

# ***Vesta Home Inspections, LLC*** **Home Inspection Report**



**1234 Fifth Street**

Any Date

**Report Prepared For:**

Any Customer

**Report Prepared By:**

Tom Breslawski  
NYS Licensed Home Inspector #1600047670  
(585) 615-8696  
[www.vestainspector.com](http://www.vestainspector.com)



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## GENERAL INFORMATION

### INSPECTION ADDRESS

**Street:** 1234 Fifth Street  
**City:** Any Town  
**State:** New York  
**Zip:** 12345

Dear Customer,

First off, I'd like to thank you for the opportunity to inspect your home. It's important to understand what the parameters of a home inspection are. I inspect the nine systems of the home; structure, exterior, roof, interior, plumbing, electrical, attic/insulation, heat and air conditioning (HVAC). This is a visual inspection, I won't be ripping into walls or dismantling the home. By law, a home inspection does not allow for destructive or invasive testing. All of my home inspections are performed in accordance with the New York State Standards of Practice for Home Inspectors (copy available upon request). The home inspection is a "snap shot in time" and not a guarantee against future or current problems.

You already know what you like about the home, so you don't need me to tell you that. What I provide is a disinterested third party inspection (meaning, I have no financial interest in the deal going through or not) detailing the problems and conditions of the house. For this reason, the report you are about to read will only discuss the problems with the property.

This doesn't mean it's not a good home. All homes have problems, some larger than others. This report will give you the insight needed to make an intelligent decision about purchasing the home. This is not a pass/fail inspection.

I've used pictures to help illustrate some of the conditions of the home. The use of pictures does not necessarily mean that one problem is worse than another, which is why you should read the entire report before making any decisions.

Much of my business is based on referrals, so if you find this report to be useful to you when making your buying decision, I ask that you tell your friends, family and co-workers about me and the service I provide.

Finally, when reading through the document you will notice that in some cases I recommend repairs. In all of these cases, I recommend using a qualified skilled tradesman perform the repairs (plumbing work by qualified plumber, electrical work by qualified electrician, etc.).

Thanks again for the opportunity to work for you!

## INTRODUCTION AND OVERVIEW

### INSPECTION DETAILS

**Inspection Date:** Any Date  
**Report Date:** Any Date  
**Report Delivered:** by email  
**Start Time:** 2:45 PM  
**End Time:** 6:15 PM  
**Weather Conditions:** raining  
**Temperature:** 78 degrees  
**Present During Inspection:** buyer, seller and buyer's agent  
**Building Occupied:** yes occupied

### CONSTRUCTION TYPE

**Construction Style:** Single level  
**Structure Type:** Detached  
**Construction Material:** Wood frame  
**Residence Type:** Single-family dwelling

### BUILDING DETAILS

**Date Built:** 1962  
**Approximate Age:** 53 years  
**Bedrooms:** Two  
**Bathrooms:** One  
**Kitchens:** One  
**Supporting Foundation:** is built on posts and piers  
**Approximate Area:** 968 Sq. Ft.  
**Entrance Faces:** East  
**Nearest Fire Hydrant:** Within 500 feet

### CLIENT INFORMATION

**Name:** Any Client

### HOME

**Cell:** 123-456-7891  
**Email:** any@customer.com

### BUYERS AGENT INFORMATION

**Name:** Any Agent  
**Company:** Any Company  
**Address:** Any Street  
**City:** Any City  
**State:** New York  
**Zip:** 12345  
**Work:** \*\*\*\*\*  
**Cell:** \*\*\*\*\*  
**FAX:** \*\*\*\*\*  
**Email:** any@agent.com  
**Web Site:** www.anyagent.com

#### INSPECTED BY

**Name:** Thomas Breslawski  
**Building Analyst:** NYS License #16000047670

#### COMPANY INFORMATION

**Company:** Vesta Home Inspections, LLC  
**Address:** 559 Martin Road  
**City:** Hamlin  
**State:** NY  
**Zip:** 14464  
**Phone:** 585-615-8696  
**Email:** tom@vestainspector.com  
**Web Site:** www.vestainspector.com

## PURPOSE AND SCOPE

*It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.*

*This firm endeavors to perform all inspections in substantial compliance with the New York State Standards of Practice (SOP) for Home Inspection. As such, inspectors inspect the readily accessible and installed components and systems of a home as outlined below:*

*This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the New York State SOP are present but are not inspected, the reason the item was not inspected is reported as well.*

## GENERAL LIMITATIONS AND EXCLUSIONS

*The New York State Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.*

*Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.*

*Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.*

*Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.*

*Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the New York State Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.*

*Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the New York State Standards of Practice.*

*Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.*

*Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.*

## LANDSCAPE AND SITE DRAINAGE

### COMPONENT DESCRIPTIONS

Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

### SLOPE AND DRAINAGE

**Direction of Lot Slope:** slopes away from the home on all sides<sup>1</sup>

**Drainage Piping:** plastic

**Drains Connected to:** not visible

**Gutters Downspouts Drain:** onto grade and underground

### DRIVES WALKS AND PATIOS

**Driveway Types:** a rock path

### OBSERVATIONS

1. When referring to the “front” and “back” of a lakeshore property, the “front” is always the lakeside and the “back” is the road side. I want to point that out because I’m going to use those terms at various times throughout this report, and we both need to be on the same page.
2. There are various plants and or bushes next to the exterior wall(s). I recommend trimming or pruning all vegetation in such a way as to allow a minimum of six inches of clearance between the plant and the exterior wall. This is necessary in order to prevent damage to the exterior and to inhibit the ability of insects to migrate into the building structure.
3. The driveway is a combination of grass and large stones. It seemed stable on the day of inspection, but if you hope to access the home during the winter months, it will probably be difficult to clean the snow out. I realize that this isn't going to be your everyday home, so I recommend that you bring in some crushed stone to firm up the driveway rather than an expensive paving job.

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<sup>1</sup> Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics.

4. There are bees living in the eave over the deck. I also noticed carpenter ants walking around on the deck. I recommend spraying the bees and eliminating their point of entry so that they won't return. Carpenter ants are usually present because there is damp or decaying wood. There is a small wood pile just west of the deck that I recommend moving to a spot further away. Also, the gardens on the rear (driveway side) of the home are mulched with a wood mulch product. Carpenter ants love this stuff. I recommend removing the wood mulch and using either small stones or synthetic mulch in its place. You can also call a qualified exterminator to handle the bees and ants, but I think these are prudent steps to take first.

5. There is a wooden walkway and railing down to the beach that I consider to be dangerous. The walkway will become wet and slippery and the railing itself is very weak and wobbly. The only thing worse than having no railing at all is thinking that you have a good railing and finding out the hard way that you don't. I recommend removing this walkway. It may or may not be necessary to replace it. If so, I recommend having a safe walkway/stairway built and installed by a qualified carpenter or contractor.

6. The wire from the water meter up to the meter reader has been damaged, most likely by a lawn mower or trimmer. I recommend putting a guard or conduit over the wire to prevent it from being completely severed.

7. I'll discuss the shed here. It's fairly new, but the deck that serves it is not. The deck is built directly on or too close to the ground, and on improper supports. It shares many of the framing problems (on a smaller scale) that the house deck has. I recommend removing this deck and having a load of crushed driveway stone brought in to create a ramp up to the shed. If you want, you could coordinate this stone with any stone that you add to the driveway to save on delivery cost as well.



## EXTERIOR

### COMPONENT DESCRIPTIONS

#### BUILDING EXTERIOR

**Wall Surface Material:** Vinyl siding  
**Condition:** good condition-no issues  
**Wall Trim:** vinyl  
**Condition:** good condition-no issues  
**Entry Door Types:** metal  
**Condition:** good condition-no issues  
**Eave Type:** enclosed and vented vinyl soffit material  
**Condition:** good condition-no issues

#### SUN DECK - PATIO

**Sun Deck Type:** wood frame  
**Sun Deck Location:** on the northern exterior  
**Condition:** in need of major repair(s)  
**Deck Maintenance Comment:** Deck Framing Inadequate  
**Deck Porch Railing:** N/A  
**Condition:** in need of major repair(s)  
**Deck Support:** wood support columns  
**Condition:** in need of major repair(s)

#### FOUNDATION

**Foundation Type:** Post on pier  
**Foundation Material:** Concrete masonry units (block) and Wood posts on piers

#### SLOPE AND DRAINAGE

**Direction of Lot Slope:** slopes away from the home on all sides  
**Condition:** satisfactory condition  
**Drainage Piping:** plastic  
**Drains Connected to:** not visible  
**Gutters Downspouts Drain:** onto grade and underground  
**Catch Basins Located:** none

#### DRIVES WALKS AND PATIOS

**Driveway Types:** rock path  
**Walkway Type:** none  
**Flatwork Type:** none

**Fence and Gate:** none

## OBSERVATIONS

1. The vinyl siding is damaged in several areas, mostly from lawn mowing and trimming. Besides being unsightly this can allow unwanted moisture penetration into the exterior envelope and wall cavity. Repair requires removal and replacement of the affected panels by a professional siding installer. I recommend repair by a qualified siding contractor.

2. We discussed the deck during the inspection. It needs work. I'll start with the lack of safety railings. Railings are required on decks above 30 inches in height. The location that we measured was 40 inches, and it was even higher on the north side of the deck. Appropriate hand rails should need to be in place on both sides of the stairs as well. The current stair hand rails are nailed to the rim joist (see where I'm pointing) instead of bolted, as they should be, and wobble very easily. They are likely to break right off in a slip and fall situation.



The deck surface itself is nailed down rather than screwed, and some of the nails are backing out. The entire surface is in desperate need of sealing.

