

PICTURE GALLERY

The following are pictures of problems that I have found while performing a home inspections.

EXTERIOR PICTURES:



Improper flashing



Rusted deck joist hangers



Rocks used as back fill



Foggy insulated window



Reversed grading



Window well leaks to basement



Rusted out bulkhead



Missing flashing & lag bolts @ deck ledger



Failed retaining wall



UNSAFE deck



110

Unsafe, broken sash cord



Unsafe deck



Post holes not crowned



Fully depreciated siding



Loose vinyl siding



Broken / settled tread, Unsafe steps



Amateur siding alteration



Flashing leaks above window

33



Faulty grading causes wet basements



Decayed siding



Faulty window well grading



Tread lightly on UNSAFE stairs



UNSAFE – missing guard railing



UNSAFE deck



That's "one giant step..."



New siding needed



Amateur siding alterations



UNSAFE bedroom egress window

ROOF / CHIMNEY / FLASHINGS / GUTTERS PICTURES



New roof needed



Perforated slots – replace the roof



Chimney not high enough



Defective rubber gasket



Defective chimney top



Defective ridge board



Defective flashing



Drainage choke point, blocked valley



Foggy glass @ skylight



Defective, cracked shingles



Cracked fireplace chimney



Merry Christmas!



Defective flue liners



Poor workmanship at edge of roof



Faulty glass skylight glass



Faulty chimney flashing



Chimney flue full of ashes



Faulty downspout causing soil erosion



Faulty skylight flashing



Rubber roof covering leaks



The leaning tower



Defective flashing



Algae covered roof



Aged tar & gravel flat roof

GARAGE PICTURES



Termite decayed sill



Top cores of blocks not filled



Water damaged overhead door



Cracked entry ramp



Missing fireshield on wood girder



Faulty photo sensors



Cracked and settled concrete floor



Photo sensor broken off



No outlet for door opener



UNSAFE, combustible floor



Over-notched girder



Racked or tilted garage

STRUCTURE AND BASEMENT PICTURES



Beware of plumbers!



