



# Your Inspection Report

25 Lawrence St  
Little Falls, NY 13365

**PREPARED FOR:**

BOB ALDI

**INSPECTION DATE:**

Monday, October 8, 2018

**PREPARED BY:**

Bob Aldi

Lic. 16000062761

**ALDI HOME**  
INSPECTIONS INC. 

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Empowering you to make better informed real estate decisions.

# SUMMARY

25 Lawrence St, Little Falls, NY    October 8, 2018

Report No. 1576, v.2

<https://aldihomeinspectionsinc.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • Old, worn out

Roof appears to be at/near end of useful life. Observed many shingles which are worn, cracked, damaged, missing and vulnerable to moisture penetration on the right side of the home. Left side of the home had limited observations, However cracking, wear and stone loss was also observed on the left side of the home. Strongly recommend a roofing contractor is contacted to further assess and advise As Soon As Possible.

**Location:** Left Side, Right Side

### SLOPED ROOFING \ Roll roofing

**Condition:** • Cracked

Observed severe cracking and wear over rear enclosed porch. Strongly recommend a roofing contractor further assess the roof and advise cost to repair.

**Location:** Rear enclosed Porch

**Condition:** • Cracked

Severe Cracking was observed. Strongly recommend a roofing contractor further assess the roof and advise cost to repair.

**Location:** Rear Left Addition

## Structure

### FLOORS \ Columns or piers

**Condition:** • Rot

Observed one metal support column is severely rusted/rusted through at base and needs to be replaced. Also observed other metal columns with varying degrees of rust at base. One column had a damaged pier. Recommend a structural repair contractor further assess and advise.

**Location:** Basement

## Electrical

### SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

**Condition:** • Conduit or cable damaged

HAZARD: Cable appears to be worn/damaged/cracked and may need replacement. STRONGLY recommend a licensed electrician further assess and correct as needed, As Soon As Possible.

**Location:** Right Side

### SERVICE BOX, GROUNDING AND PANEL \ Service box

**Condition:** • Rust

Rust was observed in the service box and it appears to be coming from the meter which sits above it indicating the exterior service cable is/was not waterproof. Have a licensed electrician further assess and advise as soon as possible.

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Also See Service cable recommendations this section.

**Location:** Basement

## **SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**

**Condition:** • Openings in panel

Unprotected opening/ knock-outs removed.. Have a Licensed electrician correct as soon as possible to avoid injury..

**Location:** Basement

## **DISTRIBUTION SYSTEM \ Wiring - installation**

**Condition:** • Abandoned wire

Observed an electrical wire which is not properly terminated in electrical box. (Potential Shock, Fire Hazard). Have licensed electrician correct as soon as possible.

**Location:** Attic

**Condition:** • Extension cord used as permanent wiring

SAFETY HAZARD: Improper use of an Extension cord or wire. STRONGLY Recommend you contact a Licensed electrician to remove the extension wire and install another outlet nearer to the required point of use.

**Location:** Basement

## **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • Ground needed for 3-slot outlet

Seven Ungrounded three prong outlets were observed. Although grounded outlets may not have been required at the time of construction, any 3 prong outlets should be grounded. Recommend contacting a licensed electrician to further assess and correct As Soon As Possible.

**Location:** Various

**Condition:** • Loose

Outlet is loose/not secured to wall. Have licensed electrician repair as soon as possible.

**Location:** Laundry Area

**Condition:** • Loose

Outlet is loose. Have licensed electrician repair as soon as possible.

**Location:** 2nd floor front and middle bedrooms

**Condition:** • GFCI/GFI needed (Ground Fault Circuit Interrupter)

SAFETY: Although not available/required at the time of construction., For additional Safety from electric shock: Recommend all Kitchen, bathroom, Rear Porch, basement, laundry outlets are upgraded to GFI protected circuits. Recommend a licensed electrician further assess and advise. Client should also consider AFCI/GFCI combination breakers for greater safety.

**Location:** Basement Kitchen Bathroom, Laundry, Rear Porch

**Condition:** • No AFCI (Arc Fault Circuit Interrupter)

SAFETY: Fire Avoidance: Although not available at the time of construction, new technology has emerged within the past 10 years called Arc Fault Circuit Interrupters or AFCI. As an added layer of safety, Strongly recommend installing AFCI circuit protection as these devices help prevent electrical fires. NEW AFCI/GFCI Combination Breakers are now available. Contact a licensed electrician for options and recommendations.

**Location:** Basement Service Box

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## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • Missing

SAFETY: While it may not have been required at the time of construction of the home, STRONGLY RECOMMEND For additional safety smoke alarms should be installed: in each sleeping area, outside each sleeping area in the immediate vicinity of the bedrooms, on each level of the home including basements and habitable attics and bathrooms. Also any current smoke alarms installed in the home over 8 years should be replaced to ensure efficiency of the alarms.

**Location:** Various

## Plumbing

### WATER HEATER \ Tank

**Condition:** • Leak

Observed water tank leaking at the base. Strongly recommend contacting a licensed plumber to further assess and advise.

**Location:** Basement

### WATER HEATER - GAS BURNER AND VENTING \ Venting system

**Condition:** • Improper material

The aluminum material does not appear to be the proper venting material for a water heater. Recommend contacting a licensed plumber for further assessment and correct as needed.

**Location:** Basement

## Interior

### APPLIANCES \ Dryer

**Condition:** • Plastic dryer vent

This type of vent material can cause lint to become trapped obstructing airflow and the material itself is flammable. Should be replaced with semi-rigid or rigid metal piping to avoid fire hazard. Strongly recommend contacting a contractor to assess and correct as soon as possible.

**Location:** Laundry Area

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.



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## Description

**General:** • 58 Degrees, partly cloudy, rained earlier

**Sloped roofing material:**

- Asphalt shingles



1. Asphalt shingles

- Roll roofing

**Sloped roof flashing material:** • Metal

## Limitations

**Roof inspection limited/prevented by:**

- Wet roof surface hides flaws
- Trees

Left Front Tree obscured/limited left side roof observations. Also Bushes in rear yard. No access to property on left side of the home for roof evaluation due to fenced in neighbor yard.

**Inspection performed:**

- With binoculars from the ground
- Camera with Zoom
- From the ground
- Using Remote Camera

**Age determined by:**

- Visual inspection from ground
- Using remote camera

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## Recommendations

### SLOPED ROOFING \ Asphalt shingles

#### 1. Condition: • Old, worn out

Roof appears to be at/near end of useful life. Observed many shingles which are worn, cracked, damaged, missing and vulnerable to moisture penetration on the right side of the home. Left side of the home had limited observations, However cracking, wear and stone loss was also observed on the left side of the home. Strongly recommend a roofing contractor is contacted to further assess and advise As Soon As Possible.

**Location:** Left Side, Right Side



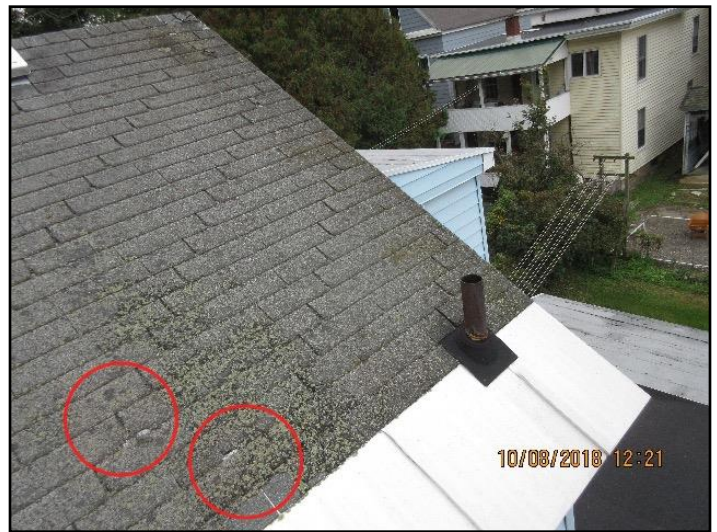
2. Right Side Old, worn out, Cracking



3. Right Side Damaged/Missing Shingles



4. Right Side Cracking/Wear



5. Old, worn out Damaged Right Side



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6. Damaged/worn out Right Side



7. Old, worn out Right Side



8. Right Side Old, worn out/Damaged



9. Front Porch Cracked



10. Left Side Crack, Stone loss, Worn



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## SLOPED ROOFING \ Roll roofing

### **2. Condition:** • Damage

Minor: Recommend contacting a qualified roofing contractor to repair.

