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

## 1234 Fifth Street
## Anytown, NY

**Report Prepared For:**

Any Client

**Report Prepared By:**

Tom Breslawski
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Vesta Home Inspections, LLC

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# GENERAL INFORMATION

## INSPECTION ADDRESS

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

Client,

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 or 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:** Next Day
**Weather Conditions:** overcast
**Temperature:** 60 degrees
**Present During Inspection:** buyer, buyer's agent and seller's agent
**Building Occupied:** yes occupied

## CONSTRUCTION TYPE

**Construction Style:** Single level
**Construction Material:** Concrete
**Residence Type:** Single-family dwelling

## BUILDING DETAILS

**Date Built:** 1958
**Approximate Age:** 57 years
**Bedrooms:** Two
**Bathrooms:** One
**Kitchens:** One
**Supporting Foundation:** Slab/Crawl
**Approximate Area:** 1188 Sq. Ft.
**Entrance Faces:** South

## CLIENT INFORMATION

**Name:** Any Client
**Cell:** 123-456-7890
**Email:** anyclient@client.com

## BUYERS AGENT INFORMATION

**Name:**
**Company:**
**Address:**
**City:**
**State:**
**Zip:**
**Cell:**

**Home:**
**Email:**

## SELLERS AGENT INFORMATION

**Name:**
**Company:**

## 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

## 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 standards of practice of New York State. 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 NYS standards 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 ASHI 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 towards the north[1]
**Gutters Downspouts Drain:** onto grade

### DRIVES WALKS AND PATIOS

**Driveway Types:** none present
**Walkway Type:** concrete and brick pavers
**Flatwork Type:** concrete
**Flatwork Locations:** at the front and in the back
**Patio Type:** a concrete
**Patio Locations:** at the front

### RETAINING WALLS

**Retaining Wall Type:** concrete
**Retaining Wall Locations:** at the front

## OBSERVATIONS

1. The drainage around this home is poor on the east side. In order for drainage to be effective, the landscaping must be configured so that the yard is sloped away from the foundation at a pitch of no less than one inch per foot for at least the first six feet from the foundation. Failure to maintain sufficient

[1] 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.

drainage will cause rain and surface runoff to drain toward the foundation where it may cause settling or heaving. In addition, the neighbor to the east has a driveway that is built up significantly higher than this property. Water runs downhill, so you'll be dealing with his runoff water too. I recommend consulting a landscaping professional to re-grade the yard around the home or devise means of diverting rainwater and runoff away from the foundation as appropriate.

2. Trees or branches overhang the house. This condition, if allowed to continue, could result in damage to either the roof covering or the siding on the home. Recommendation: Trim branches to provide at least a six-inch separation between roof or wall and tree branches.

3. There are various plants and or bushes next to the exterior wall(s). Recommendation: Trim or prune 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.

4. The retaining wall/break wall at the lake has a vertical crack running down the length and some other cracks in the steps. I observed no displacement/movement at the crack. I recommend having this assessed by a qualified break wall installer and repaired as necessary.

5. There is no driveway. It's obvious that there was a driveway leading up to the garage in the past. The yard is pretty compacted there. I recommend having a driveway installed (paved or stone), especially for the winter months, where it will make plowing and shoveling much easier. There are several qualified driveway installers to choose from.

Breakwall cracks

# EXTERIOR

## COMPONENT DESCRIPTIONS

### BUILDING EXTERIOR

**Wall Surface Material:** Vinyl siding
**Condition:** satisfactory condition-in need of minor repairs
**Wall Trim:** vinyl
**Condition:** good condition-no issues
**Entry Door Types:** metal-clad with glass panel inserts
**Condition:** good condition-no issues
**Garage Door:** metal, sectional rollup
**Condition:** good condition-no issues
**Eave Type:** enclosed and vented vinyl soffit material
**Condition:** good condition-no issues