Crack in foundation



Rusted out steel column



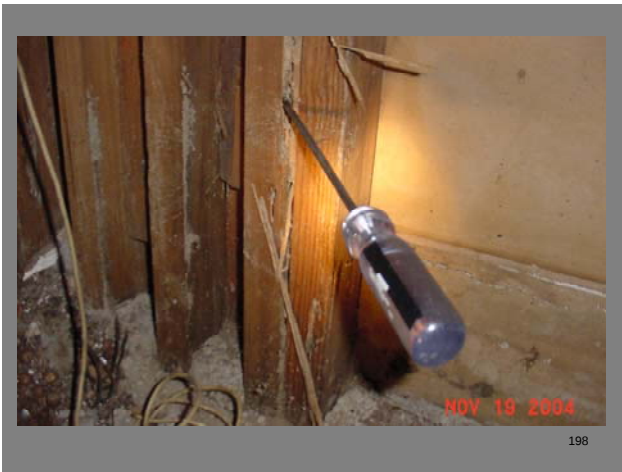
Water stains in basement



Telescoping columns are for repairs only



Notched roof rafter



Termite damage



Over-notched joist



Jack supporting the floor



Combustible forms left under hearth extension



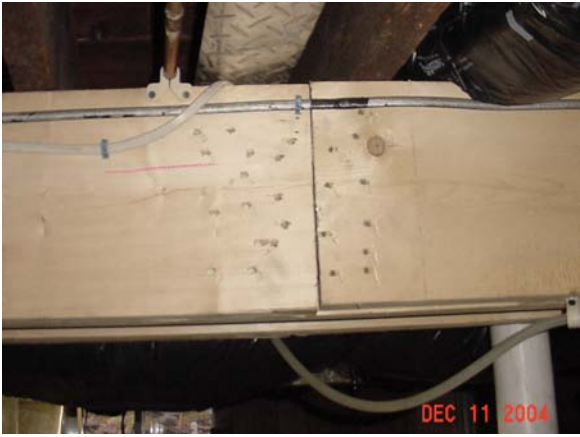
Cracked joist



Cracked joist



Missing firestopping



Improper beam splice



UNSAFE stair construction



BASEMENT STAIRS. ONLY TWO STRINGERS & NO LEGS

130

Stairs about to collapse



DECK LEDGER / RIM JOIST

128

Deck ledger board



Over-notched roof rafter



Wood shim supporting girder



Call a structural engineer



Floor not level



Post compressing into girder



Extensive pest damage



Joist cut off under tub



Improper repair



Rafter pulling away from ridge



Cut truss



UNSAFE, missing firestopping

PLUMBING SYSTEM AND WATER HEATER PICTURES



UNSAFE flexible gas line



Dryer vent is a fire hazard



Missing cap on gas line



Open sewer line



Oil in sump



Illegal sump pump discharge



Obsolete but still ticking!