**Location:** Right Side



**11. Damage**

### **3. Condition:** • Cracked

Observed severe cracking and wear over rear enclosed porch. Strongly recommend a roofing contractor further assess the roof and advise cost to repair.

**Location:** Rear enclosed Porch



**12. Cracked/Damaged/Worn Out**

### **4. Condition:** • Cracked

Severe Cracking was observed. Strongly recommend a roofing contractor further assess the roof and advise cost to repair.

**Location:** Rear Left Addition

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13. Cracked



14. Close-up



15. Close-up

## **SLOPED ROOF FLASHINGS \ Roof/wall flashings**

**5. Condition:** • Damage, loose, open seams, patched

Vulnerable areas: Recommend client contact a qualified roofer to further assess and advise.

**Location:** Rear Right Side



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16. Damage, loose, open seams, patched

## SLOPED ROOF FLASHINGS \ Pipe/stack flashings

### 6. Condition: • Damage

Vulnerable area for water penetration: Neoprene boot is damaged. Contact a roofing contractor to further assess and replace as needed to avoid possible water penetration to interior space.

**Location:** Right Side



17. Damage

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## Description

### Gutter & downspout material:

- No gutters or downspouts
- Small section plastic gutter at rear of building

**Lot slope:** • Away from building

### Soffit (underside of eaves) and fascia (front edge of eaves):

- Metal
- Fascia
- Vinyl
- Soffit

**Wall surfaces and trim:** • Vinyl siding

**Walkway:** • Concrete

**Porch:** • Wood

**Exterior steps:** • Wood

## Limitations

**Inspection limited/prevented by:** • Vines/shrubs/trees against wall

### No or limited access to:

- Space between buildings
- Left side of home fenced in by neighbor. Left side viewed from front left property

**Exterior inspected from:** • Ground level

## Recommendations

### ROOF DRAINAGE \ Gutters

**7. Condition:** • Missing

Significant volumes of water are coming off of the roof, onto lower roofs, (shortening roof life) and very close to the foundation. Foundations can be damaged by water discharge from the roof/close to the foundation. Recommend installing gutters throughout and downspouts at least 6 feet in length to evacuate water away from foundation.

Recommend building up soil/sloping away from foundation in low spots. Contact a gutter company to further assess and advise.

**Location:** Throughout



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18. Missing



19. Missing



20. Missing



21. Missing

## WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

8. Condition: • Loose or missing pieces

Contact a contractor to further assess and repair.

Location: Right Side Porch

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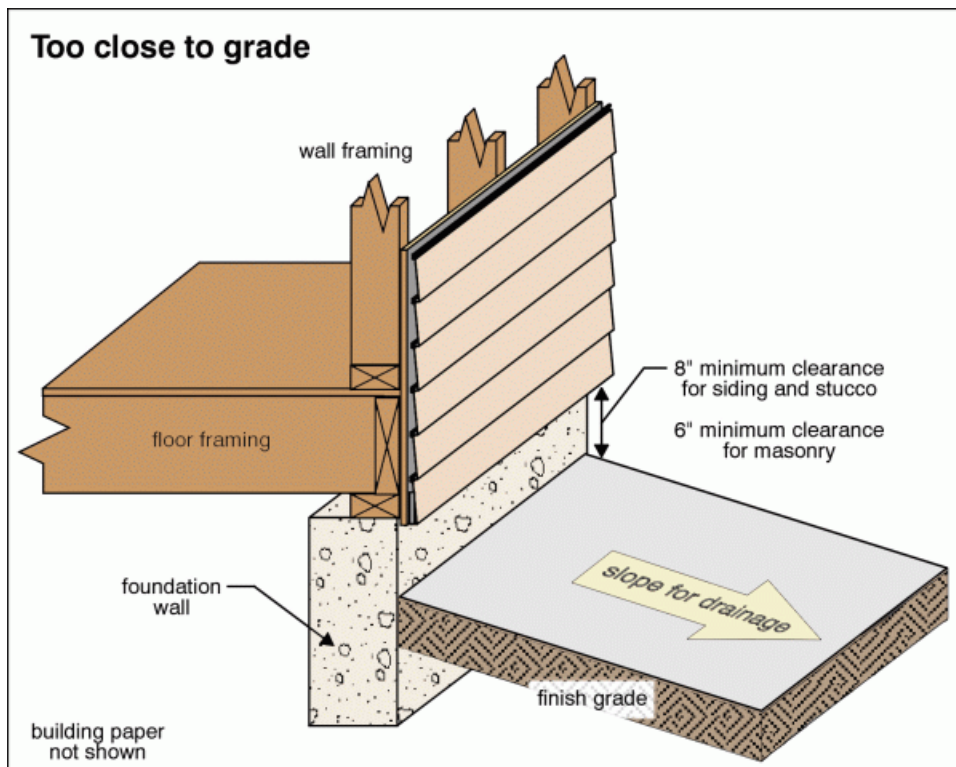
22. Loose or missing pieces

## WALLS \ Vinyl siding

9. Condition: • Too close to grade

Recommend lowering grade, moving soil away from siding to avoid water damage and possible pest entry.

Location: Front





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23. Too close to grade

## WINDOWS AND DOORS \ General

**10. Condition:** • Paint and Caulking - deteriorated / missing

Have a contractor seek out and caulk gaps/old shrunk caulk to reduce heating costs and avoid water damage.

**Location:** Rear Right Side



24. Paint and Caulking - deteriorated / missing

## EXTERIOR GLASS/WINDOWS \ Frames

**11. Condition:** • Paint or stain needed

Windows need painting to avoid deterioration of the wood.

**Location:** Right Side



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25. *Paint or stain needed*

## DOORS \ Doors and frames

**12. Condition:** • Swings open or closed by itself

Storm door automatic door control/return assembly is missing/not attached. Recommend having repaired as soon as possible.

**Location:** Right Side Porch



26. *Missing*

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General

**13. Condition:** • Rot

Observed small area of rot on the porch. Have a contractor further assess and repair as needed.

**Location:** Right Side Porch

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27. Rot

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

**14. Condition:** • Fastener problems

Minor: While the porch appears to be in very good condition, Recommend client have contractor add joist hangers to provide greater strength and stability to porch.

**Location:** Rear



28. Fastener problems

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

**15. Condition:** • Missing

For additional Safety, Recommend installing left and right handrails and guardrails with spindles no more than 4 inches apart at open area. Also recommend installing wood on risers to obstruct children from squeezing through steps. Contact a contractor to further assess and advise.

**Location:** Rear Porch

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29. Missing

## LANDSCAPING \ General

**16. Condition:** • Trees or shrubs too close to building

Maintenance: Observed trees/shrubs too close to exterior wall and roof. Recommend a landscaping contractor/arborist cut back.

**Location:** Left Side



30. Trees or shrubs too close to building



31. Trees or shrubs too close to building



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32. Trees or shrubs too close to building

## LANDSCAPING \ Walkway

17. **Condition:** • Uneven (trip hazard)

Concrete has moved creating a trip hazard. Recommend contact a contractor for options to minimize trip hazard.

