



River Valley Home Inspections LLC

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It was a pleasure completing your property inspection. As you will read, the inspection report consists of a detailed evaluation of different components and elements present in and outside the property with photographs of the property.

I have identified areas of the property that will need to be addressed to ensure the proper operation and function of those components. I recommend you obtain consultation from competent trade specialist as an aid in planning your future course of action for such elements listed in this report. Some additional potential reportable elements may be discovered during property repairs and upgrading.

Please feel free to contact me with any additional questions you may have concerning the report content. It has been a pleasure to serve your property inspection needs.

Thank You,
Dave

David M. DeSimone
River Valley Home Inspections LLC
Board Certified and Licensed in New Hampshire and Vermont

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein.

REPORT DEFINITIONS

Your professionally prepared inspection report is divided into twelve to thirteen sections. Each section contains individual elements that are inspected during the inspection process. Each element is identified by one of five rating types describing their condition. The six rating types include:

- ~ Satisfactory: Satisfactory notes the generally accepted working condition of the item identified in the report at the time of the inspection.
- ~ NR: Needs Repair: A Needs Repair note indicates a more serious observation that will need to be addressed. Items dealing with safety or poor condition will warrant a Needs Repair notation.
- ~ PC: Professional Consultation: Conditions that are identified as Professional Consultation note a condition that will require follow-up by a competent or licensed trade specialist trained in the specific area of expertise.
- ~ NM: Needs Maintenance: Items identified as Needs Maintenance are normally less serious and do not pose an immediate problem but will need to be corrected to ensure the life of the identified item.
- ~ BP: Best Practice: New Hampshire and Vermont allows for the construction and repair of properties without building permit requirements and building inspection oversight in many areas of both states. The inspection report is not a code enforcement document. The use of the Best Practice notation is used to identify forms of construction and methods associated with correct building practices. Because the item is identified as Best Practice, does not mean the item must be completed.
- ~ Customer Note/ Sellers Note: CN/SN: Customer and Sellers notes will designate general information important for your awareness and knowledge.

For Your Information: Important Customer Note:

~Building code compliance is not a part of the inspection protocol. "Building code requirements generally apply to the construction of new buildings and alterations or additions to existing buildings, changes in the use of the building, and the demolition of buildings or portions of buildings at the ends of their useful lives. As such, building codes obtain their effect from the voluntary decisions of property owners to erect, alter, add to, or demolish a building in a jurisdiction where a building code applies, because these circumstances routinely require a permit. The plans are subject to review for compliance with current building codes as part of the permit application process. Generally, building codes are not otherwise retroactive except to correct an imminent hazard." Source: International Building Code

~Building Permits; The requirement to obtain construction permits varies from town to town throughout New Hampshire and Vermont. Many towns do not require construction permits and owners and contractors are on their own in constructing projects for the property. The requirement of obtaining proof of past permits is not part of the inspection process due to the variability, changing requirements and the nature of permits in general in Vermont and New Hampshire. I strongly recommend that you ask the question and research the requirements with the town where you are purchasing or selling your property if renovations like basement finishing, additions, or other major modifications have been performed. If permits are required, proof of the permit and all subsequent inspections, sign-offs and the close of the permit should be supplied to you or kept on record.

Summary

Site Grounds & Grading

Inspection Information

09/7/2020: 64 Degrees and Sunny

Deck

PC.

~New deck design requirements are needed to ensure a safe deck.

~Guards Added: Some current guards are greater than 4 inches apart: All decks edges higher than 30 inches from grade require a guard with spacing no more than 4 inches apart (balusters, cables, panels) to help keep individuals or pets from getting caught between, climbing up, or falling through and off the deck.

~Loose Rail System: The stair rail and baluster system is need to be better secured.

~New Vermont rules require exterior top rails to be 42 inches from the deck surface.

Grading at House Wall

BP.

~Ledge Basement Homes: Ongoing General Grading Needs: An important factor in helping to control moisture in homes with ledge/stone basements is proper grading and allowing water to flow away from the home's siding, sills and foundation; A plan should be implemented to upgrade the current grading along the foundation including any planting beds of the home; Grading first with vapor barrier with stone on top should be added to allow water to flow away from the foundation and limit dirt and water splashing onto the siding of the home; The top of the stone border should be at least 6 inches below the edge of the siding when establishing the grade of 5/8th inch pitch per foot fall and/or drained to move water away from the foundation.

Sidewalks / Walkways

BP.

~Walkways Established: Walkways from the drive area and between entry points of the home should be established; Continuous walks allow people to move safely across lawns and open areas especially during winter and rain events.

Steps to Building

NR.

Front Step.

~Steps Risers Too Tall: The current steps are too tall and exceed the 7- 3/4 inch maximum height; Steps in this condition may lead to a tripping hazard and should be repaired; A properly sized landing will need to be incorporated into the step structure.

Trees & Shrubs

NR.

~Declining, Dead and Hanging Trees: The declining and heavily decayed tree (s) behind the home needs to be felled and removed to eliminate the failure of the trees onto individuals, pets or structures.

NM.

~General Tree Care: The home is surrounded by larger trees; The trees should be fully assessed by a tree professional to determine the health and structural integrity of the trees including the removal of any dead or declining trees or dead and declining branches that may fall from the living trees; It is especially important to remove tree branching overhanging roofs that may damage roofs or allow for the development of moist roof condition promoting the growth of moss and lichens on the roof surface; Tree health and integrity should be monitored especially after storm events to include heavy wind, heavy snow or ice.

~Remove Vegetation: All vegetation and tree branches within at least 2 feet of the home, 6 feet is preferred, and buildings including the garage needs to be removed; Vegetation close to homes allows moist conditions to form along the home promoting decay and algae growth as well as harboring pest that may find there way into the home; Additionally, tree branches do not allow roof surfaces to dry promoting roof moss and falling branches will damage roof surfaces.

Window Wells

NM.

~Clean, Stone, Cover: All window well openings should be cleaned and emptied of all leaf material and debris to allow for drainage and drying of the window well area; Stone added in the base of the window well and covers or small roof structures added to shed water away from the home will aid in keeping the

window wells clean and improving drainage of water away from the foundation of the home.

Spa and Pool Safety

~Spa Installed At Home: While not a part of the home inspection protocol, safety features for spa installation has advanced to include specific home and water entrance alarms as well as locking spa covers and other safety features installed to keep individuals from entering spas accidentally when not monitored or in use; It is encouraged to have the spas current safety features reviewed to include all spa electrical grounding systems, current safety features and new advancements in spa safety explored for possible implementation.

Exterior & Structure

Building Information

CN.

~Lead, Asbestos, Knob and Tube and Decay History Information;

~Many homes built before 1978 with minimal reconstruction work like original windows, original trim, wood clap siding and other original wood surfaces, may have paint that contains lead (called lead-based paint); In addition, homes of this age up through 1985, may have used asbestos containing products in the construction of the home including textured ceiling installation; Licensed professionals are available to test and document the presence or not of these materials if desired before sale or if reconstruction projects are undertaken and existing home materials are disturbed;

~Age of Home: Homes of this age have been exposed to years of varying weather and environmental conditions and construction evolution to include knob and tube wiring that may be found during renovation or upgrade projects; In some homes, construction methods and exposure to moisture will cause damage and rot to wood along the outside sill areas and in dirt crawlspaces that are unseen and will be discovered during reconstruction projects.

Chimneys

PC.

~Class 2 Inspection: All Chimneys: Before taking possession of chimneys, a minimum Class 2 Inspection will need to be performed to ensure the interior chimney is in good operating order.

~Cinder Block: Block Fracture: The rear block chimney(s) was observed with fractured upper blocks and some mortar deterioration on mortar joints in the area due to the freeze/thaw cycle; The chimney(s) damaged surface should be repaired to extend the life of the chimney(s) and avoid further damage; Visual observation is not enough and a professional chimney service should be consulted for the inspection and cleaning of the interior chimneys, caps added where needed and the surface sealed.

~Brick Pointing, Crown Inspection and Repair, and Cleaning: The brick chimney(s) was observed with some mortar deterioration on mortar joints at the top of the chimney and crown; The chimney's surface and crown will need to be repaired to eliminate further decline over time; Exterior visual observation is not enough in the case of chimneys and a professional chimney service should be consulted for the interior inspection and cleaning of the chimney (s) before use; The chimney flashing (metal) and counter flashing will need to be inspected as part of the chimney service to ensure no water is entering the home from this area of the chimney; If not installed, weather- spark arrest- animal protection caps should be added to the chimney openings.

Exterior Doors

NR.