### FOUNDATION

**Foundation Type:** Slab/Crawl
**Foundation Material:** Concrete masonry units (block)

### SLOPE AND DRAINAGE

**Direction of Lot Slope:** slopes towards the north
**Condition:** satisfactory condition-with exceptions
**Gutters Downspouts Drain:** onto grade

### DRIVES WALKS AND PATIOS

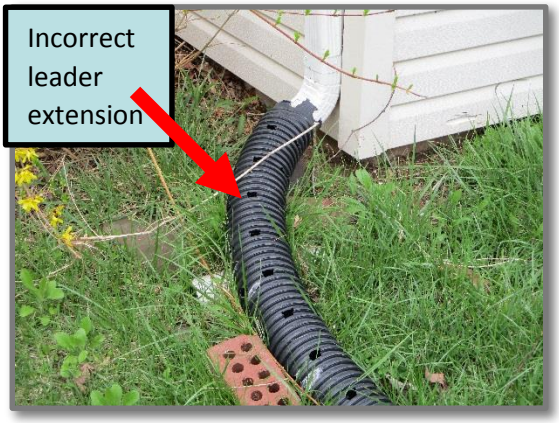
**Driveway Types:** none
**Walkway Type:** brick pavers
**Flatwork Type:** concrete
**Flatwork Locations:** northern exterior
**Condition:** serviceable condition-aged and worn
**Patio Type:** poured concrete-no cover
**Patio Locations:** north exterior of home
**Condition:** serviceable condition-aged and worn

### RETAINING WALLS

**Retaining Wall Type:** concrete
**Retaining Wall Locations:** northern exterior
**Retaining wall Condition:** good condition-no issues

## OBSERVATIONS

1. The vinyl siding is damaged at several locations, most likely by a string trimmer or lawn mower. 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 as appropriate by a qualified siding contractor.
2. The vinyl siding on the home is very dirty. I recommend having it power washed. There are plenty of qualified contractors who can handle the job.
3. There are bird nests located on several areas of the home's exterior. I recommend removing these and keeping the area clean.
4. The old wood door on the west side of the house should be painted. I recommend following the EPA Lead Safe guidelines when painting it. I couldn't get it open to inspect inside. I recommend that you have this area inspected prior to closing on the home. I would be willing to come back and re-inspect it at no cost if entry can be gained.
5. Some or all of 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. Recommendation: Clean all gutters as necessary on a periodic basis.




6. The gutters terminate directly next to the foundation in black drainage tile that does not properly remove all water from the foundation. The southeast corner gutter leader runs the entire length of the house and is at a negative slope. This is only going to make the negative grade condition on the east side worse. I recommend installing 6 foot long leader extensions on all downspouts.
7. Since the home was built prior to 1978, it is likely that lead paint is present. 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.
8. The concrete patio at the front (remember, the front of the home is facing the lake) of the home is pretty broken up. There are a few areas that I consider trip hazards there, and the steps to the garage sliding door are a makeshift wooden construction that are not attached to anything. Someone not familiar

with the steps could fall and get hurt. The concrete won't get better on its own. I recommend having the patio/steps repaired or replaced by a qualified concrete contractor.


9. There is a planter box made from concrete block at the south east corner of the home. It's cracked. You could probably have it fixed, but I recommend having it removed, since people tend to water plants and this puts unnecessary water onto your foundation. Keep in mind that if you decide to remove the box, you'll need to have siding installed against the house behind it.

10. There are cable TV wires outside of the house running along the foundation and into the home. This was probably done by the homeowner or another amateur installer. The wires are subject to weather damage and physical damage from lawnmowers, trimmers, etc. I recommend having the cable system assessed and professionally installed by the cable company, removing all old wires in the process.

11. The outdoor water spigot did not turn on. The valve itself turned, but no water came out. If you recall, we located the shutoff valve inside the kitchen cabinet. I recommend turning it on. If the outdoor spigot still doesn't work, I recommend calling a qualified plumber to fix it.