Portions of the deck, including the steps, are in direct contact with the ground (see where I'm pointing). Wood should never be in direct contact with the ground since it retains and even wicks up moisture, causing it to decay and fail. I didn't check the steps to see if they are still level, but typically over time steps built like this will decay at the wood/ground area and begin to lean away from the deck. If it hasn't happened yet, it will.



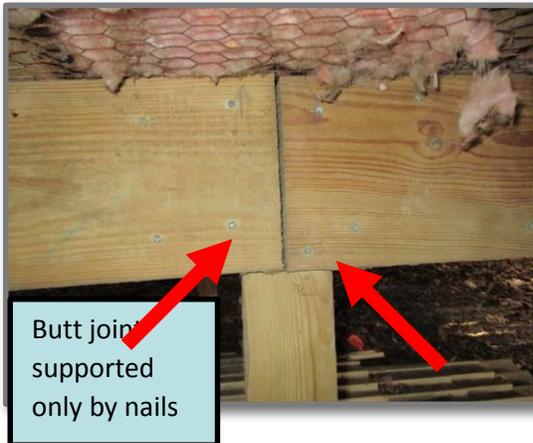
The deck itself sits at the same height as the house. This becomes a problem when moisture from the deck (rain or snow melt) runs underneath the door and damaged flooring or framing. I couldn't tell if that has happened here yet, but the potential is there. This is not an easy fix, since it's simply not practical to lower the deck. I recommend a 6 inch "set up" from the deck to the home.

The deck beams are 2x8 construction, and only some of them are vertically supported on 4x4 posts. The beams are simply nailed to the posts. All beams and butt joints should be vertically supported and bolted to the posts or attached with an approved connector. This is a serious construction defect and could result in deck collapse and injury or death.



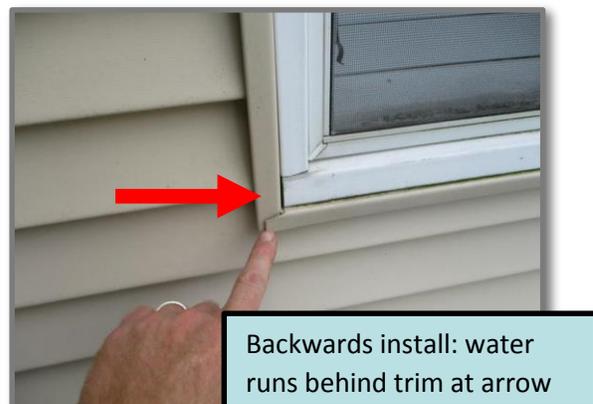
There should be vertical support here

I recommend that you contact at least one qualified carpenter/contractor to discuss repair or replacement options for these deck issues before closing on the home.



3. There is a loose piece of trim on the deck in the north east corner. I recommend nailing it back on.

4. The window on the front (lake side) east corner of the house has a piece of trim installed backwards at



one corner. The trim should be installed so that water cannot run behind it and get walls and framing damp. In this case, a couple pictures are worth a thousand words. A qualified window/siding contractor or handyman can fix this quickly and easily.

5. The outdoor oven isn't covered in the course of a typical home inspection. I recommend that you check with the municipal building department / fire marshal to ensure that the oven is permitted and not a fire hazard before using it.

6. There are a few locations where the white lattice is missing, allowing crawlspace access to animals or children. I recommend attaching more lattice so that the kids won't decide that going under the house is a fun new game.

7. The water meter and shut off are each located in a pit at the south east corner of the home. There is a wrench nearby for turning the main water shutoff valve. The wire that runs from the water meter to the sensor on the house is damaged, probably by a lawnmower or trimmer. It's not cut all the way through, but probably will be next time it gets hit. I recommend installing a protective conduit over the wire before it gets cut.

8. The tin around the entry door to the kitchen is dented. This is really just a cosmetic dent and you can probably carefully bend it back if it bothers you.

9. There is no railing on the north side of the blue steps (east side of house). Railings are required at both ends of the steps in case of a slip and fall. I recommend having a qualified carpenter or contractor install a railing here.

10. There is some framework (possibly for an awning) above the blue steps. It's not hurting anything, but it's not very sturdy. I wouldn't recommend using it, but it's not hurting anything either.

11. There is a very old little swing attached to the north side of the blue steps. It looks pretty dangerous if your children ever accessed it. I recommend removing it.

12. The vinyl siding on either side of the entry door overhang has been damaged (see pictures below). It's an invitation to bees and insects, and could let moisture into the house too. I recommend having this repaired or at least sealed up by a qualified siding contractor.



13. There is no "step up" at the entry doors on the east side of the house. This increases the chances of water from rain and snow melt leaking under the door and damaging framing and flooring inside. I recommend having this addressed in the future if/when you have the east side steps rebuilt.

14. There is a bird nest above one of the outdoor lights and downspout at the north east corner of the house. I recommend removing the nest.