**Location:** Front



33. Uneven (trip hazard)

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## Description

**Configuration:** • Basement

**Foundation material:**

- Masonry block
- Some in Rear
- Stone

**Floor construction:** • Joists • Steel columns • Wood beams • Subfloor - plank

**Exterior wall construction:** • Not visible

**Roof and ceiling framing:** • Rafters/ceiling joists • Oriented Strand Board (OSB) sheathing

## Limitations

**Inspection limited/prevented by:**

- Ceiling, wall and floor coverings
  - Insulation
- Sill was spray foamed. Insulation in attic

**Attic/roof space:**

- Entered but access was limited
- Deep blown insulation

**Percent of foundation not visible:** • 10 %

## Recommendations

### FLOORS \ Columns or piers

**18. Condition:** • Possible cut support column for a joist. Have a contractor further assess.

**Location:** Basement



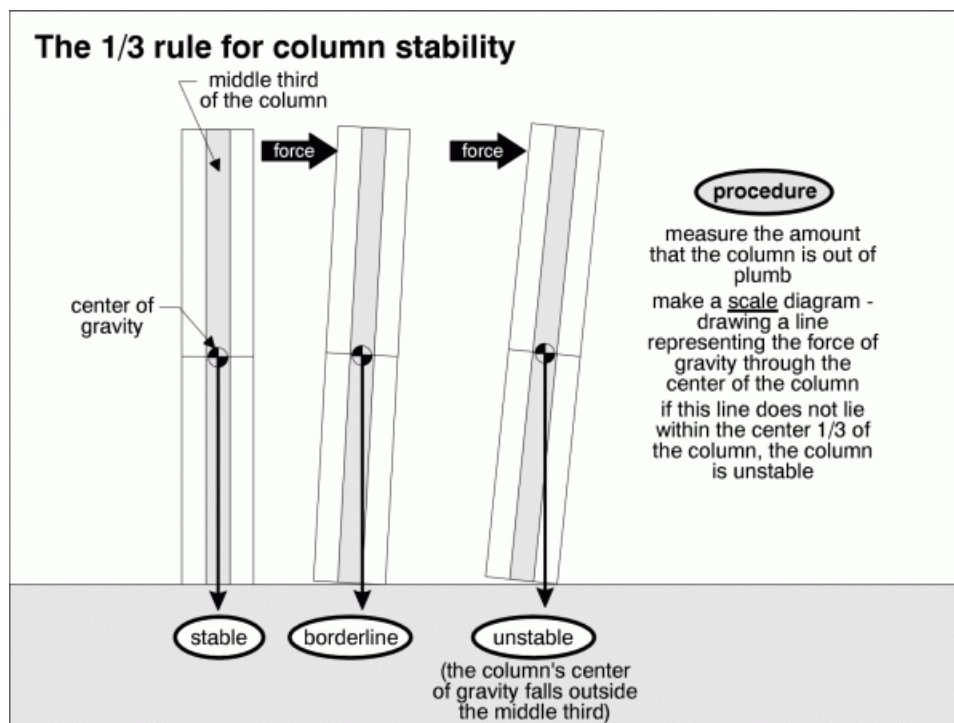


34.

**19. Condition:** • Leaning

Recommend having a contractor further assess and correct.

**Location:** Right Side Porch



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35. *Leaning*

**20. Condition:** • Missing

Appears a support column was removed/Pier still in place. Recommend a structural repair contractor is contacted to further assess and advise.

**Location:** Basement



36. *Missing*

**21. Condition:** • Rot

Observed one metal support column is severely rusted/rusted through at base and needs to be replaced. Also observed other metal columns with varying degrees of rust at base. One column had a damaged pier. Recommend a structural repair contractor further assess and advise.

**Location:** Basement



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37. Damaged Pier



38. Rust



39. Rotted Through at base



40. Rust

## FLOORS \ Joists

### 22. Condition: • Slope

Observed what appears to be sloped flooring. Some sag was observed on first floor ceiling. Some Doors were out of square on 2nd floor. No observed damage to joists or beams was observed in the basement. See structure recommendations column. Client may wish to have further assessed by a contractor.

**Location:** Second Floor



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41. 2nd floor front bedroom



42. First floor ceiling



43. 2nd floor



44. Bathroom



45. 2nd floor middle bedroom



46. First Floor Bedroom



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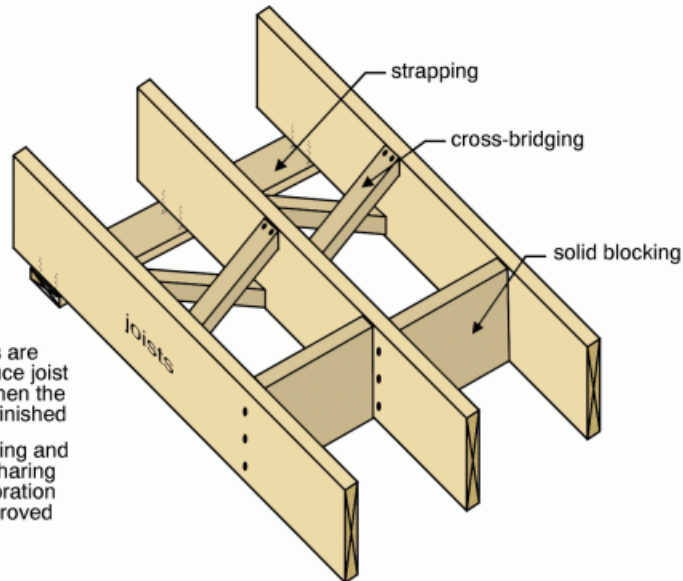
INTERIOR

**23. Condition:** • No blocking, bracing or bridging

Minor: Observed two Joists have twisted. Have a contractor further assess and repair as needed.

**Location:** Basement

## Strapping, bridging and blocking



all of these methods are commonly used to reduce joist twisting and rotating when the ceilings below are not finished  
another benefit of bridging and blocking is that load sharing between joists and vibration damping are also improved

perspective



47. No blocking, bracing or bridging



48. No blocking, bracing or bridging

## ROOF FRAMING \ Rafter/trusses

**24. Condition:** • Split

Observed two cracked rafters. Have a qualified contractor further assess and repair as needed.

**Location:** Attic



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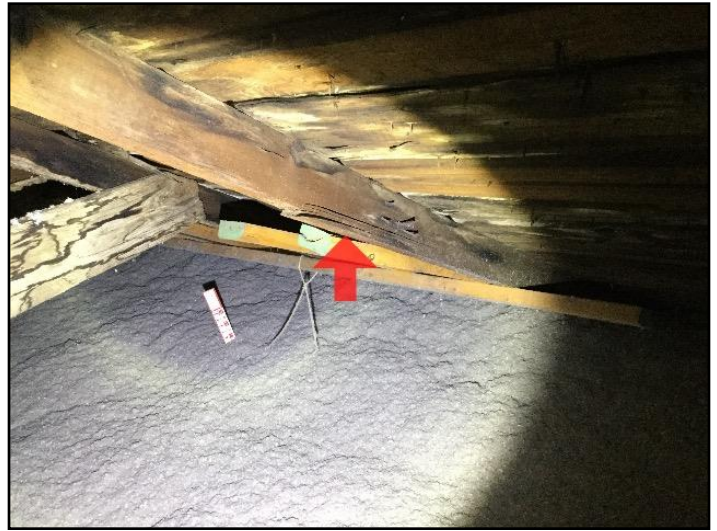
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49. Split



50. Split

## Description

**Service entrance cable and location:** • Overhead aluminum

**Service size:** • 100 Amps (240 Volts)

**Main disconnect/service box rating:** • 100 Amps

**Main disconnect/service box type and location:** • Breakers - basement

**System grounding material and type:** • Copper - water pipe

**Electrical panel manufacturers:** • Square D

**Number of circuits installed:** • 18

**Distribution wire material and type:** • Copper - non-metallic sheathed • Aluminum to major appliances

**Type and number of outlets (receptacles):**

• Grounded and ungrounded - typical

The building is a mix of grounded 3 prong outlets and not grounded outlets. This is not Unusual due to the age of the building and the changing wiring technology and codes requirements since the building original construction. (See Recommendations Ungrounded 3 prong outlets)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCI - exterior • GFCI - kitchen • GFCI - panel • No AFCI

**Smoke alarms (detectors):** • Present

**Carbon monoxide (CO) alarms (detectors):** • Present

## Limitations

**Inspection limited/prevented by:** • Insulation

**Panel covers:** • Unable to open cover for inspection.



51.