12. There are some larger cracks in the drywall, one above the patio door, one on the south wall of the living room below the decorative ceiling beam and several between living room windows. These are a result of foundation displacement. I showed you the area on the north east of the house where the concrete blocks had moved, the siding was beginning to buckle and the gaps between the windows and their frames was uneven. The living room was an addition, and the soil below it is compacting at a faster rate than the soil under the rest of the house. I have no way to know if it has reached its final compaction yet or not. I recommend that a structural contractor be consulted prior to closing to assess the situation.

Buckled siding

# ROOF SYSTEM

## COMPONENT DESCRIPTIONS

### ROOF COVERING

**Roof Inspected:** by walking the entire surface
**Roof Style:** gable and hip
**Roofing Materials:** asphalt shingles
**Material Condition:** serviceable-aged and worn

### FLASHING

**Flashing Type:** metal
**Flashing Locations:** roof valleys, roof to wall intersections and base of the chimney(s)

### FLASHING CONDITION

**Flashing Condition:** good condition-no repairs needed

### GUTTERS DOWNSPOUTS

**Gutters Downspouts Drain:** spill out onto grade
**Disconnected Downspout:** Good-no issues

## OBSERVATIONS

1. The three tab shingle roof cover is aging normally. Some typical indicators of aging (such as granule loss, color change and increased space between tabs) were visible. However, the wear is consistent over the entire surface and typical for a cover this age. There is some wavy areas of decking as well. Some shingles have been replaced already. I found no visible leaks. Roof covers of this type usually last 15-25 years.

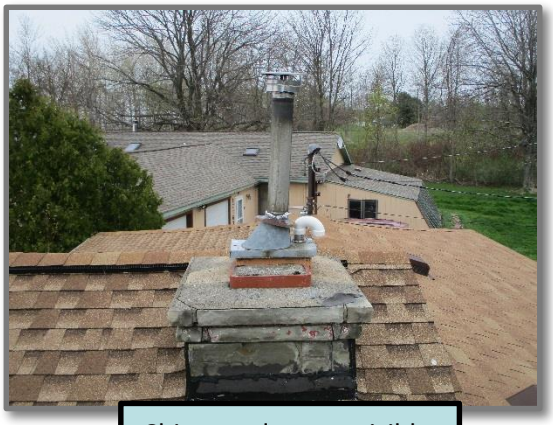


I expect that the 3 tab shingles are in the second half of their useful life. I recommend that you budget for their replacement. Keep in mind, when replacing these shingles it may be necessary to do a tear off to get them to match the architectural shingles on the other side of the home. I

recommend that you use a qualified roofing contractor for all roof work.

2. There are two different roofs on the house. The north side of the home is a newer architectural shingle. The south side of the home is an older three tab shingle roof.

3. I'll talk about the chimney here. It's whipped. There was two masonry stacks, but one has been filled in. The other stack is lined with the metal vent for the wood pellet insert. The masonry portion of the chimney has been repaired many times and is full of cracks. The flashing around it is questionable. It did leak in the past, but I didn't observe any leaks on the day of inspection. It hasn't rained for a while either. The metal portion of the chimney is crooked. There is also a 180 degree PVC elbow that comes up through the chimney. As I said, it's whipped. I recommend a full evaluation of the chimney by a qualified mason.



Chimney damage visible

4. A couple of the gutters are not completely nailed (spiked) onto the house. I recommend pounding the gutter spikes in completely in these areas.

5. There is a utility box broken off the electrical mast and laying on the roof. I think it's for the home phone. It should be removed if you are not planning on using it. I recommend contacting the utility company and having them remove it.

