

# Vesta Home Inspections, LLC

## Home Inspection Report



**123 4th Avenue**

Any Month, 2016

**Report Prepared For:**

Mr. Johnathan Doe

**Report Prepared By:**

Tom Breslawski  
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## GENERAL INFORMATION

### INSPECTION ADDRESS

**Street:** 123 4th Avenue  
**City:** Rochester  
**State:** New York  
**Zip:** 14613

Johnathan,

First off, I'd like to thank you for the opportunity to inspect for you today.

It's important to understand what I do as an inspector; I inspect the nine systems of the home (structure, exterior, roof, interior, plumbing, electrical, attic/insulation, heat and air conditioning). 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 my home inspections are performed in accordance with the New York State Standards of Practice for Home Inspectors (copy available on my website). 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 (by "disinterested," I simply mean that I have no financial interest in the deal going through) detailing the problems and conditions of the house. I inspect the entire house, but only report on the things that are wrong. 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 house. All homes have problems, some larger than others. You should know that most homes end up having a long report. This report will give you the insight needed to make an intelligent decision about purchasing the home. This is not a pass/fail inspection.

In some cases, I've used pictures or a diagram 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.

Most 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. You can also write a review for me by signing into Google and accessing my Google business page located at <http://goo.gl/VCxp1p>

I realize that this is an investment property, so you'll have to decide what repairs are most important to you based on the cost vs. return, amongst other things. I'm simply presenting the list to you. It's your job to prioritize it.

Finally, when reading through the document you will notice that in some cases I recommend repairs. In 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:** December 12, 2016

**Report Date:** December 13, 2016

**Report Delivered:** by email

**Start Time:** 9:00 AM

**End Time:** 3:02 PM

**Weather Conditions:** overcast

**Temperature:** 30 degrees

**Present During Inspection:** tenant

**Building Occupied:** yes occupied

### CONSTRUCTION TYPE

**Construction Style:** Tri-level

**Structure Type:** Detached

**Construction Material:** Wood frame

**Residence Type:** Victorian

### BUILDING DETAILS

**Date Built:** 1930

**Approximate Age:** 86 years

**Bedrooms:** five

**Bathrooms:** seven

**Supporting Foundation:** basement

**Approximate Area:** 4658 Sq. Ft.

**Entrance Faces:** South

### CLIENT INFORMATION

**Name:** Mr. Johnathan Doe

**Address:** Any Street

**City:** Any City

**State:** New York

**Zip:** 12345

### HOME

**Cell:** 123-456-7890

**Email:** johndoe@gmail.com

#### BUYERS AGENT INFORMATION

**Name:** Jane Doe

#### COMPANY

**Company:** Doe Real Estate  
**Address:** 2 Buck Drive  
**City:** Any City  
**State:** New York  
**Zip:** 12345  
**Cell:** 123-456-7890  
**FAX:** 123-456-7890  
**Email:** doerealestate@yahoo.com

#### SELLERS AGENT INFORMATION

**Name:** Any Agent  
**Company:** Any Company  
**State:** New York  
**Work:** 123-456-7890

#### INSPECTED BY

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

#### COMPANY INFORMATION

**Company:** Vesta Home Inspections, LLC  
**City:** Hamlin  
**State:** New York  
**Zip:** 14464  
**Phone:** 585-615-8696  
**Email:** tom@vestainspector.com  
**Web Site:** www.vestainspector.com

## EXTERIOR

### COMPONENT DESCRIPTIONS

As I inspect the exterior, I examine landscaping and lot since 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, including severe foundation damage. A high-water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effect on the home. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. If I've found any of these problems, they will be enumerated in this (and other) sections of the report. I generally recommend that the lot grading slopes away from the building a minimum of one inch every foot for 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.

### BUILDING EXTERIOR

**Wall Surface Material:** cement asbestos shingles  
**Condition:** satisfactory condition-with exceptions  
**Wall Trim:** aluminum  
**Condition:** satisfactory condition-with exceptions  
**Entry Door Types:** solid wood  
**Condition:** satisfactory

### FOUNDATION

**Foundation Type:** basement  
**Foundation Material:** concrete block

### SLOPE AND DRAINAGE

**Direction of Lot Slope:** unable to verify (snow cover)  
**Condition:** satisfactory condition  
**Gutters Downspouts Drain:** into underground drains

### DRIVES WALKS AND PATIOS

**Driveway Types:** asphalt  
**Condition:** satisfactory  
**Walkway Type:** asphalt  
**Walkway condition:** satisfactory

## Fence and Gate: chain link

### OBSERVATIONS

1. Since the home was built prior to 1978, it is likely that there is lead paint on some, or all painted surfaces. Exposure to lead paint can cause serious health problems. I recommend that you use Lead Safe practices anytime that paint removal or remodeling processes are done. A qualified lead paint removal company should be used for this work. You can find more information on the dangers of lead paint at <http://www2.epa.gov/lead>.

2. There are gaps between trim, windows and siding that should be caulked and painted to help keep moisture and insects from doing damage to the home.



3. There are several rot-damaged exterior windowsills. The rot can eventually move into the window casing and underlying framing and threaten the structural integrity of the home. This type of damage can sometimes be repaired with special wood hardening chemicals and epoxy fillers, or, in the event of substantial damage, requires that a carpenter cut out and replace the affected area.

4. There are cable TV/internet wires strung around the outside of the home. This is a cosmetic issue, but could easily be corrected by properly installing the wires inside the home and caulking the holes. It would make the house look better.

5. The trim paint is flaking off just about every trim and window sill board like this one in front of the house that I'm pointing to. Keeping these painted is essential to preserving the wood; it will rot if it's not protected. This is a big house, there's a lot of trim and most of it needs to be scraped and repainted. You should have it done before it begins to rot.



6. There are several broken/missing pieces of siding on the house. This one is on the front, above the porch roof and below the second-floor window. All the broken pieces should be replaced to keep moisture from damaging the wall and framing behind it.



7. This hole on the east side of the house (at the bay window) needs to be sealed up or it will probably become an entrance for squirrels. It's also an entry point for moisture, so you'll want to have it sealed up. The other side of the bay window is like this and should be fixed too.



8. This area on the east side of the home has been sealed up with spray foam. Spray foam holds up surprisingly well if it's kept painted. I recommend either keeping it painted or simply repairing the small piece of trim so that you don't have to worry about it anymore.



9. There are several pieces of siding that are pulled away from the house and should be re-attached before they break or get torn off by the wind. This one is on the east side of the house just north of the bay window.



10. On the east side of the house, near the north end, there is quite a bit of mortar missing between the blocks. Some of the blocks are loose and moveable. I can't be sure what caused this, but it may have been from a badly leaking gutter/downspout that has since been repaired. I carefully checked the house for signs of structural movement and couldn't find any. You should have this area repaired by a qualified mason. If you have any additional concern about the foundation of the home, you can hire a structural engineer to give you his opinion on it.



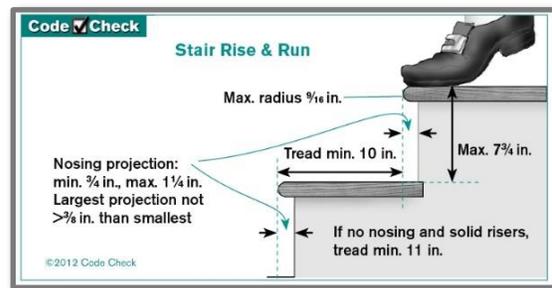
11. There are some areas that need repointing on the east side of the house. I recommend having this done by a qualified mason before it gets worse.



12. The west storm door doesn't latch closed. The button stays pushed in. I recommend having this repaired so that the door is secure and doesn't blow open on a windy day and get damaged or ripped off its hinges.



13. The difference in riser (step) height at the porch steps is greater than 3/8 inch from the tallest riser to the shortest. This is a safety concern. Steps with height difference more than 3/8 inch are much more likely to cause someone to trip, fall and be injured. 3/8 inch may not seem like much, but it's enough to cause a real problem.



14. The porch entry railing for apartment one is made from a two by four on edge. This is not an approved type of railing because it's not graspable in the event of an emergency. The railing is too weak to hold a falling person and should be replaced.



15. There is no landing at the top of the apartment one porch steps. There should be a landing at least large enough to open the door without stepping back onto the stairs. This is a safety issue and should be corrected.

16. The apartment one porch steps are wood and in direct contact with the asphalt driveway. Over time, these wood steps will absorb water and begin to rot. Eventually they'll need to be replaced.

Wood in contact with asphalt



17. This board under the eave of the front porch (above the door) is made from OSB. OSB is highly susceptible to moisture. It swells, becomes soft and gets ruined by even one exposure. I recommend replacing it before this happens.



