SiteTech Home Inspections, llc

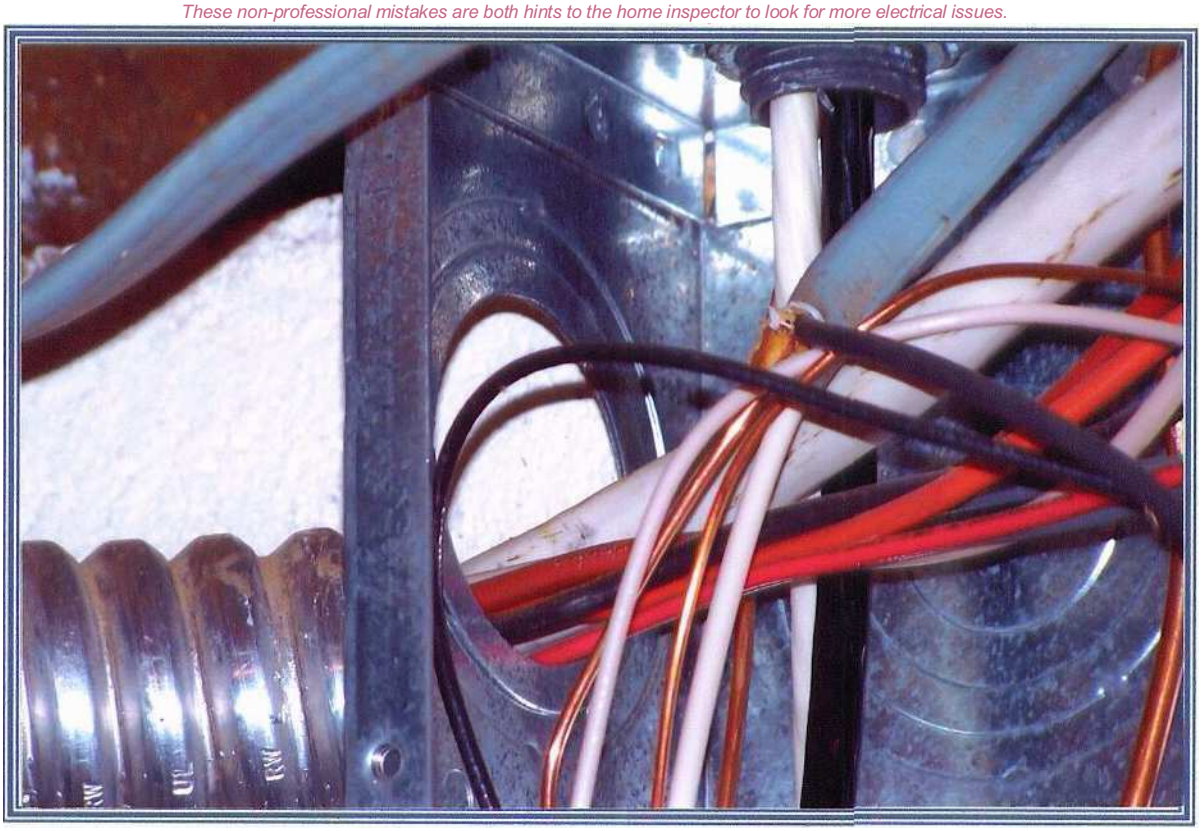
So… What kind of things does a Home Inspector discover anyway…?

Electrical

Main Electrical Distribution Box:

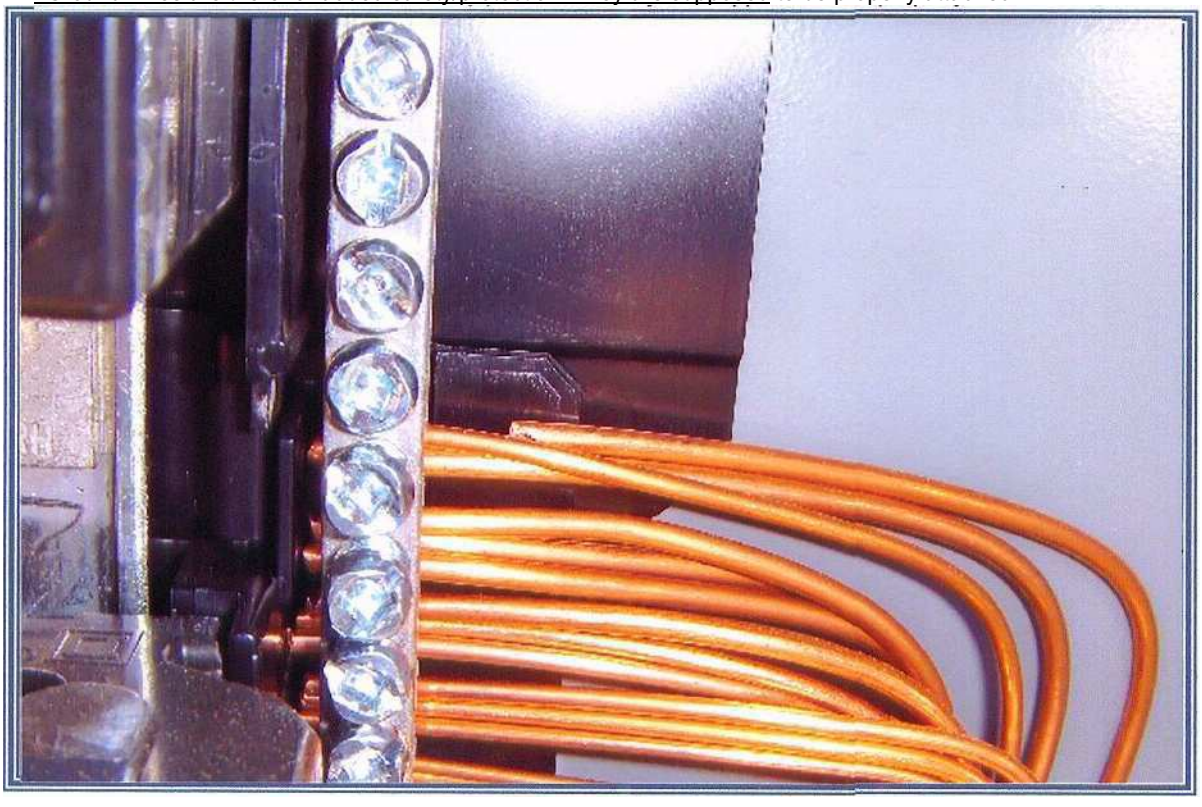
* Armored cable needs to be secured to metal box with proper clamp to keep wires from being pulled out and to provide proper electrical bonding between cable and box.
* Too much insulation left on wires inside distribution box.

These non-professional mistakes are both hints to the home inspector to look for more electrical issues.



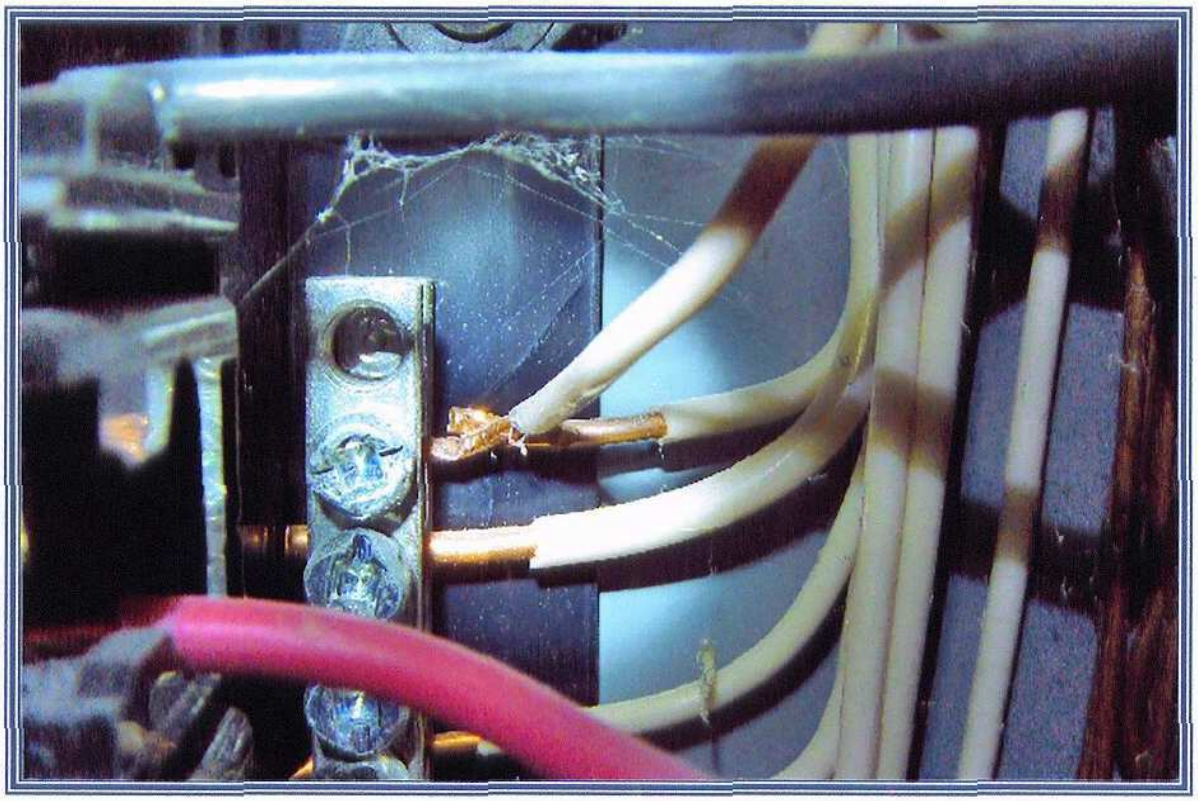
Main Distribution Box:

' Ground wires are there for added safety/protection. They are supposed to be properly attached.



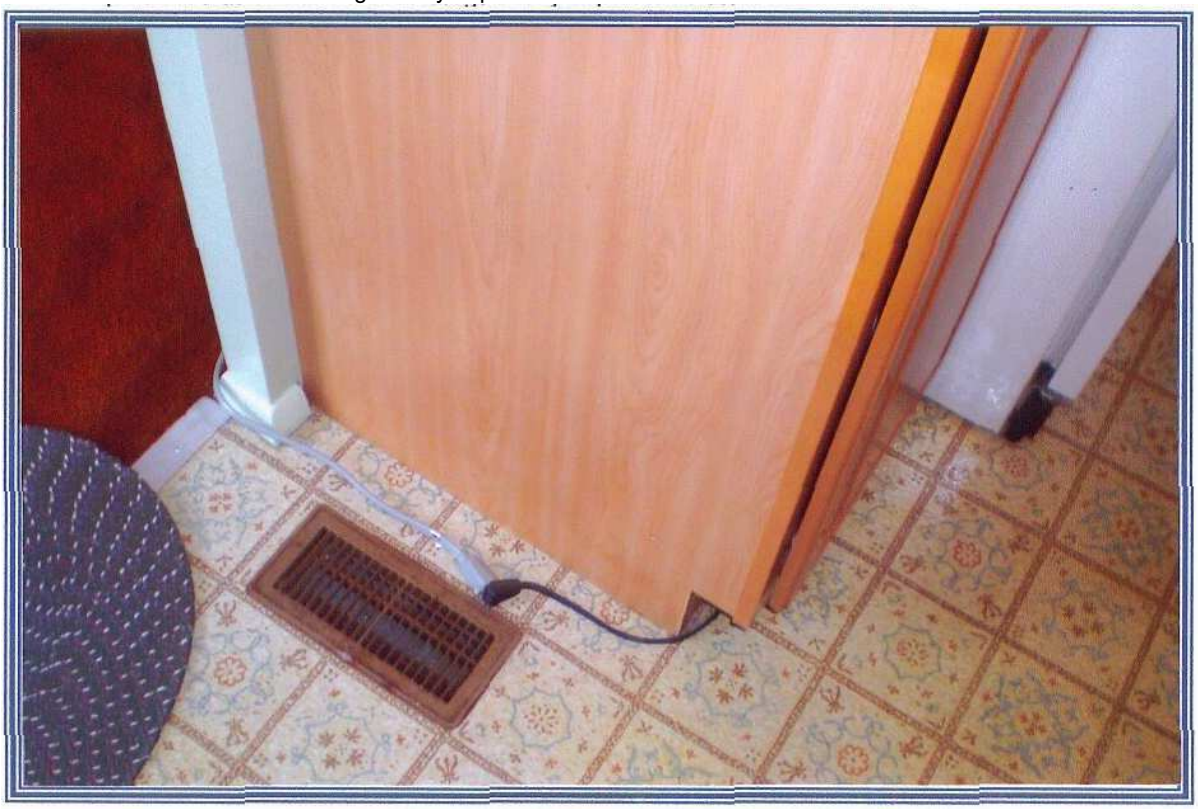
Main Electrical Distribution Box:

* A circuit must have both a black (hot) and White (neutral) wire in order to work properly. Improperly secured black or white wires can cause sparks and potentially cause a fire.