# 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:** private supply and waste system
**Service Piping Size:** undetermined
**Service Piping Type:** undetermined
**Branch Piping Type:** copper
**Condition:** good condition-no issues
**Fixtures/Faucets Condition:** Good condition-no issues
**Supports/Insulation Condition:** no access - not inspected
**Functional Flow:** satisfactory
**Function Drainage:** satisfactory
**Waste Piping:** PVC DWV plastic
**Condition:** satisfactory condition[1]
**Vent Piping:** undetermined
**Condition:** No access-not inspected

### WATER HEATER

**Water Heater Type:** one conventional storage tank
**Water Heater Energy Source:** electricity
**Capacity:** 20 Gallons
**Make:** Vanguard
**Model:** 6E732
**Serial No.:** 0294301493
**Water Heater Location:** bathroom
**Condition:** good condition-no issues

### FUEL TANK & CONTROLS

**Automatic Safety Controls (TPR) Condition:** unsatisfactory condition-Defects present

### WATER CONTROLS AND DRAINS

**Main Water Shut Off Location:** kitchen sink, under oven

[1] 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.

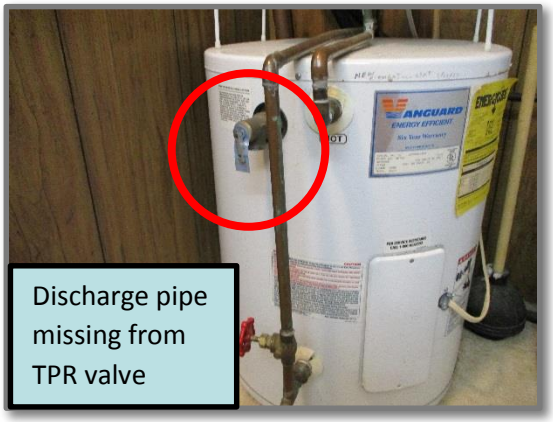
**Waste Clean Out Locations:** unknown-none found
**Main Floor Drain Location:** none found

## OBSERVATIONS

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended.

1. The hot water heater is old. There's a note written on it that the element was replaced in 1997, which was 18 years ago. These tanks generally last 10-12 years, so it's beyond its life expectancy. Plan on replacing it soon. The tank is only 20 gallons. I recommend that you upgrade to a larger tank when you replace it.

2. There is no discharge pipe installed at the temperature pressure relief valve on the water heater. There is supposed to be a discharge pipe installed and configured in a continuous drainage plane that either terminates outside or within 6- inches of the floor. The reason for the discharge pipe is simple - to prevent injury from scalding, should the TPR valve suddenly vent boiling water or water under extreme pressure. Recommendation: Install proper drainpipe consisting of like material as required.



Discharge pipe missing from TPR valve

NOTE: TPR drain lines are prohibited from having threading at the bottom where discharge occurs.

3. When checked, the water coming out of the faucet in the bathroom was black in color indicating impurities in the water. There was also a noticeable smell to the water. I recommend having the well tested prior to closing on the house. I also recommend contacting the Monroe County Water Authority and having the public water supply hooked up. This will provide you with better quality and quantity of water.

4. The trap underneath the kitchen sink is an “S trap.” This is not a proper trap. S traps can syphon themselves and allow sewer gasses to enter the home. A “P trap” is the proper installation. In many cases it is difficult/not practical to retrofit a P trap. If you notice sewer gasses coming from the sink drain, you can run a little water, which will fill up the trap. If the problem persists, call a qualified plumber to change it to a P trap.

# ELECTRICAL SYSTEM

## COMPONENT DESCRIPTIONS

### SERVICE ENTRY

**Service Drop Type:** overhead solid 3-wire
**Condition:** poor condition-needs major repair or replacement
**Service Entry Conductor:** aluminum
**Condition:** good condition-no issues
**Service Ground Conductor:** stranded copper
**Service Ground Location:** unknown-not visible
**Condition:** good condition-for what could be seen
**Meter Location:** inside the garage

### MAIN DISCONNECT

**Main Disconnect Type:** breaker
**Main Disconnect Rating:** 200 amps
**Main Disconnect Location:** inside the service entrance panel

