



# River Valley Home Inspections LLC

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

I have identified areas of the property that will need to be addressed to ensure the 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 and Garage

# Summary

## Section 1: Site Grounds & Grading

### Inspection Information

Date Of Inspection: 6/17/2024

Weather: 55 Degrees and Sunny

Square Feet Inspected: 2,868

### Driveway

BP.

~Asphalt Drive: General: Crack Filling, Sealer: To maintain the optimal condition of asphalt drives, all cracks and separations should be filled, and sealer added to the drive surface.

### Primary Use Entrance(s) To Home

SI/PC.

~Reset Step: The step leading from the drive to the walk has displaced creating a tripping hazard especially at night; The step needs to be reset to create a smooth transition from the drive surface.

~Grout Flagstone: As a result of prolong moisture and rain contact, the concrete motor joints need to be renewed to eliminate further decline of the step and landing surfaces over time.

### Other Entrance Step(s) To Home

SI.

~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.

~Cleaning Wood Steps: Slippery Lumber: Steps, landings and decks constructed of wood tend to become very slippery in cold, snowy and damp conditions; Thin coatings of frost and algae on the surface will make it very slippery and prone to falling; The step surface will need to be fully cleaned and some form of abrasive surface should be considered to improve traction on this type of construction.

### Grading at House Wall

NM.

~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.

~Window Wells Installed: New: Where Applicable: As part of the grading improvement and to aid in the drainage of water away from basement window openings, window wells may be installed with a base of 6 inches of stone and covers or small roof structures to block snow and rain from the window well openings.

### 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; Many homes built

before 1978 with minimal reconstruction work like original windows, original trim, wood clap siding and other original wood surfaces, may have paint that contains lead (called lead-based paint); In addition, homes of this age up through 1985, may have used asbestos containing products in the construction of the home including textured ceiling installation; Licensed professionals are available to test and document the presence or not of these materials if desired before sale or if reconstruction projects are undertaken and existing home materials are disturbed; Age of Home: Homes of this age have been exposed to years of varying weather and environmental conditions and construction evolution to include knob and tube wiring that may be found during renovation or upgrade projects; In some homes, construction methods and exposure to moisture will cause damage and rot to wood along the outside sill areas and in dirt crawlspaces that are unseen and will be discovered during reconstruction projects; 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 Covering

NM.

~Stone Pointing and Stone Repair: Antique Homes: Review, Maintain and Ongoing: As a result of weather impacts over time, the surface of the mortar joints need to be renewed and sealed to ensure the long term weather envelope of the home: Stone pointing and repair is an ongoing maintenance item on stone homes this age as a result of the sand mortar between the stones and the old/soft mortar type used to construct the home.

#### Trim

NM.

~Lower Trim Areas: Soft and Declining Wood Trim: Full Review Of Home: Areas of the home's lower trim boards have decayed as a result of moisture penetration over time; The trim will need to be repaired and repainted or replaced to avoid further decline of those areas and eventual damage to other parts of the home behind the trim; When repaired, all areas behind the trim will need to be reviewed to determine the extent of the decay and subsequent repair required.

#### Exterior Door(s) Condition

NM/PC.

~Door Is Difficult To Open And Close: The side mudroom door is sticking and will need to be corrected to allow the door to open and close easily; The cause will need to be determined and corrected.

#### Exterior Foundation Observations

PC.

Front Corner At Mudroom Entrance.

~Stone Foundation Slip: An area of the stone foundation has slipped; The stone foundation will need to be reviewed and corrections completed to strengthen the foundation from further movement to include tuck pointing the stone after repair.

#### 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 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, and skylights where applicable are inspected; All of the components tested satisfactory unless listed.

#### Exterior Roof Covering Condition

PC.

Rear Roof.

~Paint Coat Peeling: Areas of the roof are beginning to peel; This condition is observed on some homes and is related to a prior painting or a manufacturer flaw on the finish coat of paint used on the roof surface; Snow and ice sliding off the roof during winter months impacts the roof surface; The cause will need to be determined and corrected to eliminate the observation.

~Tab Maintenance and Patch Repairs: 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; In addition, the repaired areas of the roof will need to be reviewed to ensure they are intact.

~Galvanized Metal Roof: Rust, Painting or Replacement: Found on galvanized metal roof installations as a result of age and past repair, areas of rust are beginning to show on surfaces of the roof as a result of atmospheric impacts on the galvanized roof surface over time; A professional metal roofing painting contractor will need to be consulted about options to address the areas impacted and to ensure the roof is intact and to slow the aging process of the roof panels to include a full review of the roof surface, proper flashing installation and securing any loose roof panels in preparation for coating, repair, or replacement.

