

Inspection Nightmares

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What a Trip

Photo: Charles A. Gabriels,
InspectionsRus



This bathroom outlet is not a GFCI. Thank providence, this homeowner had the presence of mind to leave all of the tags on, advising of potential shock hazard, should one carelessly remove the tags.

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Q & A

Photo: Val Sarko, Reliable Inspections



Q: What do you look for while inspecting a rubber roof?

A: Bullet holes, of course.



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Another automotive heating system

Photo: Scott Sharp, Guardian Home Inspections LLC

You're looking at some fine Ozark engineering. Yes, that is an automotive radiator attached to floor joists with hot water piped to it.

All the pipes and the wood-burning boiler were constructed of recycled components from who knows what. And this is only what I could see. The system never did function to their satisfaction. I wonder why?



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Classic plumbing

Photo: Ken Harrington, Kustom Home

Inspection



The work of an auto mechanic turned plumber? A radiator hose from a 1945 Pontiac was used to replace piping leading into the main drain stack.



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Circulation

Photo: Ron Passaro, ASHI founder



Here's another brilliant idea: Keep the supply & return registers close together so the hot air can flow freely back to the furnace.



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Too dumb for words

Photo: Bob Mulloy, Allsafe Home Inspection Service

This picture speaks for itself!



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Details, details

Photo: Lon Grossman, Technihouse Inspections, Inc.

Flashing—who needs flashing?!



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Sweet

Photo: Jack Harper II, ProTecton Inspection, Inc.

"Bee" careful when looking down chimneys, especially on an old two-story farm house with a steep pitched roof. It was quite a surprise to find honeybees. Usually, we encounter wasps, hornets, raccoons, etc.



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Greenhouse

Photo: Mark Underwood, Clear View Inspections, Inc.



Here you have your basic downspout planter, with an attractive—and healthy—sword fern contrasting nicely with the red window trim. You too can have one of these beautiful planters. Just don't clean your gutters for five years.



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The good news

Photo: Jack Koelling, Advantage Home Inspections, LLC

Harry Homeowner installed this CPVC pipe touching the flue pipe. The fix? Slip some cardboard between the warm flue pipe and meltable plastic! The good news? The gas was turned off and I recommended repairs by a licensed plumber before re-inspection.



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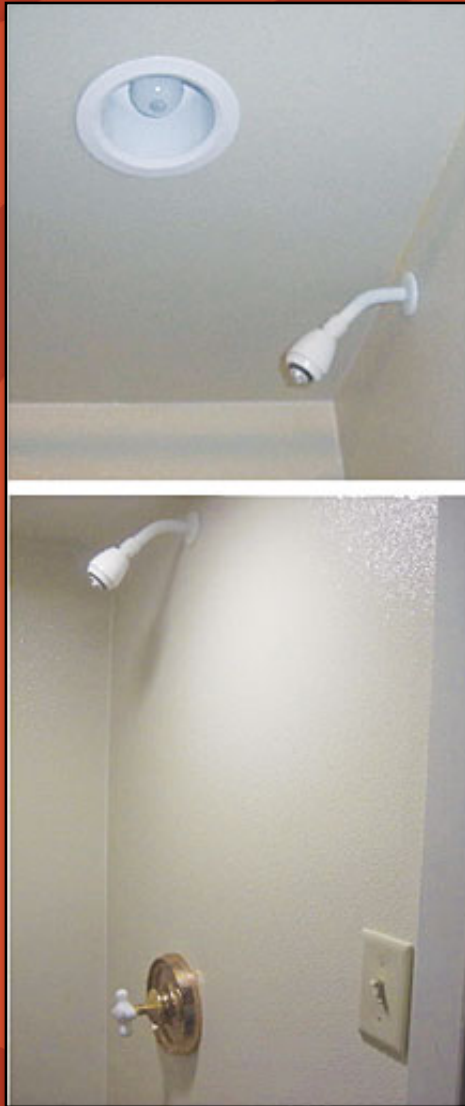
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One has to wonder

Photo: Tom Brooks, Extra Mile Home Inspections



The top photo shows an **unprotected light bulb** in a **homeowner-constructed shower** in the basement of a home I inspected. As if that wasn't bad enough, the second photo shows that in that same bathroom, he located a switch **INSIDE** the **shower stall!**



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Growth in the Real Estate Market

Photo: Scott Scheuer, Protection Plus Home

Inspections

What does the
Standards of
Practice say about
"tree houses"?



