Vesta Home Inspections, LLC
Home Inspection Report

123 Fourth Drive

July 9, 2018

Report Prepared For:

Any Client

Report Prepared By:

Tom Breslawski
NYS Licensed Home Inspector #1600047670
(585) 615-8696
www.vestainspector.com

Vesta Home Inspections, LLC

TABLE OF CONTENTS

GENERAL INFORMATION

INSPECTION ADDRESS

Street: 123 Fourth Drive

City: Any Town

State: New York

Zip: 14444

Dear Any Client,

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

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 pretty 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

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: July 09, 2018

Report Date: July 10, 2018

Report Delivered: by email

Weather Conditions: sunny

Temperature: 86 degrees

Present During Inspection: buyer

CONSTRUCTION TYPE

Construction Style: mobile home

BUILDING DETAILS

Date Built: 1995

Approximate Age: 23 years

Bedrooms: three

Bathrooms: two

Kitchens: one

Supporting Foundation: sits on concrete masonry units

Approximate Area: 1224 Sq. Ft.

Entrance Faces: West

CLIENT INFORMATION

Name: Any Client

Cell: 585-123-4567

Email: anyclient@gmail.com

SELLERS AGENT INFORMATION

INSPECTED BY

Tom Breslawski, Owner/Inspector
NYS License #16000047670
585-615-8696
tom@vestainspector.com

EXTERIOR

COMPONENT DESCRIPTIONS

BUILDING EXTERIOR

Wall Surface Material: vinyl siding

Condition: satisfactory

Wall Trim: vinyl

Condition: satisfactory

Entry Door Types: metal

Condition: satisfactory

Eave Type: vinyl vented

Condition: satisfactory

SUN DECK - PATIO

Sun Deck Type: wood frame

Sun Deck Location: on the southern exterior

FOUNDATION

Foundation Type: crawlspace

Foundation Material: steel sitting on concrete masonry units (block)

SLOPE AND DRAINAGE

Direction of Lot Slope: relatively flat

Condition: satisfactory condition

Gutters Downspouts Drain: onto grade

DRIVES WALKS AND PATIOS

Driveway Types: asphalt

Condition: needs sealing

Walkway Type: concrete pavers

Walkway condition: satisfactory

OBSERVATIONS

1. There are random small holes in the vinyl siding in front of the unit. I recommend sealing them against pest and water entry either by replacing the panels or using caulk to seal them closed. Keep in mind that it will be difficult to match the existing siding, so replaced panels will be noticeable.

2. There are dents and holes from mowing/trimming in the vinyl skirting. Some of the skirting has pulled away. I recommend spraying within six inches of the unit to kill grass and eliminate the need to trim so close. Re-attach loose panels and seal holes or replace any badly damaged panels (most holes are small).

It's easy to push the skirting back into place – you should do this at any area where it has pulled away

3. You could clean and spray paint this siding on the north side to try and match the surrounding area if you want the repair to be less evident.

4. Tighten this screw to hold the outlet/switch combo onto the unit.

5. Re-attach the soffit material where the deck roof meets the house to reduce the chances of insect (yellow jacket) infestation.

6. The wood frame around the north side entry door has rotted. This is most likely due to exposure to water from the broken gutter above it. I recommend removing the rotted wood and replacing it before it spreads deeper into the structure.

7. The front storm door shock absorber is missing, the seal holding the window glass in place is falling out, the glass is fogged (near the bottom), the wood below the door needs paint, the door frame paint is chipped and door closes on the bush planted next to it. Repair the door, paint the threshold, scrape and re-paint the trim and cut back or remove the bush.

I'm pointing to the chipped paint

Fogged glass

This wood needs paint to protect it from damage

8. This handrail is too weak and doesn't meet modern safety standards. A small child could fall through the large openings or it could fail if an adult grasps it when falling. Have it replaced with a handrail that meets all modern safety standards.

9. The storm door to the deck contacts the deck roof rafter when opening it. The glass is ready to fall out and the shock absorber is missing too. Removing the door would be a simple fix.

10. The wood deck is in direct contact with soil. This will cause the deck lumber to rot (over time) and need replacement. There's really no way to correct it at this point, so just be prepared to tear off and replace the decking when it fails.

11. Whoever built the deck used the wrong fasteners to connect the columns to the overhang. These fasteners do not resist lateral loads, which means they could bend, causing the roof to collapse. Replace these nailing strips with Simpson Strong Ties or equivalent.