### MAIN PANEL

**Service Entrance Panel Location:** kitchen
**Panel Type:** Cutler-Hammer
**Panel Style:** breaker system
**Amperage Rating:** 200 amps
**Voltage Rating:** 120/240 volts
**Condition:** good condition-no issues
**Final Service Rating:** 200 amps

### DISTRIBUTION WIRING

**Wiring Type:** non-metallic sheathed cable (Romex)
**Wiring Conductors:** copper
**Condition:** good condition-no issues
**GFCI Locations:** outside, Kitchen and master bath

### SMOKE ALARM DETECTORS

**Smoke Alarms:** Alarms Found
**Smoke Alarm Type:** Battery Powered

## OBSERVATIONS

1. A representative number of fixtures, electrical outlets and switches were tested, defects were observed in the dining area, where there was an “open ground” condition. This can easily be fixed by a qualified electrician.
The smoke alarms were tested and found to be working in the manner intended at the time of the inspection.
2. There insufficient clearance between the service conductors and the surface of the roof. The electrical code (NEC 230-24) specifies the minimum allowable clearance between service conductors and a roof as no less than 8ft. above flat or low-pitched roofs (<4:12 slope) and no less than 3ft. above steeply pitched (>4:12 slope) roofs. Additionally, the code (230-9) does not allow these cables to be closer than 3ft. to doors, porches, ladders, balconies or stairs, or to the sides, bottom or front of any window. There is no minimum distance required above windows, and clearance from the bottom of the drip loop to the roof may be as little as 18inches, when the mast is less than 4ft.from the edge of the roof and the conductors extend over the roof less than 6ft. The code allows a municipality to cede jurisdiction of this issue to the utility provider, so local rules may be more or less restrictive. I recommend evaluation and repair by a licensed electrician or the utility provider.
3. There isn’t any “drip loop” formed where the service entrance conductors enter the weather head. A drip loop is required by the electrical code (230-54) to prevent water from entering the service conduit or saturating the cable insulation. Recommendation: Repair as appropriate by a licensed electrical contractor or the service provider.


4. A representative number of switches and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.
5. There are no electrical outlets in the hallway between the kitchen and the west bedroom. I advise against using extension cords as a permanent solution. If you find that you require electric outlets in the hallway, I recommend that you have them installed by a qualified electrician.
6. The GFCI outlet in the kitchen and the one outside on the north side of the house did not trip when tested. There is no GFCI protection in the garage. I recommend having the GFCI outlets replaced in the kitchen and outside and having at least one GFCI outlet added to the garage by a qualified electrician.
7. There are only two open breaker slots in the service panel. Note that any upgrades that you want to do may be limited by this. An electrician could perform load calculations and install a sub panel to make some more room.

# 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 the client(s) 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:** two
**Inspection Method:** flashlight

### ROOF ASSEMBLY

**Roof Assembly Type:** wood frame assembly
**Roof Sheathing:** one-by sheathing
**Condition:** good condition

### ATTIC FLOOR

**Attic Flooring:** none
**Attic Storage:** can partially be used

### ATTIC INSULATION

**Floor Insulation Type:** fiberglass batt

### ATTIC VENTILATION

**Attic Ventilation Type:** passive ventilation
**Exhaust Location:** roof vents

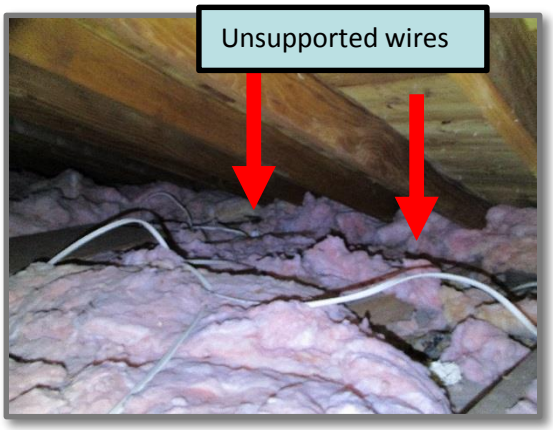
## OBSERVATIONS

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. The attic has minimal insulation. The garage attic has no insulation. The government's Energy Star program recommends attic insulation be at level R49. This attic is significantly below that level.

