



River Valley Home Inspections LLC

David M. DeSimone
ID: Board Certified and Licensed in NH and VT
244 Town Shed Road
Orford, NH 03777

Email: ddrvhi@gmail.com
Phone: 603-667-5616
Web: www.rvhionline.com



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 safety, proper operation and function of those components. I recommend you obtain consultation from competent trade specialists 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 all Terms and Conditions contained herein and in the signed Inspection Agreement.

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 seven rating types describing their condition. 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 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.
- ~ BP: Best Practice: The use of the Best Practice notation is used to identify forms of construction and methods associated with good building and maintenance practices.
- ~ 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.
- ~ PC: Professional Consultation: Conditions that are identified as Professional Consultation note a condition that will require further evaluation by a competent or licensed trade specialist trained in the specific area of expertise.
- ~ SI: Safety Improvement: Safety Improvement notes designate home/building construction observations that have improved the general safety of homes and buildings over time and will need to be addressed as a priority for repair/modification.
- ~ CN/SN/ON Customer Note/ Sellers Note/ Owners Note: Customer, Sellers and Owners 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.

Client Information:

Property Information:

ID: Main Home

Summary

Section 1: Site Grounds & Grading

Inspection Information

Date Of Inspection: 10/16/2024

Weather: 43 Degrees and Partly Sunny

Square Feet Inspected: 1,470

Primary Use Entrance To Home

SI.

~Landing Needed: Primary Front Entrance: The front entrance leading to the home needs to be reconstructed; The steps require a properly sized landing (36 inches deep in the direction of travel into the home) at the top and bottom of the steps allowing individuals to safely enter and exit the home.

~Stairs Less Than 30 Inches From Grade: Stairs into homes with 4 or more risers and less than 30 inches from grade requires a graspable rail on one side of the stairs; A professional building contractor should be consulted about the various options to make the stairs safe.

Other Entrance(s) To Home

SI.

Rear Step From Center Garage Onto The Patio.

~Stone Step Settlement: Leaning: As a result of the weight, time and soil settlement over the years, the stone step has settled; A condition caused by a lack of a properly installed sub base to support the steps, the step needs to be lifted to allow for properly leveled step surfaces, proper drainage away from the home and safe step surfaces for climbing and descending the stairs.

Grading at House Wall

NM.

Garage Portion Of The Home Too High.

~Ongoing General Grading Needs: The grade along the perimeter of the home is an important factor in keeping moisture away from homes 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 the walk out door area if present and 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; If unseen decay is discovered in the course of grading improvements, any impacted siding will need to be addressed to include ensuring the sill and wall studs are intact behind the siding.

Trees & Shrubs

BP.

~Ongoing 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.

~Maintain/Remove Vegetation: All vegetation and tree branches within at least 2 feet of the home (6 feet is preferred) including the garage need 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 their way into the home.

Section 2: Exterior & Structure

Building Information

CN.

~Circa 1800's: Buyer: Lead, Asbestos, Knob and Tube and Decay History Information; 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; If renovation work is planned immediately or in the future after the home is purchased, a professional building contractor will need to be consulted to complete a review and estimate for repairs of the property before purchase.

Exterior Wall Structure

PC.

Garage.

~Sill On Soil Contact and Twisted New lapped Sill Section: As a result of the displaced foundation and old building construction methods, the sill is contacting the soil along parts of the sill; After the grade is lowered, a full review of the sill will need to be performed to ensure the unobserved areas of the sill are in good condition and the foundation below the sill is secured.

Exterior Wall Covering

NM.

~Full Painting: The home's exterior siding is nearing the end of a paint cycle; To maintain the optimal protection of the homes siding, the home should be painted; Painting should be completed on 7 to 10 year cycles dependent on the paints condition with yearly touch-ups where needed between full painting cycles; Prior to painting, the home should be fully reviewed and any damaged siding discovered in the review should be 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.

Eaves, Soffits, Facia Boards and Exposed Roof Rafter Ends

NM.

~Full Painting: The homes exterior eaves and soffits are at the end of life and paint cycle; To maintain the optimal protection of the homes trim, eaves and soffits, the home should be re-painted; Painting should be completed on 7 to 10 year cycles dependent on the paints condition with yearly touch-ups where needed between full painting cycles; In preparation for the painting, all of the wood surfaces will need to be scraped and any decayed or declining wood repaired prior to painting.

Exterior Foundation Observations

PC.

Garage.

~Stone Foundation Displacement: The garage/barn stone foundation has gaps and openings that need to be filled, stones re-stacked and secured to allow for properly supporting/protecting the sill of the garage over time and limiting pest and moisture incursion into the space below the garage; Options to correct the foundation will need to be performed.

Propane Tank, Metering When Applicable, and Exterior Piping

CN/SI.

~Propane Tank, Piping and Regulator(s): The propane delivery company will need to be contacted to confirm the propane tank ownership and condition, corrugated stainless steel tubing (CSST) pipe bonding if applicable, meter condition if applicable, and the condition of the interior and exterior lines, shutoffs and regulators serving the home before taking ownership of the system.

Section 3: Roof and Chimney(s)

General Observations

CN.

~All components of the roof to include general covering condition, leaks, flashing, roof vents, skylights, and exterior roof structure, where applicable are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Exterior Roof Structure

CN.

Garage Section.

~Antique Home Ridgeline Sagging: A sagging ridge line was observed along the roof; While the roof covering is intact, several factors may contribute to this observation to include poor transition points

between old and new construction periods, post and beam settlement, undersized/spaced roof rafters, foundation settlement and other factors; Professional building contractors are available to determine and correct the cause.

~Dips In Center Roof Line Surfaces: Dips were observed along the rear center roof surfaces; Caused by long roof rafter spans in antique home construction, the roof surface, pitch and interior attic structure is intact; Methods to reinforce the long spans are available within the attic space; A professional building contractor will need to be consulted regarding the additional reinforcement if desired.

Exterior Roof Covering Condition

NM/PC.

Rear Of Home.

~Tab Maintenance: The tie tabs used to secure the standing seam panels together have moved or dislodged; Common on roofs this age as a result of snow and ice sliding over the years, the roof will need to be reviewed, and all tabs secured; Loose tabs may lead to roof panel lifting in heavy winds.

Gutters & Downspouts

NM.

~Front Gutter Repositioned: As a result of snow and ice slides from the roof, the gutter has displaced and is too low to be effective; The gutter will need to be repositioned to properly shed water.

BP.

~To aid in draining roof water runoff from around the home and foundation, additional 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.

Exterior Home Chimney Observations

PC.

~2024/2025 Heating Season: All Chimneys: Brick and Crown Maintenance Needed, Cleaning, Surfaces Sealed, Caps and Flue Liner Condition/Determination: The chimney exterior will need to be inspected, cleaned and repaired if required to eliminate brick and crown damage over time; 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 if not completed this year including determining the liner condition and flue configuration; The chimney flashing (metal), counter flashing and crown 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; In addition to the inspection and cleaning of the chimney, weather caps should be installed on all chimney openings to eliminate any moisture from entering the chimney opening if not installed or if the existing covers are damaged.

~Boilers, Furnaces and Gas Heating Appliances: Liner Status and Flue Condition Determination: A common overlooked maintenance item is the chimney inspection and cleaning of the furnace or boiler chimney; The chimney will need to be cleaned and fully inspected; In some cases the chimney will require the installation or repair of a liner to ensure the safety of the chimney.

Interior Home Chimney Observations

PC.

Garage Side Chimney.

~Moisture Stains At Base: Moisture staining at the base of the interior chimney indicates prior staining, moisture is entering the top of the chimney, or condensation is being created within the chimney from the wood stove operation; At the chimney inspection and service, the cause will need to be determined.

Section 4: Garage

General Observations

CN.

~Where applicable, all components of the Garage to include the floor, garage doors, openers, separation walls and doors, stairs and electrical is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Dwelling-Garage Separation Wall and/or Ceiling Adjacent To Adjoining Living Space

SI.