## ROOF SYSTEM

### COMPONENT DESCRIPTIONS

#### ROOF COVERING

**Roof Inspected:** with a ladder  
**Roof Style:** gable  
**Roofing Materials:** metal  
**Material Condition:** good condition-no repairs needed

#### FLASHING

**Flashing Type:** metal  
**Flashing Locations:** roof valleys

#### GUTTERS DOWNSPOUTS

**Gutter Downspout Type:** aluminum  
**Gutters Downspouts Drain:** spill out onto grade and underground  
**Disconnected Downspout:** Good-no issues

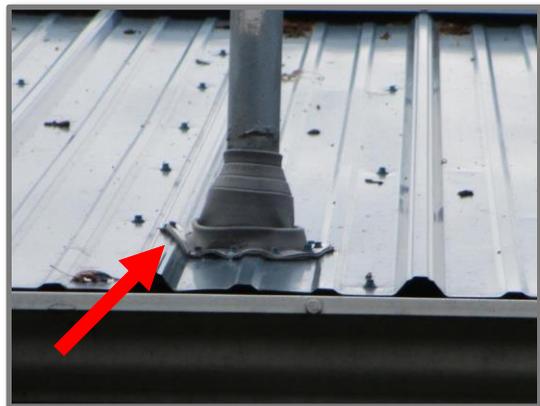
#### SKYLIGHTS

**Skylight Type:** fixed-lens  
**Skylight Locations:** over the family room  
**Skylight Condition:** satisfactory condition-for what could be seen

#### OBSERVATION.

1. The plumbing vent roof penetration (south side of roof) is not properly installed. The roofer failed to locate the entire vent and flashing in between ridges on the roof panel. I did not see a leak at this location. I recommend monitoring this area for a possible leak in the future.

2. I'll talk about the missing cable on the electric mast in the electrical section of the report, but it I'll quickly touch on it here too. Have it looked at by a qualified electrician when he is out performing the other electrical repairs to the house. Any attachment to the metal roof should be done according to manufacturer's specifications, and there should not be any asphalt roof tar used on the metal roof. Asphalt roof tar will trap moisture against the roof and cause premature rust/failure.



## BASEMENT AND CRAWLSPACE

### COMPONENT DESCRIPTIONS

#### BASEMENT CRAWLSPACE

**Basement Crawlspace Type:** crawlspace  
**Entrance Location:** underneath deck on west side  
**Inspection Method:** crawled entire space  
**Condition:** satisfactory condition  
**Structural movement:** Normal Settlement - No Cracking  
**Structural Columns:** wooden, concrete and metal  
**Condition:** satisfactory condition

#### STRUCTURE

**Floor Sheathing:** an unknown decking concealed by floor coverings

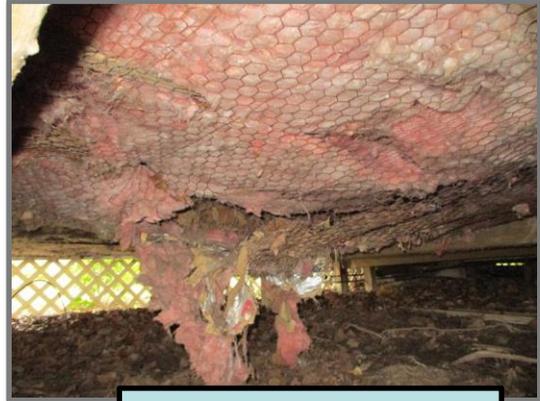
### OBSERVATIONS

I noted signs of foundation settlement but didn't see any cracks at any of the readily-accessible and visible portions of the foundation. All residential foundations settle to some degree over the lifespan of a home. The movement does not appear to have caused cracks or separation in the framing or at any interior wall or ceiling surfaces that I observed.

It is my opinion that this foundation has most-probably reached final compaction and, barring any unforeseen flooding or seismic event, is not likely to settle. You should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way I can provide any guaranty that this foundation will never settle any further. I suggest that if you are at all uncomfortable with this condition or my assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

1. I found debris (construction scraps, stored property and trash) in the crawlspace. This is not only unsafe but is conducive to infestation by vermin or wood-destroying insects. I recommend cleaning the crawlspace by removing all debris.

2. Some of the floor insulation underneath the addition (north room) and in other areas has fallen down. Insulation must be continuous to do its job. I recommend having the insulation repaired/replaced as necessary and considering an insulation upgrade to the crawlspace (I'll talk about this more in the plumbing section). A qualified insulation contractor should be used for all repairs/upgrades.



Floor insulation coming out

3. This is an older house, and has had a lot of framing modifications over the years. There are some questionable/non-standard supports beneath the house. Some of the supports may be effective, others may not. It's impossible for me to know for sure. The floors throughout the house were not overly squeaky or spongy. I do not recommend removing any of these supports at this time. If one or more of these supports fail in the future, repairs will be necessary and should be carried out by a qualified structural contractor.