**System ground:** • Quality of ground not determined

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

## Recommendations

### General

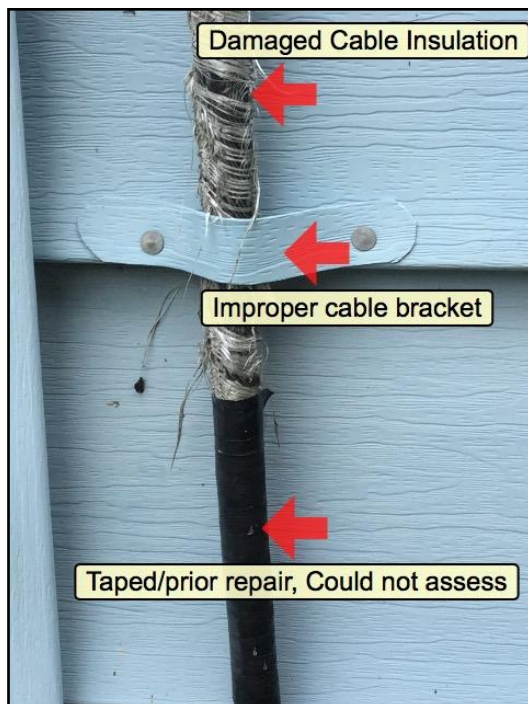
25. • [Issue Tracking Prioritization Aid](#)

### SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

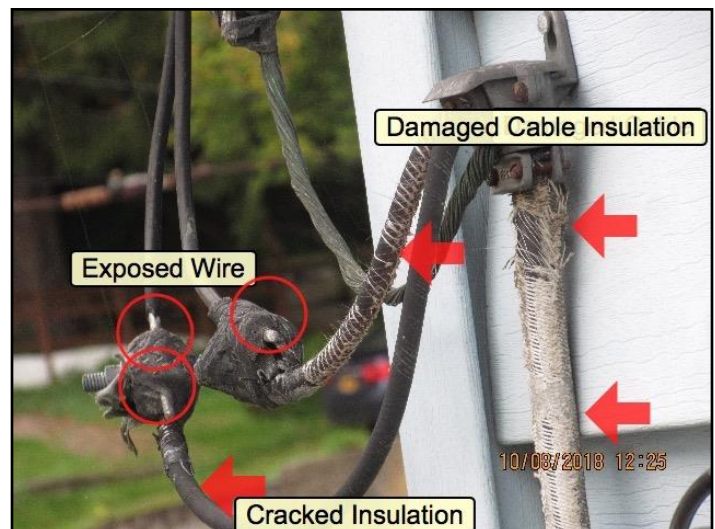
26. **Condition:** • Conduit or cable damaged

HAZARD: Cable appears to be worn/damaged/cracked and may need replacement. STRONGLY recommend a licensed electrician further assess and correct as needed, As Soon As Possible.

**Location:** Right Side



52. Conduit or cable damaged



53. Conduit or cable damaged

### SERVICE BOX, GROUNDING AND PANEL \ Service box

27. **Condition:** • Rust

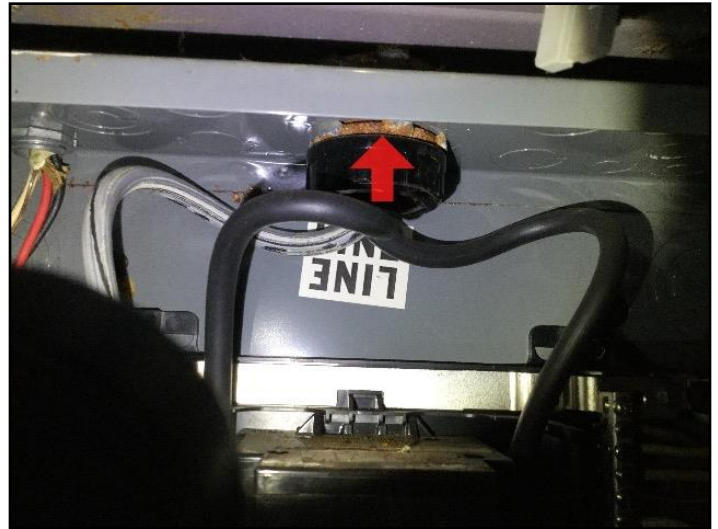
Rust was observed in the service box and it appears to be coming from the meter which sits above it indicating the exterior service cable is/was not waterproof. Have a licensed electrician further assess and advise as soon as possible. Also See Service cable recommendations this section.