~Sheetrock and Tape; Adjoining Wall To Living Space; All walls, ceilings, scuttle holes, stair and pull down stair openings (if living space is above the ceiling or flames are able to move into attic spaces), needs sheetrock and tape or other fire separation methods installed next to adjoining living space or attic to slow the spread of flames and fumes from the garage into these areas; In addition, any wall penetrations like duct work, electrical lines, PVC pipes and other penetrations need to be properly fire

protected and doors fully trimmed; A qualified building contractor should be consulted about the type, thickness and installation method used conforming to all building and local requirements.

Flooring

CN/PC.

~Dirt Floor and Wood Chips: The dirt floor should be replaced with either vapor barrier and concrete or fine granite dust/ pieces known as "Stay Pack"; Concrete and Stay Pack allows for the proper floor height and drainage to be established.

Garage Door Opener(s)

SI.

~Not Reversing: Single Door: The door will not reverse when back pressure is applied; Doors need to reverse automatically when contacting a person, pet or vehicle when the door is in motion; Full Service After Repair: The doors safety devices to include photo eyes and the auto reverse mechanism tested and confirmed as operational.

Garage Stairs/Ladder and Storage Area

SI.

~Staircase Standards: New staircase standards are in place to ensure stairs are safe; The following are generally accepted standards; Each state and municipality may have specific requirements; An alternate staircases location or repair of the stair system is utilized in the case of original staircases found in homes this age; Special care should be used when climbing and descending the stairs until the corrections are completed.

~A proper grasp rail, unbroken and the full length of the stair with a rail height of 34 to 38 inches needs to be added to the stairs within the home so individuals can safely climb and descend the stairs; The current rail height is 29 inches.

~Open Attic Second Floor Storage Floor Areas and Stairwells: Guards: Balusters: Open areas above stairs and along walls need to be properly protected with guards installed to include balusters or cables spaced, spaced no more than 4 inches or a panel to keep individuals and pets from falling or backing off into the stairway or floor area.

~Steep Stair: Tall risers and short runs are creating a steep stair. Options to correct the observation will need to be explored.

Interior Second Floor Support

PC.

~First and Second Floor Deflection: Sagging and unlevelled floor surfaces were observed in the garage; A review, or confirmation of the renovation work completed to date, will need to be made to ensure the pier and post below the new flooring has been installed correctly to properly support the floors.

Section 5: Basement / Crawlspace/ Frost Wall/ Slab

General Observations

CN.

~Where applicable, all components of the basement/crawlspace to include the floor, columns, moisture, stairs, insulation when visible, floor joist and sub-floor where visible, and receptacles is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Columns

PC.

~Temporary Jack Post: Temporary jack posts were observed in use in the basement; This is a common practice in many homes due to ease of installation; The jacks, rated for a two year use in most cases, are used to support floor beams, stabilize floor sag and floor bouncing and should be replaced with permanent approved post; A plan should be created to replace/combine the temporary jack post with the thicker walled metal permanent jack post or wood post approved and properly secured for long term permanent installation.

Moisture

CN.

Prior Water Staining Below The Basement Stairs.

~No Active Moisture, Past Staining, and High Humidity Levels: Current Relative Humidity 60%: The desired state for basement humidity levels is 45% to not greater than 50%; Higher levels of moisture are common in basements not utilizing adequate dehumidification especially in the summer months; While no active moisture was observed in the basement, the use of an enhanced dehumidification system will help improve the general conditions of any basement; 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.

Dehumidifier and Energy Recovery Ventilation (ERV/HRV)

BP

Options Or Both.

~Continued and Enhanced Dehumidifiers: During the year, primarily in the summer months, ventilation and 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 reducing some 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.

Basement Stairs / Railings

SI.

~Staircase Standards: New staircase standards are in place to ensure stairs are safe; The following are generally accepted standards; Each state and municipality may have specific requirements; An alternate staircases location or complete rebuild of the stair system is 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 until repairs are completed.

~Cracked Stringer: As a result of the cracked stringer at the base of the stairs, the last step has displaced; The cause will need to be determined and corrected.

~Guards Added: Open Stair Sides: Appropriately spaced guards (balusters no more than a 4 inch sphere passing through, cables, panels or a wall structure) needs to be installed on the open areas leading into the basement along the steps where the steps are more than 30 inches from the floor surface; Guard systems protect individuals from falling through or off the side of stairs in the event of a trip or fall down the stairs.

~Steep Stairs: As a result of short treads and tall steps, the stairs are steep; The steps need to be reconstructed to eliminate the condition.

~Head Room: The current stair does not meet headroom clearance specifications of 6'8"; If not corrected care should be taken when using the stairs.

Observed Structure: Rim Joist, Sill Plate, Floor Joists, Sub-Floor, Support Beams, and Columns

CN.

~An extensive amount of reconstruction work has been completed in the basement area of the home to address decayed and undersized floor joist and beams, and to stabilize the floor structure including floor joist, beam and post support; The upper floor structure, however, was not leveled and the floor sag remains in areas of the first and second floor of the home; This condition is common for home this age and if corrected will create significant repair needs to existing walls and trim; If the floors are leveled through jacking of basement and first floor ceiling beams, the work, that may include pier upgrades, will need should be completed before the upper floors' renovation work; Alternate options to include floor removal and leveling may be utilized to correct the condition; Professional building contractors are available to assess the options available to level the floors if desired.

~Insulation Installed: Sill, Sill Plate, Floor Joist Connections, and Subfloor: As a result of installed insulation, the areas were not fully inspected; The areas that are exposed are in satisfactory condition.

Floor Drain

CN.

~Floor Drain: The drain is not tested as part of the inspection process due to potential water damage if the drain fails to operate; Testing or owner verification should be performed before the home is purchased to include scoping the line and the location and marking of the exit point from the home; Yearly maintenance is required where the drain exits to ensure the opening remains clear of vegetation or pest obstruction.

Foam Type Insulation Use

SI/PC.

~Spray Foam Insulation Use: Basement Walls: The use of spray foam insulation was observed on the walls of the basement; The use of thermal or ignition barriers (Intumescent Paint) will need to be

evaluated/confirmed by a professional insulation installation company to verify the foam insulation has been installed according to manufactures instructions and is properly protected from potential ignition sources and off gassing in the case of a fire.

Laundry Room

SI.

~Important Fire Protection Maintenance: Washer and Dryer Behind and Under Unit Clean-up: As an important maintenance task for fire prevention, the areas behind the washer and dryer 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 shut off 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.

Section 6: Plumbing

Well Head Location and Condition

PC.

~The well head was not located; The listing agent indicated it was in front of the garage below grade and as a result the well head was not inspected; Well heads installed below grade have specific requirements to meet below grade installations; The well head will need to be exposed to determine it is installed correctly or raised above the grade to properly protect the well head opening.

Water Service

CN.

Shared Well: It was discussed at the inspection, the home is being served by a shared well; The over site, repair and replacement of all components from the well pump to the separate home delivery point will need to be understood and outlined for the shared homes.

PC.

~Single Shutoff: It is recommend a single shutoff valve will need to be installed to allow the water to be shutoff more quickly in the case of emergencies or maintenance on the system.

BP.

~Well: Pressure Tank, Cleanup, Cold Water Pipe Insulation and Catch-pan: If not in completed, all dirt and debris and any nonessential items should be removed from around the homes water system; The pressure tank area 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 Treatment

CN.

~Water Softener Well Application: Full Surface Cleaning and Service: The home is equipped with a whole house water conditioning / softening system; The water conditioning unit should be cleaned and serviced to establish the baseline operating verification and serviced on a yearly basis going forward to ensure the system is operating correctly.

Sump Pump

CN/PC.

~Appropriate Sump Pump Pit and Plumbing Installed: The sump pump operated when tested but is installed in an incorrectly designed sump pit; The sump pump should be installed in the appropriate sump pump pit with a gravel perimeter and lid and a PVC drain line and all check valves need to be installed; The discharge pipe needs to be properly installed outside the home, insulated for winter use and run to move water away from the home's foundation.