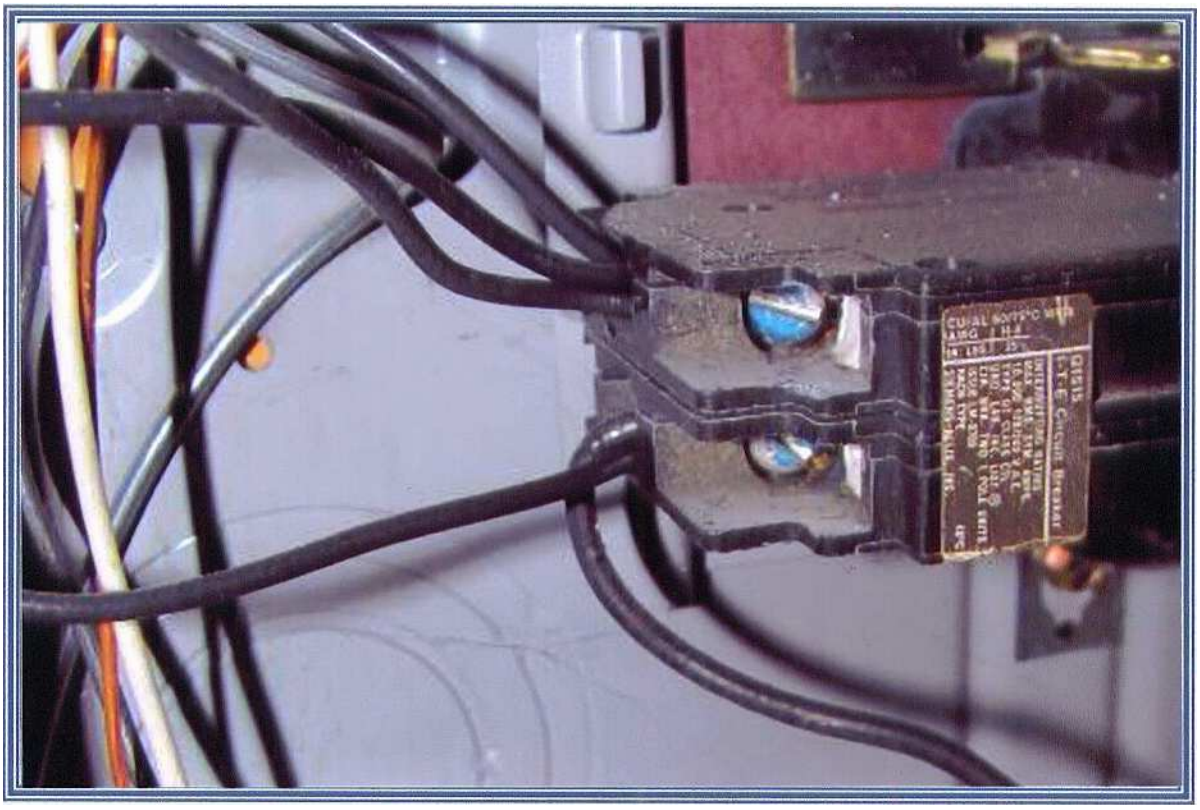
Electrical Branch Wiring:

* Major appliances are not permitted to be on extension cords (temporary wiring). There is obviously a problem that needs further investigation by a qualified electrician.



Main Electrical Distribution:

* There is some controversy over the use of electrical breaker double taps - While two may be company, there is no doubt that three's a crowd, not to mention a safety hazard.



Electrical Branch Wiring:

* Those darn electrical boxes are so expensive. The good news is there is very little insulation to catch fire should this electrical connection spark one day.

Roof
and
Attic Area

Roof Area:

* Dried out and curling tiles are a sign of a aging asphalt roof. Newer asphalt tiles typically lay flat when everything below them is in good shape. These tiles are fairly new and should not look like this.

Roof Area:

* Poor ventilation in an attic will cause moisture to collect in the attic, causing the roof decking to delaminate and become soft. Mold can become an issue over time.

Roof Area:

* As time goes on - a lack of proper ventilation can literally destroy the entire roofing system, costing thousands of dollars to repair. Once moisture and water start entering the structure, things go from bad to worst. On top of the destruction of the home, this condition, if left unresolved, can cause health issues for someone down the line.

Roof Area:

* **A Lack** of proper ventilation has caused this roofing system to be totally compromised.

Attic Area:

* Venting the bathroom fan directly into the attic can cause a tremendous amount of moisture to collect on the roof deck, supports and insulation.