Improper venting



Double trap



Cracked waste pipe



11

Cap on plumbing vent pipe



Water heater burner



UNSAFE cover on dug well



Faulty dryer duct & outlet



Pipe penetration hole not sealed



Corroded water pipe



Water heater leaks



Washing machine drain



Amateur plumbing



Not enough hot water



Obsolete lead drum trap



Illegal S-trap



Leaking cast iron waste pipe



Corroded water pipe



Danger, 115 psi water pressure



Tampering with the plumbing



Broken wiring to well



Sanitary hazard

HEATING AND AIR CONDITIONING SYSTEMS PICTURES



UNSAFE space heater vent



Wrong type of tape



Corrosion



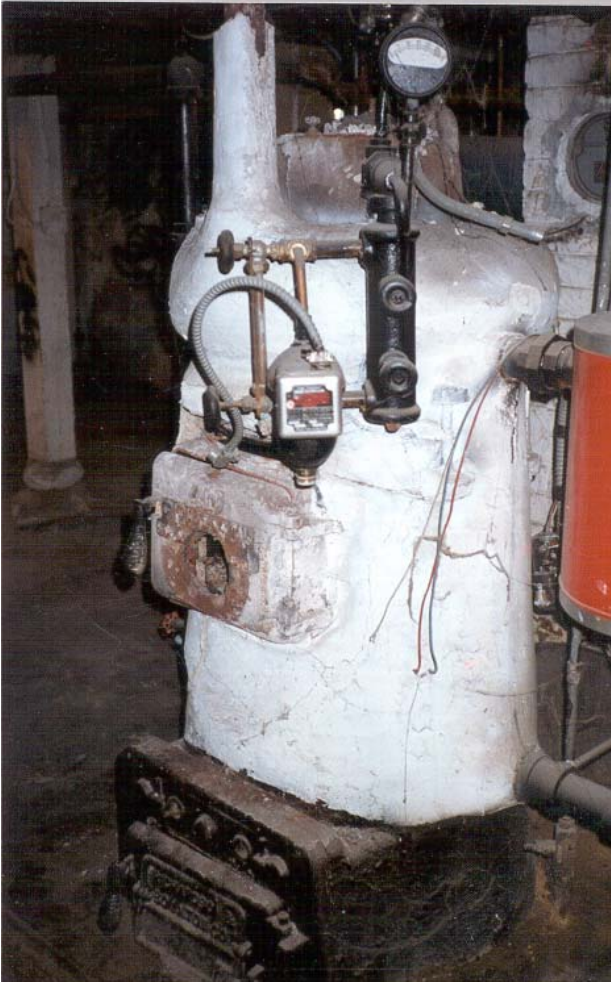
Corrosion at circulator pump



Asbestos on steam pipes



Disconnect behind AC



Asbestos on old boiler



Leaky oil tank



Condensate drain under floor



Dirt clogged AC coil



Defective fire chamber liner



Furnace lacks return duct



Defective fire chamber



UNSAFE old flue opening



164

Rusted out flue pipe



145

Dirty heat exchanger



160

Obsolete gravity furnace



151

Amateur heat exchanger



Underground oil tank found



UNSAFE – friable asbestos



Beware of 2nd heat exchanger



AC condensate leak in attic



Obsolete primary control



Poorly run flexible duct



UNSAFE fire clearances



UNSAFE, missing drain pipe



UNSAFE. Hole burned through fire chamber



UNSAFE, rusted out flue pipe

ELECTRICAL SYSTEM PICTURES



Open splice



Federal Pacific panel



Overfilled Junction Box



Live wire wrapped around pipe



Open electrical splice



Live dead ended wire



Loose meter box



Unsafe wiring



Unsafe light fixture



FIRE hazard. Extension cord through door



Missing link @ main breaker



Service secured by rope



Rusted out meter box



UNSAFE, reversed polarity



Wired wrapped around pipe



Meters too low



SHAVE AND A LITTLE OF THE TOP PLEASE

156

A little off the top please



Triple tap, 3 wires on one breaker



Panel inside kitchen cabinet



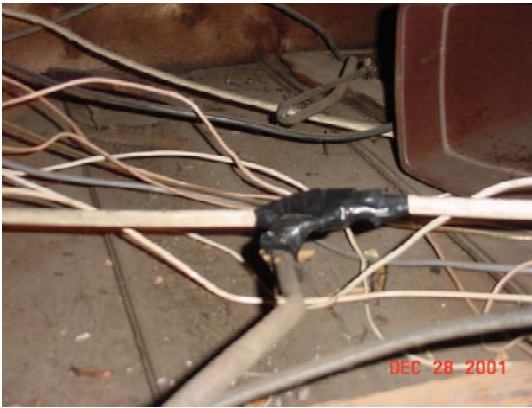
Detached ground wire



Unplugged openings in cover

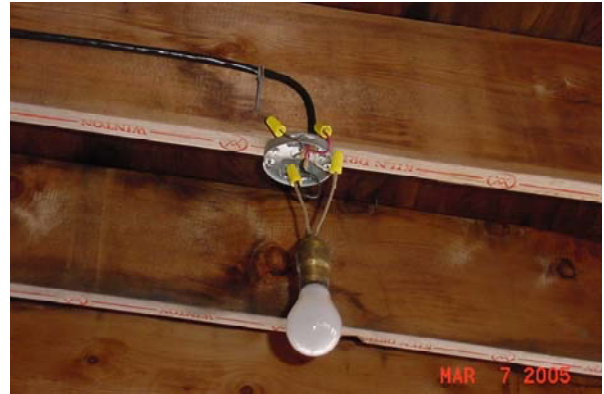


Wires touching roof