~Septic/Municipal Discharge: The sump pump is connected to the waste removal system: Options to properly drain the sump pump to the exterior of the home will need to be explored to eliminate additional water flow into the waste removal system.

Exterior Water Faucets and Shower If Present

CN.

~Seasonal Use: After the end of the summer season it is important to remove all hoses and shut off outside water faucets if applicable; If installed, all outdoor shower systems need to be winterized.

Section 7: Oil Fired Forced Hot Air Furnace

Heating System

PC.

~2024 and 2025 Heating Season: Last service date tag- 4/21: The furnace fired and ran during the inspection process; It is recommended a professional heating contractor be consulted to have the furnace serviced, fully cleaned on a yearly basis and the outside combustion air requirements confirmed as adequate before taking possession of the heater; The shroud, and all connecting pipes should be cleaned of any debris and the interior vacuumed and the unit wiped down to eliminate dirt and debris on the furnace surfaces; Oil fired furnaces should be serviced yearly; Some customer elect to purchase yearly maintenance or home warranty plans (if available due to the age of the unit) to cover cleaning, emergency response and repair and replacement needs if required; The local delivery companies or web site search of home warranty programs should be contacted if a specific plan is desired.

[Air Filter](#)

NM.

~Dirty Filter: Fan Housing Cleaning and Air Filter: Electric power to the unit will need to be turned off before any work is completed in the filter compartment of the heater; Air filters should be changed/cleaned per manufacturers suggested periods to ensure proper air flow and air filtration in the home; The full space and all fan components should be cleaned and vacuumed to remove debris; Companies that will clean the duct work of dust and danger and debris accumulated over the years in the duct work are available.

[Heat Distribution](#)

CN/PC.

~First Floor Heat and Limited Second Floor (Heat Rising): 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 or adding supplemental heating units 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.

[Humidifier](#)

PC.

~A humidifier unit was observed on the heating unit; A full service will need to be performed to ensure the unit is operational to include cleaning and other maintenance needs per manufactures recommendations to ensure the unit remains in full operating capacity.

[Oil Tank\(s\)](#)

PC.

~Vermont: At Equipment Service: Oil Delivery Company 2017 Tank and Fuel Line Verification and Sign Off: The existing tank is in operational condition but proof of the 3 year inspection requirement was not verified; 2017 oil tank inspection and regulatory requirements require the oil company to inspect the tank every 3 years; 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.

Section 7: Wood Stove

[Wood Stove Service](#)

PC.

~2024/25 Heating Season: If not completed this year in prep for the heating season, the woodstove(s) and chimney(s) need to be cleaned and inspected before use by a professional chimney service and ongoing on a yearly basis to ensure the stove(s), chimney(s) function properly and all clearances to combustible materials are met.

Section 8: Interior

[General Observations](#)

CN.

~Where applicable, all components of the interior to include floor structure, ceilings, interior doors, moisture damage, windows, and stairs are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

[Stairs and Balconies](#)

SI.

~Staircase Standards: New staircase standards are in place to ensure stairs are safe; The following are generally accepted standards; Each state and municipality may have specific requirements; An alternate

staircases location or repair of the stair system is utilized in the case of original staircases found in homes this age; Special care should be used when climbing and descending the stairs until the corrections are completed.

~Steep Stairs: Tall risers and short treads are creating a steep stair; The stair step ratio will need to be corrected to improve the stair steepness.

Windows

CN.

~Stored And Missing Screens: Screens were observed missing from multiple windows; All of the screens should be requested to be installed or placed in front of the windows (winter) to determine if any are missing or damaged and those missing or damaged be repaired or replaced where needed.

Floor Structure

CN.

~Uneven Floor Areas: Antique Homes: This condition is common for home this age and if corrected will create significant repair needs to existing walls and trim; If the floors are leveled through jacking of basement and first floor ceiling beams, the work should be completed before the upper floors' renovation work; Alternate options to include floor removal and leveling may be utilized to correct the condition; Professional building contractors are available to assess the floors if desired.

Section 9: Kitchen(s)

General Observations

CN.

~Where applicable, all components of the kitchen to include the cabinets, counters, dishwasher (start and drain), disposal, flooring, microwave, moisture, range/oven, receptacles, refrigerator, sink and ventilation is inspected: The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Cabinets

NM.

~Corner Pan Cabinet: The corner cabinet needs to be corrected to operate correctly.

Section 10: Bathroom 1

General Observations

Second Floor Hallway.

~Where applicable, all components to include the tub, ventilation, toilets, sinks, showers, GFCI's, moisture, and flooring is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Toilets

CN/PC.

~Sloped Ceiling: The current ceiling does not meet the minimum height requirement of 6'8" in front of the toilet.

Section 10: Bathroom 2

General Observations

First Floor Center Hall.

~Where applicable, all components to include the tub, ventilation, toilets, sinks, shower, GFCI's, moisture, flooring, entrance door and water pressure is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Ventilation

NM.

~Clean Unit: Lint and dander was observed in the vent fan of the bathroom; The fan cover and all interior parts of the fan will need to be cleaned and vacuumed to ensure the full operating capacity of the fan unit.

Sinks

NM.

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

Section 11: Attic

General Conditions

CN.

~Where applicable, observed and accessible: All components of the Attic to include the stairs if

applicable, roof framing, roof sheathing, attic venting, vent pipes and flashing, moisture, wire conditions and properly installed insulation are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Observation From The Ladder Position: Pest, Small Opening, Stairwell Opening or Blown Insulation or Vermiculite

CN.

Scuttle Hole.

~Blown In Insulation: Observation From The Ladder Position: Due to the presence of blown in insulation and to maintain the thermal dynamics of the blown in insulation, the attic space could not be fully accessed, and the inspection was performed from the ladder position; Observations from this position and a strong spotlight shown into the attic area indicate satisfactory attic conditions unless listed.

Foam Type Insulation Use

SI/PC.

Knee Wall Attic Space.

~Spray Foam Insulation Use: The use of spray foam insulation was observed; The use of thermal or ignition barriers (Intumescent Paint) will need to be evaluated/confirmed by a professional insulation installation company to verify the foam insulation has been installed according to manufactures instructions and is properly protected from potential ignition sources and off gassing in the case of a fire.

Section 12: Electrical

Generator

CN/PC.

Utility Confirmation Needed.

~Tesla Wall Battery Backup Gateway: The home is equipped with a Tesla wall battery system backup gateway to the electric utility; These systems typically allow for backup battery generation of 10 to 12 hours for customer use dependent on connected load and the utilities ability draw from the power source during peak demand use periods when needed; The utility serving the home will need to be contacted to determine the requirements in place for use, customer responsibilities and customer impacts of the system; The unit is inspected for exterior defects and item blocking the equipment; The unit is not live tested as part of the home inspection scope; A licensed electrical contractor or the utility servicing the system will need to be consulted about the current service status, emergency response availability, verification of the units operation, all connecting service wires, the electrical circuits and systems supported by the generator and all transfer switching off and back onto the utility service.

Utility Time Of Use Rate

CN.

~Electrical Rate (ER) Meter Indication: Labeling in the basement sup-panel indicates the home's hot water heater is equipped with a ER meter: ER meters were installed for many electric applications including heat and water heaters providing reduced electric rates for off peak usage; The utility serving the home should be contacted when the account is set up to inquire if the rate, functions and operating parameters are available for use.

General Observation(s): Outlets, Fixtures, and Switches

SI.

~Electrician Walkthrough and Repair Needed After The Areas Are Emptied: Home and Garage and Outbuildings If Present: Commonly found in most properties and sometimes as a result of limited observation due to items and furniture in the home, a room by room and area review will need to be completed; Any missing/ damaged light fixtures, light switch and plug covers, improperly terminated or loose wires, or missing junction box covers installed and not identified during the inspection will need to be repaired.

~Where Applicable: All GFCI and AFCI protected outlets and circuits will need to be tested at move in and ongoing per manufactures recommend intervals to ensure the outlets and circuits trip and reset properly.