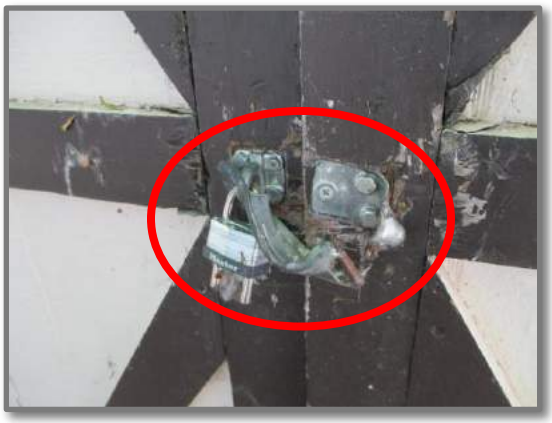
12. The downspout extensions terminate directly next to the foundation. Install a leader extension or bury a PVC extension to direct water at least 6-feet away from the foundation at each location. I recommend correcting this immediately to reduce water intrusion into the crawlspace.

13. The gutters are plugged with organic debris and dirt. They can't drain correctly, and the additional weight could cause them to detach from the fascia. I recommend cleaning all gutters as necessary on a periodic basis.

14. The gutter above the north door is badly damaged and needs to be replaced to channel water away from the unit.

15. The driveway is worn, but it should last quite a bit longer if you kill the weeds and seal it. I recommend doing this as soon as possible. It's a good homeowner project.

16. The shed latch is badly damaged. Replace it so that you can lock the shed.



17. The shed is too close to the ground and has begun to absorb water into the walls. Eventually, this will ruin the shed (over time). I recommend elevating the shed to protect it from water by jacking it up and adding stone or concrete below it.

18. The concrete between the deck and patio is old and cracked. You can have it replaced or choose to live with it.

ROOF SYSTEM

COMPONENT DESCRIPTIONS

ROOF COVERING

Roof Inspected: walking

Roof Slope: 4/12

Roof Style: gable

Roofing Materials: asphalt shingles and standing seam metal

Material Condition: poor condition-major repair or replacement needed

FLASHING

Flashing Type: manufactured boot

Flashing Locations: plumbing vents

FLASHING CONDITION

Flashing Condition: aged and worn

GUTTERS DOWNSPOUTS

Gutter Downspout Type: plastic

Gutters Downspouts Drain: onto grade

Disconnected Downspout: in need of repair

SKYLIGHTS

Skylight Type: fixed-lens

Skylight Locations: over the bathroom

Skylight Condition: dirty and worn

CHIMNEYS

Chimneys Type: metal, multi-wall vent

Condition: aged and deteriorated

OBSERVATIONS

1. The asphalt shingles are poorly installed (nailed incorrectly), several tabs are missing and repairs are evident (this means that shingles are blowing off during wind storms). All flashings at penetrations (chimney, vents, etc.) are badly worn and in need of repair. I didn't have access to the underside of the roof, but I'd bet that it's leaking. Plan on having this repaired right away to preserve the unit. You'll need to work with park management to have the trees significantly trimmed back to reduce the chances of damage to the new roof. Find out who is responsible for the cost of tree trimming.

Shingles nailed too high

Tar over the plumbing vent (above) and furnace vent (below)

Replacement shingles

Trees and tree debris on the roof

2. The shed roof is just as bad. Have it replaced too.

3. The standing seam metal roof is covered in tree debris and has been repaired in several locations (circled). Have the trees cut back and the roof replaced. Plan this into your initial budget because it doesn't have much time left.

.

CRAWLSPACE

COMPONENT DESCRIPTIONS

CRAWLSPACE

Crawlspace Type: crawlspace

Inspection Method: pulled skirting away

Foundation Material: steel resting on concrete masonry units (block)

Structural Columns: concrete block

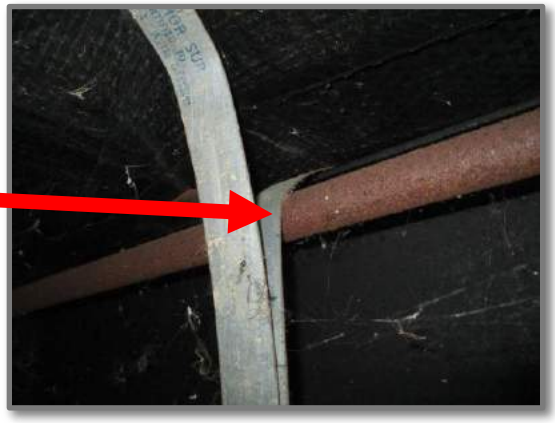
Condition: needs repair

INSULATION VENTILATION

Soil Vapor Barrier: plastic

OBSERVATIONS

1. The wind anchor strap is over the natural gas supply pipe on the north side of the unit. This could cause the pipe to be damaged if the strap was tested by high winds, resulting in a gas leak. I recommend re-routing the pipe.