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Nailed

Photo: Jason Ostby, First Defense Home Inspections

How to secure the column to the I-beam that supports the floor? "Well, if we can't find the bolts or the welder, just stick some nails in there." I can't imagine any other explanation for this find in a one-year-old home.



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FOILED!

Photo: C. John Limongello, Southern Home

Inspection Services



**This section of
water heater flue
pipe is made
entirely out of
aluminum foil!**



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Gutter goof

Photo: Doug Zimmerman,
Independent Inspection Service,
LLC



**I found this rain gutter capped on both ends.
I wasn't surprised to find decayed material
inside.**



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Waterfall

Photo: John Cranor, Cranor Home Inspections



I captured this photo in the crawl space of a new-construction home after it had passed all municipal inspections. The **bathtub drain was never completed.**



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Eeewww!

Photo: Daniel Dunham,
Englewood Home
Inspections

I found this on a recent inspection. When the toilet was flushed, water and whatever spurted out around this bottle.



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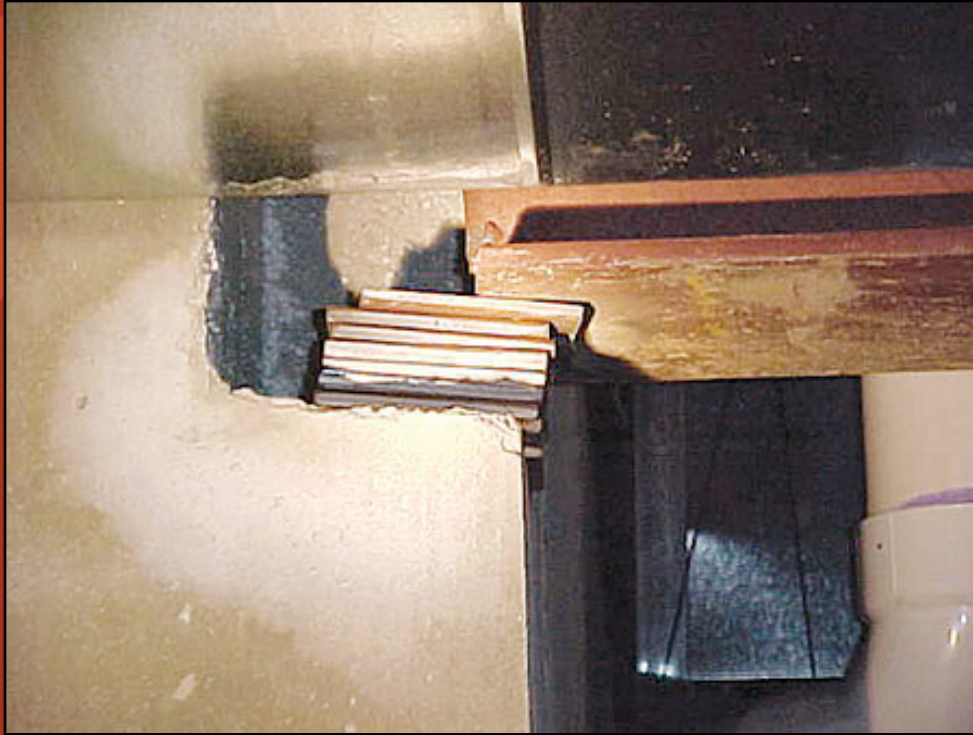
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No support

Photo: Stephen Giesen, Home Survey, Inc.



Another I-beam fiasco. I hope there is never an earthquake near this house!!



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Homemade Humidifier

Photo: Brian Mishler, HomeStudy Inc.