~Licensed Electrician: All repairs will need to be performed by a licensed electrician.

Plumbing: Outlets, Fixtures, & Switches

SI.

~White Wire From Pump Control: The white wire installed from inside the pump control box and attached to the water line needs to be inspected by a licensed electrician to determine its use, installation and safety.

Second Floor: Outlets, Fixtures, & Switches

SI.

~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.

Smoke and CO Detection

SI and BP.

SI.

~Current Status: Installed.

~Testing: Move In: All CO and Smoke Detection Testing: All installed systems will need to be tested at move in to include changing any units over 10 years old, tested, and batteries replaced per the manufacturer recommended intervals.

~Vermont State Info: Smoke and CO: Sellers Responsibility In Vermont: 2017: Single Residence: Smoke Alarms: 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: Not required in basements but recommended by the Home Inspector.

BP.

~NFPA Guidelines and Best Practice: A Good Safety Practice: *Choose smoke alarms that have the label of a recognized testing laboratory; *Install smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement; *On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations; *Smoke alarms installed in the basement should be installed on the ceiling at the bottom of the stairs leading to the next level; *Smoke alarms should be installed at least 10 feet (3 meters) from a cooking appliance to minimize false alarms when cooking; *Mount smoke alarms high on walls or ceilings (remember, smoke rises); *Wall-mounted alarms should be installed not more than 12 inches away from the ceiling (to the top of the alarm); *If you have ceilings that are pitched, install the alarm within 3 feet of the peak but not within the apex of the peak (four inches down from the peak).

Section 1: 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. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Inspection Information

Date: 10/16/2024

Time: Morning

Weather Conditions: Partly Sunny

Present at time of inspection: Realtor, Buyer's Agent

Comments:

Date Of Inspection: 10/16/2024

Weather: 43 Degrees and Partly Sunny

Square Feet Inspected: 1,470

Driveway

Condition: Satisfactory

Type: Gravel

Primary Use Entrance To Home

Condition: Safety Improvement

Location: Front Center Of Home

Step Type(s): Stone

Landing Type(s): Stone

Railing: No

Comments:

SI.

~Landing Needed: Primary Front Entrance: The front entrance leading to the home needs to be reconstructed; The steps require a properly sized landing (36 inches deep in the direction of travel into the home) at the top and bottom of the steps allowing individuals to safely enter and exit the home.

~Stairs Less Than 30 Inches From Grade: Stairs into homes with 4 or more risers and less than 30 inches from grade requires a graspable rail on one side of the stairs; A professional building contractor should be consulted about the various options to make the stairs safe.



Other Entrance(s) To Home

Condition: Safety Improvement

Location: Rear Of Home

Step Type(s): Stone

Landing Type(s): Stone

Comments:

SI.

Rear Step From Center Garage Onto The Patio.

~Stone Step Settlement: Leaning: As a result of the weight, time and soil settlement over the years, the stone step has settled; A condition caused by a lack of a properly installed sub base to support the steps, the step needs to be lifted to allow for properly leveled step surfaces, proper drainage away from the home and safe step surfaces for climbing and descending the stairs.



Sidewalks / Walkways

Condition: Satisfactory

General Grading / Drainage

Condition: Satisfactory

Grading at House Wall

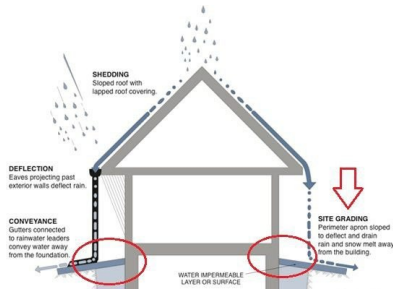
Condition: Needs Maintenance

Comments:

NM.

Garage Portion Of The Home Too High.

~Ongoing General Grading Needs: The grade along the perimeter of the home is an important factor in keeping moisture away from homes 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 the walk out door area if present and 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; If unseen decay is discovered in the course of grading improvements, any impacted siding will need to be addressed to include ensuring the sill and wall studs are intact behind the siding.



Example



Trees & Shrubs

Condition: Best Practice

Comments:

BP.

~Ongoing 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.

~Maintain/Remove Vegetation: All vegetation and tree branches within at least 2 feet of the home (6 feet is preferred) including the garage need 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 their way into the home.

Section 2: Exterior & Structure

Our inspection of the Exterior grounds includes the general condition of 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, 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 are present along with rotation, we routinely recommend further evaluation be made by a qualified professional foundation expert. 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, excessive wear, and general state of repair. Where snow, 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. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Building Information

Year Constructed: 1852

Type: Single Family

Comments:

CN.

~Circa 1800's: Buyer: Lead, Asbestos, Knob and Tube and Decay History Information; 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; If renovation work is planned immediately or in the future after the home is purchased, a professional building contractor will need to be consulted to complete a review and estimate for repairs of the property before purchase.

Exterior Wall Structure

Condition: Professional Consultation/ Further Evaluation

Type: Post/Beam, Wood Frame

Comments:

PC.

Garage.

~Sill On Soil Contact and Twisted New lapped Sill Section: As a result of the displaced foundation and old building construction methods, the sill is contacting the soil along parts of the sill; After the grade is lowered, a full review of the sill will need to be performed to ensure the unobserved areas of the sill are in good condition and the foundation below the sill is secured.



Twisted Lap Sill Repair

Exterior Wall Covering

Condition: Customer Note/ Sellers Note/ Owners Note

Type:Wood

Inspection Method Used:Visual Inspection and Area Probe

Comments:

NM.

~Full Painting: The home's exterior siding is nearing the end of a paint cycle; To maintain the optimal protection of the homes siding, the home should be painted; Painting should be completed on 7 to 10 year cycles dependent on the paints condition with yearly touch-ups where needed between full painting cycles; Prior to painting, the home should be fully reviewed and any damaged siding discovered in the review should be 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.



Eaves, Soffits, Facia Boards and Exposed Roof Rafter Ends

Condition: Needs Maintenance

Comments:

NM.

~Full Painting: The homes exterior eaves and soffits are at the end of life and paint cycle; To maintain the optimal protection of the homes trim, eaves and soffits, the home should be re-painted; Painting should be completed on 7 to 10 year cycles dependent on the paints condition with yearly touch-ups where needed between full painting cycles; In preparation for the painting, all of the wood surfaces will need to be scraped

and any decayed or declining wood repaired prior to painting.



Trim

Condition: Satisfactory
Type:Wood

Exterior Windows

Condition: Satisfactory

Basement Window(s)

Condition: Satisfactory

Exterior Door(s) Condition

Condition: Satisfactory
Type:Wood

Exterior Foundation Observations

Condition: Professional Consultation/ Further Evaluation
Type:Stone
Visibility:Partially Visible Due To Grading Conditions

Comments:

PC.

Garage.

~Stone Foundation Displacement: The garage/barn stone foundation has gaps and openings that need to be filled, stones re-stacked and secured to allow for properly supporting/protecting the sill of the garage over time and limiting pest and moisture incursion into the space below the garage; Options to correct the foundation will need to be performed.



Propane Tank, Metering When Applicable, and Exterior Piping

Condition: Customer Note/ Sellers Note/ Owners Note, Safety Improvement

Comments:

CN/SI.

~Propane Tank, Piping and Regulator(s): The propane delivery company will need to be contacted to confirm the propane tank ownership and condition, corrugated stainless steel tubing (CSST) pipe bonding if applicable, meter condition if applicable, and the condition of the interior and exterior lines, shutoffs and regulators serving the home before taking ownership of the system.



Patio(s)

Condition: Satisfactory

Type: Stone

Location: Rear Of Home

Section 3: Roof and Chimney(s)

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. 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 evidenced 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. 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, if applicable, be performed where accessible to identify if any leaks are developing or evident. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~All components of the roof to include general covering condition, leaks, flashing, roof vents, skylights, and exterior roof structure, where applicable are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Roof Style

Type:Gable

Exterior Roof Structure

Condition: Customer Note/ Sellers Note/ Owners Note

Exterior Roof Structure Observation :Sagging Ridge Line, Dips In Center Roof Surface

Comments:

CN.