18. I climbed both fire escapes. These fire escapes should be installed to manufacturers specifications, however I found one lag screw that was partially backed out from the house. This was on the west side fire escape. I recommend tightening it down or replacing it if necessary. This is a safety issue.



19. There are various plants, stumps and bushes next to the exterior walls. 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 to prevent damage to the exterior and to inhibit the ability of insects to migrate into the building structure.

20. A tree is overhanging the electrical service drop. This condition could result in a power outage or damage to the line and/or electrical service mast. I recommend having power shut off to the home by the power company and trimming or removing the tree to prevent further contact.

21. The gutters on the home are partially or totally plugged with organic debris and dirt. If left in their present condition drainage is adversely affected and the weight of the debris could make the gutters detach from the roof fascia. I recommend cleaning all gutters as necessary on a periodic basis.

22. The downspouts are draining into old concrete or tile drain connectors, known as 'crocks', visible at the surface around the perimeter of the home. These are supposed to convey roof runoff to a buried perimeter drain that presumably is made of the same type of material. You should be aware that this type of drain system has been rarely used since the 60's and most are prone to frequent clogging and failure caused by settling of the soil close to the foundation or roots that grow into the pipe, allowing it to clog with silt. There is no way to determine whether these are completely intact below grade, but it has been my experience that most are damaged at one or more locations and are a frequent cause of infiltration into basements and crawlspaces. I strongly recommend that you have this obsolete system replaced.



23. Here's a gap in the eave at the front of the house. This is a great place for squirrels, bees or birds to take up residence. Have it covered.



24. This hole in the upper eave, above the front porch roof, is a classic example of squirrel damage. You'll need to have the squirrels removed from the house and the holes sealed up. Squirrels love walnuts and there is an abundant supply in this neighborhood, so plan on a constant battle to keep them out of the house.



25. Here's another entry hole for critters that needs to be repaired. This one is located at the east side of the front porch roof.



26. The storm window frame here is damaged/falling apart and should be replaced. There's a small piece of trim missing at the bottom corner of the bay that needs to be replaced to seal the area up.



27. This downspout connection on the east side wasn't leaking, but I'm going to point it out because it's covered in some kind of caulk. In my experience, caulk never works on these. I expect it to leak soon. Be ready to replace it. There's another at the south west corner of the house.



The fascia board behind it is damaged from exposure to moisture and should be replaced too.

28. The fence in the back yard is pretty beat up. Fences aren't part of a home inspection, so I didn't inspect it any further than this.



29. This gutter seam at the north side of the house (lower roof) was leaking at the time of inspection. It's not going to get better. Have it replaced before it leaks even worse.



30. The storm window frame on the center window (pictured) is damaged and should be repaired or replaced.



31. The roofing above this window on the west side of the house is damaged. It's probably allowing water to enter the wall cavity and cause damage. I recommend having the roof over this window replaced. There are several other windows around the home that need the same attention.



32. This window frame is rotted and should be replaced before the rot spreads to other portions of the house. It's on the west side of the house next to the fire escape.



33. The storm window frame is detached at this east side basement window. There is no storm window in place. I recommend repairing this and adding a storm window.



34. The flashing over the windows and ledges on the house is rusted and failing. This will allow water to enter the wall cavity of the house and can cause the sheathing and framing to rot. I recommend having this flashing replaced as soon as possible.



These pictures are from the west side of the house, but I expect all the window flashing to be in similar condition



35. This storm window on the east side of the third floor is broken. Have it replaced.



36. The home has an asphalt driveway. These driveways typically require sealing every year to keep water from penetrating and causing cracks and deterioration. I recommend having this done as soon as possible.

37. The window well on the east side is uncovered. This allows debris, rain water and pests to have access to the basement windows. I recommend covering the window well. This isn't a standard size, so you'll have to get something custom made for it.

Add a new cover  
for the dryer duct



38. This basement storm window on the east side is broken. Have it replaced.



39. I'm pointing to a loose glass pane in the west side basement window. I recommend having it fixed.



## ROOF SYSTEM

### COMPONENT DESCRIPTIONS

#### ROOF COVERING

**Roof Inspected:** from ground and walking portions of the roof

**Roof Slope:** steep pitch

**Roof Style:** gable

**Roofing Materials:** asphalt shingles and rolled roofing

**Material Condition:** not visible

#### FLASHING

**Flashing Type:** metal

#### FLASHING CONDITION

**Flashing Condition:** satisfactory with exceptions

#### GUTTERS DOWNSPOUTS

**Gutter Downspout Type:** aluminum<sup>1</sup>

**Disconnected Downspout:** satisfactory with exceptions

#### SKYLIGHTS

**Skylight Type:** fixed-lens, curb-less

**Skylight Condition:** satisfactory condition-for what could be seen

#### CHIMNEYS

**Chimneys Type:** one masonry stack

**Condition:** satisfactory for what could be seen

### OBSERVATIONS

1. The roof has at least one layer of asphalt shingles over cedar shingles. The next time the roof needs replacement, you will need to completely tear off all asphalt and cedar shingles. In addition, the skip

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<sup>1</sup> The building does not have any gutters. This may result in moisture damage to, or cause unsightly mud spattering of, the exterior siding. It is recommended that gutters be installed.

sheathing currently present isn't sufficient for asphalt shingles. This means you're going to need to install new roof sheathing (decking) on the entire roof prior to any new shingles.

Most shingle manufacturers prohibit installing their product over more than one layer of roofing and/or installation over an existing cedar roof, so any warranty on the roof shingles has probably been voided by this installation. In addition, there are several installation errors that lead me to believe that these shingles were not installed by a professional. Expect the service life of the shingles to be much shorter than average.

No reputable roofer will install a new roof on this house without a complete tear off and replacement of the sheathing and it's going to add significant cost to the eventual replacement of the roof.

2. At the roof to wall intersections, there is siding in contact with the roof covering. This is a common problem on homes that have either been re-roofed or re-sided. It allows moisture to wick up into the siding and cause damage. There should be at least a 1 1/2 inch gap between the siding and roof covering. I recommend having this adjustment made to prevent damage to the siding.



3. This is the lower roof on the north side (over apartment two's bathroom). The caulk at the roof/wall intersection isn't a long term solution for keeping out moisture. I didn't see any signs of a leak on the inside, but this area is going to take in water. Have it properly flashed.



4. The spot on the back lower roof (over the apartment two bathroom) is damaged. Although the roof covering is mostly covered in snow, I'm pretty sure that it's near the end of its life. You should plan on replacing it.



5. Here's a couple pictures of the chimney. It's obviously been repaired in the past. I didn't notice any cracks, but it's a long way up there so I couldn't see the whole thing. The roof was snow covered so I couldn't get up there.



## BASEMENT AND CRAWLSPACE

### COMPONENT DESCRIPTIONS

#### BASEMENT CRAWLSPACE

**Basement Crawlspace Type:** unfinished basement

**Entrance Location:** north entrance

**Inspection Method:** entry down stairs

**Foundation Type:** basement

**Condition:** satisfactory condition

**Structural Columns:** metal support

**Condition:** satisfactory - with exceptions

#### STRUCTURE

**Floor Joist Type Size:** 2 by 10 joists

**Floor On-Center:** 16-inch

**Floor Sheathing:** one-by sheathing

**Condition:** satisfactory condition

### OBSERVATIONS

1. There is no light above the basement stairs. Lighting should be present over all steps/stairs to reduce the likelihood of tripping and falling. I recommend installing a light above the basement stairs that is switchable from both the bottom and top of the stairs.
2. The basement is full of clutter. This prevented me from conducting a full inspection, so any comments made in this report are only representative of the visible portion. I can't guarantee what I can't see. I recommend you arrange to have the clutter removed and take a look at the rest of the basement if you have any concerns.



3. The rim joist/sill area has incomplete insulation. The area I'm referring to is directly above the basement perimeter wall, where the wood floor joists terminate. Insulating this area can help reduce energy bills and increase comfort in the home. I recommend having it completed.

4. There are several broken joists in the basement. I'm not sure what caused them to break, but they are all next to each other. I didn't notice any problems resulting from them. These can be repaired fairly easily by sistering another joist to each of them if they ever become a problem.



5. There are two jack posts in the basement that are designed to be temporary and are not attached to the beam above. I often see homeowners put these in place to try and stop a squeaky or spongy floor. It's hard to say how long they've been there. I recommend having them lag bolted in place.



6. This door was locked. I peeked through a gap on the side and it looked like there was more storage items in there.



7. The cement laundry basin in the basement is not attached to the wall. It's possible that a child (or an adult) could pull on, or lean against this basin and cause it to fall and injure them. The plumbing pipes would also be damaged if this happened. I recommend securing the laundry basin to the basement wall.