Various unconventional supports under the house



## ELECTRICAL SYSTEM

### COMPONENT DESCRIPTIONS

#### SERVICE ENTRY

**Service Drop Type:** overhead solid 3-wire  
**Service Entry Conductor:** aluminum  
**Condition:** not viewable  
**Service Ground Conductor:** not viewable  
**Service Ground Location:** unknown-not visible  
**Meter Location:** south side of the residence

#### MAIN DISCONNECT

**Main Disconnect Type:** breaker  
**Main Disconnect Rating:** 150 amps  
**Main Disconnect Location:** inside the service entrance panel

#### MAIN PANEL

**Service Entrance Panel Location:** bedroom (east)  
**Panel Type:** Siemens  
**Panel Style:** breaker system  
**Amperage Rating:** 150 amps  
**Voltage Rating:** 120/240 volts  
**Condition:** satisfactory condition-needs minor repairs  
**Final Service Rating:** 150 amps

#### DISTRIBUTION WIRING

**Wiring Type:** non-metallic sheathed cable (Romex)  
**Wiring Conductors:** copper  
**Condition:** no view-not inspected

#### SUB PANEL

**Sub Panel Location:** closet (north room)  
**Sub Panel Type:** Siemens  
**Sub Panel Style:** breaker system  
**Sub Panel Amperage Rating:** 60 amps  
**Condition:** satisfactory condition-in need of minor repairs

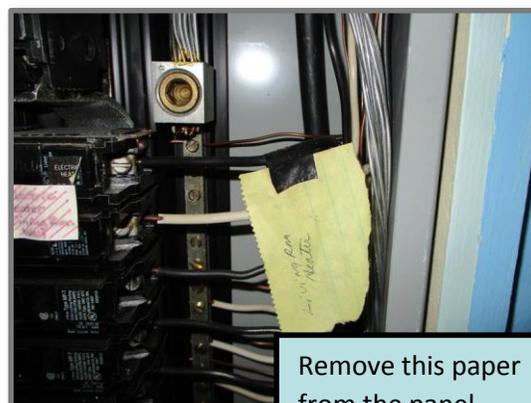
### OBSERVATIONS

1. A representative number of fixtures, electrical outlets and switches were tested, defects were observed in the dining room (see item #11).

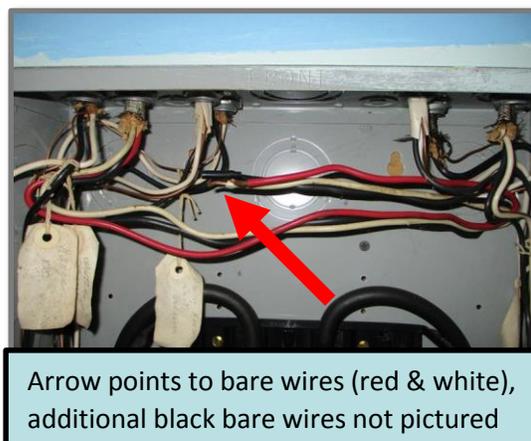
2. The weather head mast of this electrical system extends more than 3 feet above the surface of the roof. Generally-speaking, electricians will brace these masts when they are taller than 3 feet, in order to prevent the strain on the mast exerted by the weight of the service drop from bending the mast. There is no specific requirement for bracing in the electrical code, but most utility providers specify where and how they want these masts braced. I recommend consulting with the local utility provider to determine whether there are any local bracing requirements. If so, the mast should be appropriately reinforced by a qualified electrician. In the photo, the lower arrow points to the detached cable, the upper arrow is where the cable should be connected to the roof.



3. There is a paper note taped inside the main service panel. Paper is flammable, of course, and should not be inside the panel where a fire could start. I recommend having the qualified electrician remove this while he is working on the other repairs in the panel.



4. There are four wires with bare ends that do not terminate inside the main panel box. This is an electric shock and/or fire hazard. I recommend having a qualified electrician find the source of these wires and either remove or properly terminate them.



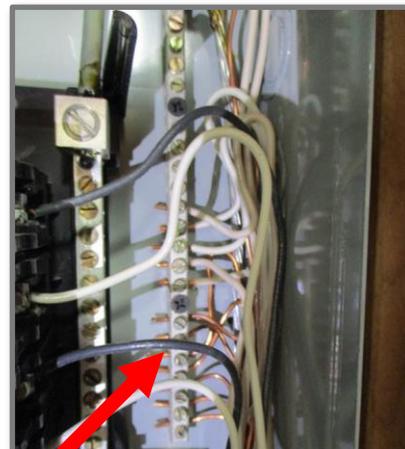
5. There are conductors in the service panel that are not the proper color. Sometimes an electrician must utilize black wires for neutral conductors or white for hot conductors or some other color for equipment grounding conductors. When this happens, the electrician is supposed to mark the conductor with the appropriate wire color using tape or paint (white=neutral/black=hot) but this hasn't been done. I recommend having this corrected by a qualified electrician.