~Unable To Open: Front Storm Door : The front storm door is missing hardware and cannot be opened; All exterior doors need to open easily in the event of an emergency so individuals in the home may exit safely.

Exterior Wall Covering

NM.

~Clean and Power Wash: Vinyl General Cleaning: The siding on the home needs to be power washed to remove dirt and algae from the siding; This cleaning practice on this common condition allows the siding to remain free of algae and dirt that can form on vinyl siding over time.

~Wood Siding Decline: Baseline Repair and Ongoing: Areas of siding decline was observed on the rear of the home as a result of moisture and snow contact over the years; Wood sided homes need to be reviewed yearly and the damaged siding repaired to eliminate further decline of the remaining siding as well as protecting the structure behind the siding from further damage due to water penetration; Please note: the wall sheathing, 2X4 wall studs and sill behind the siding should be checked for damage when the siding is removed and repaired in these areas if damage is identified.

Gas Meter / Piping

PC.

~Secure Gas Lines To Home: The propane lines running along the home's perimeter in the beds needs to be properly supported and attached to the home.

Trim

NM.

~Soft and Declining Wood Trim: Several small areas of the rear trim boards is decayed as a result of water penetration at the butt end cuts of the boards; The trim will need to be repaired and repainted to avoid further decline of those areas and eventual damage to other parts of the home behind the trim.

Roof

Gutters & Downspouts

NM.

~Cleaning: The gutters need to be cleaned to allow water to flow freely and end caps installed to allow the gutters to function properly.

BP.

~Ledge Basements: To aid in draining roof water runoff from around the home and foundation, gutters may be considered; Gutter type, size and strength is important in this geographic area; Gutters, downspouts and extensions need to withstand snow and ice sliding from roof surfaces and have the ability to catch and carry large amounts of water as a result of steep roof pitches.

Plumbing

Water Service

BP.

~Well: Pressure Tank, Cleanup, Cold Water Pipe Insulation and Catch-pan: All dirt and debris and any nonessential items should be removed from around the homes water system; The pressure tank needs to be cleaned; Condensation generated from cold water pipes and humid room conditions, common in this area, drip onto floors and drop ceilings if installed; Insulating cold water pipes and adding a drip catch pan below the well pump pressure gauge and piping area at the base of the tank will help lessen this impact.

Water Heater

NR.

~Expansion Tank: 2012: Expansion tanks are an important safety feature installed on hot water heaters today allowing hot water to expand and pressure to be relived on the hot water heater when the tank is heating water.

~Master Mixing Valve: Missing: A Master Mixing Valve, also known as a temperature actuated mixing valve and normally found above the hot water heater was required starting in 2005 for new hot water heater installation; The water heater is missing a temperature actuated mixing valve limiting device installed on water heaters today; Master mixing valve devices are mechanical in nature and help minimize individuals from getting scalded.

~Water Temperature: The end use water temperature measured 140 Degrees; It's generally agreed that 120 degrees Fahrenheit is the maximum safe hot water temperature that should be delivered from a fixture; Therefore hot water above 120 degrees Fahrenheit can be considered hazardous.

Waste

PC.

~Private: At the time of the inspection, the interior home septic system appeared to be functioning properly with adequate drain flow observed with no unusual septic odors in the home; A licensed septic professional will need to be consulted to ensure the septic system, tank and leach field is fully functional with no observable defects in the pipes leading the distribution box or leach field including the tanks condition; As a general rule, you should ideally empty out your septic tank once every three to five years.

Water Entrance

CN.

~Well Tag Not Observed: The State of Vermont Department Of Environmental Conservation may be contacted for further help in locating a well drilling report if available.

Sink Aerators and Shower Head Ports

BP.

~Clean Sink Aerators and Shower Head Water Ports: To improve general water pressure, cleaning sink aerators of debris and scale and cleaning shower heads of scale will improve water pressure.

Water Treatment

CN.

~SED: The home is equipped with a whole house canister sediment filter; The sediment filter cartridge should be changed per manufacturers recommended intervals; If a red or sometimes blue button is present on the top of the filter housing, the button will need to be pressed after closing the water supply to the filter to release pressure.

Septic Alarm

CN.

~It was indicated a septic pump system is in place; If present, the alarm was not located and will need to be verified.

~Foreign Matter: Septic injection and grinder pumps are susceptible to failure when foreign matter like wipes, dental floss, medical wipes, gauze and other items clog the pump systems; Items like this should not be put into the system.

Exterior Water Faucets

CN.

~Seasonal Use: After the end of the summer season it is important to remove all hoses and shut off outside water faucets.

~Turned Off: The exterior water faucets are off and will need to be turned on and tested to ensure they are operating correctly.

Electrical

Main Panel

NR: Electrical panel defects were observed and will need to be repaired.

~Double Taps: Neutral Wires (White): Double taps or two wires leading into one neutral bar slot was observed in the main panel; Electrical rules allow only one neutral wire per slot; Proper panel wiring configurations will need to be completed to eliminate the condition.

~Excess Ground Wires In One Slot: The number of appliance grounds (copper) in one slot cannot exceed 3; More than 3 grounds in one slot were observed and will need to be separated out.

~Screws: Approved panel screws need to be installed for safety and convenience in reinstalling the panel cover.

Outlets, Fixtures, & Switches

NR: I observed electrical deficiencies in the course of the home inspection; A licensed electrician should be consulted about the appropriate repairs.

~Cloths Washing Machine/Utility Sink Withing 6 Feet: GFCI Needs To Be Installed: (2014) Requirements list clothing washing machines and utility sinks to be GFCI protected.

~Under Sink Plug Outlet: GFCI Needed: (2014) The plug and electrical circuit serving the dishwasher needs to be GFCI protected.

~Second Floor Bathroom GFCI: Location: Installed Not Working: Bathroom Locations (Required 1975): All bathroom locations require operating GFCI electrical receptacle protection; The center hall bathroom receptacles did not trip test indicating a lack of electrical protection and will require repair.

~Second Floor Bathroom: GFCI Wall Locations: Not Installed: All bathroom locations require operating GFCI electrical receptacle protection; The bathroom receptacle on the outside wall did not trip test indicating a lack of electrical protection and will require repair.

~Exterior GFCI (Required 1973): Installed But Not Operating Correctly: All exterior electrical receptacles require GFCI protection and covers; When tested, the exterior plugs did not trip indicating a defective status; A full review of all exterior plugs will need to be performed.

~Door bell not operating.

~Well Pump Electric: Well Wire: The exposed colored wire well pump electric lines in the basement need to be installed in a protective conduit.

~Limited Plug Locations: Common in older homes, outlets in rooms are limited in number and may lead to overloading of plugs and are an inconvenience; Additional outlets may be considered to eliminate this condition.

~Kitchen GFCI (Required Within 6 Feet of Sink 1987/ Required on all Counter-top areas 1996): All receptacles along all counter-top areas require and were tested for GFCI protection; The coffee maker plug will not trip when tested indicating a lack of ground fault circuit interruption protection; Ground fault circuit interruption protection may help protect or lessen the severity of electrical shock to humans in cases of appliance and water contact.

~Extension Cord Use: Extension cords were in use servicing long term appliance equipment in the basement; A plan will need to be implemented with the electrician to install permanent and typed outlets

to serve the appliances.

~Basement GFCI's: Unfinished Space: Unfinished basement spaces require GFCI outlets on floor surfaces; Plugs with no GFCI protection were observed in these areas and will need to be corrected.

Smoke Detectors

NR.

~VT Rules: Sellers Responsibility In Vermont: 2017: Smoke: Single Residence: Photoelectric only, wired or battery if home built before 01/01/1994, immediate vicinity of all sleeping rooms and each level including the basement; Carbon Monoxide: Single Family: Hardwired or plug in type outside the vicinity of sleeping areas.

~VT: 2nd Floor: CO: 2nd floor requires CO detection.

Sub Panel

NR.

~Fuse Panel Disconnect: Bottom Of Basement Stairs: For safety, convenience and age of the panel, the old style fuse panel disconnect in the basement will need to be upgraded to a new circuit breaker type to include general cleanup of conductors and proper grounding of the disconnect.

Barn Sub-Panel

~Inside and Outside Panel Organization: General clean-up, removal and reorganization of excess wiring in and around the panel.

~Double Taps: Double taps or two wires leading into one circuit breaker was observed in the panel; Unless designed for the function, most electrical panels allow only one wire per circuit breaker except for doorbell transformers; Proper panel wiring configurations will need to be completed.

Attic

Attic Access

CN.