### Roof Leak Evidence

PC.

Full Review Of The Roof Surface and Vent Stack Repair.

~Elevated Moisture Levels Detected: Elevated moisture levels were observed in the second floor center bedroom; The cause of the moisture will need to be confirmed and corrected to include the removal and replacement of any impacted insulation.

~Please see this section: Vent Stacks/Attic Vent Covers notes.

### Vent Stacks/Attic Vent Covers

PC.

Attic Location.

~Vent Stack Leaning/Damage/Disconnected: The sewer vent stack is damaged and will need to be corrected.

### Gutters & Downspouts

BP/PC.

Front Of Home.

~Snow and Ice Slides: Damaged (left side), Removed (light side) and Missing (Rear Of Home) Gutters: Sections of gutter have been pulled from the home and will need to be replaced for the gutters to function properly: Gutters of this type do not fare well in the snow and ice conditions in this area and get pulled and ripped from homes as a result of snow and ice slides from the roof; Gutters designed for heavy snow and ice conditions may be considered in the future.

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

### Exterior Home Chimney Observations

PC.

Center Of Home.

~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.

~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.

End Of Home.

~Stone: Cleaning and Pointing and Liner Determination: The stone chimney was observed with mortar deterioration on mortar joints of the chimney's surface and should be repaired; In addition, crown mortar joint erosion was observed; The crown and all mortar joints will need to be repaired to eliminate further decline of the areas 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 to include the installation of heating system liners if required per the interior inspection; The chimney flashing (metal) and counter flashing will need to be inspected as part of the chimney service to ensure no water is entering the home from this area of the chimney.

## **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; All of the components tested satisfactory unless listed.

### Moisture

PC.

Lower Level.

~Dampness was observed along the inside lower walls of the garage; The cause will need to be determined and corrections completed to eliminate the observation.

### Interior Cleanout

CN.

~In prep for the purchase of the home, the garage and garage attic needs to be fully cleaned out to include any paint or varnish cans; Labor and removal cost for yard and home clean outs may be substantial dependent on the volume and types of materials removed to include trash in the second floor area.

### Garage Stairs/Ladder and Storage Area

SI.

~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.

~Guards: Balusters: Open areas on stairs 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 from the side of the stairs.

~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.

~Open Stairs: Stair riser openings at the rear of the step cannot exceed 4 inches in height; Proper protection of the stair openings will need to be installed.

### Interior Second Floor Support

PC.

Significant Floor Sag.

~The second floor storage area is inadequately supported; The floor needs to be properly supported to carry the live floor load and storage of materials in the area; A professional building contractor will need to be consulted about additional methods to support the floor structure.

### Trees and Vegetation

NM.

~All tree branches and vegetation needs to be cleared for around the garage allowing the roof and siding to dry properly: The moss forming on the rear garage roof needs to be treated; Moss growth will shorten the life of the roof surface.

### Grade At Garage

NM.

~Ongoing General Grading Needs: The grade along the perimeter of the garage is an important factor in keeping moisture away from garage and allowing water to flow away from the siding, sills and foundation; A plan should be implemented to upgrade the current grading along the foundation; 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 garage; 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.

### Exterior Siding

NM.

~Siding Decline and Decay: Garage: Baseline Repair and Ongoing: Full Review and Repair: Siding decay and decline was observed along areas of the siding as a result of moisture and snow contact over the years; Wood sided garages need to be reviewed yearly and the damaged siding repaired to eliminate further decline of the remaining siding as well as protecting the structure behind the siding from further damage due to water penetration; Please note: the wall sheathing, 2X4 wall studs and sill behind the siding should be checked for damage when the siding is removed and repaired in these areas if damage is identified; A full review of the garage perimeter needs to be performed and the repairs completed; After the siding is repaired and cleaned, painting will need to be to be completed.

### Exterior and Interior Doors From Garage Space

PC.

~Lower Trim Decline: As a result of water collecting at the door base, the lower door jamb and trim is decayed and will need to be replaced to eliminate further decline of the wood surfaces; This is a common condition and this area should be monitored on all doors over time; In the course of the repair all areas

behind the trim to include the sill should be reviewed and any additional decay removed and the area flashed and repaired.

~Tall Step: A properly installed step and landing needs to be installed on the side porch door.