8. This is the base of the chimney in the basement. There is some mortar missing between the bricks but I didn't see any broken bricks. I recommend having the mortar replaced here.



9. The basement bathroom is in not finished. You'll need to make sure it's complete before finishing it or using it.

## ELECTRICAL SYSTEM

### COMPONENT DESCRIPTIONS

#### SERVICE ENTRY

**Service Drop Type:** overhead stranded triplex cable  
**Condition:** satisfactory  
**Service Entry Conductor:** aluminum  
**Condition:** satisfactory  
**Service Ground Conductor:** stranded copper  
**Service Ground Location:** water pipe & driven rod at exterior of building  
**Condition:** satisfactory  
**Meter Location:** east side of the residence

#### MAIN DISCONNECT

**Main Disconnect Location:** inside the service entrance panel

#### MAIN PANEL

**Service Entrance Panel Location:** basement  
**Panel Type:** Eaton  
**Panel Style:** breaker system  
**Amperage Rating:** 100 amps  
**Voltage Rating:** 120/240 volts  
**Condition:** satisfactory condition-needs minor repairs  
**Final Service Rating:** 100 amps

#### DISTRIBUTION WIRING

**Wiring Type:** non-metallic sheathed cable (Romex), fabric covered non grounded, armored (BX) cable and knob-and-tube  
**Wiring Conductors:** copper  
**Condition:** no view-not inspected

### OBSERVATIONS

1. Although I'm only required to test a "representative number of switches and receptacles" (one per room), I tested every switch and receptacle that was accessible. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems were not inspected and are not within the scope of a home inspection.

2. There are no GFCI outlets in the basement, outside, kitchen (apartment 1 & 2) and bathroom (apartment 2, 3 & 4). GFCI's are required on all outlets within 6 feet of a sink (kitchen, bathroom, etc.), or where moisture is typically present (basement & garage). This is an electric shock hazard. I recommend having a qualified electrician install GFCI outlets at these locations.

3. The splices between the overhead service conductors and the service entrance conductors have been made at the bottom of the drip loop where they are subjected to moisture running down the conductors. I recommend contacting the electric utility company and requesting repair.

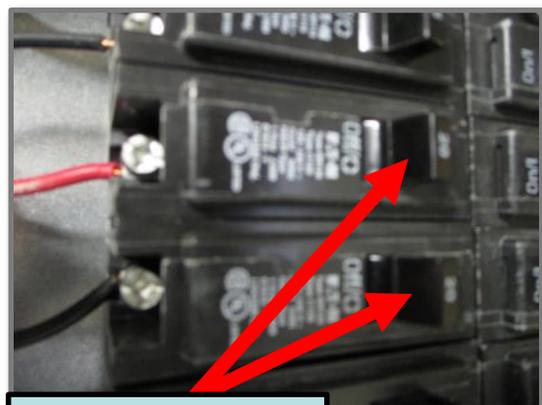


4. In the back yard, the power line to the home runs through a tree. This can be a dangerous situation and can be the cause for power interruption. I recommend removing the tree or keeping the tree pruned to prevent contact with the line, with work to be performed by a qualified tree removal contractor and coordinated with the utility company if necessary.

5. This old outlet behind the dryer is dead. I recommend removing it.

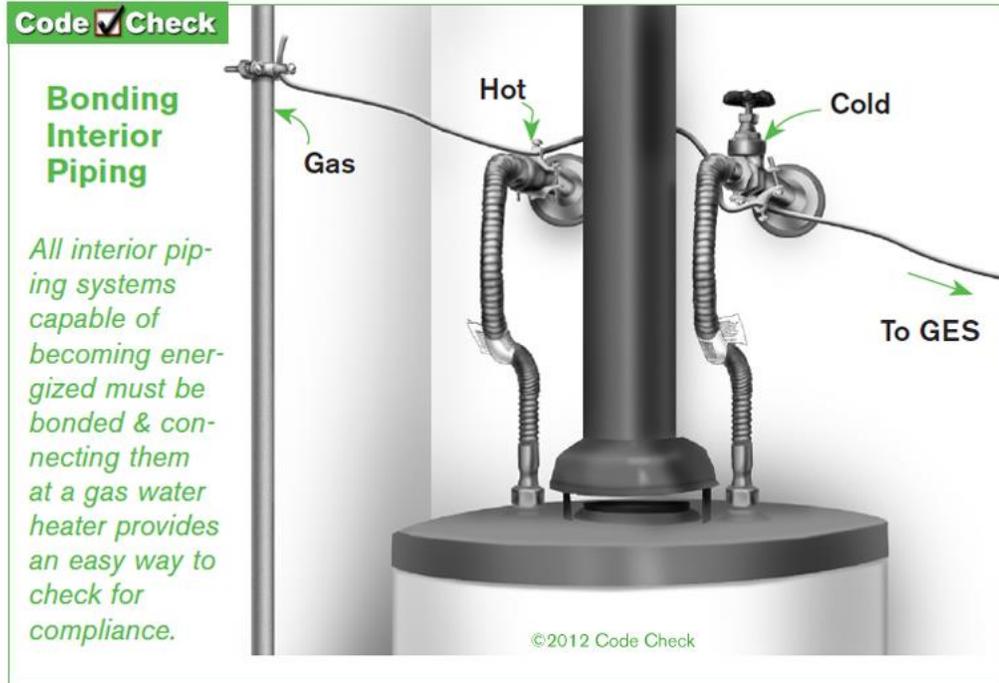


6. There is a multi-wire branch circuit in the main service panel that does not have linked breakers. This is a dangerous situation, since both breakers must be shut off to completely turn off power to the circuit. There is a possibility of someone only shutting off only one breaker and unknowingly being shocked or electrocuted (death) by the remaining live wires on the circuit. I recommend having a qualified electrician link the breaker in this circuit, if possible. If not, I recommend having the electrician replace the breakers with a double pole linked breaker.



These breakers should be linked

7. There is no bonding jumper at the water heater. Bonding jumpers must be installed around items which could disrupt the continuity of the metal underground water pipe system. This includes the water heater, pressure reducing regulators, water filters, softener or other water treatment equipment. I recommend installation of a bonding jumper at this location.



8. There is no bonding jumper at the metal heat ducts and natural gas supply pipes. All interior metal piping systems that have the potential to be energized should be bonded to for a fault current path. If they are bonded and the system is accidentally energized, a circuit will be completed and the breaker or fuse will protect the circuit. If they remain not bonded, the system could remain at elevated voltage potential and be a shock hazard. I recommend having them bonded to the electrical system to reduce this shock hazard.

9. The bonding jumper at water meter is corroded. Corrosion on any electrical connection can cause it to fail and in this case, that could cause the metal components that it's connects to become energized. This is a shock hazard. I recommend having this connection cleaned up, or having the bonding jumper wire and/or clamp replaced, whichever is necessary.



10. The two grounding rods on the east side of the house are both loose in the ground (I'm pointing to one of them). These rods are supposed to be ten feet long, but it's pretty common for installers to drive them until they hit something, then cut them off. This can result in an insufficient ground for the electrical system, which is a safety hazard. I recommend installing new grounding rods outside the house.



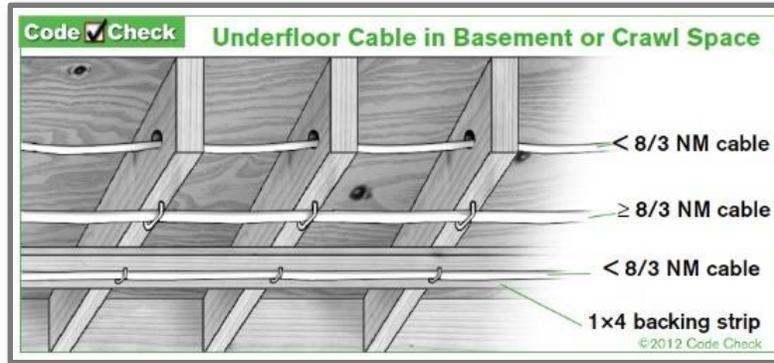
11. The can lights in the downstairs bathroom above the shower are only rated for "damp location." Any area above the shower stall should be considered a "wet location." These lights should be either moved, or replaced with light fixtures rated for a wet location. This is an electrocution hazard.