6. As the bedroom is laid out now, there is insufficient clearance around the service entrance panel as required. The service panel is behind the bed. A working space in front of the panel at least 30 inches wide by 36 inches deep from grade to a height of 6 feet 6 inches is needed. Further, the panel door must be able to open to a 90-degree angle. I recommend removing obstructions or relocating the panel to meet requirements.

7. The electrical service sub panel (family room closet) has a hole or holes in the panel box. The hole(s) is likely the result of a previous line from an appliance being removed. I recommend plugging box holes no

longer in use in order to keep any possible electrical fire contained inside the box. Plugs necessary are available at most electrical supply stores.

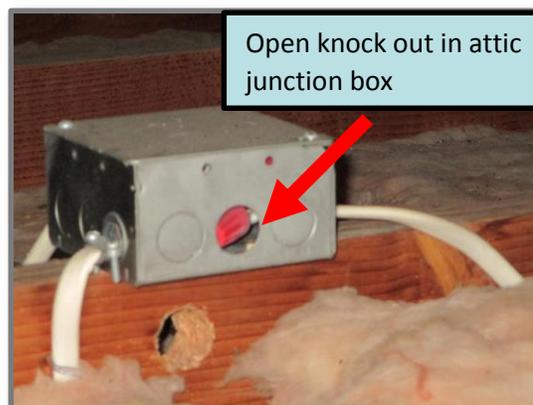
8. There are ground (copper color) and neutral (white) wires on the same bus bar in the sub panel (located in the family room closet, see picture). This is an improper wiring and can allow the ground wire to regularly carry voltage, which can be a shock hazard. Any qualified electrician can quickly and easily repair this. I recommend that you have it done.



White and copper colored wires should not terminate together in sub panel

9. The pull string light switch in the attic is not within arm's reach of the attic hatch. It's necessary to be able to turn the attic light on for entry and to periodically monitor the condition of the attic. I recommend having a light switch installed within arm's reach of the attic hatch.

10. There are open knock outs in the junction box in the attic where fixtures have been removed. Junction boxes are designed to prevent electrical fires by keeping wire connections enclosed. I recommend repairing or replacing this junction box, with work to be done by a qualified electrician.



Open knock out in attic junction box

11. The electrical outlet(s) in the dining room, north and west wall tested as hot/ground reverse. I recommend repair by a qualified electrician.

12. There are battery powered smoke alarms present in the home. This type of alarm has a lifespan of a couple years before they become less sensitive due to dirt, corrosion and age. I recommend removing and replacing

all smoke detectors in the home, with a minimum of one smoke detector outside each bedroom door. Ensure that fresh, new batteries are in the detectors, that they work, and that the batteries are replaced at least twice per year. This is a life safety issue. If a smoke detector doesn't work, you don't wake up the next morning with a chance to do it over again.

13. There is a double light switch in the kitchen that is damaged/missing one of the switches (see picture/arrow). The opening could expose energized wires to contact with a person reaching for the switch, causing injury or death. I recommend having this repaired/replaced by a qualified electrician.



## PLUMBING SYSTEM

### COMPONENT DESCRIPTIONS

The inspection of the plumbing system includes checking all faucets and fixtures for cross-connection and leaks. Cross-contamination issues are also included as well as pressure, functional flow and functional drainage.

### SUPPLY AND PIPING

**Supply and Waste System:** municipal supply with a private waste system  
**Service Piping Size:** undetermined  
**Service Piping Type:** undetermined  
**Branch Piping Type:** copper and cross-linked polyethylene (PEX)  
**Condition:** good condition-no issues  
**Fixtures/Faucets Condition:** Good condition-no issues  
**Supports/Insulation Condition:** no access  
**Functional Flow:** satisfactory  
**Function Drainage:** satisfactory  
**Waste Piping:** PVC DWV plastic  
**Condition:** satisfactory condition<sup>1</sup>  
**Vent Piping:** undetermined  
**Condition:** No access-not inspected

### WATER HEATER

**Water Heater Type:** one conventional storage tank  
**Water Heater Energy Source:** electricity  
**Capacity:** 30 Gallons  
**Date of Manufacture:** 2015-Jun  
**Make:** State Select  
**Model:** EN630DORT100  
**Serial No.:** 1526A021803  
**Water Heater Location:** bathroom  
**Condition:** good condition-no issues

### FUEL TANK & CONTROLS

**Fuel Shut Off Location:** electric service panel  
**Automatic Safety Controls (TPR) Condition:** satisfactory condition-no defects apparent

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<sup>1</sup> Only visible DWV piping is inspected. The inspection is primarily for leaks and flow. For a more intensive inspection a consultation with a licensed plumbing contractor is recommended.