2. These concrete blocks on the north side have shifted. The unit should be jacked up and the blocks should be re-positioned to support the load.

3. My inspection was limited to the north side of the crawlspace because the HVAC ducts blocked me from getting to the south side. I tried every avenue to get there but finally came out with my head and hair covered in spider webs.

ELECTRICAL SYSTEM

COMPONENT DESCRIPTIONS

SERVICE ENTRY

Service Drop Type: underground service lateral

Condition: satisfactory

Service Entry Conductor: aluminum

Condition: satisfactory

Service Ground Conductor: insulated stranded copper

Service Ground Location: unknown-not visible

Condition: unknown-not visible

Meter Location: south side of the residence

MAIN DISCONNECT

Main Disconnect Type: breaker (X2)

Main Disconnect Rating: 100 amps

Main Disconnect Location: inside the service entrance panel

MAIN PANEL

Service Entrance Panel Location: master bedroom

Panel Type: Westinghouse

Panel Style: breaker system

Amperage Rating: 100 amps

Voltage Rating: 120/240 volts

Condition: satisfactory

Final Service Rating: 100 amps

DISTRIBUTION WIRING

Wiring Type: non-metallic sheathed cable (Romex)

Condition: satisfactory for what could be seen

SUB PANEL

Sub Panel Location: at entry door

Sub Panel Type: Murray (in entry area) and Cutler-Hammer (in shed)

Sub Panel Style: breaker system

Sub Panel Amperage Rating: 125 amps (Murray) and 125 amps (Cutler-Hammer)

Sub Panel Voltage Rating: 120/240 volt

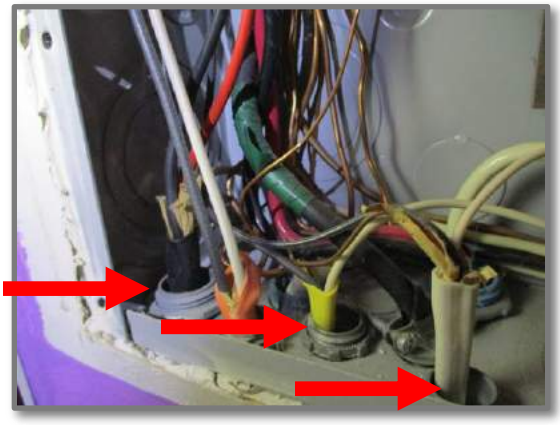
Condition: satisfactory

OBSERVATIONS

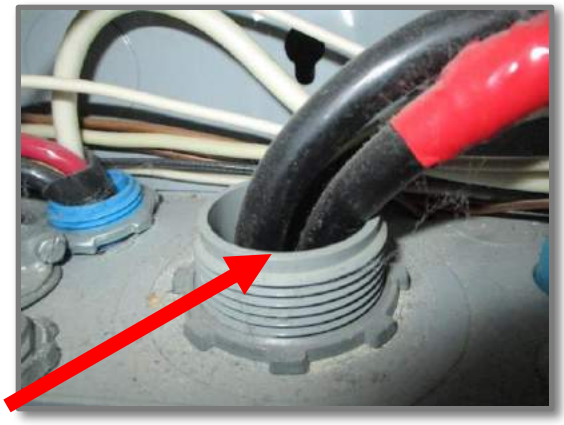
1. Although I'm only required to test a "representative number of switches and receptacles" (one per room), I tested every switch and receptacle that was accessible. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems were not inspected and are not within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

2. There are no GFCI outlets in the outdoor shed outlet (pictured) or the laundry area. 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.

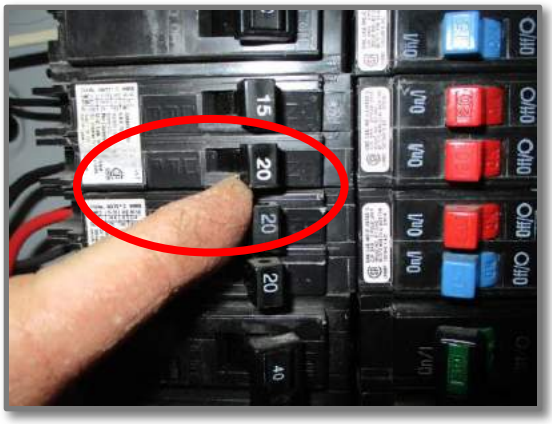
3. There are no protective bushings in several locations in the service panel. I recommend installing bushings to protect the wires from damage.