~Sealed Panel and Access Blocked By Insulation: When an attempt to open the attic access was made, blown in insulation fell from the opening indicting a covered opening; As a result, the attic was not inspected; Without access to the attic, the ceiling frame, roof frame, vent pipes and flashing, moisture, wire types where visible and properly installed insulation cannot be fully confirmed; This is not uncommon in some homes where attics are sealed for energy efficiency purposes or may be a result of panels obstructed and unseen in closets; The addition of an alternate access panel to the attic allows for full and periodic inspection of the attic and may be considered.

Interior

Floors

CN.

~Uneven Floor Areas: The floors have a general slope in some areas of the home over lower support beams; If a desire to level the floors is sought and the floors are leveled through jacking of basement and first floor ceiling beams, the work should be completed before the upper floor's renovation work; This condition is common for home this age and if corrected will create significant repair needs to existing walls and trim.

NM.

~Hardwood Floors: Wear and Tear: High Traffic Areas Like Stairs and Hallways: To maintain the long term condition of the hardwood floors, the floors in the high traffic areas should be stripped and sealed to protect the wood surfaces.

Windows

CN.

~Missing Screens: Screens were observed missing from some windows in the home; All of the screens should be requested to be installed to determine if any are missing or damaged and those missing or damaged be repaired or replaced where needed.

Stairs / Railings

NR.

~Antique Stair Case: Steps, Rails and Balusters: The stair case and balcony rails do not meet the current stair case construction standards for current staircase standards to include grasp rail heights between 34 and 38 inches in height and balcony rails of 36 Inches; The current grasp rail is 30 inches and the balcony rail is 31 inches; An alternate staircases location, rail addition or complete rebuild of the stair system is sometimes utilized in the case of original staircases found in homes this age; If not corrected, special care should be used when climbing and descending the stairs especially when infants, children

and elders are present.

Rear Staircase.

~Balcony Rails and And Guard: Top of Second Floor Room Area: Open areas need to be properly protected with rails at least 36 inches in height and properly installed guards to include balusters, panels or cables spaced no more than 4 inches or a panel to keep individuals and pets from falling from the balcony.

~Rail System: Grasp Rails: Proper grasp rails should be added to the stairs within the home so individuals can safely climb and descend the stairs.

~Stairs: Open Side(s): The stair case opening needs to be properly protected (balusters, panels, cables, etc) to keep individuals from falling from the stairs.

Ceilings

NM.

~Loose sheet rock tape was observed in the second floor bathroom; The areas should be taped, plastered and repainted.

Laundry Room

CN.

~Important Fire Protection Maintenance: Washer and Dryer Behind and Under Unit Clean-up: As an important maintenance task for fire prevention, the washer and dryer should be removed from their space and the areas behind and under both units cleaned and vacuumed of all lint, dust and objects that find their way behind the units over time; The dryer vent and all connecting venting hoses should be cleaned and if plastic vent pipes discovered replaced with metal and the termination point outside the home confirmed; The clothing washing machine plumbing and drain connections should be reviewed for proper installation and shutoff ability; The clothing washing machine is not tested as part of the inspection due to the possibility of leaving water in the unit; Verification of the units operability should be made with the seller if the unit is part of the sale.

Kitchen

Range / Oven

PC.

~Burners Not Lighting: The rear burners on the gas stove will not light properly when the knobs are turned and the igniters activated; For safety and convenience reasons, the unit will need to be repaired.

Bathroom 2

Location

First Floor Center Hall

~All components to include the tub, ventilation, toilets, sinks, shower, GFCI's, moisture, flooring, entrance door and water pressure is inspected; All of the components tested satisfactory unless listed.

Sinks

NM.

~The sink drain is draining but the sink drain plug will not operate.

Shower Walls

NM.

~Shower Control Attached: The shower control is not attached properly and will need to be secured.

Basement / CrawlSpace

Columns

PC.

~Support Compression: As a result of an incorrectly blocked floor joists stringers, the stringers have displaced over time as a result of floor load; Options to correct or stabilize the post top and stringers should be explored.

Moisture & Mildew

CN.

~Ledge Basements: Common Dampness; Current Moisture Level- 87%; The desired state for basement humidity levels is 45% to not greater than 50%; Higher levels of moisture are common in basements not utilizing dehumidification especially in the summer months; Dampness was observed in the basement along the lower walls; A common condition as moisture moves along rock surfaces from high to low: Gutters, proper exterior grading, cold water pipe insulation, installed dehumidification or an air exchange unit in the basement and proper chimney covers if a chimney is present will aid in eliminating

higher levels of humidity commonly found in basements during the summer months and improve air quality of home in general; If more severe water penetration is observed during rainy periods, heavy rain events or winter snow melts, a professional basement water specialist will need to be consulted about potential remedies to include wall, crawlspace and floor encapsulation.

Stairs / Railings

NR.

~Antique Stair Construction: The stairs installed to access the basement are under built and should be rebuilt to include proper stair stringers, steps and risers, grasp rails and proper guards on the outside open wall side(s) to protect individuals using the steps.

Clean Up and Clean Out

NM.

~Total Clean Out: Ledge Basements: Due to the moist nature of stone basements, the basement and any crawl spaces should be cleared of all non-essential items if present to include all loose soil and if present, paint cans and cans in general, bricks, abandon wiring, trash, old and stained wood/shelves, stained and damaged sheet rock, non-pressure treated or non-mildew resistant wood products, all paper backed insulation, varnish cans, dust, dirt, cobwebs, piping, old heating duct work, etc; Non-essential debris in basements and crawl spaces harbors moisture and pest, limits air circulation and makes access to the areas difficult.

Energy Recovery Ventilation (ERV) or Dehumidifier

BP.

Options.

~Installed Dehumidification: During the year, primarily in the summer months, dehumidification of the basement/crawl space areas if present may be considered; Humidity levels maintained at 45% to 50% improve the overall living space conditions eliminating excess moisture generated in the basement.

~Energy Recovery Ventilators (ERV's) Installed: Used primarily in cold climates, Energy Recovery Ventilators (ERV's) pass two air streams, one into the home from the outside and the other from inside the home to the outside pulling moisture and air impurities through filtration; To ensure optimal performance and air quality, the units should be inspected and maintained per manufacturers cleaning to include washing of filters, vacuuming and wiping down the units interior.

Antique Sill

CN.

~Unseen Decayed and Declining Sills: A common condition on homes this age are unseen damage, declining and decayed sills as a result of material type, age and moisture contact over time; Sills in crawlspaces, corners and below door and window openings are the most vulnerable; If decay is discovered in the course of the basement clean-out or renovation work, the areas will need to be addressed to include the replacement of the sill in those impacted areas.

Oil Fired Hot Water Boiler

Heat Distribution

PC.

~Leaking Flow Control Valves: A common condition on boilers is leaking flow control valves found on distribution heating lines for the heating system; The control valves need to be corrected and all rust and corrosion cleaned up; Boiler water is corrosive and if not cleaned will further damage the metal over time.

CN.

~First Floor Heat and Limited Second Floor: The home's heating distribution system primary heat source is the first floor only; This observation is found in older homes in this area; It is recommended a professional heating contractor be consulted to explore the possibility of extending the current heating distribution system, adding supplemental heating units or floor registers to the second floor rooms and baths as extremely cold winter conditions may impact living and plumbing functions in these areas if heat in these areas is not adequate.

Heating System

PC.

~Boiler Service and Service/Warranty Plans: 2020/21 Heating Season: Last Service Date Tag- 9/2019: The boiler fired and ran during the inspection process; To set the boiler's baseline condition before ownership, it is recommended a professional heating contractor be consulted to have the boiler serviced and cleaned and/or verification of the recent servicing documented if not completed this year in prep for the 2020/2021 heating season; In addition, the boiler shroud, and all connecting pipes should be cleaned of corrosion and scale and the interior vacuumed and the unit wiped down to eliminate dirt and debris on

the boiler surfaces; Oil fired boilers should be serviced every year to ensure the mechanical workings of the boiler are in satisfactory condition; Yearly maintenance service plans and Home Warranty plans including emergency response coverage and cleaning may be available and will contribute to the longevity of existing or new boilers.

Unit Venting

PC.

~Cleaning and Liner Status and Condition Determination: A common overlooked maintenance item is the chimney inspection and cleaning of the furnace or boiler chimney; Soot, ash, leaf debris and pest activity will build up over the years and wash into the chimney base filling the lower chamber of the chimney and in extreme cases eventually block the exhaust outlet; The chimney should be fully cleaned and brushed and follow-up cleanings scheduled per the maintenance company field recommendations; In some cases the chimney will require the installation or repair of a liner to ensure the safety of the chimney.