Saw this at an inspection today, and it was good for a chuckle. Apparently, the homeowner didn't want to mess with all that high-tech gadgetry in a humidifier, so he replaced it with a Cool Whip container filled with water! (Not Cool!)



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I Smell a Rat

Photo: Luciano Marquez, Mr. Home Inspector,
Union City, N.J.



This is a photograph of a rat that entered an electrical panel through an open knockout. When it came in contact with the grounded box, it got fried! I show this picture, which I carry to all inspections, to homeowners who pooh-pooh my complaint of open knock-outs at electrical panels.



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A Plumbing Odyssey

Photo: Tom Smith, The HomeTeam Inspection Service, Hermitage, Tenn.



Wasn't there a screen saver like this? This is a picture of some amateur plumbing work for the drain system of a home.



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Wrenching

Photo: Al DeLong, Double Check Home Inspection Group, L.L.C., Spartanburg, S.C.



Generally, a solid shim block or steel plate is used between a support column and girder. When not available, is it ok to use a **rusty old pipe wrench and weightlifter's plate?**



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Duct!

Photo: Stefanie Brandenburg, Upstate Home

Detectives, Taylors, S.C.



If you have a broken framing member in your attic, use the all-purpose structural repair kit — **duct tape!**



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Hot



Photo: Pete Jung, Hinson & Jung, LLC
Home Inspections and Services,

Germantown, MD

I guess we would call it a 1921 oversized junction box (1' x 1.5')! Someone left a note attached indicating some of the wires were hot!! This 'box' was located on the basement ceiling and open when I found it!



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First Hot Water Heater in Space?

Photo: Chris Brown, Florida HomePro, Jacksonville, Fla.



Not only did the homeowners install the water heater on its side, but they replaced the TPR valve with a large pressure gauge. Fortunately, the house was vacant and the heater not pressurized at time of inspection.



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Snug

Photo: Bob Mulloy, Allsafe Home Inspection Service, Inc.,

East Bridgewater, Mass.



I had to stop while driving by a home to take this picture of a chimney.



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Recycling Gone Too Far

Photo: Kim Thormodsgard, Thor Home Inspection Service, Inc., Sioux Falls, S.D.



The homeowner thought: "I knew I could find a use for that old jockstrap someday."



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Linty

Photo: Russ Augustine, Augustine Home Inspections

by Russ Augustine & Assoc. Inc., Schaumburg, Ill.



Here is a photo of a dryer vent showing why they're not supposed to be screened. I've heard of saving your pocket change for a rainy day, but saving the pocket lint? This was someone's idea to keep out the birds; it took quite a bit of work to make it this nice.



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Cornered

Photo: Chris Wunderler, Tru-Blu Home

Inspections, St. Petersburg, Fla.



This is a picture of an electrical panel with an apartment-size washer/dryer combo sitting right in front of it. Hope the owners don't have to get into it in a hurry in case of an emergency.



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Treed

Photo: Mark Oldroyd, A Realty Check,
Wildwood, Mo.

I found this tree,
used as structural
support, at a recent
inspection.



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Have a Seat

Photo: Todd Moelker, Alert Inspection Services
LLC, Hudsonville, Mich.



Have a seat and tell
me about proper
flex duct support.

I found this in the
crawlspace of a
manufactured
home.



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Dryer Wire

Photo: Charles H. Nance, P.E., CHN

Inspections, LLC, Wildwood, Mo.



Here is the latest in electrical wiring techniques for dryer hookups. I guess he ran out of electrical tape in the middle of this project. My guess is that the homeowner turned off the breaker before connecting this.



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Cheapness Knows No Bounds

Photo: Ron Cook, Close-Up Home Inspection, Hopedale, Mass.



The homeowner of this house apparently did not want to buy two garage door openers and installed one in the center of the two doors and connected them.



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Marketing Opportunity

Photo: C. John Limongello, Land America Property

Inspection Services, Marietta, Ga.



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Roomy

Photo: Jim Krider, House Smart, Atlanta, Ga.

Some fireplaces are easier to inspect than others...



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