## WATER CONTROLS AND DRAINS

**Main Water Shut Off Location:** meter pit (south side of house)

**Main Water Regulator Location:** none found

**Waste Clean Out Locations:** crawlspace

**Main Floor Drain Location:** none found

## OBSERVATIONS

1. The water heater is located in the bathroom closet. Water heaters fail from time to time, sometimes with catastrophic results, including damage to floors and framing. I recommend having a drain pan installed under the water heater that runs out underneath the home to carry water away if the tank fails. A qualified plumber should be able to handle this project.

2. At least once a year, several gallons of water should be drained off the water heater to flush corrosive sediments from the tank. Additionally, the anode rod inside the tank needs to be replaced by a qualified plumber at 5 to 7 year intervals. This will improve the quality of hot water and increase the likelihood that the water heater can last its entire expected service life.

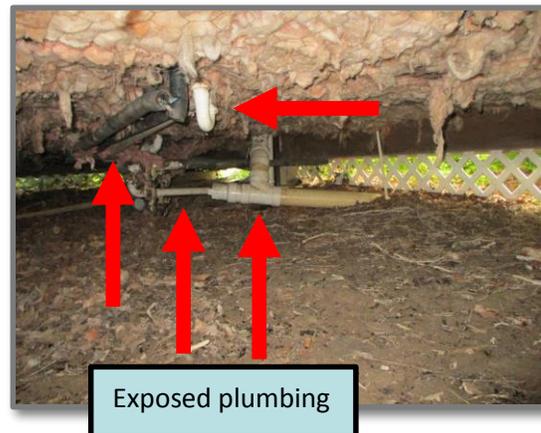
3. The stopper in the bathtub drain didn't work, so it is not possible to fill the tub for a bath. The tub/shower fixtures look pretty old. I recommend upgrading the fixtures and having the drain fixed at that time.

4. The supply and waste pipes to the home are not insulated. This means that you will need to winterize the plumbing for the home in advance of freezing temperatures. Failure to do so will cause pipes to freeze and burst. Water supply should be cut off and all water supply lines drained. Drain pipes should also be appropriately winterized. I suggest that you discuss this process with the current owner to avoid costly plumbing repairs in the future.

5. I recommend having the pipes to the home insulated. A qualified plumber should be able to insulate the indoor plumbing so that it's safe to use during the winter. I still

recommend that you turn off the water supply during extended absences from the home to prevent a leak or burst pipe causing extensive damage. I recommend this for all homes when people go on vacation, for example.

6. The washing machine is currently housed in the shed. If you decide to continue this practice, you'll need to find out what steps are necessary to winterize the washing machine. Most washing machines hold a small amount of water, which would be susceptible to freezing expansion and subsequent damage. I recommend that you follow all manufacturer recommendations to properly winterize the washing machine.



## HEATING SYSTEM

### COMPONENT DESCRIPTIONS

Heating units are tested using normal operating controls. Readily accessible inspection doors are opened for interior viewing unless the doors are taped shut or otherwise sealed. Inspector will not break seals as a new seal is required upon completion of the inspection.

### HEATING SYSTEMS

**Type of Heating System:** electric baseboard radiant heating

**Heating System Location:** whole house

**Condition:** satisfactory

**Type of Thermostats:** non-programmable

**Location of Thermostats:** dining room and family room

**Condition:** started as expected using normal controls

### OBSERVATIONS

1. Electric baseboard heaters all responded to their controls. There is no heat source in either bedroom. Since this is primarily a seasonal home, you may be able to get away without heating the bedrooms. There are several options if you decide you want heat, including electric space heaters or having additional baseboard heaters installed in the bedrooms.
2. I recommend that you use a qualified installer if choosing to upgrade or add to the heating system.

## INTERIOR

### COMPONENT DESCRIPTIONS

#### ROOM INTERIOR

**Heat Source:** electric baseboard radiant heating  
**Wall Surface Type:** drywall and painted wood  
**Condition:** satisfactory-minor random blemishes and cracks  
**Ceiling Surface Type:** textured drywall and drywall  
**Condition:** good-no issues  
**Flooring Type:** ceramic or porcelain tile and wood laminate  
**Condition:** good-no issues  
**Kitchen Flooring Material:** wood laminate  
**Condition:** good-no issues  
**Kitchen Counter Top Type:** laminate  
**Condition:** satisfactory-in need of minor repair

#### CABINETS AND COUNTERS

**Kitchen Cabinet Type:** plywood  
**Condition:** good-no issues  
**Bathroom Flooring Material:** ceramic or porcelain tile  
**Condition:** good-no issues  
**Bathroom Counter Top Type:** none  
**Bathroom Cabinet Type:** plywood  
**Condition:** good-no issues  
**Inside Door Type:** hollow core wood panel  
**Condition:** good-no issues

#### WINDOWS AND DOORS

**Window Frame Type:** wood  
**Condition:** good-no issues

### OBSERVATIONS

1. There are minor wall blemishes throughout the home that are of no real significance other than cosmetic.
2. Due to the age of the home (built before 1978), I recommend that you follow the EPA's Lead Safe Guidelines anytime you remodel or attempt to remove paint. You can find out more about the dangers of lead paint at <http://www2.epa.gov/lead>.
3. The countertop over the peninsula in the kitchen is loose. I recommend having it repaired.