4. There is no protective bushing where the service entrance cable passes through the electric panel. Bushings are required here to protect the wires from damage. Keep in mind, just because the wires may not have been damaged yet, there is still a real chance that they could be damaged and cause a short, fire or electrify the panel. Bushings for this hole in the panel probably cost less than $2, but unfortunately installing them at this point requires a service disconnect, so expect to pay several hundred dollars for an electrician to do the job. I recommend installing bushings to protect the service entrance cable from damage.

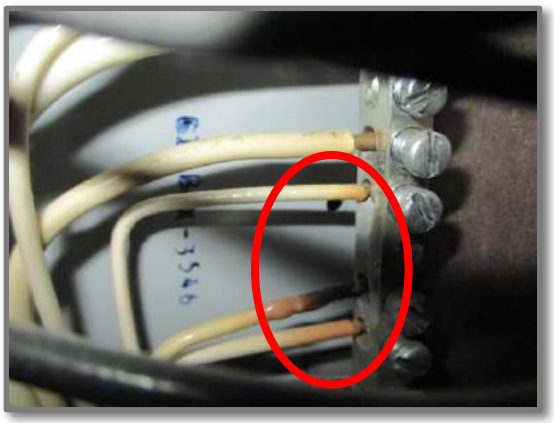


5. There is a multi-wire branch circuit that is incorrectly wired from a mini breaker. Both throws of a mini breaker are on the same electrical phase, which means that a multi-wire branch circuit wired from one mini breaker, such as this, will allow 240 volts of electric to return on the neutral wire as opposed to a correct configuration, which will limit the voltage on the neutral to 120 volts at a given time. This will overload the neutral wire and can cause an electrical fire. I recommend immediate correction by a qualified electrician.



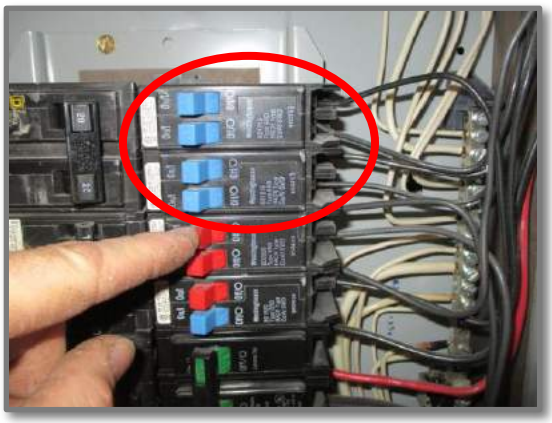
6. In the panel, there is a white wire that needs to be re-identified. Sometimes an electrician must utilize black wires for neutral conductors or white for hot conductors or some other color for equipment grounding conductors. When this happens, the electrician is supposed to mark the conductor with the appropriate wire color using tape or paint (white=neutral/black=hot) but this hasn't been done. Another person working in the panel could accidently be electrocuted because of this problem. I recommend having this corrected by a qualified electrician.

7. There are three neutral wires (circled) that have been overheated and are in danger of starting a fire or burning up/melting. This is a safety hazard. I recommend having them replaced by a qualified electrician who should also diagnose the reason for the problem and repair it.



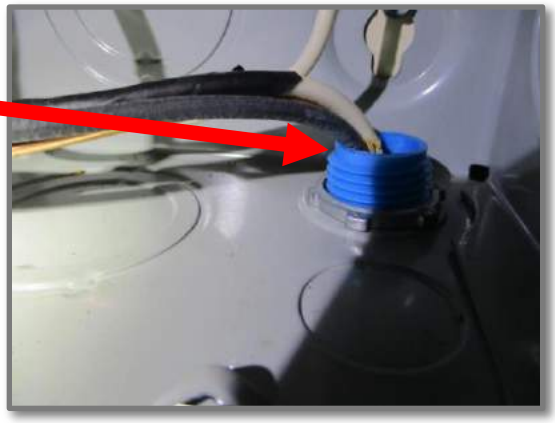
The darkest white wire at the left belongs to the circuit breaker that I am pointing to – have an electrician correct this before an electrical fire starts

8. There are compact (mini) breakers installed in the top two breaker stabs on the right side of the panel. This type of panel does not allow mini breakers in the top two positions. This is a safety hazard; have it corrected right away.