Attic Area:

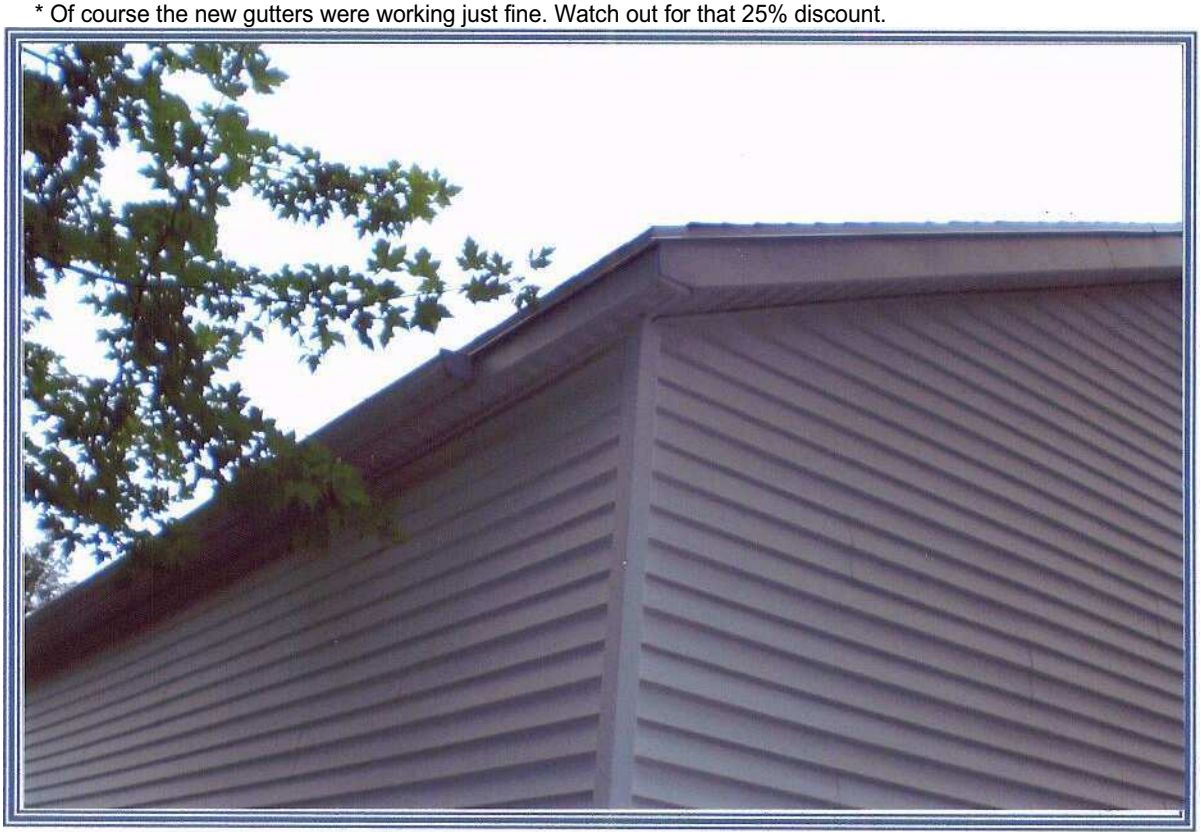
* Recessed light fixtures come in (2) types, 1C and Non-IC, When ever the fixture coufd come into contact with insulation an 1C type fixture should be utilized to prevent fire. This Non-IC can is in an attic.

Roof Area:

* There's a lot going on above our heads that can cause expensive repairs if we don't pay attention, in this case a plumbing stack vent was moved during a home improvement project and someone forgot to call the roofer back to remove the old vent and seal up the new vent, so this brand new roof was leaking.

Roof Area:

* Of course the new gutters were working just fine. Watch out for that 25% discount.



Roofing Area:

* It is never a good idea to use plumbing stacks, chimneys or other vents to attach items to. The antenna below looks professionally mounted. Unfortunately, most galvanized metal chimney flues are only secured with a few small metal screws. If the wind decides to knock this over, not only will the television reception be poor, but so will the venting of hazardous gases from the furnace below.