Garage Section.

~Antique Home Ridgeline Sagging: A sagging ridge line was observed along the roof; While the roof covering is intact, several factors may contribute to this observation to include poor transition points between old and new construction periods, post and beam settlement, undersized/spaced roof rafters, foundation settlement and other factors; Professional building contractors are available to determine and correct the cause.

~Dips In Center Roof Line Surfaces: Dips were observed along the rear center roof surfaces; Caused by long roof rafter spans in antique home construction, the roof surface, pitch and interior attic structure is intact; Methods to reinforce the long spans are available within the attic space; A professional building contractor will need to be consulted regarding the additional reinforcement if desired.



Exterior Roof Covering Condition

Condition: Needs Maintenance

Metal Type: Standing Seam

Comments:

NM/PC.

Rear Of Home.

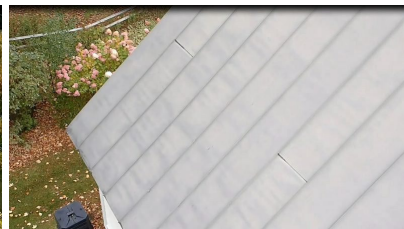
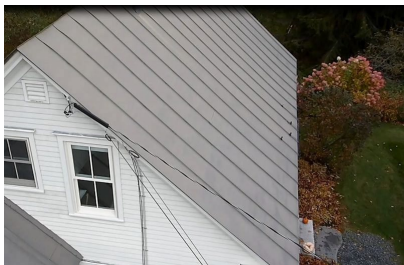
~Tab Maintenance: The tie tabs used to secure the standing seam panels together have moved or dislodged; Common on roofs this age as a result of snow and ice sliding over the years, the roof will need to be reviewed, and all tabs secured; Loose tabs may lead to roof panel lifting in heavy winds.



Tab Maintenance



Tab Maintenance





Roof Leak Evidence

Condition: Satisfactory

Roof Leak(s) Observed:None Observed

Viewed From:Ground, Interior Attic Where Observed, Interior Attic Knee Walls Where Observed, Aerial Sky Stick Camera , Interior Home

Vent Stacks/Attic Vent Covers

Condition: Satisfactory

Gutters & Downspouts

Condition: Needs Maintenance

Type:Aluminum

Comments:

NM.

~Front Gutter Repositioned: As a result of snow and ice slides from the roof, the gutter has displaced and is too low to be effective; The gutter will need to be repositioned to properly shed water.

BP.

~To aid in draining roof water runoff from around the home and foundation, additional 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.



Exterior Home Chimney Observations

Condition: Professional Consultation/ Further Evaluation

Type:Brick

Comments:

PC.

~2024/2025 Heating Season: All Chimneys: Brick and Crown Maintenance Needed, Cleaning, Surfaces Sealed, Caps and Flue Liner Condition/Determination: The chimney exterior will need to be inspected, cleaned and repaired if required to eliminate brick and crown damage over time; 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 if not completed this year including determining the liner condition and flue configuration; The chimney flashing (metal), counter flashing and crown 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; In addition to the inspection and cleaning of the chimney, weather caps should be installed on all chimney openings to eliminate any moisture from entering the chimney opening if not installed or if the existing covers are damaged.

~Boilers, Furnaces and Gas Heating Appliances: Liner Status and Flue Condition Determination: A common overlooked maintenance item is the chimney inspection and cleaning of the furnace or boiler chimney; The chimney will need to be cleaned and fully inspected; In some cases the chimney will require the installation or repair of a liner to ensure the safety of the chimney.



Crown Maintenance



Interior Home Chimney Observations

Condition: Professional Consultation/ Further Evaluation

Type:Block, Brick

Comments:

PC.

Garage Side Chimney.

~Moisture Stains At Base: Moisture staining at the base of the interior chimney indicates prior staining, moisture is entering the top of the chimney, or condensation is being created within the chimney from the wood stove operation; At the chimney inspection and service, the cause will need to be determined.



Section 4: Garage

The Garage is inspected 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, and the garage is clear. Determining the presence of a Sheetrock heat separation firewall and fire separation 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. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Type:Attached Garage

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Where applicable, all components of the Garage to include the floor, garage doors, openers, separation walls and doors, stairs and electrical is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Moisture

Degree of Moisture :None

Dwelling-Garage Separation Door(s) and Attic Access Panels To Attic and Living Space

Condition: Satisfactory

Type:Metal

Fire Separation:Fire Separated

Dwelling-Garage Separation Wall and/or Ceiling Adjacent To Adjoining Living Space

Condition: Safety Improvement

Current Fire Separation Material Types :Plywood , Wood

Comments:

SI.

~Sheetrock and Tape; Adjoining Wall To Living Space; All walls, ceilings, scuttle holes, stair and pull down stair openings (if living space is above the ceiling or flames are able to move into attic spaces), needs sheetrock and tape or other fire separation methods installed next to adjoining living space or attic to slow the spread of flames and fumes from the garage into these areas; In addition, any wall penetrations like duct work, electrical lines, PVC pipes and other penetrations need to be properly fire protected and doors fully trimmed; A qualified building contractor should be consulted about the type, thickness and installation method used conforming to all building and local requirements.

Flooring

Condition: Customer Note/ Sellers Note/ Owners Note, Professional Consultation/ Further Evaluation

Type:Wood , Dirt

Comments:

CN/PC.

~Dirt Floor and Wood Chips: The dirt floor should be replaced with either vapor barrier and concrete or fine granite dust/ pieces known as "Stay Pack"; Concrete and Stay Pack allows for the proper floor height and drainage to be established.

Garage Door Opener(s)

Condition: Safety Improvement

Comments:

SI.

~Not Reversing: Single Door: The door will not reverse when back pressure is applied; Doors need to reverse automatically when contacting a person, pet or vehicle when the door is in motion; Full Service After Repair: The doors safety devices to include photo eyes and the auto reverse mechanism tested and confirmed as operational.

Garage Stairs/Ladder and Storage Area

Condition: Safety Improvement

Comments:

SI.

~Staircase Standards: New staircase standards are in place to ensure stairs are safe; The following are generally accepted standards; Each state and municipality may have specific requirements; An alternate staircases location or repair of the stair system is utilized in the case of original staircases found in homes this age; Special care should be used when climbing and descending the stairs until the corrections are completed.

~A proper grasp rail, unbroken and the full length of the stair with a rail height of 34 to 38 inches needs to be added to the stairs within the home so individuals can safely climb and descend the stairs; The current rail height is 29 inches.

~Open Attic Second Floor Storage Floor Areas and Stairwells: Guards: Balusters: Open areas above stairs and along walls need to be properly protected with guards installed to include balusters or cables spaced, spaced no more than 4 inches or a panel to keep individuals and pets from falling or backing off into the stairway or floor area.

~Steep Stair: Tall risers and short runs are creating a steep stair. Options to correct the observation will need to be explored.



Interior Second Floor Support

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~First and Second Floor Deflection: Sagging and unlevelled floor surfaces were observed in the garage; A review, or confirmation of the renovation work completed to date, will need to be made to ensure the pier and post below the new flooring has been installed correctly to properly support the floors.

Section 5: Basement / Crawlspace/ Frost Wall/ Slab

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 structure's foundation and support system and would indicate the need for further evaluation by a professional drainage contractor or basement water specialist. We advise you to monitor your Basement and Crawlspace during the rainy and snow melt seasons. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Basement Description

Condition: Customer Note/ Sellers Note/ Owners Note

Type: Full, Unfinished

Access: Stairs, Exterior opening

Comments:

CN.

~Where applicable, all components of the basement/crawlspace to include the floor, columns, moisture, stairs, insulation when visible, floor joist and sub-floor where visible, and receptacles is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Columns

Condition: Professional Consultation/ Further Evaluation

Type: Steel, Wood, Brick , Temporary Jack Post

Comments:

PC.