~Door Locks Replaced: As a result of the doors being pushed open, the door locks have been damaged and will need to be repaired.

### Windows

NM.

~Wood Windows: General Maintenance: Window By Window: As a result of age, use and lack of yearly maintenance, a window by window review will have to be performed; Cleaning, scraping and painting wood surfaces, freeing stuck windows, adding locks, and adding window stops on those falling shut, and repairing any sill decay when prepping for paint: Repair Versus Replacement: Some customers will explore the cost to replace versus the cost to repair/maintain the current windows; A professional window replacement installation company should be consulted if this strategy is desired.

## **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; All of the components tested satisfactory unless noted.

### Interior Or Exterior Crawlspace/Basement Access Point

CN.

~Second Access Point: As a result of obstructions in the crawlspace, the crawlspace was partially accessed; Adding a second access point in another section of the crawlspace may be considered too easily access those areas not accessed during the inspection.

### Basement Stairs / Railings

SI.

~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.

~Tall Last Step: The final step is tall and creates a tripping hazard; The step will need to be corrected.

### Moisture

CN/PC.

~Basement and Crawlspace Present: Active Dampness and Staining: Enhanced Dehumidification Recommended: Current Relative Humidity Level- 68%: The desired state for basement humidity levels is 45% to not greater than 50%; Higher levels of moisture are common in basements not utilizing dehumidification especially in the summer months; Dampness and moisture was observed along the walls areas and floor areas; After all exterior grading, gutters, vapor barrier added if needed, cold water pipe insulation and proper chimney covers if not installed are completed, an installed dehumidification and or an air exchange unit in the basement will aid in eliminating higher levels of humidity commonly found in basements and crawlspaces; A professional basement moisture specialist will need to be consulted regarding additional methods to eliminate the observations.

### Floor

SI/NM/PC.

SI.

~The short metal pipe pieces sticking out from the floor need to be removed.

NM/PC.

Basement and Crawl Space.

~Dirt Floor Areas: If concrete is not installed, all dirt floor areas should be cleaned and graded; The addition of a vapor barrier on top of the dirt and stone on top of the vapor barrier will help eliminate moisture entering the basement and home from the dirt areas.

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

CN/PC.

~Antique Homes: Generally Sound When Probing Limited Areas: Some decayed and damaged floor joist were observed as a result of damp basement conditions over the centuries; Repairs have been completed on areas of the basement.

~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.

~Antique Home: Further Unseen Decayed and Declining Sills, Sub-Floors, Floor Joist and Beams: A common condition on homes this age and in inaccessible crawlspaces are unseen damaged, declining and decayed sills, floor joist and beams as a result of material type, age and moisture contact over time; Crawlspaces, corners and below door and window openings are the most vulnerable; If decay is discovered in the course of the basement/crawlspace cleanout or renovation work, the areas will need to be addressed to include the replacement of the sill, floor joist and beams in those impacted areas.

~Crawl Space Limited Inspection: As a result of limited access into the crawlspace, the areas inspected with a flashlight pointed into the crawlspace were in satisfactory condition; A further review of the space, after improved access is created, will need to be performed to ensure the crawlspace structure is in good order.

#### Sump Pit/Pump

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.

#### Foundation

CN.

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

#### Dehumidifier and Energy Recovery Ventilation (ERV/HRV)

BP

Options Or Both: Currently Installed Dehumidifier Is Inadequate.

~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.

#### Pest Evidence

CN/PC.

~Basement: While outside the inspection agreement, pest activity was observed in the basement; Pest in homes pose health and potential damage to homes and should be eliminated; A professional pest elimination company should be consulted to determine the best approach to eliminate future pest and seal all openings into the home where pest may be entering.

## **Section 6: Plumbing**

### Well Head Location and Condition

CN.

~Please see Section 12: Plumbing: Outlets, Fixtures, & Switches

### Vermont Well Database Info or Interior Marking

CN.

~Report

Link: <https://anrweb.vt.gov/DEC/WellDrillerReports/UpdateWellReportPublic.aspx?WR=72720&option=view>

~Reported Well Depth (in Feet): 197

~Reported Yield (in GPM): 20.

### Water Service

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/PC.

Unit Unplugged.

~Water Treatment: Water Softener: Non-Operating: The home is equipped with a whole house water conditioning / softening system; The water softening unit is off and not operating; The unit should be reviewed for full operational capabilities and in some cases the unit will need to be replaced as a result of age, use and the equipment's life cycle.