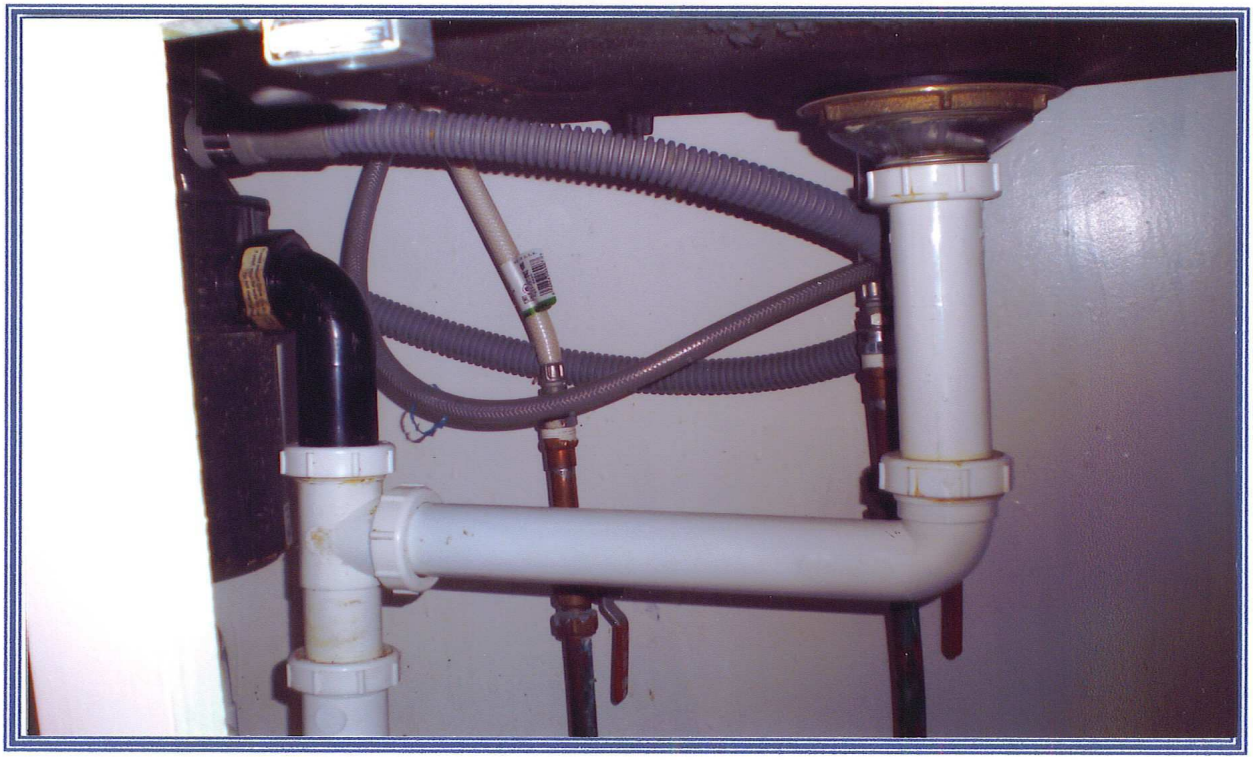
Roof Area:

* Not only could this chimney use a couple of caps to keep the critters out, but some relatively inexpensive repair on the mortar and repointing of the brick could save this homeowner a lot of money down the line.

Plumbing

Main Plumbing:

* This drain may look fine to some, but I'm pretty sure that the P-Trap that is missing is used to keep dangerous gases from entering the home through sewage pipes.