~Temporary Jack Post: Temporary jack posts were observed in use in the basement; This is a common practice in many homes due to ease of installation; The jacks, rated for a two year use in most cases, are used to support floor beams, stabilize floor sag and floor bouncing and should be replaced with permanent approved post; A plan should be created to replace/combine the temporary jack post with the thicker walled metal permanent jack post or wood post approved and properly secured for long term permanent installation.

Moisture

Condition: Customer Note/ Sellers Note/ Owners Note

Moisture Conditions Observed: No Active Moisture and Past Staining

Comments:

CN.

Prior Water Staining Below The Basement Stairs.

~No Active Moisture, Past Staining, and High Humidity Levels: Current Relative Humidity 60%: The desired state for basement humidity levels is 45% to not greater than 50%; Higher levels of moisture are common in basements not utilizing adequate dehumidification especially in the summer months; While no active moisture was observed in the basement, the use of an enhanced dehumidification system will help improve the general conditions of any basement; 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.

Dehumidifier and Energy Recovery Ventilation (ERV/HRV)

Condition: Best Practice

Comments:

BP

Options Or Both.

~Continued and Enhanced Dehumidifiers: During the year, primarily in the summer months, ventilation and 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 reducing some 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)



Available Hanging Dehumidifier Unit:

Floor

Type (s):Concrete

Insulation

Condition: Satisfactory

Presence :Top Of Basement Foundation

Basement Stairs / Railings

Condition: Safety Improvement

Type:Wood

Comments:

SI.

~Staircase Standards: New staircase standards are in place to ensure stairs are safe; The following are

generally accepted standards; Each state and municipality may have specific requirements; An alternate staircases location or complete rebuild of the stair system is 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 until repairs are completed.

~Cracked Stringer: As a result of the cracked stringer at the base of the stairs, the last step has displaced; The cause will need to be determined and corrected.

~Guards Added: Open Stair Sides: Appropriately spaced guards (balusters no more than a 4 inch sphere passing through, cables, panels or a wall structure) needs to be installed on the open areas leading into the basement along the steps where the steps are more than 30 inches from the floor surface; Guard systems protect individuals from falling through or off the side of stairs in the event of a trip or fall down the stairs.

~Steep Stairs: As a result of short treads and tall steps, the stairs are steep; The steps need to be reconstructed to eliminate the condition.

~Head Room: The current stair does not meet headroom clearance specifications of 6'8"; If not corrected care should be taken when using the stairs.



Observed Structure: Rim Joist, Sill Plate, Floor Joists, Sub-Floor, Support Beams, and Columns

Condition: Customer Note/ Sellers Note/ Owners Note

Type:Conventional

Visibility:Limited Visibility As A Result Of Insulation Along The Top Of The Foundation.

Inspection Method(s)Used:Unfinished Basement Space: Visual Walk Around, Flashlight and Probe

Comments:

CN.

~An extensive amount of reconstruction work has been completed in the basement area of the home to address decayed and undersized floor joist and beams, and to stabilize the floor structure including floor joist, beam and post support; The upper floor structure, however, was not leveled and the floor sag remains in areas of the first and second floor of the home; This condition is common for home this age and if corrected will create significant repair needs to existing walls and trim; If the floors are leveled through jacking of basement and first floor ceiling beams, the work, that may include pier upgrades, will need should be completed before the upper floors' renovation work; Alternate options to include floor removal and leveling may be utilized to correct the condition; Professional building contractors are available to assess the options available to level the floors if desired.

~Insulation Installed: Sill, Sill Plate, Floor Joist Connections, and Subfloor: As a result of installed insulation, the areas were not fully inspected; The areas that are exposed are in satisfactory condition.



Floor Drain

Condition: Customer Note/ Sellers Note/ Owners Note

Visibility: Visible

Comments:

CN.

~Floor Drain: The drain is not tested as part of the inspection process due to potential water damage if the drain fails to operate; Testing or owner verification should be performed before the home is purchased to include scoping the line and the location and marking of the exit point from the home; Yearly maintenance is required where the drain exits to ensure the opening remains clear of vegetation or pest obstruction.

Foam Type Insulation Use

Condition: Safety Improvement

Comments:

SI/PC.

~Spray Foam Insulation Use: Basement Walls: The use of spray foam insulation was observed on the walls of the basement; The use of thermal or ignition barriers (Intumescent Paint) will need to be evaluated/confirmed by a professional insulation installation company to verify the foam insulation has been installed according to manufactures instructions and is properly protected from potential ignition sources and off gassing in the case of a fire.

Foundation

Condition: Customer Note/ Sellers Note/ Owners Note

Type:Stone

Foundation Visibility:Limited Visibility As A Result Of Insulation Along The Top Of The Foundation

Comments:

CN.

~Blocked By Spray Foam Insulation: Not Fully Visible: The basement walls have been partially insulated and as a result the full wall surface condition was not inspected; Where observed, the walls are intact with no displaced or bulging sections.

Laundry Room

Condition: Safety Improvement

Dryer:Electric

Location:Basement

Washing Machine :Not Inspected: Verification Required

Comments:

SI.

~Important Fire Protection Maintenance: Washer and Dryer Behind and Under Unit Clean-up: As an important maintenance task for fire prevention, the areas behind the washer and dryer 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 shut off 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.



IR Dryer Operation



Section 6: Plumbing

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the water supply, drain waste, vent, faucets, fixtures, valves, drains, 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 septic/sewer lateral test is necessary to determine the condition of the underground septic/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, wells, well pumps, or on site and/or private water storage supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. Qualified specialist are available to perform 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. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Well Head Location and Condition

Location :Not Located

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~The well head was not located; The listing agent indicated it was in front of the garage below grade and as a result the well head was not inspected; Well heads installed below grade have specific requirements to meet below grade installations; The well head will need to be exposed to determine it is installed correctly or raised above the grade to properly protect the well head opening.

Water Entrance Material Type

Condition: Customer Note/ Sellers Note/ Owners Note

Type:Galvanized

Location: Basement

Comments:

CN.

~Galvanized Piping and Fittings: Water Flow Impacts Over Time: Galvanized pipe was observed where the water line enters the home; Galvanized pipe rust from the pipe's interior may distribute rust particles into the water system over time restricting water flow into the home and eventually plugging the line; Option to replace the line will need to be explored when the line reaches its end of life or rust particles are found in the water.



Water Service

Condition: Customer Note/ Sellers Note/ Owners Note, Best Practice, Professional Consultation/ Further Evaluation

Type: Shared Well

Comments:

CN.

Shared Well: It was discussed at the inspection, the home is being served by a shared well; The over site, repair and replacement of all components from the well pump to the separate home delivery point will need to be understood and outlined for the shared homes.

PC.

~Single Shutoff: It is recommend a single shutoff valve will need to be installed to allow the water to be shutoff more quickly in the case of emergencies or maintenance on the system.

BP.

~Well: Pressure Tank, Cleanup, Cold Water Pipe Insulation and Catch-pan: If not in completed, all dirt and debris and any nonessential items should be removed from around the homes water system; The pressure tank area 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 Treatment

Condition: Professional Consultation/ Further Evaluation

Comments:

CN.

~Water Softener Well Application: Full Surface Cleaning and Service: The home is equipped with a whole house water conditioning / softening system; The water conditioning unit should be cleaned and serviced to establish the baseline operating verification and serviced on a yearly basis going forward to ensure the system is operating correctly.



Water Heater(s)

Condition: Satisfactory

Fuel type: Electric

Water Heater Data

Extension: Present

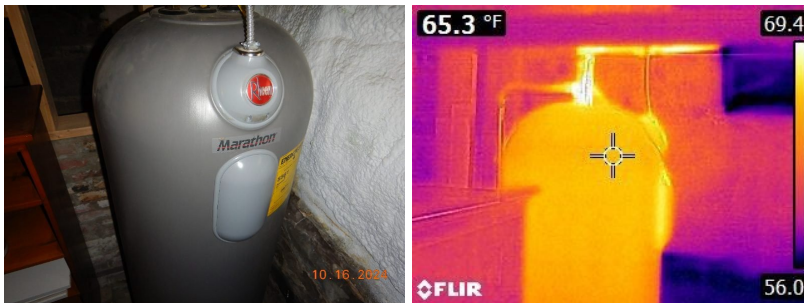
Location & Capacity

Location: Basement

Date Of Manufacturing : 2014

Capacity (gallons): 50

Thermostatic Mixing Valve (TMV) Installed : Yes



IR Hot Water Heater Operation

Waste

Condition: Professional Consultation/ Further Evaluation

Pipe type: Cast iron, PVC

Septic type: Public/ Community Per Listing/Agent/Owner

Comments:

PC.