4. There is no anti-tip device installed on the electric range. The device is designed to prevent the range from tipping over on a small child in the event the child attempts to use the oven door as a step stool. I recommend installing a proper anti-tip device.

5. The fan built above the stove is very noisy when operated. This might be due to the exhaust being plugged or the filter being dirty. I recommend repair/cleaning as appropriate.

6. There is evidence of a past leak underneath the kitchen sink. There is discolored wood and rust on exposed metal, however there are no signs of current moisture.



7. The kitchen sink sprayer did not automatically return when I released it. It was actually quite inconvenient. I'm not sure how the return mechanism is supposed to work, so I recommend contacting the manufacturer and/or owner's manual for further information.

8. The wall behind the refrigerator is unfinished. It's only visible by looking over the top of the fridge, and I consider it to be only a cosmetic thing that most people will probably never notice.

9. There is a piece of trim (kick plate) missing underneath the cabinets directly to the right of the stove. It's really a cosmetic item as well, but you may want to have it added.



10. Some spray foam insulation and steel wool is visible under the peninsula kitchen cabinets. I didn't feel any air blowing through, but I am suspicious that this may be a source of cold air leakage or rodent entry during the winter months. I recommend monitoring this area and if it is a source of air infiltration, having it properly sealed. You should also remove the foam insulation overspray down there.

11. One window in the dining room has a malfunctioning sash cord/window weight. The window operates smoothly, but the sash cord does not retract when opening it. I showed this to you while we were in the dining room. A qualified window installer can make repairs here.



## ATTIC AREA AND ROOF FRAMING

### COMPONENT DESCRIPTIONS

Homes of this era were typically only lightly insulated during initial construction. The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.

Should you wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or not visible areas, I suggest consulting an insulation contractor or certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.

### ATTIC LOCATIONS AND ACCESS

**Attic Spaces:** one

**Attic Access Locations:** main hallway

**Inspection Method:** flashlight

### ROOF ASSEMBLY

**Roof Assembly Type:** wood frame assembly

**Roof Sheathing:** plywood sheathing

**Condition:** good condition

### ATTIC FLOOR

**Attic Flooring:** none

**Attic Storage:** can partially be used

### ATTIC VENTILATION

**Attic Ventilation Type:** passive ventilation

**Intake Location:** gable

**Exhaust Location:** gable louver vents

### OBSERVATIONS

1. Since it is uninsulated, the attic hatch can result in some energy loss through convection, and some staining of the hatch area may eventually result, when warm house air condenses on the cold hatch and

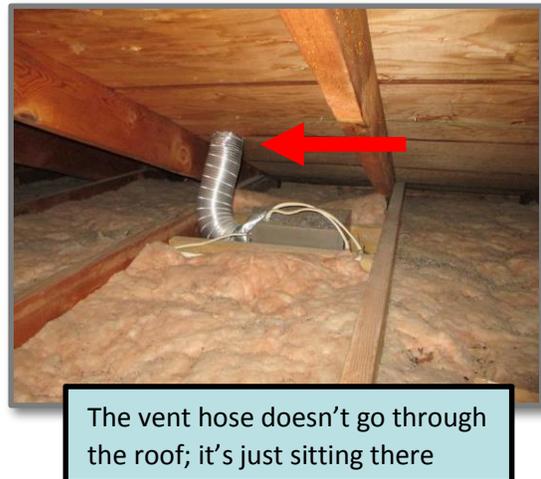
captures dust particles from the air. It is recommended that the hatch be insulated to the same approximate R value as the rest of the attic.

2. I discussed the attic light switch and open junction box in the electrical section. I recommend both suggested repairs be done.

3. There is a good sized bee hive in the attic. It's all the way in the north east corner. It's been sealed up from the outside of the house, and I didn't see any activity, so it could be abandoned. I recommend finding out if it is occupied, killing the bees if necessary and removing the nest.

4. The attic is lightly insulated. You may want to consider upgrading it, especially if you end up spending significant time at the home during the heating months.

5. The bathroom fan exhausts directly into the attic. This is an improper termination. It sends warm, humid air from the bathroom into the attic resulting in moisture damage to the underside of the roof and other attic surfaces and mold and mildew growth. I recommend correctly venting the bathroom fan through the wall or soffit directly to outside. In the picture, it looks like the vent goes into the roof sheathing, but it doesn't go through the roof. The roofer never connected it after installing the metal roof.



Yours truly,

Tom Breslawski  
Vesta Home Inspections, LLC  
NYS License #16000047670