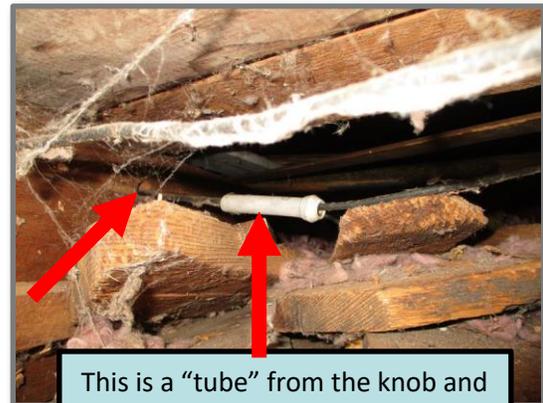
12. I found uncovered electrical junction boxes in the home in the attic. These boxes must be covered in order to contain any electrical fire within the box and to keep debris, insects and vermin out. Note that the covers may be missing because of too many conductors in the boxes. If this is the case, any overfull boxes will need one or more extension rings added. I recommend having this issue corrected by a qualified electrician.



13. In the basement, there are NM electrical cables that are improperly supported. It's possible that someone could hang clothing or other objects from this cable and damage it, causing a shock or fire hazard. I've attached a schematic of the correct cable routing procedures and recommend that you have them corrected.



14. Portions of this home are still wired with knob-and-tube wiring. This type of wiring has no ground conductor and is installed with separated hot and neutral conductors secured to porcelain knobs, or threaded through porcelain tubes, to insulate them from framing members. K & T wiring is considered obsolete and the cloth and rubber insulation is frequently deteriorated and fragile. Even though I may not have found any obvious deficiencies with this wiring, I still strongly recommend you consider having it replaced or at least thoroughly inspected by a qualified electrician who can discuss options and cost for eventual replacement.



This is a "tube" from the knob and tube wiring; it should be inserted into the hole that the other arrow is pointing to so that it insulates the wire from the

15. There are electrical wires in the basement bathroom that have been spliced and not contained in an approved junction box. They are energized, so they are a safety hazard. I recommend having all splices installed inside required junction boxes by a qualified electrician.



16. There are several junction boxes in the basement that have an open knock out (see pictures below). This means that the box will not contain a fire. It's a safety hazard. I recommend either plugging or replacing these junction boxes.



17. There is no light in the most of the closets. I recommend having a light and switch installed by a qualified electrician in the closets.

18. Several electrical outlets tested positive for open ground (in common stairwell, room A on the north and west wall and room B under the counter). This is an electric shock hazard. I recommend repair by a qualified electrician.

19. There are not enough smoke alarms in the home as required. I recommend installing smoke alarms on each level of the home and one outside each bedroom door. You should contact the local Fire Marshal or Fire Department for more specific recommendations in your jurisdiction.

20. There are no carbon monoxide detectors in the home. Carbon monoxide is an odorless, colorless gas caused by combustion that can cause death if inhaled. I recommend installing carbon monoxide detectors in each apartment of the home, including the basement.

21. At the outdoor Crouse-Hinds panel, there is an open gap in the panel box (left photo) and inside, there is rust on the bus bar (right photo). This rust may require the panel to be replaced. I recommend having it looked at by a qualified electrician and replaced if necessary. At a minimum, the rusted and corroded parts will need to be replaced. You should put a lock on this box to make it more difficult for someone to tamper with it.



22. The smaller Cutler-Hammer outdoor panel has some rust on its dead front but looks alright inside. Have the rust cleaned off and the area painted. I recommend locking this box to reduce the chance of it being tampered with.



23. There are three Federal-Pacific (FPE) Stab-Lock™ service panels in the house. Two are in located in the basement and the third is in apartment 5 upstairs. FPE breakers have a reputation among electricians of not tripping when needed causing electrical fires and other problems in the panel. A class action lawsuit against Federal-Pacific and several previous owners of the brand was settled a few years ago. I do not remove the covers from Federal Pacific panels due to the problems associated with them, so I was unable to inspect the branch wiring inside the panel. I recommend immediate replacement of the panel by a qualified electrician.

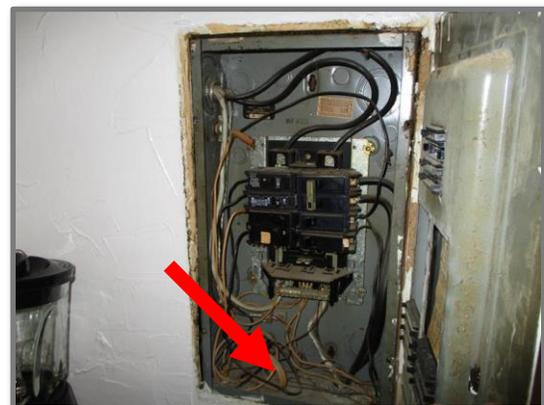
24. In a house of this size, it would have taken me and another worker all day to trace each panel to the units that they serve. I suspect that the two outdoor service panels are for apartments 4 & 5, which means that the panels that I found in apartments 4 & 5 are sub panels. I'll address them below. The two FPE panels in the basement have been painted, but I could see numbers bleeding through the paint. It's not clear if these were apartment numbers or panel numbers.

The Eaton panel in the basement is not labeled.

What I'm getting at here is that there are five units inside the building, plus the two potential studio units and some common areas as well. There are five electric meters, so five accounts are paying for the electric. You'll need to sort this out and either include electric with the rent cost or provide additional meters for the studio units.

25. The service panel in apartment four doesn't have the proper working space around it that is required. I believe that this is a sub panel (see comment #24, I am not certain of this), which means it's wired incorrectly with grounds and neutrals on the same bus bar. This is an electric shock hazard.

The interior of the panel is dirty and there is a wire that is unprotected and passes through an open hole in the sharp metal box. This could cause the wires insulation to be damaged and electrify the box. The open hole



The arrow points to the wire passing through the open hole

also means that the box cannot properly contain an electrical fire. There's some work to be done here. I recommend having it done by a qualified electrician.

26. I found this squirrel chewed wire in the attic. There are probably more like it that aren't so easy to find.

This isn't a surprise, it's what squirrels do. For some reason, they seek out wires and chew on them, which can result in electrical fires inside the house. This is another reason to get the squirrels out of the house. You should have these and any other damaged wires repaired 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 and waste system

**Service Piping Type:** copper

**Branch Piping Size:** 1/2-inch

**Branch Piping Type:** copper

**Condition:** satisfactory for what could be seen

**Fixtures/Faucets Condition:** satisfactory

**Supports/Insulation Condition:** no access - not inspected

**Functional Flow:** satisfactory

**Function Drainage:** satisfactory

**Waste Piping:** PVC DWV plastic and cast iron/galvanized steel

**Condition:** no access-not inspected<sup>1</sup>

**Vent Piping:** cast iron

**Condition:** no access-not inspected

### WATER HEATER

**Water Heater Type:** one conventional storage tank

**Water Heater Energy Source:** natural gas

**Capacity:** 50 Gallons

**Date of Manufacture:** 2007 - September

**Make:** General Electric

**Model:** PG50T09AVH00

**Serial No.:** GELN0907A09735

**Water Heater Location:** basement

**Condition:** satisfactory

**Water Heater Vented:** into a masonry chimney

### FUEL TANK & CONTROLS

<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.

**Fuel Shut Off Location:** at the water heater

**Automatic Safety Controls (TPR) Condition:** satisfactory condition-no defects apparent

## WATER CONTROLS AND DRAINS

**Main Water Shut Off Location:** basement

**Waste Clean Out Locations:** basement

### OBSERVATIONS

1. When I refer to the type of plumbing, I am relying on a visual observation. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, it is because copper piping protrudes from the walls behind plumbing fixtures. If you require absolute knowledge as to the type of plumbing throughout the home, then a consultation with a qualified plumber will be necessary.

2. I follow New York State regulations for home inspection, which means that I operate toilet flush valves, fixtures and hose bibs, but I don't operate stop valves or shut off valves in the plumbing system. Solar systems, septic systems, wells, filters, conditioners, yard watering systems and fire sprinkler systems are not part of this inspection and are not required by State of New York regulations either.

3. There are improper hangers used on the copper supply pipes. In this case, they are steel straps used to suspend copper pipes. Steel in contact with copper will sometimes cause a chemical response known as 'galvanic reaction' that accelerates deterioration of the components involved and results in leaks. I recommend replacing these metal straps with proper pipe hangers.



4. The plumbing hangers are installed at improper intervals or are poorly attached. This can result in water hammer in supply lines or low-spots in drain lines that will interfere with proper drainage. I recommend having a qualified plumber install additional brackets or reinforcement to improve the way the system is suspended and attached.



This is an interesting plumbing hanger; have it replaced

5. This plumbing connection in the basement is covered by padding. I'm not sure why. I recommend asking the current maintenance person why.



6. There are uninsulated copper pipes in the attic. I recommend insulating these pipes or having them removed from the attic to reduce the chance of them freezing and bursting.