In addition, due to the lower slope of the roof and the cathedral ceiling, it is my opinion that this home will be susceptible to ice damming in the winter months. Ice damming occurs when heat from the home escapes through a poorly insulated attic and causes melting on the roof, which backs up into the attic and home. This can damage the roof decking, framing of the house and even indoor finishes.

Some or all of the intake vents in the soffits were blocked with insulation, preventing adequate ventilation to the attic space. It is necessary to keep all vents clear so any infiltration into the attic spaces by moisture-laden air from the home can dissipate. Otherwise, moisture-related damage to the roof framing, sheathing or other components may occur. If any such issues were found, they will be enumerated elsewhere in this report. Having all of the intake vents cleared of obstructions is recommended. This may require the installation of baffles between the rafters to prevent blockage.

I recommend contacting an insulation/ventilation contractor to assess the condition of the attic insulation and ventilation systems and upgrade them. There is a possibility of significant energy savings by making these upgrades.
3. The bathroom fan exhausts directly into the soffit. 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 venting the bathroom through the wall directly to outside, or if that is not possible, through the roof.
4. There is a fan set up in the house attic space next to the gable vent on the west side. I recommend removing this fan. The gable is a passive vent and should not need a fan.
5. There is electrical cable that is inadequately supported in the attic. Metal Clad cable must be supported at intervals not exceeding 6 ft., while Non-metallic Sheathed Cable (NM or NMC) and Armor Cable (AC or BX) must be supported at intervals not exceeding 4½ft. In every case, these cables must be secured within 12 inches of boxes or panels where they terminate. Cables should closely follow building surfaces and need to be secured with proper fasteners. When NM cable is installed perpendicular to and on top of or beneath framing members, it must be secured to running boards. I recommend that an electrician make corrections as needed.



6. There are signs of past water leakages around the chimney in the attic. I don't think that it's leaking now, but it hasn't rained in several days, so I can't be sure. I recommend monitoring the area during a rain storm to see if any water is coming in. A roofing contractor will be able to handle repairs if necessary.
7. There is a power strip with at least two cords plugged into it located in the attic. I couldn't see where the cords went or what they were plugged into, but this is a fire hazard. I recommend removing the power strip and cords. If the items that are plugged in are required a proper electrical outlet should be installed by a qualified electrician.


Plugs in attic

# 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
**Type of Thermostats:** non-programmable
**Condition:** operable

## OBSERVATIONS

1. All rooms were checked for a heat source (delivery register) with no defects noted.
2. Some of the electric baseboard heaters are kind of beat up. This generally happens over time as people drop things, accidently hit or kick the registers when moving furniture, etc. You can have them replaced if you'd like, but it's cosmetic damage. I recommend using a qualified electrician if you decide to replace them.

# INTERIOR

## COMPONENT DESCRIPTIONS

### ROOM INTERIOR

**Wall Surface Type:** wall paper and drywall
**Condition:** satisfactory-minor random blemishes and cracks
**Ceiling Surface Type:** drywall
**Condition:** satisfactory-minor random blemishes and cracks
**Flooring Type:** carpeting throughout
**Condition:** good-no issues
**Kitchen Flooring Material:** carpet
**Condition:** good-no issues
**Kitchen Counter Top Type:** laminate
**Condition:** good-no issues

### CABINETS AND COUNTERS

**Kitchen Cabinet Type:** face frame
**Condition:** serviceable-aged and worn
**Bathroom Flooring Material:** carpet
**Condition:** good-no issues
**Bathroom Counter Top Type:** laminate
**Condition:** good-no issues
**Bathroom Cabinet Type:** face frame
**Condition:** good-no issues
**Inside Door Type:** pocket door and wood
**Condition:** good-no issues