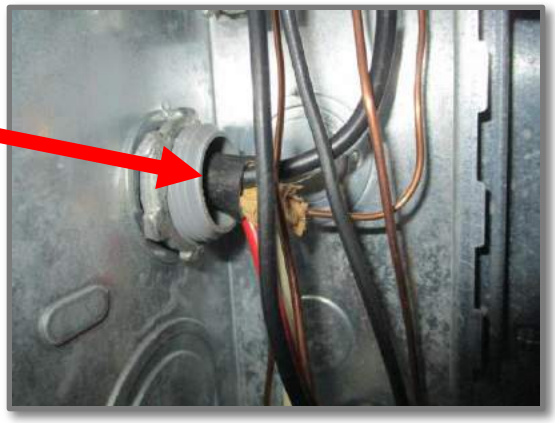
9. This ENT tubing (typically called "Smurf tube" must be protected from damage where installed below 7 feet, similar to NM cable. That means it must be installed behind drywall or another wall covering. It's not suitable for this location. I recommend replacing the ENT (Smurf tube) in the shed and house with thin wall metal conduit to protect the wires from damage and protect people from electric shock.

10. There are missing bushings in the Murray sub panel that must be in place to protect these wires from damage. I recommend having them installed.



11. The sub panel door in the shed is missing. Install a door here to protect the breakers and to contain a possible electrical fire.

12. Install bushings to protect these wires in the shed sub panel from damage.



13. The electric supply wire serving the water heater needs to be protected from damage by closely following building surfaces. Have it installed on a drop down running board.

14. There are missing switch and outlet covers throughout the home that need to be installed to protect against exposed wiring.

15. None of the smoke alarms worked and there was no carbon monoxide detector. This is a safety hazard and could result in death. Have smoke and carbon monoxide detectors installed as prescribed by the local Fire Marshal.

PLUMBING SYSTEM

COMPONENT DESCRIPTIONS

I follow New York State standards 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.

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's because copper piping protrudes from the walls behind plumbing fixtures. You would need a much more invasive inspection to find out what's behind the walls.

SUPPLY AND PIPING

Supply and Waste System: municipal supply and waste system

Service Piping Size: undetermined

Service Piping Type: undetermined

Branch Piping Size: 1/2-inch

Branch Piping Type: cross-linked polyethylene (PEX)

Condition: satisfactory for what could be seen

Fixtures/Faucets Condition: in need of repairs

Supports/Insulation Condition: no access - not inspected

Functional Flow: satisfactory

Function Drainage: satisfactory

Waste Piping: schedule 40 ABS plastic

Condition: satisfactory for what could be seen[1]

Vent Piping: air admittance device and schedule 40 ABS plastic

Condition: satisfactory for what can be seen

WATER HEATER

[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.

Water Heater Type: one conventional storage tank

Water Heater Energy Source: electricity

Capacity: 40 Gallons

Date of Manufacture: 2012

Make: Whirlpool

Model: E2F40RD045V

Serial No.: 1216T461709

Water Heater Location: interior closet

Condition: satisfactory

FUEL TANK & CONTROLS

Fuel Shut Off Location: electric service panel

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

WATER CONTROLS AND DRAINS

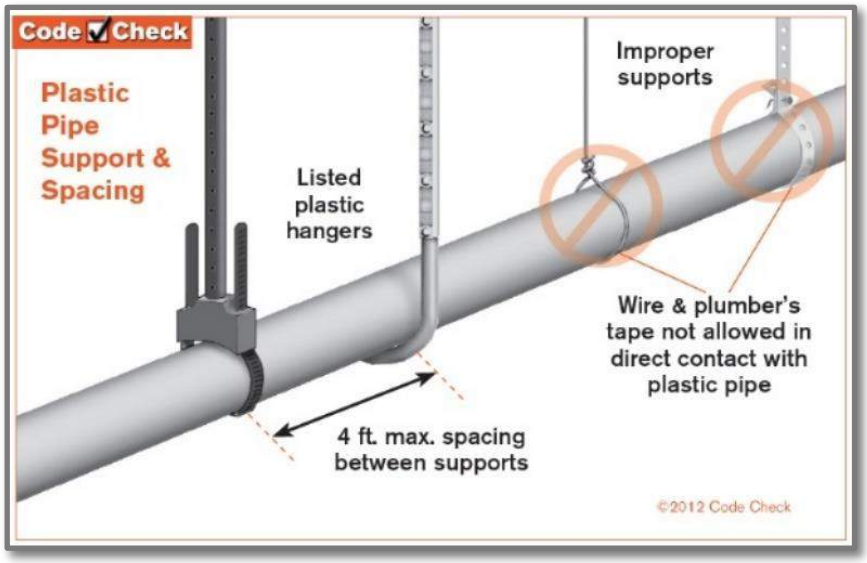
Main Water Shut Off Location: none found

Waste Clean Out Locations: laundry room and under sink

OBSERVATIONS

1. This is the water meter, located below the unit in the crawlspace.

2. The waste drainage pipes visible in the crawlspace are incorrectly supported by metal straps. These type of metal straps do not resist upward and lateral thrust and can cut the pipe, draining water and waste into the crawlspace and requiring costly clean up and repair. I recommend having these replaced with proper pipe hangers.