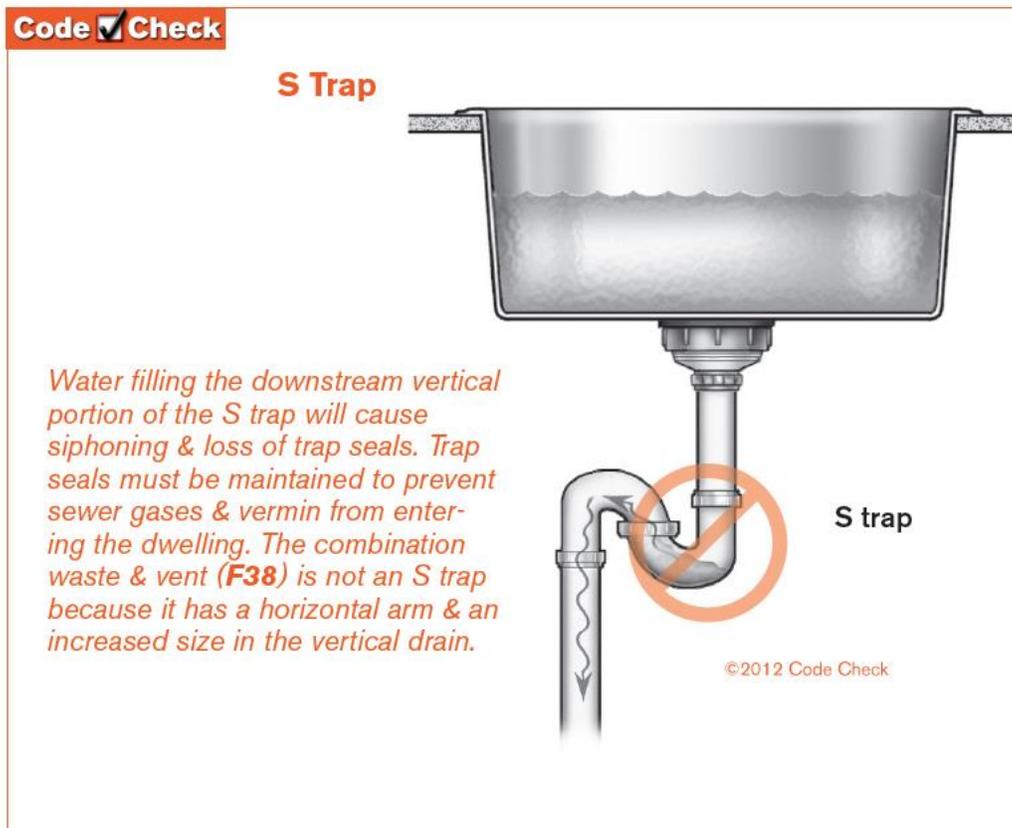
7. The water meter and shut off valve are in the basement bathroom. They are in the corner and there's a piece of drywall cut and ready to be installed over them. I recommend not installing drywall over the water meter/shut off in case someone needs to quickly shut off the water to the house. Perhaps an access door could be built into the area instead.

8. The sink drain at laundry basin is plumbed with a drum trap. Drum traps are now obsolete since they are unreliable and tend to clog easily. I recommend having the drum trap replaced with a P-trap.



9. The toilet in the basement and apartment (1, 2, 4 and 5) baths are loose at the floor. Loose toilet pedestals can ruin the wax seal between the pedestal and the soil pipe, resulting in leaks and often rotting flooring (if wood) beneath the toilet. I recommend removal of toilets, inspection and repair if appropriate of the soil pipe collar, replacement of wax seal and re-installing the fixture.

10. The sink drains at the kitchen (apartment 1 & 2), bathroom (apartment 1, 2 & common bath) are plumbed with an S trap. S traps are now obsolete since they can sometimes syphon themselves dry, which then allows sewer gasses to pass through into the living space. The proper trap to have in place is a P trap, which does not syphon. Practically speaking, it's sometimes difficult or impossible to install a P trap into existing plumbing without completely removing and re-plumbing the entire drain pipe. In that case, you can simply run a little water to refill the trap if you smell sewer gasses from it. If this happens frequently, you should consider having the sink drain re-plumbed and a P trap installed. A qualified plumber should be used for the work.



11. The supply and outlet connections at the water heater are rusting. The water heater is 9 years old. These units typically last 12-15 years, so there should be a few more years of service out of this unit, but it's not a guarantee.



13. These pipes that serve the wash basin are poorly supported. If someone tips the basin over, they'll be damaged. I recommend securing them properly to the wall.



14. This rubber fitting is located in the basement behind the furnaces. Fittings such as this, that contain an internal ledge, are not permitted in the drain system. They are prone to clogging. I recommend replacing this with a proper connector.



## HEATING SYSTEM – NORTH UNIT

### 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:** natural gas forced air furnace  
**Condition:** satisfactory  
**Location Electric Safety Switch:** on the unit  
**Type of Thermostats:** programmable  
**Location of Thermostats:** main floor hall  
**Condition:** locked out

### FURNACE

**Make:** Rheem  
**Model:** RGDA-06EA-AR  
**BTU:** 60,000  
**Serial:** SN3D108 FS383 3099

### EXHAUST

**Exhaust Vent Type:** double-wall metal  
**Exhausts Through:** exhausts into a masonry chimney  
**Condition:** satisfactory

### GAS SYSTEM

**Type Gas Line:** black steel  
**Gas Meter Location:** south side of the building

### DUCTING VENTILATION

**Condition:** satisfactory  
**Condition:** satisfactory

### AIR FILTER

**Location:** return intake

**Type:** fiberglass cartridge  
**Condition:** clean  
**Width:** 16"  
**Height:** 20"  
**Depth:** 1"

## OBSERVATIONS

1. All rooms were checked for a heat source (delivery register) with no defects noted.
2. There was no service sticker on the furnace. I have no way of knowing the last time it was serviced, but it's probably been a while. I recommend having the furnace cleaned and serviced by a qualified HVAC technician right away and establishing a regular schedule of service afterwards.
3. The fan cut off switch wires have been cut, which means that the furnace fan will not shut off when the access door is opened. This is an unsafe condition, since someone working on the unit could be exposed to the moving fan. I recommend having it repaired.



4. This unit had "#2" written on it, but I couldn't get it to fire. The thermostat in apartment two was shut off. I recommend verifying with the property maintenance manager that this unit is working properly.



5. The ducting has been painted white. Generally, when I see something painted white it's because the seller is trying to hide something. There are some signs of rust in the ducting, but I couldn't find any holes or areas that were rusted completely through. This was about as bad as it looked.



## HEATING SYSTEM – MIDDLE UNIT

### 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:** natural gas forced air furnace  
**Condition:** satisfactory  
**Heating System Access:** in the basement  
**Location Electric Safety Switch:** on the unit  
**Type of Thermostats:** programmable  
**Location of Thermostats:** main floor hall  
**Condition:** not inspected - locked

### FURNACE

**Make:** Goodman  
**Model:** GUE060-3  
**BTU:** 60,000  
**Serial:** 870801214

### EXHAUST

**Exhaust Vent Type:** double-wall metal  
**Exhausts Through:** exhausts into a masonry chimney  
**Condition:** satisfactory

### DUCTING VENTILATION

**Condition:** satisfactory  
**Condition:** satisfactory

### AIR FILTER

**Location:** return intake  
**Type:** fiberglass cartridge  
**Condition:** clean  
**Width:** 16"  
**Height:** 20"

**Depth: 1"**

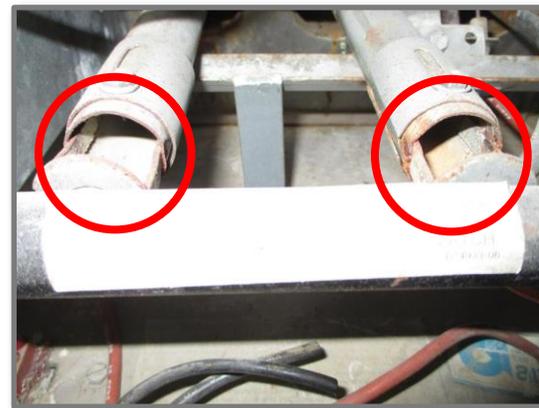
#### OBSERVATIONS

1. There was no service sticker on the furnace. I have no way of knowing the last time it was serviced, but it's probably been a while. I recommend having the furnace cleaned and serviced by a qualified HVAC technician right away and establishing a regular schedule of service afterwards.

2. The wires to the fan cut off switch have been cut on this furnace too. I recommend having them fixed.



3. There is some rust on the inside of this furnace on the burner tubes. I could only see a small portion of the heat exchanger, but it appeared normal for the age of the furnace. Have the HVAC tech remove the rust as he deems appropriate.