**Location:** Basement





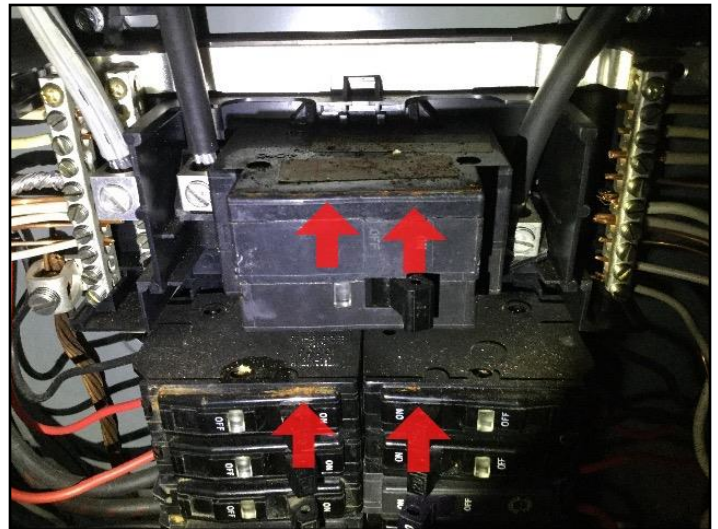
54. Service Box



55. Service Box



56. Meter



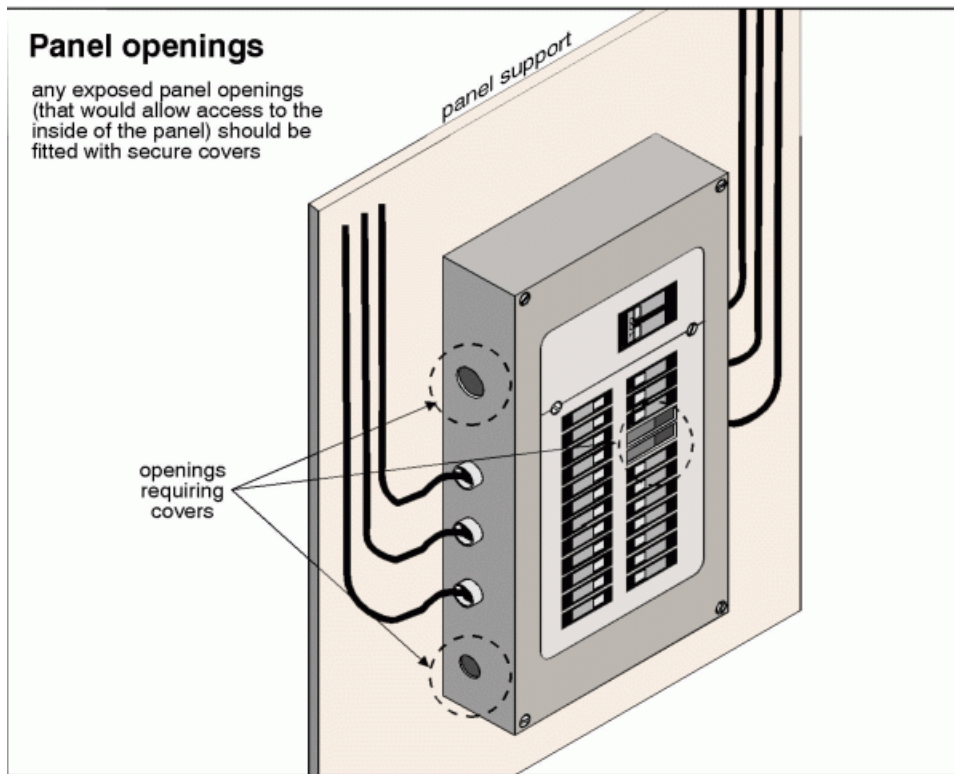
57. Service Box

## SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

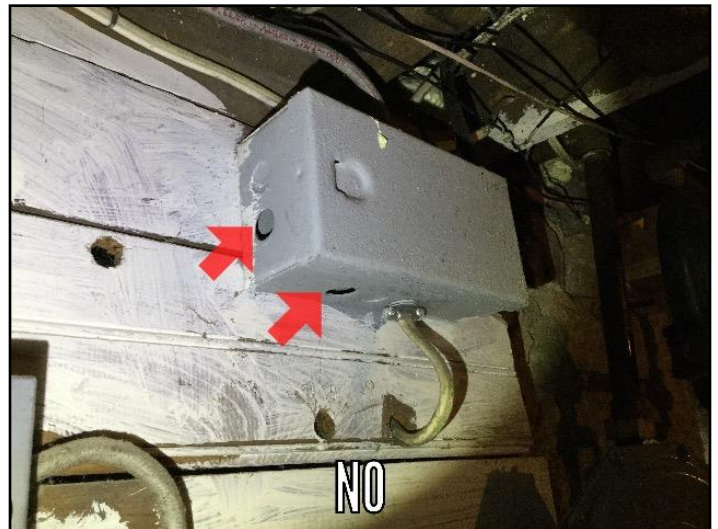
**28. Condition:** • Openings in panel

Unprotected opening/ knock-outs removed.. Have a Licensed electrician correct as soon as possible to avoid injury..

**Location:** Basement



58. Openings in panel



59. Openings in panel

## DISTRIBUTION SYSTEM \ Wiring - installation

### **29. Condition:** • Abandoned wire

Observed an electrical wire which is not properly terminated in electrical box. (Potential Shock, Fire Hazard). Have licensed electrician correct as soon as possible.

**Location:** Attic





60. Abandoned wire

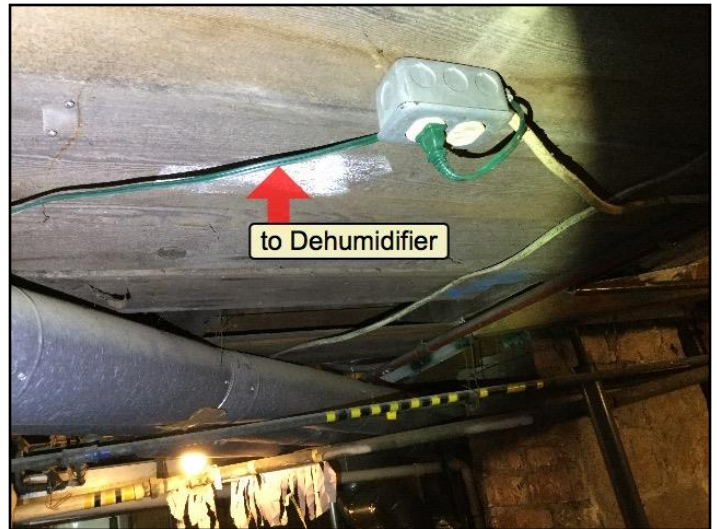
**30. Condition:** • Extension cord used as permanent wiring

**SAFETY HAZARD:** Improper use of an Extension cord or wire. **STRONGLY** Recommend you contact a Licensed electrician to remove the extension wire and install another outlet nearer to the required point of use.

**Location:** Basement



61. Extension cord used as permanent wiring



62. Extension cord used as permanent wiring

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**31. Condition:** • Ground needed for 3-slot outlet

Seven Ungrounded three prong outlets were observed. Although grounded outlets may not have been required at the time of construction, any 3 prong outlets should be grounded. Recommend contacting a licensed electrician to further assess and correct As Soon As Possible.

**Location:** Various



# ELECTRICAL

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<https://aldihomeinspectionsinc.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

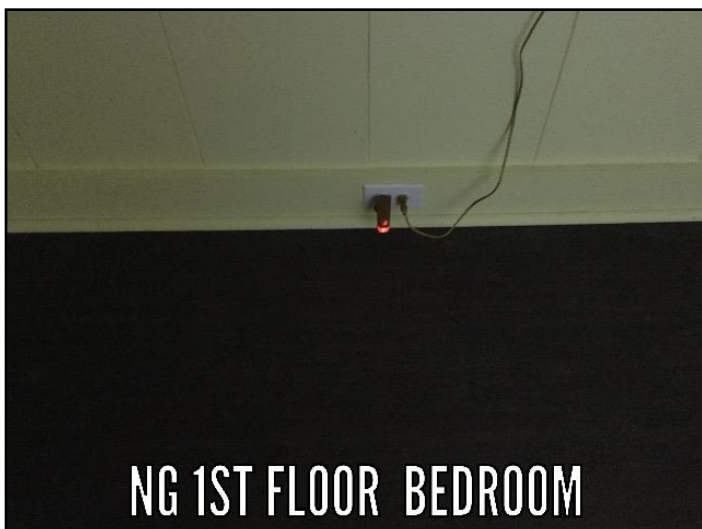
HEATING

COOLING

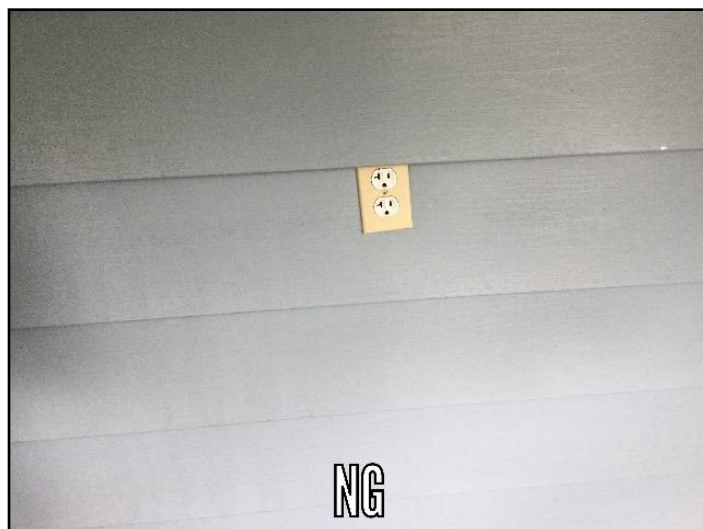
INSULATION

PLUMBING

INTERIOR



63. 1st floor bedroom



64. rear porch



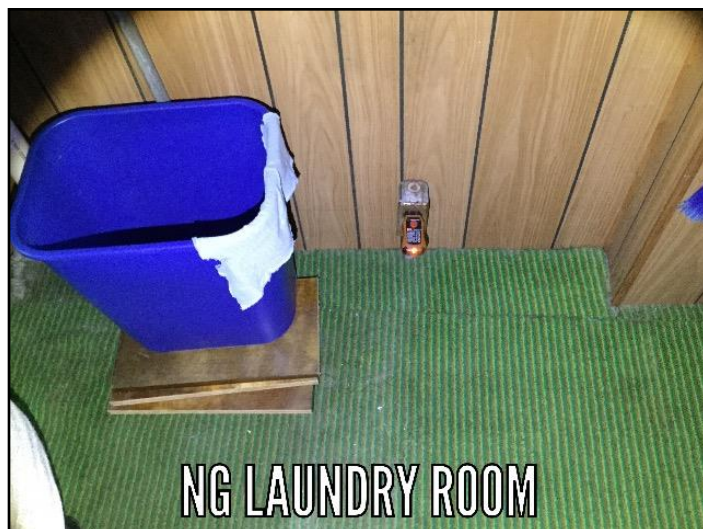
65. Living Room



66. Kitchen



67. Living Room



68. Laundry Room

# ELECTRICAL

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69. Living Room

**32. Condition:** • Loose

Outlet is loose/not secured to wall. Have licensed electrician repair as soon as possible.