~Canister Filter: The filters cartridge should be changed per manufacturers recommended intervals; If a red or sometimes blue button is present on the top of the filter housing, the button will need to be pressed after closing the water supply to the filter to release pressure.

### Sink Aerators and Shower Head Ports

BP.

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

### Water Heater(s)

SI.

~VT: Thermal Mixing Valve Not Installed: Vermont requires the installation of a thermal mixing valve on all hot water heaters installed after 2005 to include on demand units; A licensed plumber will need to be consulted for the proper installation of the thermal mixing valve.

### Waste

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.

### Interior and Exterior Septic/Sewer Vent Stack Pipe

CN.

~Please see Section 3: Vent Stacks/Attic Vent Covers notes.

### 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 and if installed, all outdoor shower systems.

## **Section 7: Propane Fired Hot Water Boiler(s)**

### Heating System Service

PC.

~2024/25 Heating Season Servicing: Service Plans: Last service date tag- 2/2024: To set the baseline operating condition of the boiler before taking possession of the equipment, the boiler need to be fully serviced; It is recommended a professional heating contractor be consulted to have the boiler serviced and fully cleaned; In addition, the boiler shroud, and all connecting sensors and pipes inspected for corrosion and scale; Propane fired boilers should be serviced every year to ensure the exhaust and mechanical workings of the boiler are in satisfactory operating condition; In many cases, if available for the boiler, home owners will join a service plan or home warranty service to have the boiler protected for emergency repairs and service.

### Unit Exhaust Venting

PC.

~Full Review At Service: The exhaust vent needs to be full inspected at the boiler service to ensure the boiler exhaust and safety shutoff systems meets all manufacturers recommended specification for the safe operation of the vent including proper clearance to combustible materials.

### Heat Distribution

PC.

Road Side Second Floor and First Floor Center.

~Bathroom Radiant Floor Heat: No Heat Tracing Detected During The Inspection: After the thermostats were activated, no heat tracing was observed; The cause will need to be determined and corrected.

Full Review Of All Pumps.

~Circulator Pump Connection Points and Valves: Calcification and copper oxidation as a result of boiler water seepage was observed on the at the circulation pump gasket connection points and shutoff valve packings; At the time of the boiler service, the gaskets and packing should be reviewed and replaced if necessary per the boiler technician.

## **Section 7: Wood Burning Or Liquid Fuel Fireplace(s)**

### **Fireplace Service**

PC.

~2024/25 Heating Season: If not completed this year in prep for the 2024/25 heating season, all fireplaces, fireplace surrounds, mantles, ash pits, flues, damper controls and chimneys throughout the home should be cleaned and inspected before use by a professional chimney service and ongoing on a yearly basis to ensure the fireplace and chimney function properly.

## **Section 7: Gas Fireplace Insert/ Gas Wood Stove/Gas Heater**

### **Full Service and Cleaning**

SI/PC.

~Gas Fireplace: Cleaning and Service: Off And Not Operating: Like any combustible fuel home heating appliance and in preparation for the upcoming purchase of the home and heating season, the unit will need to be serviced to include vacuuming and cleaning of all dust collected below the unit, the glass front cleaned if applicable, and all exhaust components of the unit inspected to ensure they are operating correctly.

## **Section 7: Split System Cooling/ Split Heat Pump**

### **Heating and Cooling System**

PC.

~Full System Service: Operational: No Last Service Date Indicated: The home's secondary heating and primary cooling needs are limited to specific areas of the home and are completed by an installed heat pump system; Like any heating and cooling appliance, yearly maintenance on the unit before taking possession of the unit is important to the continued operation and efficiency of the unit's operation; A heating and air conditioning service company will need to be consulted about the yearly inspection and maintenance of the units to ensure they are operating at peak heating and cooling efficiency.

### **Air Filter and Housing Maintenance**

NM.

~All Units: Filter and Fan Housing Cleaning: 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 washed or vacuumed 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.

## **Section 8: Interior**

### **General Observations**

CN.

~Where applicable, all components of the interior to include floors, ceilings, interior doors, moisture damage, windows, and stairs are inspected; All of the components tested satisfactory 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; If not corrected, special care should be used when climbing and descending the stairs.  
Front Stair.

~Grasp Rail Height: The stair rail does not meet the current staircase construction standard to include grasp rail heights between 34 and 38 inches in height; The current grasp rail is 30 inches; The rail will need to be corrected.

~Steep Stairs: Step Risers and Short Treads: The current step risers are tall, and the treads are short creating a steep staircase; A common condition on staircases, some customer's elect to rebuild the stairs to meet current stair requirements; If not corrected, caution should be exercised when using the steps.