## HEATING SYSTEM – SOUTH UNIT

### 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:** natural gas forced air furnace  
**Condition:** satisfactory  
**Location Electric Safety Switch:** on the unit  
**Type of Thermostats:** programmable  
**Location of Thermostats:** main floor hall  
**Condition:** not inspected - locked

### FURNACE

**Make:** Goodman  
**Model:** GMS80603ANBB  
**Serial:** 1407209776

### EXHAUST

**Exhaust Vent Type:** double-wall metal  
**Exhausts Through:** exhausts into a masonry chimney  
**Condition:** satisfactory

### DUCTING VENTILATION

**Condition:** satisfactory  
**Condition:** satisfactory

### AIR FILTER

**Location:** return intake  
**Type:** pleated cartridge  
**Condition:** clean  
**Width:** 16"  
**Height:** 20"  
**Depth:** 1"

## OBSERVATIONS

1. There was no service sticker on the furnace. I have no way of knowing the last time it was serviced, but it's probably been a while. I recommend having the furnace cleaned and serviced by a qualified HVAC technician right away and establishing a regular schedule of service afterwards.

2. This unit never fired during the inspection. I checked several times but it was never running and since the thermostat was locked, I could not force it to run. There is a little bit of rust inside, which should be addressed by the HVAC tech when the unit is cleaned/serviced.

3. This duct has been taped with store bought duct tape rather than the real thing. It's coming off. I recommend removing it and taping it with HVAC duct tape that is meant for this purpose.

4. This furnace is not mounted level. It's much higher on the left side than on the right. I'm not sure why, but it's actually been shimmed on the left side to raise it up. Taking the covers off was difficult and so was re-installing them. I recommend having the furnace leveled by an HVAC tech.



## INTERIOR – APARTMENT 1

### COMPONENT DESCRIPTIONS

#### ROOM INTERIOR

**Wall Surface Type:** drywall and lath and plaster

**Condition:** satisfactory

**Ceiling Surface Type:** textured

**Condition:** satisfactory with exceptions

**Flooring Type:** carpet and wood laminate

**Condition:** satisfactory-with exceptions

### OBSERVATIONS

1. There are minor wall blemishes throughout the home that are of no real significance other than cosmetic.
2. One of the metal kitchen cabinets doesn't latch. I recommend installing a new latch here.
3. There is a loose cabinet door hinge on the kitchen cabinets under the sink.
4. This door handle to the front porch does not turn. I recommend having it repaired.



5. One of these light switches turns on the porch lights, the other didn't turn anything on. I recommend moving the shelf so that the switches are more accessible.



6. There is a missing piece of laminate flooring in the porch. I recommend having it replaced.



7. On the front porch, there is no transition between the laminate and carpet. I recommend installing one so keep the carpet from being damaged.



8. This spot on the front porch wasn't leaking during the inspection. I recommend replacing the damaged tiles here.



9. This is the south east corner of the front porch. It was dry at the time of inspection, so I think it's from an old leak.



10. Cracked storm window pane located in the south of the porch. Replace it.



11. This ripped screen is in the bedroom east facing window. Replace it.



12. There are surface cracks in the bathroom sink. They're cosmetic only at this point.



13. There are several broken window locks in the home. These locks should be repaired or replaced so that all windows can be securely locked. You should be able to find replacement locks at just about any home improvement store.



14. 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.

## INTERIOR – APARTMENT 2

### COMPONENT DESCRIPTIONS

#### ROOM INTERIOR

**Heat Source:** wall registers  
**Wall Surface Type:** drywall, lath and plaster and wood paneling  
**Condition:** damaged - in need of repair  
**Ceiling Surface Type:** ceiling tiles and textured  
**Flooring Type:** hardwood and sheet vinyl  
**Condition:** poor-in need of major repair or replacement  
**Kitchen Flooring Material:** sheet vinyl  
**Condition:** poor-excessive wear, needs replacement  
**Kitchen Counter Top Type:** ceramic or porcelain tile  
**Condition:** covered in mouse droppings

#### CABINETS AND COUNTERS

**Kitchen Cabinet Type:** face frame  
**Condition:** poor-aged, worn, damaged, need replacement  
**Bathroom Flooring Material:** sheet vinyl  
**Condition:** poor-aged, worn, damaged, in need of replacement  
**Bathroom Counter Top Type:** solid surface resin  
**Condition:** satisfactory  
**Bathroom Cabinet Type:** face frame  
**Condition:** aged and worn  
**Inside Door Type:** hollow core wood flush  
**Condition:** poor-damaged, deteriorated, in need of replacement

#### WINDOWS AND DOORS

**Window Frame Type:** wood  
**Condition:** in need of repair

### OBSERVATIONS

1. 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>.

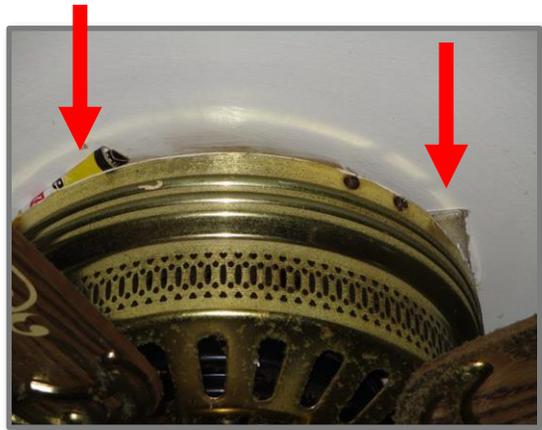
2. There is a hole in the bathroom wall caused by a door handle because no door stop is in place. I recommend repairing and painting as appropriate. I also recommend installing a door stop to prevent this from happening again in the future.



3. You need to install new flooring in nearly the entire apartment. The kitchen and bathroom sheet vinyl is poor fitting and worn and the carpet was ripped out of the living room. The bedroom wood floors are decent, so you can probably get away with just cleaning them up.



4. The ceiling fan has been shimmed with some folded up papers. It probably vibrated. There was no power so I couldn't test it. I recommend having it properly fixed to the ceiling so that the shims are not necessary.



5. Replace this metal natural gas connection with a modern yellow plastic connector. The metal ones have a history of failing and causing gas leaks.



6. Several electrical outlets in the home are painted shut. They are not useable. Removal of the paint could expose you to electric shock risk and some solvents could damage the plastic of the outlet. I recommend having a qualified licensed electrician clean or replace these outlets.



7. The entry door handle is loose/damaged. It worked, but it's on borrowed time. I recommend replacing it.



8. The wood windows in this apartment are on their last legs. They open, but one in the living room won't stay open due to a broken sash cord. The paint is chipped and the windows are very loose in their frames, so they are certain to leak air. I recommend having them replaced.



9. The right window has a bad seal, so it's foggy between the glass panes. The window in the middle has a broken lock. I recommend replacing them.



10. 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.

11. There is a large gap underneath the entry door. I recommend installing a threshold here or re-installing carpet to fill this gap.



12. You're probably not going to be able to do anything with this stairway to nowhere in the closet, since it's above the basement steps.



13. The power was shut off to this apartment, so none of the overhead lights or outlets were working. I couldn't inspect them.

14. The entry door is damaged, I'm pointing to one of the areas but there are a couple others too. This is a hollow core door, so it's not the best choice for an entry door since it's not as strong as a solid wood or metal door. I recommend replacing it with a solid wood door.



15. The kitchen counter is covered in mouse droppings and so is the floor and appliances. You'll need to either thoroughly clean and disinfect them or replace them. Since the cabinet are so old and worn, I'd replace them. You may be able to pick up some used cabinets at a reasonable price.



16. This door has a hole in it. Repair or replace it.



17. This west facing window is broken. Replace it.



18. The shower diverter handle is broken off. Replace it so that the shower can be turned on.



## INTERIOR - APARTMENT 3

### COMPONENT DESCRIPTIONS

#### ROOM INTERIOR

**Heat Source:** wall and floor registers  
**Wall Surface Type:** drywall and lath and plaster  
**Condition:** satisfactory  
**Ceiling Surface Type:** ceiling tiles and lath and plaster  
**Condition:** satisfactory  
**Flooring Type:** carpet  
**Condition:** satisfactory  
**Kitchen Flooring Material:** sheet vinyl  
**Condition:** satisfactory  
**Kitchen Counter Top Type:** laminate  
**Condition:** satisfactory

#### CABINETS AND COUNTERS

**Bathroom Flooring Material:** carpet  
**Condition:** should be replaced  
**Inside Door Type:** wood

#### WINDOWS AND DOORS

**Window Frame Type:** aluminum  
**Condition:** aged and worn, poor fitting

### OBSERVATIONS

1. There are wall cracks were noted in several areas of the home. None of the cracks were serious in nature. The one I'm pointing to is in the kitchen. I recommend repairing and repainting these cracked areas.