~Public Sewer: Owner: At the time of the inspection, the interior sewer system appeared to be functioning properly with adequate drain flow observed with no unusual septic odors in the home; To determine the baseline condition of the line, a licensed septic professional should be consulted to ensure the line running from the home to the public hook-up point and all pump alarm systems (if present) are fully functional with no unobserved defects in the pipes leading to the public connection.

Sewage Ejector Pump Installed

Condition: Satisfactory, Satisfactory

Ejector Pump Alarm Test: Tested



Sump Pump

Condition: Customer Note/ Sellers Note/ Owners Note, Professional Consultation/ Further Evaluation

Status: Tested

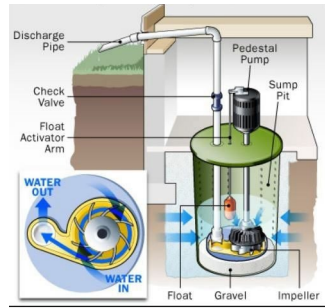
Type: Submersible

Comments:

CN/PC.

~Appropriate Sump Pump Pit and Plumbing Installed: The sump pump operated when tested but is installed in an incorrectly designed sump pit; The sump pump should be installed in the appropriate sump pump pit with a gravel perimeter and lid and a PVC drain line and all check valves need to be installed; The discharge pipe needs to be properly installed outside the home, insulated for winter use and run to move water away from the home's foundation.

~Septic/Municipal Discharge: The sump pump is connected to the waste removal system: Options to properly drain the sump pump to the exterior of the home will need to be explored to eliminate additional water flow into the waste removal system.



The use of a pedestal or submersible pump is acceptable



Waste And Drain Lines Interior Basement/Crawlspace/Slab

Condition: Satisfactory

Type: Cast iron, PVC

Flow rate: Satisfactory

Water Pipes, Valves Conditions

Condition: Satisfactory

Type: Copper

Interior and or Exterior Septic/Sewer Vent Stack Pipe

Condition: Satisfactory

Type: PVC

Exterior Water Faucets and Shower If Present

Condition: Customer Note/ Sellers Note/ Owners 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 if applicable; If installed, all outdoor shower systems need to be winterized.

Section 7: Oil Fired Forced Hot Air Furnace

Our examination of any heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, 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 inspection standards of practice. They must be completely removed from the heating system type to be fully evaluated. Our inspection does not include disassembly of the heating system. The inspector cannot activate heating systems where emergency switches are in the off position. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend servicing of heating systems before taking possession of the unit(s) if applicable and annual servicing and inspections by a qualified heating specialist going forward. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Heating System

Condition: Professional Consultation/ Further Evaluation

Type: Forced Air

Fuel Type: Oil

Heating System Data

Furnace Date Of Manufacturing : 2003

Capacity: 140,000 @ 1GPH

Location: Basement

Thermostat Location: First Floor

Comments:

PC.

~2024 and 2025 Heating Season: Last service date tag- 4/21: The furnace fired and ran during the inspection process; It is recommended a professional heating contractor be consulted to have the furnace serviced, fully cleaned on a yearly basis and the outside combustion air requirements confirmed as adequate before taking possession of the heater; The shroud, and all connecting pipes should be cleaned of any debris and the interior vacuumed and the unit wiped down to eliminate dirt and debris on the furnace surfaces; Oil fired furnaces should be serviced yearly; Some customer elect to purchase yearly maintenance or home warranty plans (if available due to the age of the unit) to cover cleaning, emergency response and repair and replacement needs if required; The local delivery companies or web site search of home warranty programs should be contacted if a specific plan is desired.

Unit Exhaust Venting

Condition: Satisfactory

Air Filter

Condition: Needs Maintenance

Type: Disposable

Comments:

NM.

~Dirty Filter: Fan Housing Cleaning and Air Filter: Electric power to the unit will need to be turned off before any work is completed in the filter compartment of the heater; Air filters should be changed/cleaned per manufacturers suggested periods to ensure proper air flow and air filtration in the home; The full space and all fan components should be cleaned and vacuumed to remove debris; Companies that will clean the duct work of dust and danger and debris accumulated over the years in the duct work are available.



Heat Distribution

Condition: Customer Note/ Sellers Note/ Owners Note

Type:Ductwork

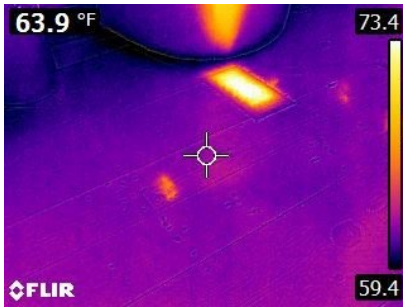
Location:Some rooms

Comments:

CN/PC.

~First Floor Heat and Limited Second Floor (Heat Rising): 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 or adding supplemental heating units 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.





Humidifier

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~A humidifier unit was observed on the heating unit; A full service will need to be performed to ensure the unit is operational to include cleaning and other maintenance needs per manufactures recommendations to ensure the unit remains in full operating capacity.



Oil Tank(s)

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Vermont: At Equipment Service: Oil Delivery Company 2017 Tank and Fuel Line Verification and Sign Off: The existing tank is in operational condition but proof of the 3 year inspection requirement was not verified; 2017 oil tank inspection and regulatory requirements require the oil company to inspect the tank every 3 years; 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.



Section 7: Wood Stove

Wood Stove Service

Condition: Professional Consultation/ Further Evaluation

Location: First Floor

Comments:

PC.

~2024/25 Heating Season: If not completed this year in prep for the heating season, the woodstove(s) and chimney(s) need to be cleaned and inspected before use by a professional chimney service and ongoing on a yearly basis to ensure the stove(s), chimney(s) function properly and all clearances to combustible materials are met.

Section 8: 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. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Where applicable, all components of the interior to include floor structure, ceilings, interior doors, moisture damage, windows, and stairs are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Stairs and Balconies

Condition: Safety Improvement

Comments:

SI.

~Staircase Standards: New staircase standards are in place to ensure stairs are safe; The following are generally accepted standards; Each state and municipality may have specific requirements; An alternate staircases location or repair of the stair system is utilized in the case of original staircases found in homes this age; Special care should be used when climbing and descending the stairs until the corrections are completed.

~Steep Stairs: Tall risers and short treads are creating a steep stair; The stair step ratio will need to be corrected to improve the stair steepness.

Ceilings

Condition: Satisfactory

Type: Drywall, Masonry

Walls

Condition: Satisfactory

Type: Drywall, Plaster

Interior Doors

Condition: Satisfactory

Windows

Condition: Customer Note/ Sellers Note/ Owners Note

Type:Double hung

Material:Wood

Glass Properties:Insulated glass

Comments:

CN.

~Stored And Missing Screens: Screens were observed missing from multiple windows; All of the screens should be requested to be installed or placed in front of the windows (winter) to determine if any are missing or damaged and those missing or damaged be repaired or replaced where needed.

Floor Structure

Floor Structure Condition: Does Not Include Floor Covering Types Condition (not in inspection scope): Customer Note/ Sellers Note/ Owners Note

Floor Covering Types:Hardwood, Softwood

Comments:

CN.

~Uneven Floor Areas: Antique Homes: This condition is common for home this age and if corrected will create significant repair needs to existing walls and trim; If the floors are leveled through jacking of basement and first floor ceiling beams, the work should be completed before the upper floors' renovation work; Alternate options to include floor removal and leveling may be utilized to correct the condition; Professional building contractors are available to assess the floors if desired.