Rear Stair.

~Grasp Rail Missing/Full Length: The stair rail does not meet the current stair case construction standard

to include a grasp rail running unbroken the full length of the stair.

~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.

~Steep Stairs: Step Risers and Short Treads: The current step risers are tall, and the treads are short creating a steep staircase; A common condition on staircases, some customer's elect to rebuild the stairs to meet current stair requirements; If not corrected, caution should be exercised when using the steps.

### Ceilings

NM.

~Plaster Ceiling Damage Center Room: As a result of the moisture damage, the ceiling will need to be repaired.

### Windows

NM/PC.

~Wood Windows: Generally Good Condition But Multiple Window Are Not Opening: A represented number of windows were inspected; Windows blocked by furniture, plants, knickknacks or other obstructions were not inspected; Window by window maintenance will have to be performed and may include cleaning freeing stuck windows, and scraping and painting wood surfaces if needed after opening and lubrication locking mechanisms where needed.

~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 floors if desired.

### Energy Savings Tip: Air Sealing

BP.

~Source: Energy.gov: "Reducing the amount of air that leaks in and out of your home is a cost-effective way to cut heating and cooling costs, improve durability, increase comfort, and create a healthier indoor environment; Caulking and weather-stripping are two simple and effective air-sealing techniques that offer quick returns on investment, often one year or less; Caulk is generally used for cracks and openings between stationary house components such as around door and window frames, and weather-stripping is used to seal components that move, such as doors and operable windows;" Properly sealing wall light switches and electrical receptacles is another area for improved air sealing.

### Full Home Energy Audit

BP.

<https://vitalcommunities.org/energy/greenrealestate/buyer/>

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

### Laundry Room

SI.

~Important Fire Protection Maintenance: At Purchase and Ongoing: 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 10: Bathroom 1**

### General Observations

Primary Bath.

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

#### Sinks

NM/PC.

~The sink is not draining and will need to be addressed.

### **Section 10: Bathroom 2**

#### General Observations

Second 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; All of the components tested satisfactory unless listed.

#### Bathtub

NM.

~The tub is draining slowly.

#### End Use Hot Water At Bath Tub/Shower

SI.

~Water Temperature: Faucet Adjustment Plate or other Means: The end use water temperature measured 124 Degrees at the tub/shower fixture; It's generally agreed that 120 degrees Fahrenheit is the maximum safe hot water temperature that should be delivered from a fixture; Therefore hot water above 120 degrees Fahrenheit can be considered hazardous and will need to be corrected at the faucet adjustment plate behind the cover if present.

#### Sinks

NM/PC.

~The drain closed but will not open.

### **Section 10: Bathroom 3**

#### General Observation

CN.

Second Floor Roadside.

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

#### Shower

NM/PC.

~The front shower door will not open fully; The cause will need to be determined and corrected.

### **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; All of the components were observed as satisfactory unless listed.

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

CN.

~Small Opening: Observation From The Ladder Position: Due to the small access opening and low roof space, 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.

#### Attic Ventilation

PC.

~Properly Installed Venting: To provide the best venting conditions for attic spaces, the installation of attic soffit baffles and soffit vents is recommended to allow heat to move effectively out of attic spaces during the summer months and moisture out in the winter.

~Properly sized gable end vents or roof venting should be added to the attic space to allow for air flow

from the attic; One square foot of gable opening serves 300 square feet of attic floor space.

#### Insulation: Attic/Knee Wall

BP.

~Blower Door Test, Sealing All Openings, Insulation and Insulated Opening Dome: The new recommended minimum R values for attic insulation in this area is R49 in New Hampshire and R60 in Vermont; The addition of an insulation dome above the attic opening will improve the energy efficiency of the home; It is recommended an energy audit be performed on the home to determine the best insulation methods to achieve a better insulated home.

## **Section 12: Electrical**

### Generator

BP.

~Electricity Dependent Systems: Where Applicable: As a result of the systems used to support the day-to-day functions of this home to include home office(s), water, septic, internet, lights, and heat in the winter, combined with a large tree population and severe winter temperatures and summer storms, the installation of some form of back-up generation may be considered to eliminate the impacts associated with no electricity for extended periods of time.

### Main Panel and Disconnect

SI.

~New construction requirements are in place and the electrical panel will need to be reviewed and a Licensed Electrician needs to be consulted about the appropriate repairs.