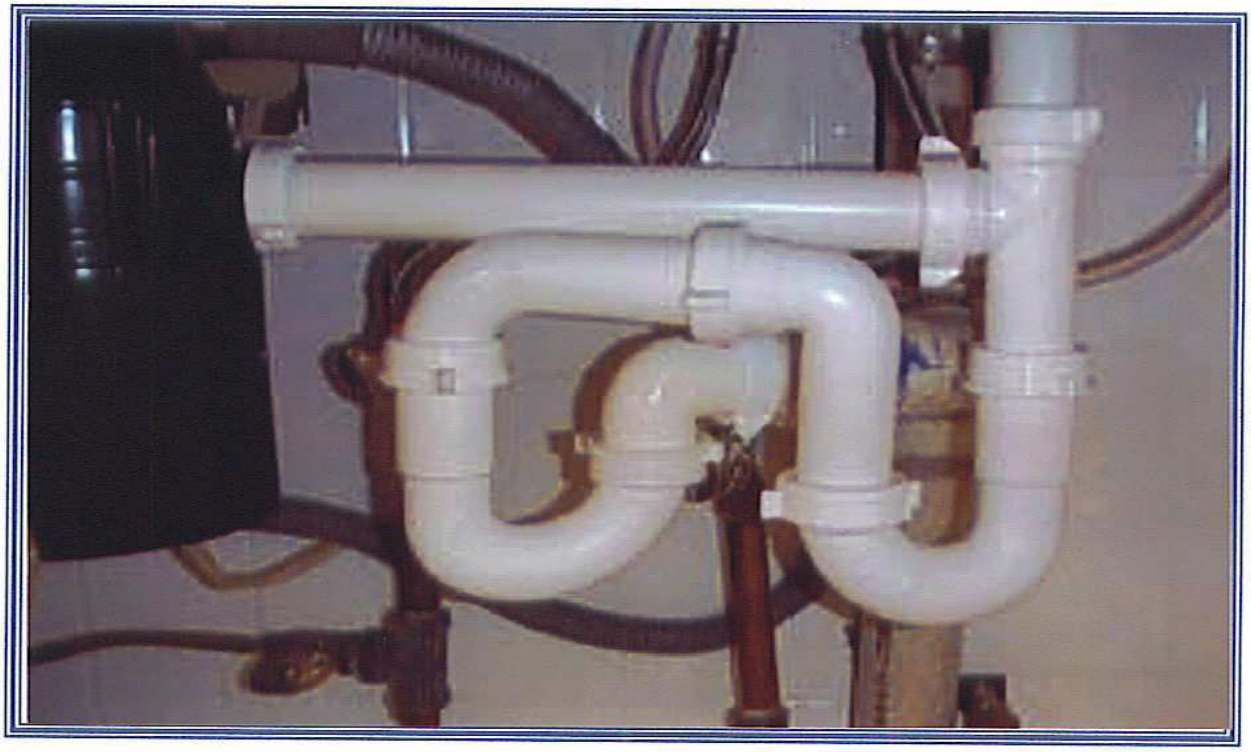


Main Plumbing:

* Speaking of dangerous gases – looks like the top of this hot water tank would be a great place for a CO_2 detector.

Main Plumbing:

* Okay – well this would be one to many P-Traps which can actually lead to siphoning in the draining system.



Main Plumbing:

* There's actually nothing wrong with this plumbing. Now the plumber is another matter. This engineered floor joist has been severely compromised and you can already see it is starting to give at the splice.

Main Plumbing:

* Hot water tanks should have a relief valve with attached pipe leading to within 4-8 inches from the floor. If ever there was a need for a relief valve and "*blow-out*" pipe, this would be it.

Main Plumbing:

* You've heard the old saying… "*S--t flows down hill.*" Well it's true even in houses. This sewage pipe is sloping about 6 inches the wrong way.

Heating &
Air Conditioning

Main Heating:

* Looks like this gas meter took a bad hit from the mower. I'm sure it's not leaking.... I hope it's not leaking.

Main Heating:

* Interestingly, this leaking air conditioning condensate line is in the furnace at the other end of the damage gas meter. Some people are just not all that into maintenance.

Main Heating:

* This chimney flue is too short and could cause poor drafting issues. Also sparks could easily land on nearby roofing.

Main Heating:

* Air conditioner condenser units should be level per manufacture specifications. Otherwise the blower motor bearings can wear prematurely.

Main Heating:

* Oil furnaces have barometric dampers for a reason – they open/close automatically to regulate flue exhaust. Something tells me this one is not so automatic.

Main Heating:

* Sometimes it's what you don't see that concerns you. This house was just converted from oil to a brand new high efficiency natural gas furnace. I wonder what they did with the old oil tank....