3. The laundry waste piping is located behind this wall panel. Re-install the panel with screws so that they can be easily backed out if the plumbing ever needs to be accessed.

4. The tub faucet in the master bathroom has pulled away from the shower. Have it re-secured (behind the wall using the access panel in the bedroom).

5. The master bathroom tub is chipped in two places. You should have this repaired before the damage gets worse. There may be a resin or sealer that can be used here.

6. The toilets are loose on the floor. Loose toilet pedestals can ruin the wax seal between the pedestal and the soil pipe, resulting in leaks that can ruin floor coverings and rot sub flooring beneath the toilet. I recommend removal of the toilets, inspection and repair if appropriate of the soil pipe collars, replacement of wax seals and re-installing the fixtures.

7. The supply and return lines at the water heater should be properly supported to the wall to reduce the chances of future damage.

8. This sticker appears on the water heater closet. Just a reminder that it's really not safe to store anything in there.

9. The dishwasher drain is not connected correctly. The "high loop" method should be used to create a slug of water, or trap, keeping sewer gasses from entering the dishwasher much like how a typical plumbing trap blocks sewer gasses from entering living space. Sewer gasses in the dishwasher can cause the dishwasher to become permanently unsanitary. I recommend having a qualified plumber correct this.

I'm pointing to the drain hose – see the diagram on the next page for the correct installation

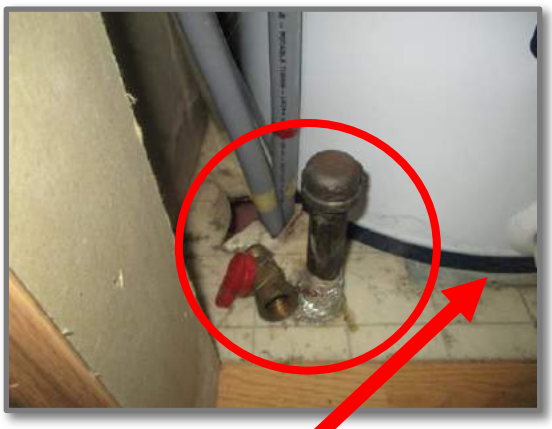
10. The dishwasher has not been properly attached to the counter. It tips forward when pulled. Have it secured to the countertop.

No screws in the mounting holes

11. The kitchen sink sprayer is broken and stuck in the on position. No water comes from the faucet. I recommend replacing the sprayer. Once the sprayer can be shut off, water should be able to flow from the faucet.

12. The hose bib on the south side didn't work. This could be due to a supply valve being shut off or could be a sign or a bigger problem. As a home inspector, I'm not allowed to operate shut off valves, so I can't check it. I recommend asking the seller about the status of this hose bib and having it fixed if necessary.

13. This is a capped natural gas line. Never touch it and never remove the cap or natural gas will leak into the house, which is a fire and explosion hazard. It would have been better if the installer left the valve on below the cap so that it could easily be uncapped for future use, but at this point it's fine as long as you leave it alone.



Install a drain pan under the water heater to evacuate water directly outside in the event that the water heater develops a leak – this can save you from having to repair or replace floors and sub floors that are damaged by water

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: natural gas forced air furnace

Condition: not inspected - turned off for the season

Heating System Access: in an interior mechanical closet

Location Electric Safety Switch: at the breaker panel

Type of Thermostats: programmable

Location of Thermostats: living room

Condition: not inspected - heat turned off for the season

FURNACE

Make: Miller

Model: MBHA-066ABFC-01

BTU: 66,000

Serial: MBH9501-01347

EXHAUST

Exhaust Vent Type: double-wall metal

Exhausts Through: vents up through the roof

Condition: rusty (leaks)

GAS SYSTEM

Type Gas Line: black steel

Gas Meter Location: south side of the building

Interior Gas Cutoff Location: branch line

DUCTING VENTILATION

Type of Ducting: flexible

Condition: satisfactory condition-for what could be seen

Type of Return Ducting: not visible-behind closed walls and ceilings

Condition: satisfactory

AIR FILTER

Location: return intake

OBSERVATIONS

1. All rooms were checked for a heat source (delivery register) with no defects noted.

2. I couldn't test the forced air gas furnace for function due to the outside temperature being too high and the furnace being shut down.

3. The furnace utility closet is really dirty. Clean it out and keep it clean.

4. 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.