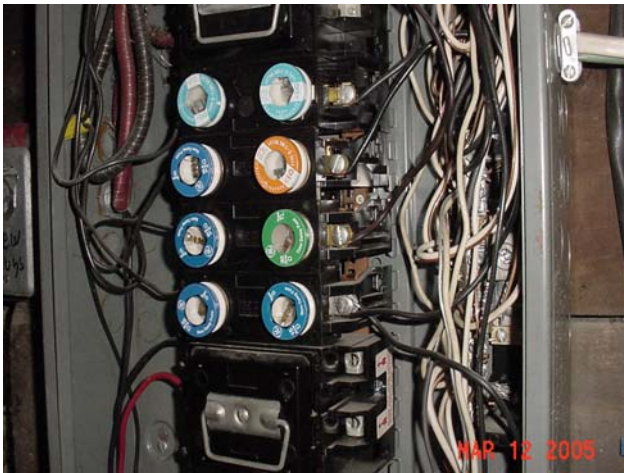
24

UNSAFE splice



67

UNSAFE light



Double tap & over-fusing



UNSAFE – tampering



UNSAFE, panel in clothes closet



UNSAFE, outlet above electric heater



Spliced wires / no junction box



Extension cords through wall



Frayed service cable



UNSAFE – under driven rod



UNSAFE, live wire above shower stall



UNSAFE paddle fan wiring

KITCHEN PICTURES



Amateur vent under sink



Improper pitch @ flue pipe



No clearance to combustibles



Large gap at sink rim



Amateur sink tailpiece



Leaks under sink

BATHROOM PICTURES



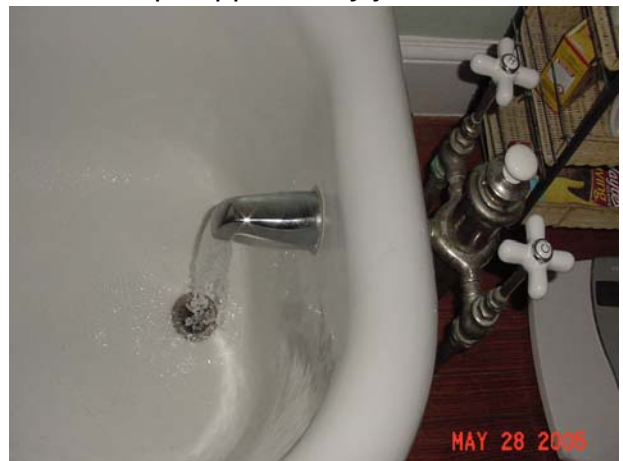
Stained tub



Trap supported by jack



Cracked floor tiles



Old tub faucet has no air gap



Leaks under the sink



Rusted baseboard heater



Abandoned toilet – dry trap



Obsolete valve assembly



Suspected mold in bathroom



UNSAFE – broken soap tray



Rusted out tub spout



Pass the soap

INTERIOR SPACES PICTURES



Water damaged ceiling & wall



Bulb in closet = fire hazard



78

UNSAFE – missing handrails



180

Missing handrail



Water stains under window



Unsafe floor covering



CEILING

137

Water stains on ceiling



101

Water damaged floor



Suspected mold



Fireplace, hole in adjoining flue liner



Non-tempered glass



Look up the fireplace, no Santa
and no flue liner either!



Sagging where bearing wall removed

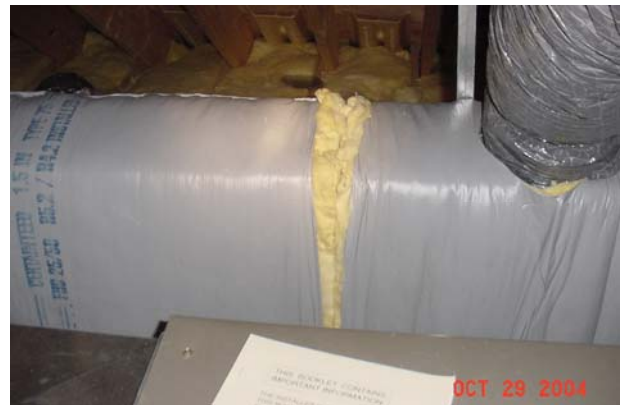


9 x 9 tiles may contain asbestos

ATTIC / INSULATION / VENTILATION PICTURES



UNSAFE, wood against chimney



Damaged duct



No attic insulation



Active roof leaks



Suspected black mold in the attic



Bathroom fan vent



No insulation / old wiring



Insulation against roof



Improper ridge vent slot @ ridge board



Reversed vapor barrier @ basement ceiling



Missing insulation



Water stains on eaves floor



Buckets beneath the skylight



Fire hazard, old shingles not removed when an addition was built.

MISC. PICTURES



NEW CONSTRUCTION

New construction mess



POLE LAMP

Rotted out pole lamp



Beware of the landscaper



New construction



Expensive to remove



No firewall between condo attics