Oil tank

PC.

~Vermont: Effective July 2017: Oil Delivery Company Tank Verification and Sign Off: The existing tank is in operational condition but proof of the 3 year inspection requirement was not verified; New oil tank inspection and regulatory requirements require the oil company to inspect the tank at account change or new insurance coverage; The oil delivery company should be contacted to have the tank inspected and signed off as acceptable for fuel oil delivery before taking possession of the tank; In some cases, components of the tank or the whole tank are required to be replaced.

Pellet Boiler/Furnace/Stove

Unit Venting

PC.

~At the time of the inspection and cleaning, the units exhaust venting needs to be reviewed and signed off as acceptable by a licenced pellet stove service company.

Heating System

PC.

~Pellet Stove/Furnace; Turned Off For The Season: The pellet stove/furnace was not operational at the time of the inspection; Pellet stoves and pellet furnaces are fueled mechanically and as a result it is important to have the unit serviced yearly; Like any heating unit, the pellet stove or furnace and connecting chimney's and flue's should be inspected and cleaned by a professional chimney/fireplace/pellet stove service company before operating the unit; Pellet stoves/furnaces like any heating unit should be serviced and cleaned yearly to ensure full operating and safety requirements.

Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

Inspection Information

Date: 09/7/2020

Time: Morning

Weather Conditions: Cloudy

Present at time of inspection: Realtor, Client

Comments:

09/7/2020: 64 Degrees and Sunny

Sidewalks / Walkways

Condition: Best Practice

Type: Gravel

Comments:

BP.

~Walkways Established: Walkways from the drive area and between entry points of the home should be established; Continuous walks allow people to move safely across lawns and open areas especially during winter and rain events.



Driveway

Condition: Satisfactory

Type: Gravel

Steps to Building

Condition: Needs Repair

Step Type: Wood, Stone

Landing Type:Wood

Railing:No

Comments:

NR.

Front Step.

~Steps Risers Too Tall: The current steps are too tall and exceed the 7- 3/4 inch maximum height; Steps in this condition may lead to a tripping hazard and should be repaired; A properly sized landing will need to be incorporated into the step structure.



Window Wells

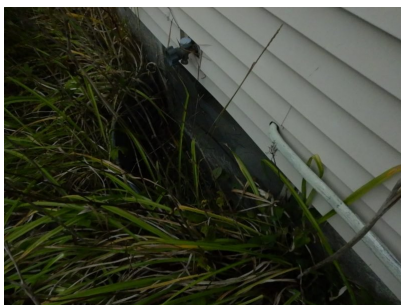
Condition: Needs Maintenance

Type:Metal

Comments:

NM.

~Clean, Stone, Cover: All window well openings should be cleaned and emptied of all leaf material and debris to allow for drainage and drying of the window well area; Stone added in the base of the window well and covers or small roof structures added to shed water away from the home will aid in keeping the window wells clean and improving drainage of water away from the foundation of the home.



Retaining Walls

Condition: Satisfactory

Type:Stone

Location: Rear Of Home

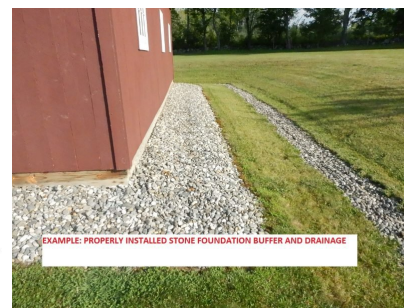
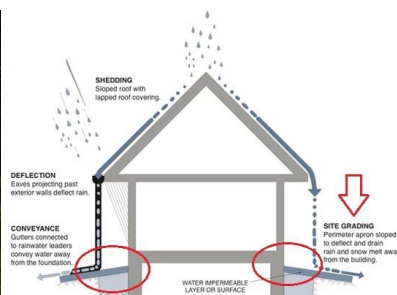
Grading at House Wall

Condition: Best Practice

Comments:

BP.

~Ledge Basement Homes: Ongoing General Grading Needs: An important factor in helping to control moisture in homes with ledge/stone basements is proper grading and allowing water to flow away from the home's siding, sills and foundation; A plan should be implemented to upgrade the current grading along the foundation including any planting beds of the home; Grading first with vapor barrier with stone on top should be added to allow water to flow away from the foundation and limit dirt and water splashing onto the siding of the home; The top of the stone border should be at least 6 inches below the edge of the siding when establishing the grade of 5/8th inch pitch per foot fall and/or drained to move water away from the foundation.



General Grading / Drainage

Condition: Satisfactory

Deck

Condition: Professional Consultation

Type: Composite

Deck: Raised

Railing: Yes

Comments:

PC.

~New deck design requirements are needed to ensure a safe deck.

~Guards Added: Some current guards are greater than 4 inches apart: All decks edges higher than 30 inches from grade require a guard with spacing no more than 4 inches apart (balusters, cables, panels) to help keep individuals or pets from getting caught between, climbing up, or falling through and off the deck.

~Loose Rail System: The stair rail and baluster system is need to be better secured.

~New Vermont rules require exterior top rails to be 42 inches from the deck surface.

Trees & Shrubs

Condition: Needs Repair

Comments:

NR.

~Declining, Dead and Hanging Trees: The declining and heavily decayed tree (s) behind the home needs to be felled and removed to eliminate the failure of the trees onto individuals, pets or structures.

NM.

~General Tree Care: The home is surrounded by larger trees; The trees should be fully assessed by a tree professional to determine the health and structural integrity of the trees including the removal of any dead or declining trees or dead and declining branches that may fall from the living trees; It is especially important to remove tree branching overhanging roofs that may damage roofs or allow for the development of moist roof condition promoting the growth of moss and lichens on the roof surface; Tree health and integrity should be monitored especially after storm events to include heavy wind, heavy snow or ice.

~Remove Vegetation: All vegetation and tree branches within at least 2 feet of the home, 6 feet is preferred, and buildings including the garage needs to be removed; Vegetation close to homes allows moist conditions to form along the home promoting decay and algae growth as well as harboring pest that may find there way into the home; Additionally, tree branches do not allow roof surfaces to dry promoting roof moss and falling branches will damage roof surfaces.



Spa and Pool Safety

Condition: Customer Note

Comments:

~Spa Installed At Home: While not a part of the home inspection protocol, safety features for spa installation has advanced to include specific home and water entrance alarms as well as locking spa covers and other safety features installed to keep individuals from entering spas accidentally when not monitored or in use; It is encouraged to have the spas current safety features reviewed to include all spa electrical grounding systems, current safety features and new advancements in spa safety explored for possible implementation.



Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Barn Inspections If Completed.

Our inspection of the Barn includes the general condition of the barn structure to include the foundation, the exterior structure, roof, interior condition and electrical components of the barn. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. The materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Building Information

Year Constructed: 1840

Type:Single

Comments:

CN.

~Lead, Asbestos, Knob and Tube and Decay History Information;

~Many homes built before 1978 with minimal reconstruction work like original windows, original trim, wood clap siding and other original wood surfaces, may have paint that contains lead (called lead-based paint); In addition, homes of this age up through 1985, may have used asbestos containing products in the construction of the home including textured ceiling installation; Licensed professionals are available to test and document the presence or not of these materials if desired before sale or if reconstruction projects are undertaken and existing home materials are disturbed;

~Age of Home: Homes of this age have been exposed to years of varying weather and environmental conditions and construction evolution to include knob and tube wiring that may be found during renovation or upgrade projects; In some homes, construction methods and exposure to moisture will cause damage and rot to wood along the outside sill areas and in dirt crawlspaces that are unseen and will be discovered during reconstruction projects.

Wall Structure

Condition: Satisfactory

Type:Post/Beam

Foundation

Condition: Satisfactory

Type:Stone

Exterior Wall Covering

Condition: Needs Maintenance

Type:Wood, Vinyl

Comments:

NM.

~Clean and Power Wash: Vinyl General Cleaning: The siding on the home needs to be power washed to

remove dirt and algae from the siding; This cleaning practice on this common condition allows the siding to remain free of algae and dirt that can form on vinyl siding over time.

~Wood Siding Decline: Baseline Repair and Ongoing: Areas of siding decline was observed on the rear of the home as a result of moisture and snow contact over the years; Wood sided homes need to be reviewed yearly and the damaged siding repaired to eliminate further decline of the remaining siding as well as protecting the structure behind the siding from further damage due to water penetration; Please note: the wall sheathing, 2X4 wall studs and sill behind the siding should be checked for damage when the siding is removed and repaired in these areas if damage is identified.