5. No furnace manufacturers allow natural gas connectors like this one to pass through the furnace cabinet because it can be cut or damaged if/when the furnace fan becomes out of balance or if the cabinet is bumped or shifts. This is a safety hazard because damage to the connector would cause a natural gas leak inside the home. I recommend having rigid metal pipe installed to extend through the furnace cabinet; at that point, the connector can be installed safely.

6. The B vent (furnace exhaust) is rusty inside and has had tar applied to it outside. Clearly, it has leaked in the past and it will leak in the future. Applying tar to a metal roof vent is a short-term repair and actually causes the vent to rust quicker. I recommend replacing this B vent.

The B vent is rusted inside (left) and tar covered outside on the roof (right)

AIR CONDITIONING SYSTEM

COMPONENT DESCRIPTIONS

SYSTEM DESCRIPTION

Type of system: central air conditioner

Energy source: electricity

Exchange Method: air source

THERMOSTAT

Type: programmable

Locations: living room

Thermostat Condition: shut down (not tested)

Location of Cutoff: side of house, within reach of unit

AIR HANDLER EVAPORATOR

Inside Unit Location: under furnace

Condition: sealed - not inspected (most evaporators are sealed)

COIL CONDENSER

Outside Unit Location: north exterior ground

Condition: in need of repair/service

Make: TempStar

Model: T2A318GKA100

Serial: E060909801

AIR DUCTING

Type of Ducting: same as heat

Type of Return Ducting: same as heat

AIR FILTER

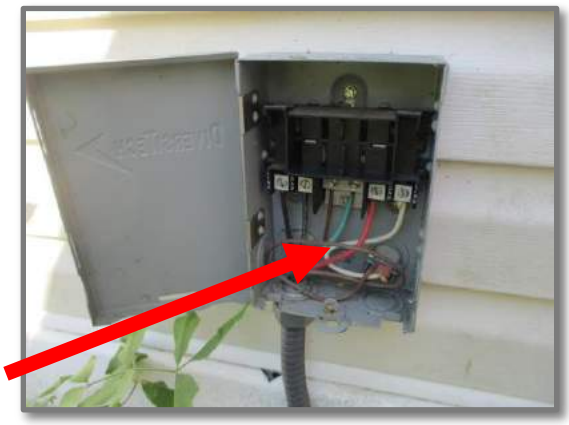
Location: same as heating system

OBSERVATIONS

1. The air conditioner was shut down. I am not permitted to start air conditioners or furnaces that are shut down for liability reasons. There are several issues with this air conditioner that should be repaired prior to starting it, which I will outline below.

2. All rooms were checked for a cooling source (delivery register) and no defects were observed. The ductwork for the air conditioning is the same as for the heating function.

3. In the air conditioner disconnect, there is a white wire that needs to be re-identified. Sometimes an electrician must utilize black wires for neutral conductors or white for hot conductors or some other color for equipment grounding conductors. When this happens, the electrician is supposed to mark the conductor with the appropriate wire color using tape or paint (white=neutral/black=hot) but this hasn't been done. Another person working in the panel could accidently be electrocuted because of this problem. I recommend having this corrected by a qualified electrician.

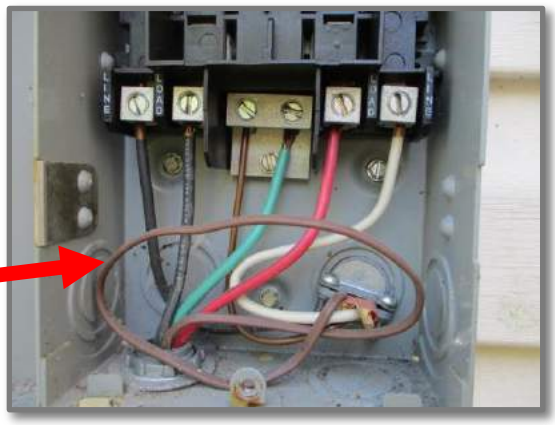


4. There is debris in the outdoor compressor unit. Have it cleaned out now and as needed in the future. Install a cover during the off season to reduce the amount of debris that enters the cabinet.

5. The cooling fins on the compressor are dirty/plugged with organic debris. This can cause the compressor to run inefficiently or overheat. I recommend cleaning by a qualified HVAC tech.

6. There are low voltage wires in the disconnect box that run through the same conduit as high voltage wires. Low voltage wires are not permitted to share a raceway with high voltage wires due to potential interference on the wires. I recommend removing the low voltage wires.