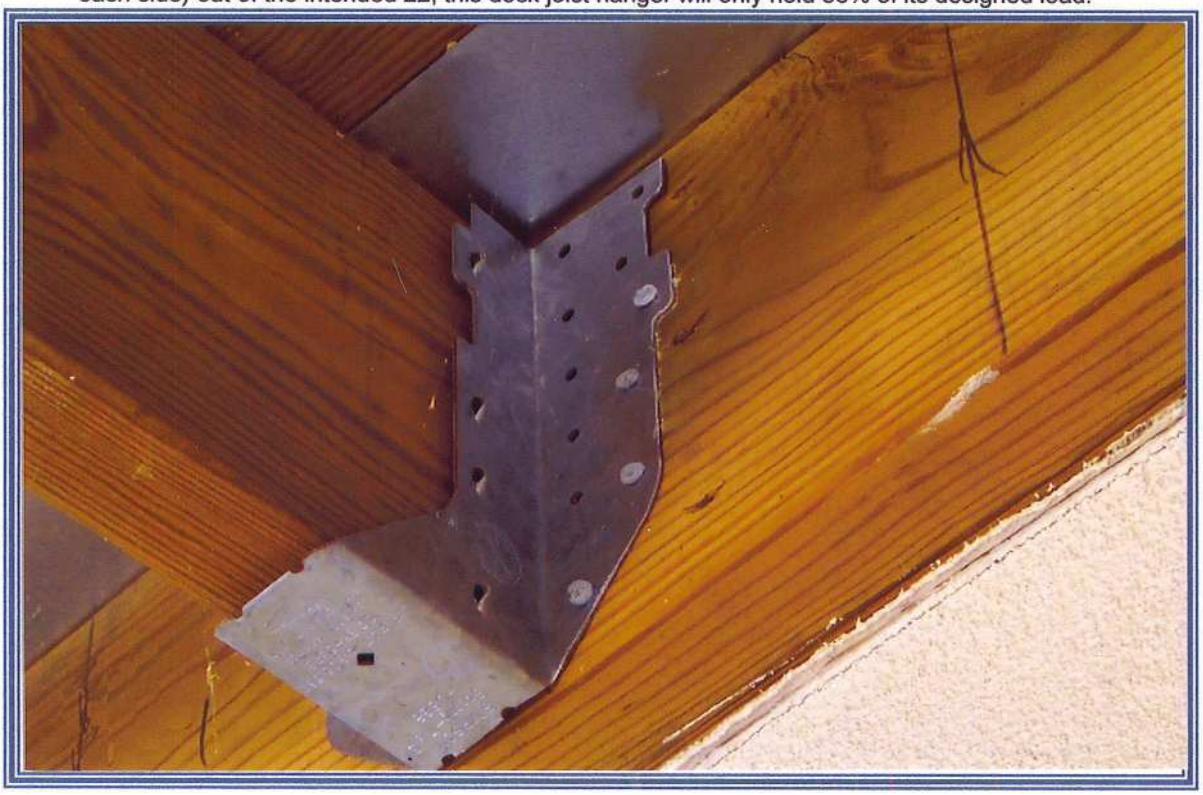
General Inspection

General Inspection:

* There are so many components in a house that it would take 50-60 hours to do a proper inspection. But that would not be cost effective, so home inspectors look for the obvious and the not so obvious. Below is an unattached bathroom vent – no damage to the attic area (yet).

General Inspection:

* Each nail in a joist hanger bares a certain amount of the weight load by design. With eight nails (4 on each side) out of the intended 22, this deck joist hanger will only hold 36% of its designed load.



General Inspection:

* No hand rail – no problem… Just gonna run down to the basement and grab the suitcases for our vacation. Have a nice trip..!

General Inspection:

* Maybe I should turn off the water main, just in case there's a leak somewhere… Maybe not.

General Inspection:

* Garage door springs can be very dangerous if not installed properly or if over tightened. I wonder which would hurt more, the garage door falling on my foot or the spring hitting me in the head.

General Inspection:

* Much better – this garage door and opener were just installed by the seller. It's not a matter of if the floor above (used for storage) will give way – it's just a matter of when (total of 5 compromised floor joists).

SiteTech Home Inspections, LLC

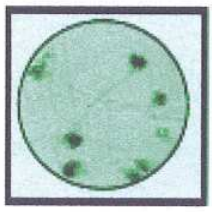
"My mom always said that a little mold won't hurt you"

What Is Mold?

Mold is one of a wide variety of biological contaminants that can be found in a home, and which can potentially cause health problems. Some of these include algae, viruses, pollen, dust mites, dander, bacteria, and fungi (includes yeast, mold, mildew, mushrooms, etc.). Shown below are three of the more common molds that can be found in homes:

Aspergillus - Can infect the entire body of an individual, especially if the person has lung damage or another serious underlying illness.

Cladosprium - Typically forms on surfaces where water condenses (windows, doors, etc.). Can cause mild allergic responses in some individuals.



Stachybotrys - Presents the most serious potential health threat. Can cause internal bleeding of the lungs, and pulmonary hemorrhage. Has been implicated as one of the causes of "sick building syndrome". This is the most hazardous type of "*Black Mold*".

While many forms of mold can present health risks, *Stachybotrys chartarum* rises to the top as presenting the most serious risk to humans and animals. In 1993-1994, it was linked to an unusual outbreak of pulmonary hemorrhage in infants in Cleveland, Ohio, where stachybotrys was found growing in the homes of the sick infants. Due in part to this incident, the medical community has an increased awareness of the potential dangers of molds in homes. For example, in 1997, the Journal of the American Medical Association carried a news article entitled, "Floods carry potential toxic mold disease".