**Location:** Laundry Area



70. Loose

**33. Condition:** • Loose

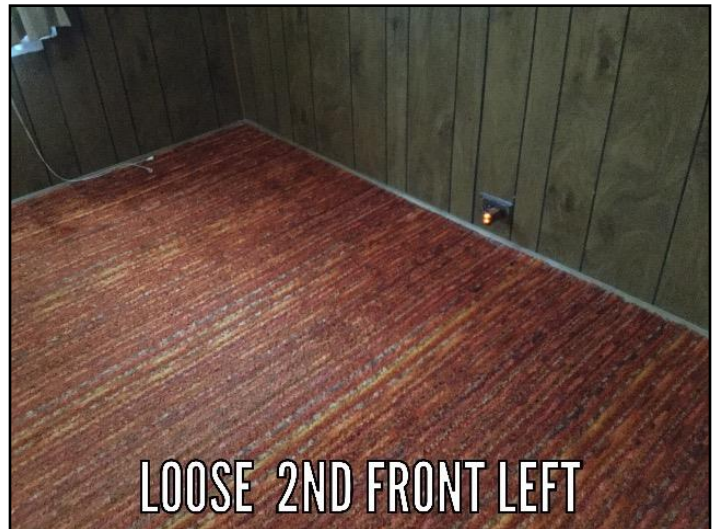
Outlet is loose. Have licensed electrician repair as soon as possible.

**Location:** 2nd floor front and middle bedrooms





71. Loose



72. Loose

**34. Condition:** • GFCI/GFI needed (Ground Fault Circuit Interrupter)

**SAFETY:** Although not available/required at the time of construction., For additional Safety from electric shock: Recommend all Kitchen, bathroom, Rear Porch, basement, laundry outlets are upgraded to GFI protected circuits. Recommend a licensed electrician further assess and advise. Client should also consider AFCI/GFCI combination breakers for greater safety.

**Location:** Basement Kitchen Bathroom, Laundry, Rear Porch

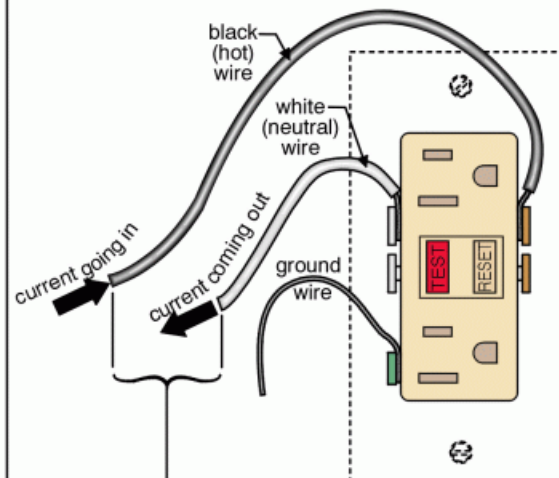
**Ground fault interrupter**

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

**note:**

if the GFI is in the panel, the entire circuit will be shut down





# ELECTRICAL

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73. Kitchen



74. Bathroom



75. Outlet for refrigerator

## 35. Condition: • No AFCI (Arc Fault Circuit Interrupter)

SAFETY: Fire Avoidance: Although not available at the time of construction, new technology has emerged within the past 10 years called Arc Fault Circuit Interrupters or AFCI. As an added layer of safety, Strongly recommend installing AFCI circuit protection as these devices help prevent electrical fires. NEW AFCI/GFCI Combination Breakers are now available. Contact a licensed electrician for options and recommendations.

**Location:** Basement Service Box

## DISTRIBUTION SYSTEM \ Lights

### 36. Condition: • Missing

Light is missing. For added safety, Recommend a licensed electrician is contacted to install additional lighting to avoid injury.

**Location:** Right Side, Rear porch

**76. Missing****77. Missing****DISTRIBUTION SYSTEM \ Smoke alarms (detectors)****37. Condition:** • Missing

**SAFETY:** While it may not have been required at the time of construction of the home, **STRONGLY RECOMMEND** For additional safety smoke alarms should be installed: in each sleeping area, outside each sleeping area in the immediate vicinity of the bedrooms, on each level of the home including basements and habitable attics and bathrooms. Also any current smoke alarms installed in the home over 8 years should be replaced to ensure efficiency of the alarms.

**Location:** Various

**DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)**

**38. Condition:** • **SAFETY:** While it may not have been required at the time of construction of the home, **STRONGLY RECOMMEND** Carbon Monoxide detector alarms should be installed on: each level of the home and outside each separate sleeping area in the immediate vicinity of the bedroom. Also any current Carbon Monoxide alarms installed in the home over 5 years old should be replaced to ensure efficiency of the alarms. Refer to alarm manufactures instructions to determine best locations in your home.

**Implication(s):** Injury

# HEATING

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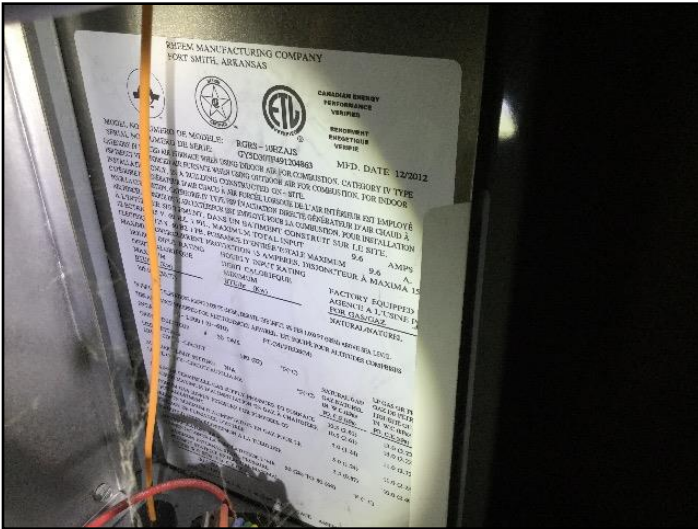
## Description

**System type:** • Furnace

**Fuel/energy source:** • Gas

**Furnace manufacturer:**

• Rheem



78. Rheem



79. Rheem

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 105,000 BTU/hr

**Efficiency:** • High-efficiency

**Exhaust venting method:** • Induced draft

**Approximate age:** • 6 years

**Main fuel shut off at:**

- Meter
- Basement

At supply pipe to furnace

**Supply temperature:** • 120° • Rounded to nearest 5 degrees

**Return temperature:** • 70° • Rounded to nearest 5 degrees

**Chimney/vent:** • Plastic

**Combustion air source:** • Interior of building

**Location of the thermostat for the heating system:** • Living Room



# HEATING

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## Limitations

**Safety devices:** • Not tested as part of a building inspection

**Heat loss calculations:** • Not done as part of a building inspection

**Heat exchanger:** • Only a small portion visible

## Recommendations

### FURNACE \ General

**39. Condition:** • Service Furnace

No service tag was observed, recommend service unit before next heating season to ensure optimum safety, reliability and efficiency.

### FURNACE \ Fresh air intake

**40. Condition:** • Recommend client consider extend the combustion air intake to the exterior of the building. Have an HVAC technician further assess and advise.

**Location:** Basement



80.

### CHIMNEY AND VENT \ Masonry chimney

**41. Condition:** • Cracked

Chimney Block is cracked. Have a qualified chimney contractor further assess and repair as soon as possible. It appears the chimney is currently only being used to vent combustion gases from the water heater. Client may wish to upgrade the water heater to a direct sidewall vent and have the chimney removed or cut back at next roof replacement.

**Location:** Left Side, Right Side

# HEATING

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81. *Cracked*

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • None present



# INSULATION AND VENTILATION

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## Description

**Attic/roof insulation material:** • Cellulose

**Attic/roof insulation amount/value:**

• 16 inches



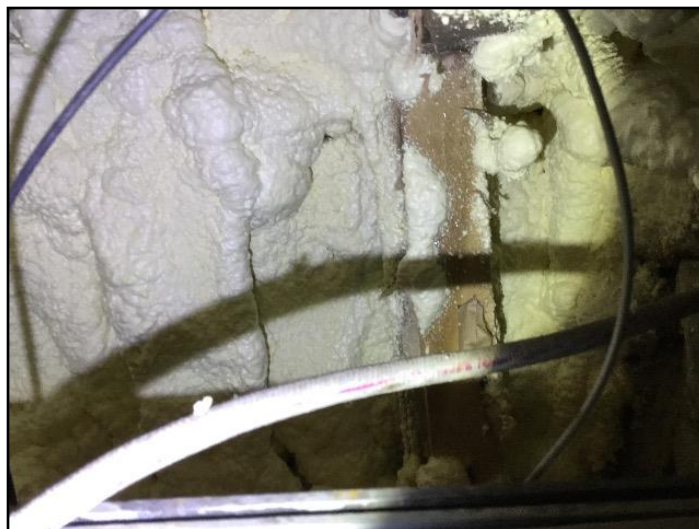
82. 16 inches

**Attic/roof air/vapor barrier:** • Not visible

**Attic/roof ventilation:** • Roof vent • Gable vent

**Wall insulation amount/value:** • Not visible

**Foundation wall insulation material:** • Spray Foam at sill only



83.