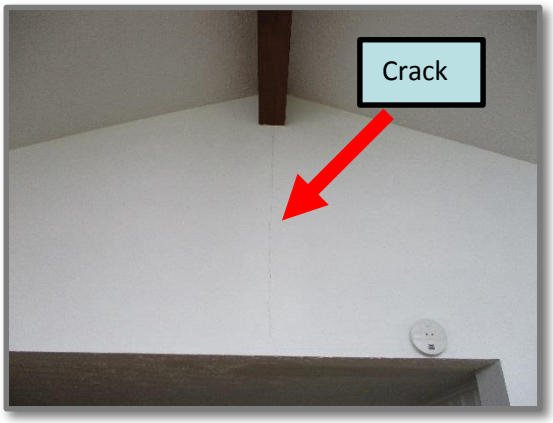
### WINDOWS AND DOORS

**Window Frame Type:** vinyl
**Condition:** good-with exception(s)
**Safety Glazing:** None
**Security Bar Locations:** none

## OBSERVATIONS

1. There are minor wall blemishes throughout the home that are of no real significance other than cosmetic.
2. There are cracks in the interior wall/ceiling surfaces that are apparently the result of structural movement caused by settling. The reason for the cracking cannot be absolutely determined unless the

areas affected are opened up for visual inspection under the supervision of a structural engineer. I recommend repairing and paint as appropriate after confirming the cause of the cracking and making necessary structural or foundation repairs to prevent further movement.




3. One or more bathrooms in the home has a carpeted floor. Carpeting used in areas where moisture is certain to be present from time to time is not a good idea. It is unknown if there is any damage to the sub-floor or wall framing. Only by removing the carpeting can any damage be detected. Recommendation: Removal of carpeting, inspection for moisture or mold, and replacement with a floor cover that will not be damaged or conceal damage caused by moisture.

4. The cabinets above the refrigerator make contact with the top of the refrigerator and don't open. See the picture where my finger is pointing. I recommend adjusting the height of the refrigerator (if possible, most refrigerators have adjustable legs) so that the cabinets can be opened. Another option is lowering the hinges on the doors.

5. The glass block windows between the kitchen and garage are not fixed in place. I touched one of them and it almost fell out. Accidently touching them could cause the glass to fall and break, or even cause bodily injury by landing on someone's foot. I recommend having this glass block removed and having a qualified window installer replace it.

6. One kitchen cabinet doesn't open fully because it bumps into the microwave. There really isn't a solution to this besides removing the microwave from it's under mount position on the cabinets. It's your choice.

7. The sink overhead light fixture is exposed. There should be a globe on the bulb so that pieces of a broken bulb won't fall into the sink or onto someone working at the sink. I recommend installation of a globe over that lighting fixture.

8. There is a window lock missing on one side of the south west bedroom windows. Another window in that room doesn't have a crank out handle, so it can't be opened. I recommend having these items repaired. You may be able to do it yourself. If not, a qualified installer can.

9. The west facing window in the master bedroom was difficult to operate. I recommend having this fixed if/when you have the windows in the other bedroom fixed.

10. The electrical outlet on the west wall of the master bedroom is pulled away from the wall. The phone jack has been pulled away too. If you don't plan on having a landline phone, you can remove the phone jack. I recommend having the electrical outlet fitted correctly into the drywall. A drywall installer or electrician could both handle the job if you are not up to it.
11. There was a big cabinet blocking off a door in the master bedroom. I wasn't able to move it. I recommend that you find out what is behind that door before you close on the house.
12. There is a blue extension cord on the north wall of the living room that goes under the carpet. We identified that it went to a power strip under the couch in the middle of the room. I recommend removing this cord/power strip because it is a fire hazard.
13. Some of the crank out windows in the living room are missing parts to their handles. These are commonly sold at most home repair stores. I recommend replacing them.
14. The door from the living room to the patio had a dead bolt lock that was very difficult to latch. I recommend adjusting the deadbolt so that it's easier to use on a daily basis.
15. There is an opening for an electrical outlet to the left of the pellet stove. No wires are visible. I recommend enclosing this hole. A drywall contractor can make the repairs if you're not up to it.