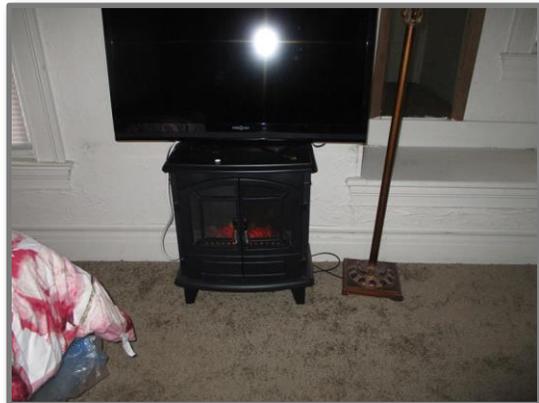


2. The bathroom has a carpeted floor. Using carpeting in the bathroom is a bad idea because bathroom floors are frequently subject to moisture, which can damage the carpet and the sub floor/framing below it. I can't tell if there is any sub floor or framing damage without removing the carpet. I recommend having the carpet removed, any moisture damage repaired and having a water tight floor, such as ceramic tile or sheet vinyl installed.

3. This heat register in the bedroom is broken. I recommend replacing it to reduce the chance of someone putting their foot through it and being injured.



4. It was cooler in this apartment, so I asked the tenant if the heat was working. She responded that she couldn't tell but it doesn't seem like much heat blows through the register. The landlord gave her this stove, which was running to keep the place warm when I was there. I recommend making sure that the heat works to this apartment, which will mean gaining access to the locked thermostat in the hall.



5. The kitchen drawers have no safety stops. They will pull all the way out and fall to the floor. This is a dangerous condition. It could allow the drawer and its contents to fall to the floor, causing damage or personal injury. I recommend installing stops on these drawers to prevent this.



6. The window lock in the bedroom does not work. I recommend having it fixed or replaced so that the window can be properly secured.



7. The storm window glass is cracked and the window screen is taped in place in the west facing kitchen window. I recommend replacing them.



8. 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.

## INTERIOR - APARTMENT 4

### COMPONENT DESCRIPTIONS

#### ROOM INTERIOR

**Heat Source:** electric baseboard radiant heating  
**Wall Surface Type:** drywall and lath and plaster  
**Condition:** satisfactory-some holes and minor blemishes  
**Ceiling Surface Type:** textured  
**Condition:** satisfactory-minor random blemishes and cracks  
**Flooring Type:** carpet  
**Condition:** satisfactory  
**Kitchen Flooring Material:** wood laminate  
**Condition:** satisfactory  
**Kitchen Counter Top Type:** laminate  
**Condition:** satisfactory

#### CABINETS AND COUNTERS

**Kitchen Cabinet Type:** face frame  
**Condition:** satisfactory  
**Bathroom Flooring Material:** wood laminate  
**Condition:** satisfactory  
**Bathroom Counter Top Type:** solid surface resin  
**Condition:** satisfactory  
**Bathroom Cabinet Type:** face frame  
**Condition:** satisfactory  
**Inside Door Type:** hollow core wood flush  
**Condition:** satisfactory

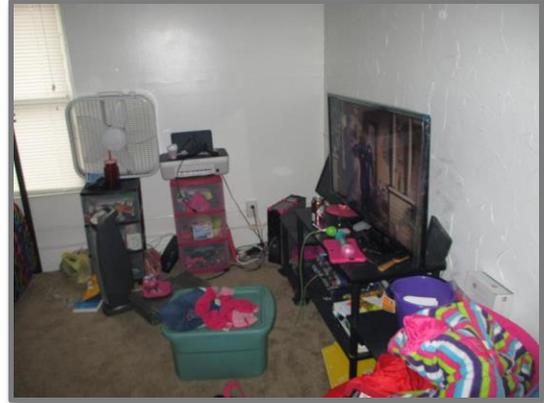
#### WINDOWS AND DOORS

**Window Frame Type:** vinyl and aluminum  
**Condition:** in need of repair

### OBSERVATIONS

1. 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>.

2. Since the house is still furnished, I wasn't able to see some things, such as the condition of floor covering under furnishings and appliances. These areas are excluded from the inspection. Rooms or garages where floors or walls cannot be observed because of furnishings or stored items are similarly excluded from the scope of the inspection. If you have any concerns about these areas, I recommend arranging with the seller to move the furniture/storage items so that you can see them.



3. The outlet in the kitchen is pulled away from the wall. It should be remounted so that it sits flush with the wall surface.



4. The kitchen sink drain is rusting. It's not leaking now, but this is the beginning of the end. Expect it to leak eventually and be ready to replace it.



5. This kitchen drawer wouldn't close properly. It may be off the track but I couldn't get it far enough out to see because there is a chest freezer in the way. It should be a simple fix.



6. This window has been nailed shut. As you can see, the fire escape is directly out the window. This is a life safety issue. If people can't get out the fire escape, they die. I recommend fixing this window or replacing it so that it works all the time.



7. 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.

## INTERIOR - APARTMENT 5

### COMPONENT DESCRIPTIONS

#### ROOM INTERIOR

**Heat Source:** electric baseboard radiant heating  
**Wall Surface Type:** drywall  
**Condition:** full of holes  
**Condition:** satisfactory with exceptions  
**Flooring Type:** carpet and sheet vinyl  
**Condition:** satisfactory  
**Kitchen Flooring Material:** sheet vinyl  
**Condition:** satisfactory  
**Kitchen Counter Top Type:** ceramic or porcelain tile  
**Condition:** satisfactory

#### CABINETS AND COUNTERS

**Kitchen Cabinet Type:** face frame  
**Condition:** satisfactory  
**Bathroom Flooring Material:** sheet vinyl  
**Condition:** satisfactory  
**Bathroom Counter Top Type:** laminate  
**Condition:** poor-aged, worn, damaged, in need of replacement  
**Bathroom Cabinet Type:** face frame  
**Condition:** satisfactory  
**Inside Door Type:** hollow core wood flush  
**Condition:** poor-damaged, deteriorated, in need of replacement

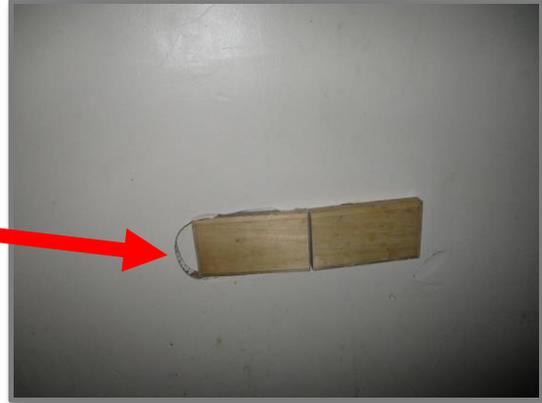
#### WINDOWS AND DOORS

**Window Frame Type:** vinyl  
**Condition:** in need of replacement

### OBSERVATIONS

1. 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>.

2. There is a hole in the wall caused by a door handle because no door stop is in place. I recommend repairing and painting as appropriate. I also recommend installing a door stop to prevent this from happening again in the future.



3. The walls are full of holes. Thankfully this is drywall instead of plaster, but you're looking at a lot of drywall repair in this unit.



4. The front door bolt and chain locks are damaged. They should be replaced.



5. Power was shut off to this unit, so I couldn't test any of the outlets or switches.

6. You should install a proper transition between the sheet vinyl and carpet so that they are both protected from damage.



7. This outlet behind the refrigerator has been damaged by an electrical fire. Have it replaced by a qualified electrician.



8. As you can see, the skylight has leaked in the past. It was dry at the time of inspection, which is good news, since there was snow and ice up there. I recommend removing it when you have the work done to the north side of the roof so that you don't have to worry about it leaking in the future.



9. This window facing south is pretty chewed up. I recommend replacing it. There's one facing east that's at least this bad, maybe worse. Replace that one too.



10. It looks like somebody put their fist through the bathroom door. Replace it.



11. The bathroom counter is delaminating. It may be possible to glue it back together and get some more time out of it. If not, you'll have to replace it.



12. The double-glazed window in the bathroom has a failed seal. This means that the insulating properties of the window have reduced and it will almost always have a fogged appearance. I recommend replacing this window.



13. 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.