Clean



Repair

Exterior Doors

Condition: Needs Repair

Type: Wood, Metal

Comments:

NR.

~Unable To Open: Front Storm Door : The front storm door is missing hardware and cannot be opened; All exterior doors need to open easily in the event of an emergency so individuals in the home may exit safely.

Gas Meter / Piping

Condition: Professional Consultation

Comments:

PC.

~Secure Gas Lines To Home: The propane lines running along the home's perimeter in the beds needs to be properly supported and attached to the home.



Chimneys

Condition: Professional Consultation

Type:Block, Brick

Comments:

PC.

~Class 2 Inspection: All Chimneys: Before taking possession of chimneys, a minimum Class 2 Inspection will need to be performed to ensure the interior chimney is in good operating order.

~Cinder Block: Block Fracture: The rear block chimney(s) was observed with fractured upper blocks and some mortar deterioration on mortar joints in the area due to the freeze/thaw cycle; The chimney(s) damaged surface should be repaired to extend the life of the chimney(s) and avoid further damage; Visual observation is not enough and a professional chimney service should be consulted for the inspection and cleaning of the interior chimneys, caps added where needed and the surface sealed.

~Brick Pointing, Crown Inspection and Repair, and Cleaning: The brick chimney(s) was observed with some mortar deterioration on mortar joints at the top of the chimney and crown; The chimney's surface and crown will need to be repaired to eliminate further decline over time; Exterior visual observation is not enough in the case of chimneys and a professional chimney service should be consulted for the interior inspection and cleaning of the chimney (s) before use; The chimney flashing (metal) and counter flashing will need to be inspected as part of the chimney service to ensure no water is entering the home from this area of the chimney; If not installed, weather- spark arrest- animal protection caps should be added to the chimney openings.



Block Fracture and Joint Repair



Flue Height Confirmation and Cleaning



CROWN REPAIR

Eaves & Soffits

Condition: Satisfactory

Trim

Condition: Needs Maintenance

Type: Wood

Comments:

NM.

~Soft and Declining Wood Trim: Several small areas of the rear trim boards is decayed as a result of water penetration at the butt end cuts of the boards; The trim will need to be repaired and repainted to avoid further decline of those areas and eventual damage to other parts of the home behind the trim.



Exterior Windows

Condition: Satisfactory

Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. The number of roof layers determination is determined by the exposed outside shingle edge and may be incorrect. Additional layers may be discovered by the roofing contractor when on the roof surface or at replacement. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Roof Style

Type:Gable, Hip

Roof Covering

Condition: Satisfactory

Metal Type:Standing Seam

Observations

Layers Observed: 1

Approximate Age: 10 to 15 Estimate



Roof Leaks

Condition: Satisfactory

Leaks Observed:None Observed

Viewed From:Binoculars, Ground

Exposed Flashing

Condition: Satisfactory

Type:Galvanized, Steel

Gutters & Downspouts

Condition: Needs Maintenance

Type:Vinyl

Extensions:Has extensions

Comments:

NM.

~Cleaning: The gutters need to be cleaned to allow water to flow freely and end caps installed to allow the gutters to function properly.

BP.

~Ledge Basements: To aid in draining roof water runoff from around the home and foundation, gutters may be considered; Gutter type, size and strength is important in this geographic area; Gutters, downspouts and extensions need to withstand snow and ice sliding from roof surfaces and have the ability to catch and carry large amounts of water as a result of steep roof pitches.



Add End Cap

Vent Stacks

Condition: Satisfactory

Plumbing

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Water Service

Condition: Best Practice

Type:Private

Comments:

BP.

~Well: Pressure Tank, Cleanup, Cold Water Pipe Insulation and Catch-pan: All dirt and debris and any nonessential items should be removed from around the homes water system; The pressure tank needs to be cleaned; Condensation generated from cold water pipes and humid room conditions, common in this area, drip onto floors and drop ceilings if installed; Insulating cold water pipes and adding a drip catch pan below the well pump pressure gauge and piping area at the base of the tank will help lessen this impact.



Water Heater

Condition: Satisfactory

Fuel type:Heating system

Water Heater Data

Extension:Present

Relief valve:Present

Expansion tank:Present

Location & Capacity

Location: Basement

Capacity (gallons): 40

Age: 14: 2006

Comments:

NR.

~Expansion Tank: 2012: Expansion tanks are an important safety feature installed on hot water heaters today allowing hot water to expand and pressure to be relived on the hot water heater when the tank is heating water.

~Master Mixing Valve: Missing: A Master Mixing Valve, also known as a temperature actuated mixing valve and normally found above the hot water heater was required starting in 2005 for new hot water heater installation; The water heater is missing a temperature actuated mixing valve limiting device installed on water heaters today; Master mixing valve devices are mechanical in nature and help minimize individuals from getting scalded.

~Water Temperature: The end use water temperature measured 140 Degrees; It's generally agreed that 120 degrees Fahrenheit is the maximum safe hot water temperature that should be delivered from a fixture; Therefore hot water above 120 degrees Fahrenheit can be considered hazardous.



MASTER MIXING VALVE



Drain

Condition: Satisfactory

Type: Plastic

Vent Pipes

Condition: Satisfactory

Type: Plastic

Waste

Condition: Professional Consultation

Pipe type: Plastic

Septic type: Private

Comments:

PC.

~Private: At the time of the inspection, the interior home septic system appeared to be functioning properly with adequate drain flow observed with no unusual septic odors in the home; A licensed septic professional will need to be consulted to ensure the septic system, tank and leach field is fully functional with no observable defects in the pipes leading the distribution box or leach field including the tanks condition; As a general rule, you should ideally empty out your septic tank once every three to five years.

Pipes

Condition: Satisfactory

Type:Copper

Flow rate:Satisfactory

Water Entrance

Condition: Satisfactory

Type:Plastic

Location: Basement

Comments:

CN.

~Well Tag Not Observed: The State of Vermont Department Of Environmental Conservation may be contacted for further help in locating a well drilling report if available.

Sink Aerators and Shower Head Ports

Condition: Best Practice

Comments:

BP.

~Clean Sink Aerators and Shower Head Water Ports: To improve general water pressure, cleaning sink aerators of debris and scale and cleaning shower heads of scale will improve water pressure.



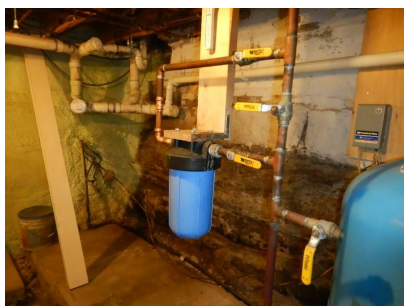
Water Treatment

Condition: Customer Note

Comments:

CN.

~SED: The home is equipped with a whole house canister sediment filter; The sediment filter cartridge should be changed per manufacturers recommended intervals; If a red or sometimes blue button is present on the top of the filter housing, the button will need to be pressed after closing the water supply to the filter to release pressure.



Septic Alarm

Condition: Customer Note

Comments:

CN.

~It was indicated a septic pump system is in place; If present, the alarm was not located and will need to be verified.

~Foreign Matter: Septic injection and grinder pumps are susceptible to failure when foreign matter like wipes, dental floss, medical wipes, gauze and other items clog the pump systems; Items like this should not be put into the system.

Exterior Water Faucets

Condition: Customer Note

Faucet Type:Frost Free

Comments:

CN.

~Seasonal Use: After the end of the summer season it is important to remove all hoses and shut off outside water faucets.

~Turned Off: The exterior water faucets are off and will need to be turned on and tested to ensure they are operating correctly.

Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Service Entrance Cable

Volts:240 - 120V

Type:Overhead

Capacity: 100

Location: Front of home

Main Panel

Condition: Needs Repair

Location: Basement

Volts:240 - 120V

Capacity:100 A

Type:Circuit-breakers

Grounding & Bonding

Grounding:Grounded

Bonding:Bonded

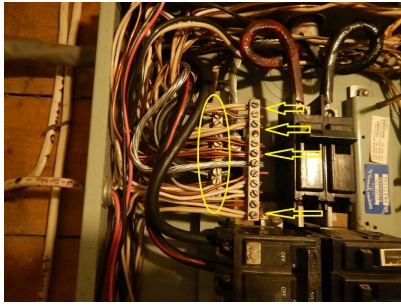
Comments:

NR: Electrical panel defects were observed and will need to be repaired.