# FIREPLACES AND SOLID FUEL BURNING APPLIANCES

## COMPONENT DESCRIPTIONS

### MAIN FIREPLACE (LIVING ROOM)

**Fireplace Type:** wood-burning pellet insert
**Fireplace Location:** living room
**Supply Air:** by scavenging room air
**Fireplace Liner:** metal
**Hearth Style:** floor

## OBSERVATIONS

1. I didn't light the pellet stove, since it goes beyond the Standards of Practice for Home Inspectors. I recommend having the unit and chimney serviced by a qualified pellet stove installer and/or chimney sweep prior to using it.
2. The pellet stove is plugged in to a wall outlet. I recommend having it hardwired by a qualified electrician or pellet stove installer.

# GARAGE

## COMPONENT DESCRIPTIONS

### GARAGE FEATURES

**Garage Type:** Attached Garage
**Auto Bays:** one bay
**Location:** east side of the home
**Firewall Garage to House:** None present

### GARAGE STRUCTURE

**Foundation Type:** concrete block
**Wall Surface Material:** vinyl siding
**Wall Trim:** vinyl

### ROOF SYSTEM

**Roof Assembly Type:** wood frame assembly
**On-Center:** 16-inch
**Roof Sheathing:** plywood sheathing
**Roofing Materials:** asphalt shingles
**Gutter Downspout Type:** aluminum

### DOORS AND WINDOWS

**Garage Entrance:** from the kitchen
**Pedestrian Entrances:** two other pedestrian entrances
**Entrance Door Type:** metal and sliding glass
**Walk Through Door:** metal
**Garage Door Type:** metal, sectional rollup
**Window Frames:** vinyl
**Windows Glazing:** double glazed

### INSULATION AND HEAT

**Inside Wall Finish:** some drywall, some concrete block
**Heat Type:** not heated

### ELECTRICAL AND LIGHTING

**Garage Power:** service panel is contiguous with house
**The garage lighting:** overhead, incandescent lights

## OBSERVATIONS

1. There was a lot of clutter/storage present in the garage, making it impossible to conduct a full inspection. I recommend having this clutter removed prior to closing and if you have any concerns about the condition of the garage, having me (or another qualified inspector that you are comfortable with) conduct a full inspection of the garage.
2. The garage shares some or all of its roof with the house, so the comments pertaining to the house roof also pertain here.
3. The garage attic has no ventilation. This can cause temperatures to build up under the roof covering and contribute towards premature failure of the roof covering. I recommend having this addressed when you have the insulation/ventilation contractor out to look at the main attic.
4. The garage door has no automatic opener. The door must be raised and lowered manually.
5. The garage door is out of adjustment. The springs allow it to fall quickly when closing. This could cause damage to the door by slamming into the ground or injury to a person if it dropped and hit them. I recommend adjustment of the springs by a qualified overhead door installer.
6. There is no fire stop between the garage and the home. Since combustibles are generally stored in the garage, a fire stop is required, including fire door. This would require replacement of the windows between the door and house as well. I recommend continuing to use the garage as living space. If you must store combustibles, such as fuel tanks, in the garage, then a complete fire stop should be designed and installed to protect the living space.
7. The sliding door guide in the garage is a trip hazard. It stand up about 3 inches from the floor. I recommend having the door adjusted/replaced by a qualified installer so that the guide is flush with the garage floor.


Trip hazard

Yours truly,

Tom Breslawski
Vesta Home Inspections, LLC
NYS License #16000047670