The brown thermostat wire must be run separate from the other conductors



INTERIOR

COMPONENT DESCRIPTIONS

ROOM INTERIOR

Wall Surface Type: wall paper, painted OSB and wallboard

Condition: satisfactory - some damaged trim, walls and wallpaper

Ceiling Surface Type: laminate and wallboard

Condition: satisfactory with exceptions

Flooring Type: carpet, wood laminate and vinyl tiles

Condition: aged and worn, in need of repairs

Kitchen Flooring Material: wood laminate

Condition: aged and worn

Kitchen Counter Top Type: laminate

Condition: satisfactory - with exceptions

CABINETS AND COUNTERS

Kitchen Cabinet Type: wood

Condition: satisfactory

Bathroom Flooring Material: vinyl tiles

Condition: satisfactory-in need of minor repairs

Bathroom Counter Top Type: laminate

Condition: satisfactory

Bathroom Cabinet Type: wood

Condition: satisfactory-in need of minor repairs

Inside Door Type: hollow core wood

Condition: satisfactory

WINDOWS AND DOORS

Window Frame Type: vinyl

Condition: difficult to operate

OBSERVATIONS

1. Since the house is still furnished, I couldn't 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. Repair the wall and floor in the area where the wood stove used to be.

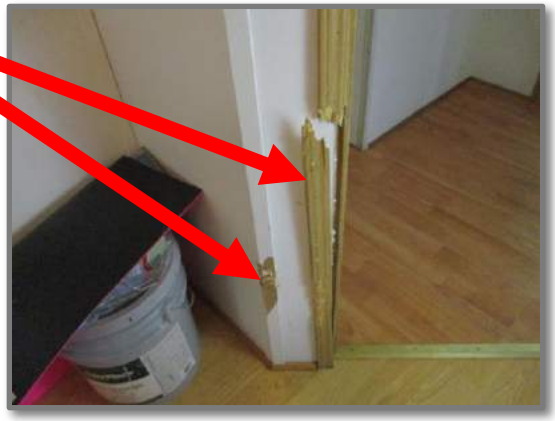
3. This room on the south side is a work in progress. Have it finished.

4. Plan on cleaning every surface in the home, opening up the windows to air the place out and throwing away the refrigerator/freezer full of rotted meat. I don't think there's any way to make it sanitary for food storage again. Plan on buying a new refrigerator when you move in.

5. The walls are badly damaged in a couple areas (possibly by a dog). You'll need to repair them. It's probably going to be impossible to find matching wallpaper. You could try painting it or try removing it.

6. There is work in progress in the north entry room. The walls have been repaired and need paint and the switches and outlets need covers to protect the wires. Have this work done.

7. Fix this broken trim in the south bedroom.



8. There are minor blemishes to the walls and ceilings throughout the home that should be repaired and painted to match the surrounding area.

9. Here's the water damaged spot you mentioned to me before you left. I checked it out and traced it to a temporary repair on the metal roof. I can't tell you for certain if the repair worked, but I can tell you that it's not going to work forever. Once caulk is applied to a metal roof, it's only a matter of time until it leaks again. I recommend replacing the roof before you spend the money on fixing the ceiling.

This is the repaired area on the roof – it will leak again at some point so don't spend too much time or money fixing the interior until the roof has been replaced

10. The ceiling fan in the master bedroom is crooked. I flipped the switch but it didn't turn on, so it may be disconnected or the chain pull may simply be turned off. Have the fan mount fixed before turning the fan on to reduce the chances of the fan falling to the floor when turned on.

11. The vinyl floor in the entry way is badly damaged in some places. It's worn out. You should replace it. This is a good homeowner project that you could take on. Go find some tiles at a home improvement store, tear out the existing tiles and follow the preparation and installation directions on the new ones. Buy extra tiles anytime you do a flooring project so that you'll have some replacements. Flooring companies change styles from time to time so it's nice to have some extra tiles if they are discontinued.

12. You could probably install some sliding doors here and use this area for additional storage.

The flooring inside the storage area is whipped

13. Plan on replacing the master bedroom carpet. It's dirty and it smells. There's a chance that you can clean it, but new carpet it fairly cheap so you should at least get a price on it before making the decision.

14. This vinyl tile in the master bathroom is loose on the floor. Re-glue it to the floor or replace it if you can get a matching tile.

15. 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.

16. The hall bathroom cabinet door hinge needs to be re-attached to the cabinet (see where I'm pointing in the photo).

17. The entry door frame into the living room is missing. The door will swing completely through it and can't be properly secured. Have the door frame repaired.

18. The wide-open space under this railing can allow a child (or an adult) to fall through it and get hurt. I recommend installing a railing with balusters here.

Yours truly,

Thomas Breslawski

Vesta Home Inspections, LLC

585-615-8696