~Double Taps: Neutral Wires (White): Double taps or two wires leading into one neutral bar slot was observed in the main panel; Electrical rules allow only one neutral wire per slot; Proper panel wiring configurations will need to be completed to eliminate the condition.

~Excess Ground Wires In One Slot: The number of appliance grounds (copper) in one slot cannot exceed 3; More than 3 grounds in one slot were observed and will need to be separated out.

~Screws: Approved panel screws need to be installed for safety and convenience in reinstalling the panel cover.



Sub Panel

Condition: Needs Repair

Location: Basement and Barn

Volts: 240 - 120V

Type: Circuit-breakers

Grounding & Bonding

Grounding: Grounded

Bonding: Bonded

Comments:

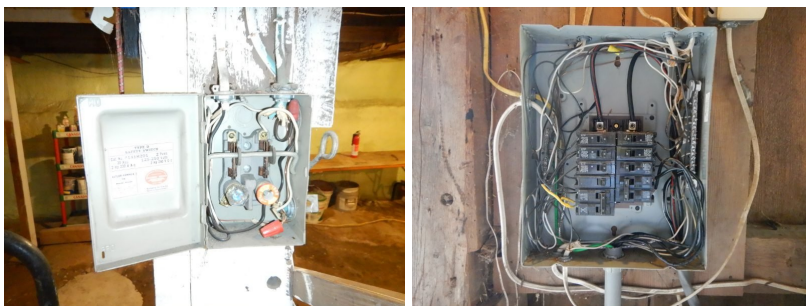
NR.

~Fuse Panel Disconnect: Bottom Of Basement Stairs: For safety, convenience and age of the panel, the old style fuse panel disconnect in the basement will need to be upgraded to a new circuit breaker type to include general cleanup of conductors and proper grounding of the disconnect.

Barn Sub-Panel

~Inside and Outside Panel Organization: General clean-up, removal and reorganization of excess wiring in and around the panel.

~Double Taps: Double taps or two wires leading into one circuit breaker was observed in the panel; Unless designed for the function, most electrical panels allow only one wire per circuit breaker except for doorbell transformers; Proper panel wiring configurations will need to be completed.



Smoke Detectors

Condition: Needs Repair

Smoke Detectors: Tested

NR.

~VT Rules: Sellers Responsibility In Vermont: 2017: Smoke: Single Residence: Photoelectric only, wired or battery if home built before 01/01/1994, immediate vicinity of all sleeping rooms and each level including the basement; Carbon Monoxide: Single Family: Hardwired or plug in type outside the vicinity of sleeping areas.
~VT: 2nd Floor: CO: 2nd floor requires CO detection.

CARBON MONOXIDE ALARM REQUIREMENTS					
Code	Requirement	Effective Date	Notes	Enforcement Authority	Enforcement Authority
Existing 1 or 2 family dwellings	Carbon monoxide alarm in each sleeping room, and in the hallway immediately adjacent to each sleeping room, if the building contains more than one sleeping room.	Effective 1/1/2010	Carbon monoxide alarm must be listed by a nationally recognized testing laboratory, such as UL, and must be labeled for use in residential applications.	Enforcement authority is vested in the local health department.	Enforcement authority is vested in the local health department.
One- & 2-2 family dwellings	Carbon monoxide alarm in each sleeping room, and in the hallway immediately adjacent to each sleeping room, if the building contains more than one sleeping room.	Effective 1/1/2010	Carbon monoxide alarm must be listed by a nationally recognized testing laboratory, such as UL, and must be labeled for use in residential applications.	Enforcement authority is vested in the local health department.	Enforcement authority is vested in the local health department.
Existing Apartment Buildings (3 or more units)	Carbon monoxide alarm in each sleeping room, and in the hallway immediately adjacent to each sleeping room, if the building contains more than one sleeping room.	Effective 1/1/2010	Carbon monoxide alarm must be listed by a nationally recognized testing laboratory, such as UL, and must be labeled for use in residential applications.	Enforcement authority is vested in the local health department.	Enforcement authority is vested in the local health department.
New Apartment Buildings (3 or more units)	Carbon monoxide alarm in each sleeping room, and in the hallway immediately adjacent to each sleeping room, if the building contains more than one sleeping room.	Effective 1/1/2010	Carbon monoxide alarm must be listed by a nationally recognized testing laboratory, such as UL, and must be labeled for use in residential applications.	Enforcement authority is vested in the local health department.	Enforcement authority is vested in the local health department.
Existing Hotels, Motels, and Lodging	Carbon monoxide alarm in each sleeping room, and in the hallway immediately adjacent to each sleeping room, if the building contains more than one sleeping room.	Effective 1/1/2010	Carbon monoxide alarm must be listed by a nationally recognized testing laboratory, such as UL, and must be labeled for use in residential applications.	Enforcement authority is vested in the local health department.	Enforcement authority is vested in the local health department.
New Hotels, Motels, and Lodging	Carbon monoxide alarm in each sleeping room, and in the hallway immediately adjacent to each sleeping room, if the building contains more than one sleeping room.	Effective 1/1/2010	Carbon monoxide alarm must be listed by a nationally recognized testing laboratory, such as UL, and must be labeled for use in residential applications.	Enforcement authority is vested in the local health department.	Enforcement authority is vested in the local health department.
New Educational Facilities	Carbon monoxide alarm in each sleeping room, and in the hallway immediately adjacent to each sleeping room, if the building contains more than one sleeping room.	Effective 1/1/2010	Carbon monoxide alarm must be listed by a nationally recognized testing laboratory, such as UL, and must be labeled for use in residential applications.	Enforcement authority is vested in the local health department.	Enforcement authority is vested in the local health department.
Single Family Home	Carbon monoxide alarm in each sleeping room, and in the hallway immediately adjacent to each sleeping room, if the building contains more than one sleeping room.	Effective 1/1/2010	Carbon monoxide alarm must be listed by a nationally recognized testing laboratory, such as UL, and must be labeled for use in residential applications.	Enforcement authority is vested in the local health department.	Enforcement authority is vested in the local health department.

Outlets, Fixtures, & Switches

Condition: Needs Repair

Testing Information

Testing Method: GFCI Test Light

Number Tested:All visible

Outlets

- Reverse polarity
- Non-GFCI
- Ungrounded

Comments:

NR: I observed electrical deficiencies in the course of the home inspection; A licensed electrician should be consulted about the appropriate repairs.

~Cloths Washing Machine/Utility Sink Withing 6 Feet: GFCI Needs To Be Installed: (2014) Requirements list clothing washing machines and utility sinks to be GFCI protected.

~Under Sink Plug Outlet: GFCI Needed: (2014) The plug and electrical circuit serving the dishwasher needs to be GFCI protected.

~Second Floor Bathroom GFCI: Location: Installed Not Working: Bathroom Locations (Required 1975): All bathroom locations require operating GFCI electrical receptacle protection; The center hall bathroom receptacles did not trip test indicating a lack of electrical protection and will require repair.

~Second Floor Bathroom: GFCI Wall Locations: Not Installed: All bathroom locations require operating GFCI electrical receptacle protection; The bathroom receptacle on the outside wall did not trip test indicating a lack of electrical protection and will require repair.

~Exterior GFCI (Required 1973): Installed But Not Operating Correctly: All exterior electrical receptacles require GFCI protection and covers; When tested, the exterior plugs did not trip indicating a defective status; A full review of all exterior plugs will need to be performed.

~Door bell not operating.

~Well Pump Electric: Well Wire: The exposed colored wire well pump electric lines in the basement need to be installed in a protective conduit.

~Limited Plug Locations: Common in older homes, outlets in rooms are limited in number and may lead to overloading of plugs and are an inconvenience; Additional outlets may be considered to eliminate this

condition.

~Kitchen GFCI (Required Within 6 Feet of Sink 1987/ Required on all Counter-top areas 1996): All receptacles along all counter-top areas require and were tested for GFCI protection; The coffee maker plug will not trip when tested indicating a lack of ground fault circuit interruption protection; Ground fault circuit interruption protection may help protect or lesson the severity of electrical shock to humans in cases of appliance and water contact.

~Extension Cord Use: Extension cords were in use servicing long term appliance equipment in the basement; A plan will need to be implemented with the electrician to install permanent and typed outlets to serve the appliances.

~Basement GFCI's: Unfinished Space: Unfinished basement spaces require GFCI outlets on floor surfaces; Plugs with no GFCI protection were observed in these areas and will need to be corrected.



Well Wire

Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Attic Access

Location: Second Floor Bathroom

Access Method: Scuttle hole

Comments:

CN.