**Floor above basement/crawlspace insulation amount/value:** • None found

# INSULATION AND VENTILATION

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## Limitations

### Attic inspection performed:

- By entering attic, but access was limited

Deep insulation

**Roof space inspection performed:** • By entering space, but access was limited

## Description

**Water supply source:** • Public

**Service piping into building:** • Copper

**Supply piping in building:** • Copper • Galvanized steel

**Main water shut off valve at the:** • Front of the basement

**Water flow and pressure:** • Functional

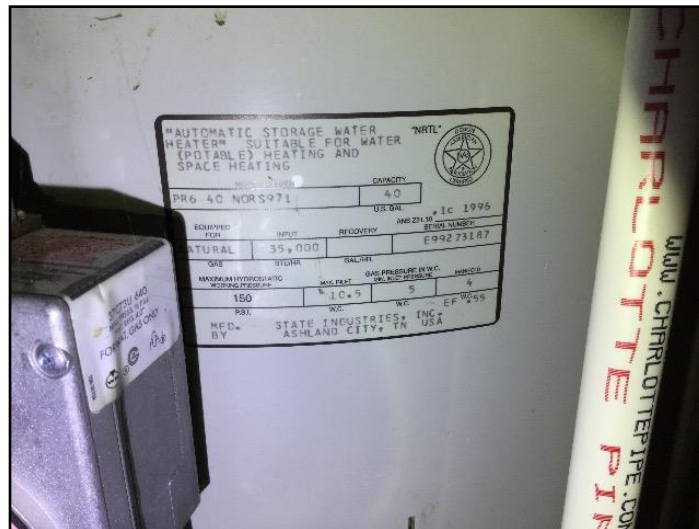
**Water heater type:** • Conventional

**Water heater fuel/energy source:** • Gas

**Water heater exhaust venting method:** • Natural draft

**Water heater manufacturer:**

• State



84. State

**Water heater tank capacity:** • 40 gallons

**Water heater approximate age:** • 19 years

**Water heater location:** • Basement

**Water heater typical life expectancy:** • 8 to 12 years

**Waste disposal system:** • Public

**Waste and vent piping in building:** • Plastic • Cast iron • Galvanized steel

**Pumps:** • Sump pump

**Gas piping:** • Steel

**Main fuel shut off valve at the:** • Gas meter

**Exterior hose bibb (outdoor faucet):**

• Present

Do not appear to be frost resistant, need to be shut off and drained before winter. Check with homeowner or plumber for possible shutoff locations.



## Limitations

**Items excluded from a building inspection:** • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Spa

## Recommendations

### WATER HEATER \ Tank

#### **42. Condition:** • Leak

Observed water tank leaking at the base. Strongly recommend contacting a licensed plumber to further assess and advise.

**Location:** Basement



85. Leak



86. Leak

### WATER HEATER - GAS BURNER AND VENTING \ Venting system

#### **43. Condition:** • Improper material

The aluminum material does not appear to be the proper venting material for a water heater. Recommend contacting a licensed plumber for further assessment and correct as needed.

**Location:** Basement

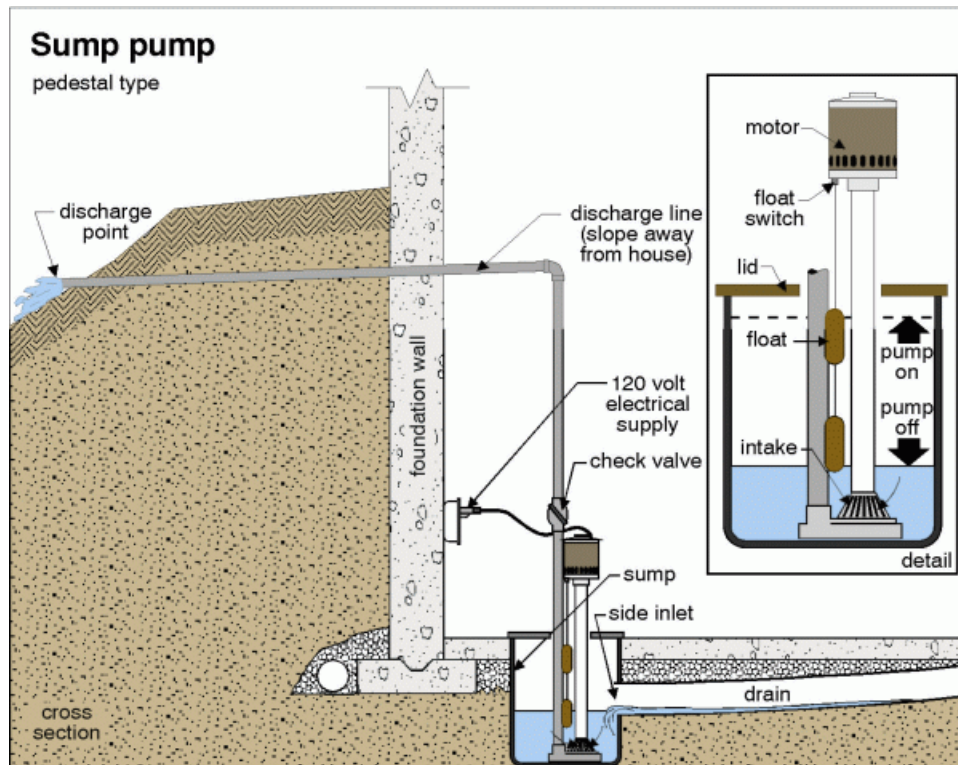


87. Leak

## WASTE PLUMBING \ Sump pump

**44. Condition:** • Missing check valve  
Contact a licensed plumber to correct.

**Location:** Basement



# PLUMBING

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88. *Missing check valve*



# INTERIOR

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## Description

**Major floor finishes:** • Carpet • Ceramic • Vinyl

**Major wall finishes:** • Paneling

**Major ceiling finishes:** • Stucco/texture/stipple • Acoustic tile

### Windows:

- Single/double hung
- Sliders
- Vinyl



89. Vinyl

**Glazing:** • Double

**Exterior doors - type/material:** • Hinged • Metal

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Dishwasher • Waste disposal

**Kitchen ventilation:** • Exhaust fan

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • None

## Limitations

**Inspection limited/prevented by:** • Carpet

**Not included as part of a building inspection:** • Carbon monoxide alarms (detectors), security systems, central vacuum

**Cosmetics:** • No comment offered on cosmetic finishes

**Appliances:** • Appliances are not inspected as part of a building inspection

**Percent of foundation not visible:** • 10 %

## Recommendations

### General

#### 45. • [Prior to 1978 Lead based paint was approved and widely used for interior/exterior applications.](#)

MANY homes have lead paint and are considered to be "safe" if precautions are taken.

You should be aware of this possibility and precautions you should be taking. To that end, I have included a link to EPA website (Blue Font) which will provide you with a great deal of information on the subject.

**Location:** Various

#### 46. • [Asbestos is commonly used as a component in some building materials and could be in areas of your home.](#)

MANY homes have asbestos products and are considered to be "safe" if precautions are taken.

You should be aware of this possibility and precautions you should be taking. To that end, I have included a link to EPA website (Blue Font) which will provide you with a great deal of information on the subject.

47. • Client should be aware 9X9 tiles were observed under the first floor bedroom carpet. This size tile are suspected to contain asbestos. None were observed to be damaged. If client is considering renovation which includes damage to or removal of the tiles client should ensure a licensed NYS mitigation contractor is used.

