance connection point, there usually is a sediment trap or dirt pocket, sometimes called a drip leg that includes a nipple and a cap. This pipe extension usually is at least 3 inches long and is intended to catch any water or foreign material that may be in the gas before the material gets into the appliance itself. This is simply a gravity system, with the solids and liquids falling into the pocket.



Domestic hot water boiler. Missing drip-pipe element.



House heating furnace - missing drip-pipe element

Domestic Water Heater

Manufacturer: A O Smith	Drain discharge to: Floor
Type: Tank	Rust or corrosion: Was not noted
Type: Instantaneous	Tested hot water: Hot water was received at faucet
Energy source: Natural gas	Location: Basement
Estimated age: Midlife	
Capacity: 75 Gallons	
Safety relief valve: Was noted	
Supply valve: Was noted	



06/20/2014

Gas line to hot water heater does not have a drip leg. This collects impurities in the gas to insure proper fuel burn. Without a drip leg, the impurities will create blockage in the fuel line leading to early unit failure and inefficient operation. Recommend a qualified contractor repair as necessary.



House furnace heating system - a closeup.



Domestic hot water boiler. Missing drip-pipe element.

[Back to Top](#)

Electrical System

Location of main panel: Garage
Location of distribution box: Next to main panel
Location of main disconnect: Top of panel
Type of protection: Circuit breakers
Service conductor material: Copper
Main disconnect rating: 100 amp breaker
Type of branch circuit wiring: NM sheathed (Romex)
Type of branch circuit wiring: BX

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

Grounding connection feels: Secure
If grounded to water main, is meter jumped: Yes

06/20/2014

Noted a 100 amp service which is small by today's standard for this house size. Recommend considering installing a 200 amp service. Remember to have service drop cable changed to handle the additional current.



electrical service 100A meter



100A Electrical service panel

[Back to Top](#)

Plumbing System

Water service type: Public
Main entry pipe: Copper
Location of main water meter: Basement
Location of main water shut-off: Next to meter
Waste system pipes: Cast iron
Main waste line cleanouts: Noted
Vent pipe observed: On roof
House trap: Not noted

[Back to Top](#)

Air Conditioner

Status: Operated
Approximate age of system: Midlife
A/C energy source: Electric
Conditioned Air: Felt cool
Brand: Other
A/C Type: Multiple Ductless
Central Cooling: Multiple Ductless units



06/20/2014 Air conditioner systems operated as designed on day of inspection.



AC compressor - #3



Interior view. Walls

[Back to Top](#)

Safety Concerns

Outlets were tested for GFI: Using a testing plug
Carbon Monoxide noted: No
Smoke detectors noted: Not noted



06/20/2014 When taking an ownership of a house it is a very good practice to replace all of the smoke detectors and all of the CO detectors. The reasoning for it is that you will start with a known state of the critical safety detecting equipment.

Wood Destroying Insects

Infestation evidence noted: None noted

Type of Infestation: None noted

Damaged wood: None noted

Conditions are conducive to WDI: No

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>