~Sealed Panel and Access Blocked By Insulation: When an attempt to open the attic access was made, blown in insulation fell from the opening indicating a covered opening; As a result, the attic was not inspected; Without access to the attic, the ceiling frame, roof frame, vent pipes and flashing, moisture, wire types were visible and properly installed insulation cannot be fully confirmed; This is not uncommon in some homes where attics are sealed for energy efficiency purposes or may be a result of panels obstructed and unseen in closets; The addition of an alternate access panel to the attic allows for full and periodic inspection of the attic and may be considered.

Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Interior Information

Number of Bedrooms: 3

Number of Bathrooms: 2

Floors

Condition: Customer Note

Type:Hardwood, Ceramic tile, Vinyl

Comments:

CN.

~Uneven Floor Areas: The floors have a general slope in some areas of the home over lower support beams; If a desire to level the floors is sought and the floors are leveled through jacking of basement and first floor ceiling beams, the work should be completed before the upper floor's renovation work; This condition is common for home this age and if corrected will create significant repair needs to existing walls and trim.

NM.

~Hardwood Floors: Wear and Tear: High Traffic Areas Like Stairs and Hallways: To maintain the long term condition of the hardwood floors, the floors in the high traffic areas should be stripped and sealed to protect the wood surfaces.

Windows

Condition: Customer Note

Type:Single hung

Material:Vinyl, Wood

Glass Properties:Insulated glass

Comments:

CN.

~Missing Screens: Screens were observed missing from some windows in the home; All of the screens should be requested to be installed to determine if any are missing or damaged and those missing or damaged be repaired or replaced where needed.

Moisture & Mildew

Condition: Satisfactory

Degree of Damage:None

Stairs / Railings

Condition: Needs Repair

Comments:

NR.

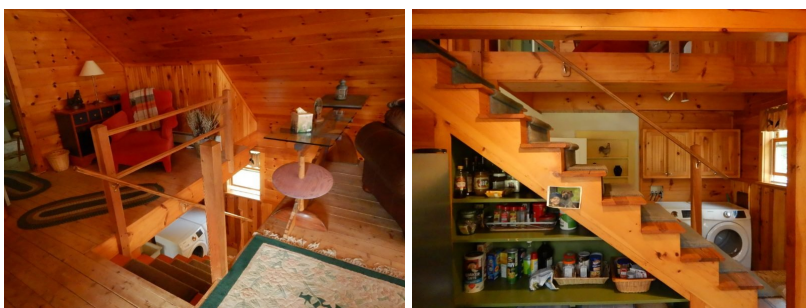
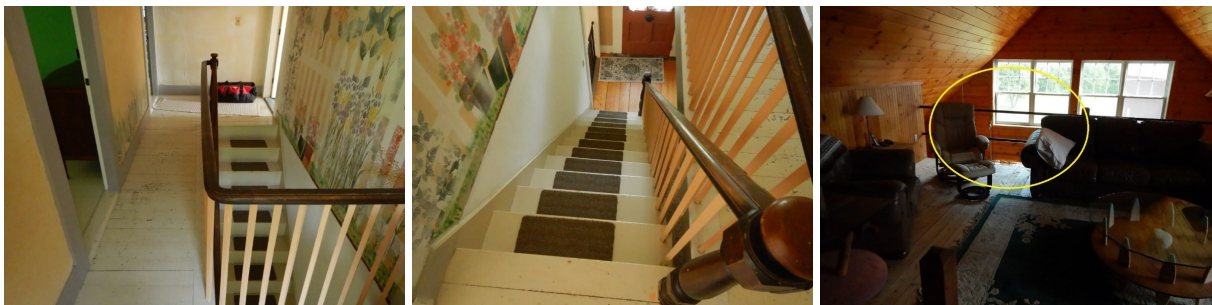
~Antique Stair Case: Steps, Rails and Balusters: The stair case and balcony rails do not meet the current stair case construction standards for current staircase standards to include grasp rail heights between 34 and 38 inches in height and balcony rails of 36 Inches; The current grasp rail is 30 inches and the balcony rail is 31 inches; An alternate staircases location, rail addition or complete rebuild of the stair system is sometimes utilized in the case of original staircases found in homes this age; If not corrected, special care should be used when climbing and descending the stairs especially when infants, children and elders are present.

Rear Staircase.

~Balcony Rails and And Guard: Top of Second Floor Room Area: Open areas need to be properly protected with rails at least 36 inches in height and properly installed guards to include balusters, panels or cables spaced no more then 4 inches or a panel to keep individuals and pets from falling from the balcony.

~Rail System: Grasp Rails: Proper grasp rails should be added to the stairs within the home so individuals can safely climb and descend the stairs.

~Stairs: Open Side(s): The stair case opening needs to be properly protected (balusters, panels, cables,etc) to keep individuals from falling from the stairs.



Interior Doors

Condition: Satisfactory

Walls

Condition: Satisfactory

Type:Drywall, Plaster

Ceilings

Condition: Needs Maintenance

Type:Drywall, Plaster

Comments:

NM.

~Loose sheet rock tape was observed in the second floor bathroom; The areas should be taped, plastered and repainted.



Laundry Room

Condition: Customer Note

Location:First Floor

Dryer Type:Gas

Comments:

CN.

~Important Fire Protection Maintenance: Washer and Dryer Behind and Under Unit Clean-up: As an important maintenance task for fire prevention, the washer and dryer should be removed from their space and the areas behind and under both units cleaned and vacuumed of all lint, dust and objects that find their way behind the units over time; The dryer vent and all connecting venting hoses should be cleaned and if plastic vent pipes discovered replaced with metal and the termination point outside the home confirmed; The clothing washing machine plumbing and drain connections should be reviewed for proper installation and shutoff ability; The clothing washing machine is not tested as part of the inspection due to the possibility of leaving water in the unit; Verification of the units operability should be made with the seller if the unit is part of the sale.



Full Home Energy Audit

Condition: Best Practice

Comments:

Best Practice: <https://vitalcommunities.org/energy/greenrealestate/buyer/>; A home energy audit, also known as a home energy assessment, can help you understand the whole picture of your home's energy use; An audit can help you determine how much energy your home uses, where your home is losing energy, and which problem areas and fixes you should prioritize to make your home more efficient and comfortable; A home energy audit should be your first step before making energy-saving home improvements, as well as before adding a renewable energy system to your home.

Kitchen

Inspection of ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Some kitchen's with private septic systems are outfitted with garbage disposals. The use of garbage disposals in general and type of garbage disposal should be discussed with the septic professional to determine the impact of garbage disposal use and the long term impact on the septic system.

Cabinets

Condition: Satisfactory

Counters

Condition: Satisfactory

Type: Solid surface, Stainless steel

Flooring

Condition: Satisfactory

Type: Linoleum

Ventilation

Condition: Satisfactory

Fan Vents to: Exterior

Microwave

Condition: Satisfactory

Type: Operating

Make: Hamilton Beach

Refrigerator

Condition: Satisfactory

Type: Operating

Make: Kenmore

Model: Ice Maker Present But No Ice Observed

Dishwasher

Condition: Satisfactory

Type: Operating

Make: Samsung

Comments:

CN.

~Due to the time constraints of the inspection the dishwasher is not run a full cycle; The dishwasher was filled, run and then drained; The dishwasher operated during this inspection sequence.

Moisture & Mildew

Condition: Satisfactory

Degree of Damage:None

Range / Oven

Condition: Professional Consultation

Type:Operating

Make: Capital

Comments:

PC.

~Burners Not Lighting: The rear burners on the gas stove will not light properly when the knobs are turned and the igniters activated; For safety and convenience reasons, the unit will need to be repaired.

Fuel:Gas

Sink

Condition: Satisfactory

Bathroom

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Location

Location: Second Floor Hall

Comments:

Second Floor Hall

~All components to include the tub, ventilation, toilets, sinks, showers, GFCI's, moisture, and flooring is inspected; All of the components tested satisfactory unless listed.

Bathtub

Type: Leg tub

Floor

Type: Hardwood

Bathroom 2

Location

Location: First Floor Center Hall

Comments:

First Floor Center Hall

~All components to include the tub, ventilation, toilets, sinks, shower, GFCI's, moisture, flooring, entrance door and water pressure is inspected; All of the components tested satisfactory unless listed.

Sinks

Condition: Needs Maintenance

Comments:

NM.

~The sink drain is draining but the sink drain plug will not operate.

Shower Walls

Condition: Needs Maintenance

Comments:

NM.

~Shower Control Attached: The shower control is not attached properly and will need to be secured.



Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Basement and Crawlspace if present. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Basement and Crawl Space areas and we advise annual inspections of these areas. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Basement and Crawlspace during the rainy and snow melt seasons.