Racked Door Frame As A Result Of
Floor Deflection

Moisture

Condition: Satisfactory

Observation :None

Section 9: Kitchen(s)

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 kitchens 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. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Location : First Floor

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Where applicable, all components of the kitchen to include the cabinets, counters, dishwasher (start and drain), disposal, flooring, microwave, moisture, range/oven, receptacles, refrigerator, sink and ventilation is inspected: The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Cabinets

Condition: Needs Maintenance

Comments:

NM.

~Corner Pan Cabinet: The corner cabinet needs to be corrected to operate correctly.

Counters

Condition: Satisfactory

Type:Solid surface, Wood

Range / Oven

Operation Status :Operating

Fuel:Gas

Refrigerator

Ice Maker :Ice Present

Section 10: Bathroom 1

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. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Location: Second Floor Hall

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

Second Floor Hallway.

~Where applicable, all components to include the tub, ventilation, toilets, sinks, showers, GFCI's, moisture, and flooring is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Toilets

Condition: Customer Note/ Sellers Note/ Owners Note, Professional Consultation/ Further Evaluation

Comments:

CN/PC.

~Sloped Ceiling: The current ceiling does not meet the minimum height requirement of 6'8" in front of the toilet.

Section 10: Bathroom 2

General Observations

Location: First Floor Hallway

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

First Floor Center Hall.

~Where applicable, all components to include the tub, ventilation, toilets, sinks, shower, GFCI's, moisture, flooring, entrance door and water pressure is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Ventilation

Condition: Needs Maintenance

Comments:

NM.

~Clean Unit: Lint and dander was observed in the vent fan of the bathroom; The fan cover and all interior parts of the fan will need to be cleaned and vacuumed to ensure the full operating capacity of the fan unit.

Sinks

Condition: Needs Maintenance

Comments:

NM.

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

Section 11: Attic

Our inspection of the Attic includes a visual examination of the roof framing, roof sheathing, plumbing, electrical, and mechanical systems. There are often additional items like heating/cooling ducts, bathroom vent ducts, electrical wiring, chimneys and other appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, and venting. 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. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Conditions

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Where applicable, observed and accessible: All components of the Attic to include the stairs if applicable, roof framing, roof sheathing, attic venting, vent pipes and flashing, moisture, wire conditions and properly installed insulation are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Observation From The Ladder Position: Pest, Small Opening, Stairwell Opening or Blown Insulation or Vermiculite

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

Scuttle Hole.

~Blown In Insulation: Observation From The Ladder Position: Due to the presence of blown in insulation and to maintain the thermal dynamics of the blown in insulation, the attic space could not be fully accessed, and the inspection was performed from the ladder position; Observations from this position and a strong spotlight shown into the attic area indicate satisfactory attic conditions unless listed.

Interior Roof Structure

Condition: Satisfactory

Type:Rafter framing

Visibility:Attic: Partially Viewed From The Ladder Position As A Result Of Blown In Insulation/Vermiculite (If Applicable)

Moisture Evidence

Observed Condition:None

Insulation: Attic/Knee Wall

Condition: Customer Note/ Sellers Note/ Owners Note

Type of Insulation Present:Foam

Insulation Location(s):In-floor, In-rafters

Comments:

CN.

~Insulation is present in the attic and knee walls of the home.

Foam Type Insulation Use

Condition: Safety Improvement

Comments:

SI/PC.

Knee Wall Attic Space.

~Spray Foam Insulation Use: The use of spray foam insulation was observed; The use of thermal or ignition barriers (Intumescent Paint) will need to be evaluated/confirmed by a professional insulation installation company to verify the foam insulation has been installed according to manufactures instructions and is properly protected from potential ignition sources and off gassing in the case of a fire.

Section 12: Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, overcurrent protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, and wiring methods. We inspect for adverse conditions such as improper grounding, over fusing, exposed wiring, open air wire splices, 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. Any electrical repairs need to be completed by a licensed electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection. Smoke Alarms should be installed per state requirements and maintained and changed per manufacturer recommendations to include monthly testing. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Service Entrance

Condition: Satisfactory

Volts: 240 - 120V

Type: Overhead

Capacity: 100

Location: Side Of Home



Generator

Comments:

CN/PC.

Utility Confirmation Needed.

~Tesla Wall Battery Backup Gateway: The home is equipped with a Tesla wall battery system backup gateway to the electric utility; These systems typically allow for backup battery generation of 10 to 12 hours for customer use dependent on connected load and the utilities ability draw from the power source during peak demand use periods when needed; The utility serving the home will need to be contacted to determine the requirements in place for use, customer responsibilities and customer impacts of the system; The unit is inspected for exterior defects and item blocking the equipment; The unit is not live tested as part of the home inspection scope; A licensed electrical contractor or the utility servicing the system will need to be consulted about the current service status, emergency response availability, verification of the units operation, all connecting service wires, the electrical circuits and systems supported by the generator and all transfer switching off and back onto the utility service.



Wiring Methods Observed In The Structure

Type of wiring: Non-Metallic Sheathed Cable

Main Panel and Disconnect

Condition: Satisfactory

Location: Basement

Volts: 240 - 120V

Capacity: 100 A

Type and Presence : Circuit-breakers

Subpanel Designation : No

Properly Grounding & Bonding

Grounding: Grounded



Utility Time Of Use Rate

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Electrical Rate (ER) Meter Indication: Labeling in the basement sub-panel indicates the home's hot water heater is equipped with an ER meter: ER meters were installed for many electric applications including heat and water heaters providing reduced electric rates for off peak usage; The utility serving the home should be contacted when the account is set up to inquire if the rate, functions and operating parameters are available for use.



General Observation(s): Outlets, Fixtures, and Switches

Condition: Safety Improvement

Testing Information

Testing Method: GFCI Test Light

Outlets Tested For

- Reverse polarity
- Non-GFCI
- Ungrounded

Comments:

SI.

~Electrician Walkthrough and Repair Needed After The Areas Are Emptied: Home and Garage and Outbuildings If Present: Commonly found in most properties and sometimes as a result of limited observation due to items and furniture in the home, a room by room and area review will need to be completed; Any missing/ damaged light fixtures, light switch and plug covers, improperly terminated or loose wires, or missing junction box covers installed and not identified during the inspection will need to be repaired.

~Where Applicable: All GFCI and AFCI protected outlets and circuits will need to be tested at move in and ongoing per manufactures recommend intervals to ensure the outlets and circuits trip and reset properly.

~Licensed Electrician: All repairs will need to be performed by a licensed electrician.

Plumbing: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~White Wire From Pump Control: The white wire installed from inside the pump control box and attached to the water line needs to be inspected by a licensed electrician to determine its use, installation and safety.



Second Floor: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~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.

Smoke and CO Detection

Comments:

SI and BP.

SI.

~Current Status: Installed.

~Testing: Move In: All CO and Smoke Detection Testing: All installed systems will need to be tested at move in to include changing any units over 10 years old, tested, and batteries replaced per the manufacturer recommended intervals.

~Vermont State Info: Smoke and CO: Sellers Responsibility In Vermont: 2017: Single Residence: Smoke Alarms: 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: Not required in basements but recommended by the Home Inspector.

BP.

~NFPA Guidelines and Best Practice: A Good Safety Practice: *Choose smoke alarms that have the label of a recognized testing laboratory; *Install smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement; *On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations; *Smoke alarms installed in the basement should be installed on the ceiling at the bottom of the stairs leading to the next level; *Smoke alarms should be installed at least 10 feet (3 meters) from a cooking appliance to minimize false alarms when cooking; *Mount smoke alarms high on walls or ceilings (remember, smoke rises); *Wall-mounted alarms should be installed not more than 12 inches away from the ceiling (to the top of the alarm); *If you have ceilings that are pitched, install the alarm within 3 feet of the peak but not within the apex of the peak (four inches down from the peak).

<end of report>