## INTERIOR - ROOM A

### COMPONENT DESCRIPTIONS

#### ROOM INTERIOR

**Heat Source:** wall registers  
**Wall Surface Type:** lath and plaster  
**Condition:** satisfactory  
**Ceiling Surface Type:** ceiling tiles  
**Condition:** satisfactory  
**Flooring Type:** carpet  
**Condition:** satisfactory  
**Kitchen Counter Top Type:** laminate

#### CABINETS AND COUNTERS

**Kitchen Cabinet Type:** face frame style composition board  
**Condition:** satisfactory

#### WINDOWS AND DOORS

**Window Frame Type:** aluminum

### OBSERVATIONS

1. The hot water handle turns backwards on the sink. It's a real minor thing, but you can have it easily corrected.
2. This cracked storm window faces north. Replace it.



3. There are some cracks in the wall surface inside the closet. They look like old cracks from settlement. I recommend caulking and painting them.



4. This room will need to be brought up to current code before it can be rented as a studio apartment. That will require hard wired smoke detectors and possibly additional changes. You should check with the local code enforcement officer to find out exactly what's needed.

## INTERIOR - ROOM B

### COMPONENT DESCRIPTIONS

#### ROOM INTERIOR

**Heat Source:** wall registers

**Wall Surface Type:** lath and plaster

**Condition:** satisfactory-minor random blemishes and cracks

**Ceiling Surface Type:** textured

**Condition:** satisfactory

**Flooring Type:** carpet

**Condition:** dirty

**Kitchen Counter Top Type:** laminate

**Condition:** satisfactory

#### CABINETS AND COUNTERS

**Kitchen Cabinet Type:** face frame style composition board

**Condition:** satisfactory

#### WINDOWS AND DOORS

**Window Frame Type:** aluminum

**Condition:** satisfactory

### OBSERVATIONS

1. Since this room is still furnished, I wasn't able to see some things, such as the condition of floor covering under furnishings and appliances. These areas are excluded from the inspection. Rooms or garages where floors or walls cannot be observed because of furnishings or stored items are similarly excluded from the scope of the inspection. If you have any concerns about these areas, I recommend arranging with the seller to move the furniture/storage items so that you can see them.

2. This lower cabinet hinge is loose. It took me longer to type this than it will take you to tighten it up.



3. There are wall cracks in the plaster that should be repaired. I'm not sure what the cause of the cracks are, but didn't notice any other signs of structural movement in the building. I recommend having the cracks repaired.



4. The ceiling fan makes a loud humming noise while running. I recommend having it repaired or replaced.

5. 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.

6. This room will need to be brought up to code to rent it.

## INTERIOR - COMMON BATHROOM

### COMPONENT DESCRIPTIONS

#### ROOM INTERIOR

**Wall Surface Type:** lath and plaster

**Ceiling Surface Type:** ceiling tiles

**Flooring Type:** carpet

**Condition:** should be replaced

### OBSERVATIONS

1. Due to the age of the home (built before 1978), I recommend that you follow the EPS'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>.
2. The light fixture needs to be repaired/replaced. The wires were not hot at the time of inspection.



3. This wire from the locked hall thermostat should be protected in conduit so that it will be more resistant to tampering.



4. The light fixtures on either side of the mirror tested hot for electricity when I touched them with my tester. I'm not sure if the metal is actually hot or the tester is just sensitive. I recommend replacing these, since there is a chance of electric shock here.



5. There is no drain stopper. You should have one installed.



6. The curtain bar holds up the upper sash on this window. The bar could slip out causing the sash to slam down and break or cause injury to someone. I recommend repair or replacement.



7. The bathroom has a carpeted floor. Using carpeting in the bathroom is a bad idea because bathroom floors are frequently subject to moisture, which can damage the carpet and the sub floor/framing below it. I can't tell if there is any sub floor or framing damage without removing the carpet. I recommend having the carpet removed, any moisture damage repaired and having a water tight floor, such as ceramic tile or sheet vinyl installed.

## INTERIOR - COMMON AREAS

### COMPONENT DESCRIPTIONS

#### ROOM INTERIOR

**Wall Surface Type:** lath and plaster  
**Condition:** satisfactory  
**Ceiling Surface Type:** lath and plaster  
**Condition:** satisfactory  
**Flooring Type:** carpet  
**Condition:** satisfactory

### OBSERVATIONS

1. The basement door has a lock on the outside. That means that someone could lock themselves in the basement. I recommend changing the door handle so that there is no lock, or so that it's a keyed lock that all tenants have a copy of.
2. The west entry closet door is missing a handle. I recommend installing a pull handle here so that it's easier to open.



3. One side of this outlet on the first floor has been taped and painted red. I recommend repairing it if necessary so that both plugs are available.



4. The door behind the Christmas tree was locked. I don't know where it goes.



5. This push button switch on the second floor doesn't work. I recommend having it removed and replaced with a modern switch.



6. The wall at the third-floor stairwell landing is 29 inches tall. It should be a minimum of 36 inches tall to help reduce the chance of someone falling over into the stairwell. This is a life safety issue. I recommend installing a guard rail here that is at least 36 inches above grade.



7. The metal frame windows in the common area and throughout all the apartments are generally very difficult to open and close. Plan on replacing them over time, starting with the ones that I mentioned that are either don't work or have broken locks or glass.

## ATTIC AREA AND ROOF FRAMING

### COMPONENT DESCRIPTIONS

#### ATTIC LOCATIONS AND ACCESS

**Attic Spaces:** one

**Attic Access Locations:** apartment 4 kitchen

**Inspection Method:** entry

#### ROOF ASSEMBLY

**Roof Assembly Type:** wood frame assembly

**Rafter:** 2 by 6

**Rafter On-Center:** 19-3/16-inch

**Roof Sheathing:** skip sheathing

**Ceiling Joist:** 1 by 10

**Ceiling Joist On-Center:** 19-3/16-inch

**Condition:** satisfactory condition

#### ATTIC FLOOR

**Attic Flooring:** none

**Attic Storage:** cannot be used

#### ATTIC VENTILATION

**Attic Ventilation Type:** power fan

**Intake Location:** none

### OBSERVATIONS

1. The storage items in the attic prevented me from inspecting the entire attic space, so there may be additional conditions that I was unable to see and could not report on.



2. I found vermin-trails through/over the insulation, droppings, urine spots and nesting materials in the attic.

This may be an older condition that's already been resolved, or it may be ongoing. I recommend that further inspection be done by a qualified pest control operator/exterminator and remediation performed if necessary.

3. I debated over adding this picture, but wanted to get across the importance of sealing the squirrels out of this house. This squirrel didn't survive (I assume it was a squirrel instead of a rat because of all the walnut shells present in the attic). Sealing the house off from these guys is going to be a constant battle.



4. Insulating the attic would be a good idea, since there is virtually no insulation to up there. The problem is that the knob and tube wiring present in the attic limits the ability to insulate. The wires need to be in open air to properly dissipate heat, so adding insulation around them isn't an option. If you ever decide to remove the knob and tube wiring, adding insulation should be your next move.

5. There is not enough ventilation in the attic. There should be 1 square foot of attic ventilation for every 300 square feet of attic space. That ventilation should be divided equally between intake and exhaust. This attic has only one exhaust vents and no intake vents. Poor ventilation causes attic temperatures to remain too high, leading to premature wear of the roof covering and ice damming in the winter months. I recommend having this corrected by a qualified roofing or insulation and ventilation contractor.

## DETACHED GARAGE

### COMPONENT DESCRIPTIONS

**Auto Bays:** two bay

**Location:** behind the home

### GARAGE STRUCTURE

**Wall Surface Material:** concrete block

### ROOF SYSTEM

**Roofing Materials:** not visible

**Gutter Downspout Type:** none

### DOORS AND WINDOWS

**Pedestrian Entrances:** overhead door only

**Garage Door Type:** metal, sectional rollup

**Window Frames:** wood

### OBSERVATIONS

1. The garage has the same paint trim issues that the house has. I recommend scraping and painting.



2. There is step cracking on the garage walls. This picture is of the east side, but the cracking exists on the west side too. I see this fairly often in garages like this, usually because they are built on soil that hasn't been compacted well enough. The soil settles over time and the building begins to move. In this case, the garage is located in a low spot, which makes it even worse.

I recommend having the garage foundation evaluated by a structural engineer to see what, if anything, can be done to save the building.



3. I couldn't get into the garage because the door was locked, so my inspection was limited to outside. The roof was completely covered in snow, so I could not look at that either. If you'd like, I would be willing to return to inspect the inside of the garage and roof if you can coordinate a time with the seller to open it up.

4. Adding gutters to the garage to carry water away from the foundation could help to preserve the building longer. Anything you can do to keep moisture away would be a plus.



5. The squirrel problem extends to the garage as well. They've actually chewed through this hardwire cloth window screen. You'll want to have them removed from the garage too and have it regularly checked for their return.



6. This tree leans way out over the garage. It's not on the property, but it may be within your rights to cut it back. I recommend doing so to reduce the chances of damage to the garage from falling branches.



Yours truly,

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