Description

Basement Description

Type:Full

Access:Stairs, Exterior opening

Columns

Condition: Professional Consultation

Type:Wood

Comments:

PC.

~Support Compression: As a result of an incorrectly blocked floor joists stringers, the stringers have displaced over time as a result of floor load; Options to correct or stabilize the post top and stringers should be explored.



Moisture & Mildew

Condition: Customer Note

Degree of Damage:Some condensation

Comments:

CN.

~Ledge Basements: Common Dampness; Current Moisture Level- 87%; The desired state for basement humidity levels is 45% to not greater than 50%; Higher levels of moisture are common in basements not utilizing dehumidification especially in the summer months; Dampness was observed in the basement along the lower walls; A common condition as moisture moves along rock surfaces from high to low: Gutters, proper exterior grading, cold water pipe insulation, installed dehumidification or an air exchange unit in the basement and proper chimney covers if a chimney is present will aid in eliminating higher levels

of humidity commonly found in basements during the summer months and improve air quality of home in general; If more severe water penetration is observed during rainy periods, heavy rain events or winter snow melts, a professional basement water specialist will need to be consulted about potential remedies to include wall, crawlspace and floor encapsulation.

Floor

Condition: Satisfactory
Type:Concrete

Insulation

Condition: Satisfactory
Location: Walls

Stairs / Railings

Condition: Needs Repair
Type:Wood

Comments:
NR.

~Antique Stair Construction: The stairs installed to access the basement are under built and should be rebuilt to include proper stair stringers, steps and risers, grasp rails and proper guards on the outside open wall side(s) to protect individuals using the steps.



Floor Joists

Condition: Satisfactory
Type:Conventional
Visibility:Partially visible

Sub Flooring

Condition: Satisfactory
Visibility:Partially visible

Foundation

Condition: Satisfactory

Type: Stone, Not visible

Clean Up and Clean Out

Condition: Needs Maintenance

Comments:

NM.

~Total Clean Out: Ledge Basements: Due to the moist nature of stone basements, the basement and any crawl spaces should be cleared of all non-essential items if present to include all loose soil and if present, paint cans and cans in general, bricks, abandon wiring, trash, old and stained wood/shelves, stained and damaged sheet rock, non-pressure treated or non-mildew resistant wood products, all paper backed insulation, varnish cans, dust, dirt, cobwebs, piping, old heating duct work, etc; Non-essential debris in basements and crawl spaces harbors moisture and pest, limits air circulation and makes access to the areas difficult.

Energy Recovery Ventilation (ERV) or Dehumidifier

Condition: Best Practice

Comments:

BP.

Options.

~Installed Dehumidification: During the year, primarily in the summer months, dehumidification of the basement/crawl space areas if present may be considered; Humidity levels maintained at 45% to 50% improve the overall living space conditions eliminating excess moisture generated in the basement.

~Energy Recovery Ventilators (ERV's) Installed: Used primarily in cold climates, Energy Recovery Ventilators (ERV's) pass two air streams, one into the home from the outside and the other from inside the home to the outside pulling moisture and air impurities through filtration; To ensure optimal performance and air quality, the units should be inspected and maintained per manufacturers cleaning to include washing of filters, vacuuming and wiping down the units interior.



Condition without Dehumidification	Area (Sq. Feet)				
	500	1,000	1,500	2,000	2,500
	Capacity of Humidifier (Pints)				
Moderately Damp (space feels damp and has musty odor only in humid weather)	10	14	18	22	26
Very Damp (space always feels damp and has musty odor. Damp spots show on walls and floor.)	12	17	22	27	32
Wet (space feels and smells wet. Walls or floor sweat, or seepage is present.)	14	20	26	32	38
Extremely Wet (laundry drying, wet floor, high load conditions.)	16	23	30	37	44

Source: Association of Home Appliance Manufacturers (AHAM)

Antique Sill

Condition: Customer Note

Comments:

CN.

~Unseen Decayed and Declining Sills: A common condition on homes this age are unseen damage, declining and decayed sills as a result of material type, age and moisture contact over time; Sills in

crawlspaces, corners and below door and window openings are the most vulnerable; If decay is discovered in the course of the basement clean-out or renovation work, the areas will need to be addressed to include the replacement of the sill in those impacted areas.

Oil Fired Hot Water Boiler

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHRAE standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist.

Unit Venting

Condition: Professional Consultation

Comments:

PC.

~Cleaning and Liner Status and Condition Determination: A common overlooked maintenance item is the chimney inspection and cleaning of the furnace or boiler chimney; Soot, ash, leaf debris and pest activity will build up over the years and wash into the chimney base filling the lower chamber of the chimney and in extreme cases eventually block the exhaust outlet; The chimney should be fully cleaned and brushed and follow-up cleanings scheduled per the maintenance company field recommendations; In some cases the chimney will require the installation or repair of a liner to ensure the safety of the chimney.



Liner Evidence

Heating System

Condition: Professional Consultation

Type:Boiler

Fuel Type:Oil

Heating System Data

Furnace Age: 24

Capacity: 125,000 Estimated

Location: Basement

Thermostat Location: Various

Comments:

PC.

~Boiler Service and Service/Warranty Plans: 2020/21 Heating Season: Last Service Date Tag- 9/2019: The boiler fired and ran during the inspection process; To set the boilers baseline condition before ownership, it is recommended a professional heating contractor be consulted to have the boiler serviced and cleaned and/or verification of the recent servicing documented if not completed this year in prep for the 2020/2021

heating season; In addition, the boiler shroud, and all connecting pipes should be cleaned of corrosion and scale and the interior vacuumed and the unit wiped down to eliminate dirt and debris on the boiler surfaces; Oil fired boilers should be serviced every year to ensure the mechanical workings of the boiler are in satisfactory condition; Yearly maintenance service plans and Home Warranty plans including emergency response coverage and cleaning may be available and will contribute to the longevity of existing or new boilers.

Heat Distribution

Condition: Customer Note

Type:Baseboard, Radiant

Pipes:Copper, Not visible

Location:Some rooms

Comments:

PC.

~Leaking Flow Control Valves: A common condition on boilers is leaking flow control valves found on distribution heating lines for the heating system; The control valves needs to be corrected and all rust and corrosion cleaned up; Boiler water is corrosive and if not cleaned will further damage the metal over time. CN.

~First Floor Heat and Limited Second Floor: The home's heating distribution system primary heat source is the first floor only; This observation is found in older homes in this area; It is recommended a professional heating contractor be consulted to explore the possibility of extending the current heating distribution system, adding supplemental heating units or floor registers to the second floor rooms and baths as extremely cold winter conditions may impact living and plumbing functions in these areas if heat in these areas is not adequate.



Flow Control Valves

Combustion Air

Condition: Satisfactory

Oil tank

Condition: Professional Consultation

Comments:

PC.

~Vermont: Effective July 2017: Oil Delivery Company Tank Verification and Sign Off: The existing tank is in operational condition but proof of the 3 year inspection requirement was not verified; New oil tank inspection and regulatory requirements require the oil company to inspect the tank at account change or new

insurance coverage; The oil delivery company should be contacted to have the tank inspected and signed off as acceptable for fuel oil delivery before taking possession of the tank; In some cases, components of the tank or the whole tank are required to be replaced.

Pellet Boiler/Furnace/Stove

Combustion Air

Condition: Satisfactory

Unit Venting

Condition: Professional Consultation

Comments:

PC.

~At the time of the inspection and cleaning, the units exhaust venting needs to be reviewed and signed off as acceptable by a licenced pellet stove service company.

Heat Distribution

Condition: Satisfactory

Location: Some rooms

Heating System

Condition: Professional Consultation

Comments:

PC.

~Pellet Stove/Furnace; Turned Off For The Season: The pellet stove/furnace was not operational at the time of the inspection; Pellet stoves and pellet furnaces are fueled mechanically and as a result it is important to have the unit serviced yearly; Like any heating unit, the pellet stove or furnace and connecting chimney's and flue's should be inspected and cleaned by a processional chimney/fireplace/pellet stove service company before operating the unit; Pellet stoves/furnaces like any heating unit should be serviced and cleaned yearly to ensure full operating and safety requirements.



Garage

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the presence of a Sheetrock heat resistance firewall and fire resistant doors is included, the fire resistance of any material or construction of the existing wall is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

Description

Condition: Garage Type

Type: Separate Garage

Comments:

Part Of Barn

Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

Vehicle Doors

Condition: Satisfactory

Status: Tested

<end of report>