**Implication(s):** Asbestos Contamination

**Location:** First Floor Bedroom



90.

### CEILINGS \ General

#### 48. **Condition:** • Loose sections

Sag in ceiling. Have a contractor repair

**Location:** Rear Second Floor Bedroom



# INTERIOR

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91. Loose sections

## WINDOWS \ Glass (glazing)

49. Condition: • Cracked

Observed 2 cracked storm window panes . Have a contractor replace.

Location: Rear Porch



92. Cracked



93. Cracked

## WINDOWS \ Sashes

### 50. Condition: • Won't stay open

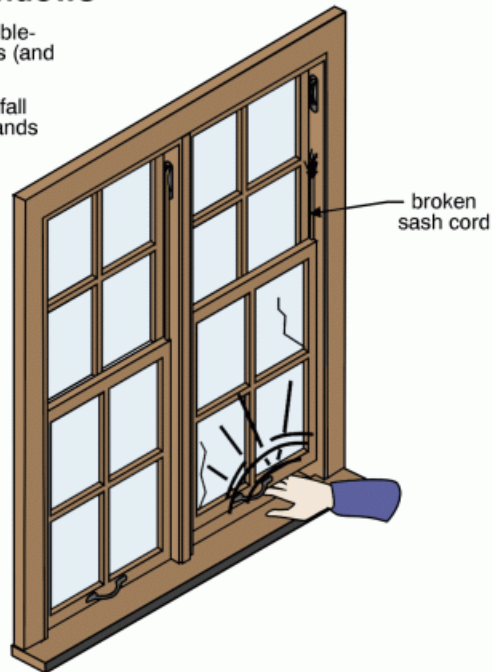
Window will not stay up. Recommend repair to avoid injury and damage to window.

Location: Kitchen

### Watch for faulty windows

be careful when operating double-hung and single-hung windows (and also self-storing storms)

if they're defective, they could fall unexpectedly - injuring your hands and/or the window



94. Won't stay open

## DOORS \ Glass (glazing)

**51. Condition:** • Safety glass not installed

**SAFETY:** Although may not have been required at the time of construction, For Additional Safety recommend door is upgraded to tempered glass to avoid injury.

**Location:** Rear Porch



95. Rear Porch

## CARPENTRY \ Cabinets

**52. Condition:** • Drawers - missing or defective stops

Cabinet drawer(s) do not have proper back stop allowing drawer to be pulled completely out falling on an adult or young child. Recommend installing back stops to avoid injury.

**Location:** Kitchen



96. Drawers - missing or defective stops



## CARPENTRY \ Countertops

**53. Condition:** • Entire top loose

Countertop is loose or not attached. Have contractor secure to cabinet to avoid injury

**Location:** Laundry Area



97. Entire top loose

## STAIRS \ Handrails and guards

**54. Condition:** • Too low

While it may have been acceptable at the time of construction, the handrail is lower than current recommended height. For added safety, (or at next renovation) client may want to consider raising the height to meet current recommended height.

**Location:** Second Floor



98. Too low

# INTERIOR

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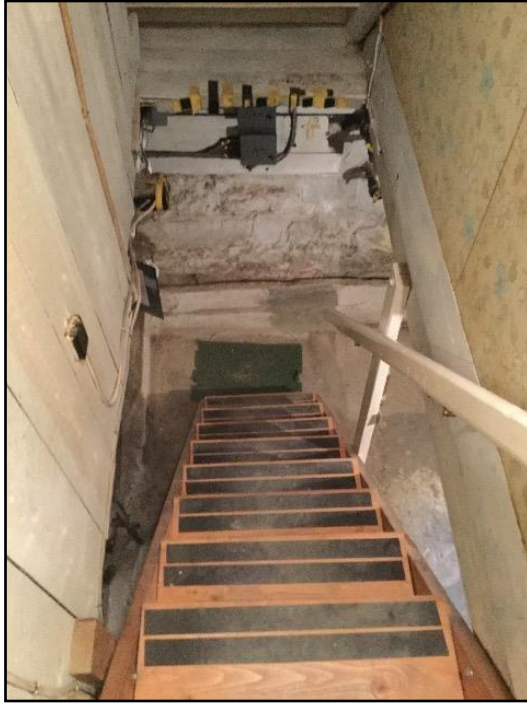
PLUMBING

INTERIOR

## 55. Condition: • Missing

For added safety Recommend install handrails on each side of the stairs (with spindles no more than 4 inches apart at an open wall) to reduce the risk of trip/fall.

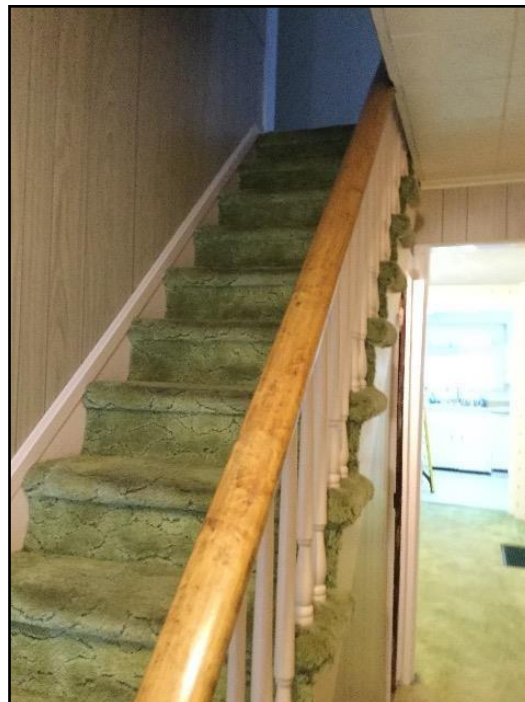
**Location:** Basement, Second Floor, Basement Walkout



99. Basement



100. Basement Walkout



101. 2nd floor

# INTERIOR

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## EXHAUST FANS \ Kitchen range exhaust system

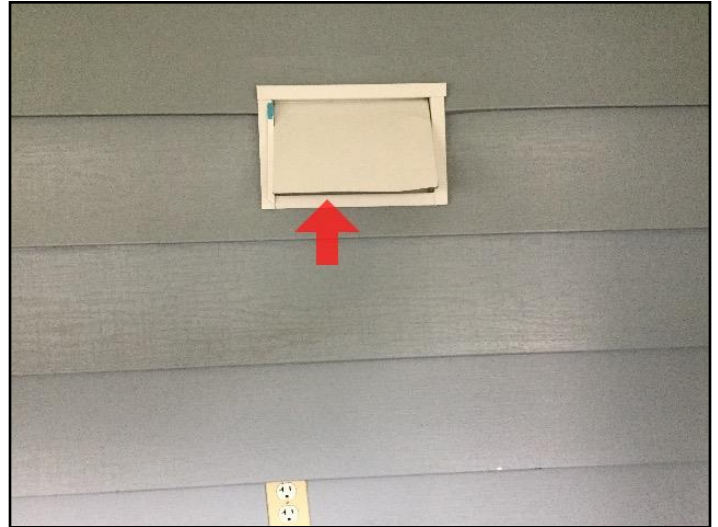
**56. Condition:** • Not vented to exterior

Kitchen Fan is venting directly into the enclosed porch, not exterior of home. To avoid damage to the interior of the enclosed porch, recommend reroute vent to the building exterior.

**Location:** Porch



102. Not vented to exterior



103. Not vented to exterior

## APPLIANCES \ Range

**57. Condition:** • Anti-tip device missing

Recommend adding anti tip bracket to secure range to the floor thereby avoiding tipping and possible injury. Contact a contractor to correct.

**Location:** Kitchen



104. Anti-tip device missing



## **APPLIANCES \ Dryer**

### **58. Condition:** • Plastic dryer vent

This type of vent material can cause lint to become trapped obstructing airflow and the material itself is flammable.

Should be replaced with semi-rigid or rigid metal piping to avoid fire hazard. Strongly recommend contacting a contractor to assess and correct as soon as possible.

**Location:** Laundry Area



**105.** *Plastic dryer vent*

**END OF REPORT**