~Sub Panel Designation: As a result of the service disconnect location at the meter, the main electrical panel needs to be corrected to meet sub-panel grounding and bonding wiring requirements.

### Sub Panel(s)/Disconnect(s)

SI.

~Sub Panel Designation: As a result of the service disconnect location, the electrical panel needs to be corrected to meet sub-panel grounding and bonding wiring requirements.

### 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.

~Interior Pipe Bonding: All interior piping systems capable of becoming energized must be bonded including hot and cold water and gas.

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

### Exterior: Outlets, Fixtures, & Switches

SI.

~Partially Protected: Full Review Of All Outlets To Include The Exterior Kitchen: All Exterior Plugs Need To Be Protected.

~Covers For Exterior GFCI's: The covers protecting the installed GFCI exterior outlets will need to be upgraded to the newer cover that improves protection of the outlet.

~Renew Red Barn Service: The electric wires feeding the rear red barn are not properly protected and typed for direct burial use.

### Garage: Outlets, Fixtures, & Switches

SI.

~Garage GFCI: Not Installed: GFCI electrically protected receptacles are required in the garage; When tested the plugs did not trip off indicating lack of GFCI protection.

~Open Junction Boxes: Garage: An open junction box(s) was observed and needs to be properly covered.

### Propane System Bonding

SI.

~Yellow Corrugated Stainless Steel Tubing: CSST Propane Lines: For human and lightning safety, proper bonding of the propane gas lines and appliances will need to be installed to ensure the unit and gas piping is properly bonded; A relatively simple installation, bonding is the permanent joining of metallic parts to form an effective electrical path that ensures continuity and the capacity to safely conduct any

current likely to be imposed away from the propane; The propane delivery company will need to be contacted regarding responsibility of the installation.

#### **Plumbing: Outlets, Fixtures, & Switches**

SI.

~Well Head Conduit and Exposed Wire: Exterior: The wire serving the exterior well pump needs to be properly covered in conduit at the wellhead.

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

#### **Laundry: Outlets, Fixtures, & Switches**

SI.

~GFCI Laundry Area: Requirements list clothing washing machines to be GFCI protected.

#### **Second Floor: Outlets, Fixtures, & Switches**

SI.

~Open Light Bulbs: Light fixtures in all closet locations need to be properly covered; If not properly protected, open light bulbs pose a fire or breakage hazard in closet areas.

#### **Kitchen: Outlets, Fixtures, & Switches**

SI.

~Kitchen: Island: GFCI Protection Not Installed: The kitchen island requires at least one GFCI protected outlet; No plugs were observed on the island.

#### **Smoke and CO Detection**

SI and BP.

SI.

~Current Status: Missing Units On First Floor; 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; New Rules For New Construction Effective 2005 per VT Title 9 Chapter 77

~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.

~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 manufacturers recommended intervals.

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

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**Date:** 6/17/2024

**Time:** Morning

**Weather Conditions:** Sunny

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

**Comments:**

Date Of Inspection: 6/17/2024

Weather: 55 Degrees and Sunny

Square Feet Inspected: 2,868

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### Driveway

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**Condition:** Needs Maintenance

**Type:** Asphalt

**Comments:**

BP.

~Asphalt Drive: General: Crack Filling, Sealer: To maintain the optimal condition of asphalt drives, all cracks and separations should be filled, and sealer added to the drive surface.



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### Primary Use Entrance(s) To Home

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**Condition:** Professional Consultation/ Further Evaluation, Safety Improvement

**Location:** Front Of Home

**Step Type(s):**Stone  
**Landing Type(s):**Flagstone  
**Railing:**No

**Comments:**

SI/PC.

~Reset Step: The step leading from the drive to the walk has displaced creating a tripping hazard especially at night; The step needs to be reset to create a smooth transition from the drive surface.

~Grout Flagstone: As a result of prolong moisture and rain contact, the concrete mortar joints need to be renewed to eliminate further decline of the step and landing surfaces over time.



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## Other Entrance Step(s) To Home

---

**Condition:** Safety Improvement

**Location:**Side Of Home

**Step Type(s):**Wood

**Landing Type(s):**Wood

**Railing:**No

**Comments:**

SI.

~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.

~Cleaning Wood Steps: Slippery Lumber: Steps, landings and decks constructed of wood tend to become very slippery in cold, snowy and damp conditions; Thin coatings of frost and algae on the surface will make it very slippery and prone to falling; The step surface will need to be fully cleaned and some form of abrasive surface should be considered to improve traction on this type of construction.






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## General Grading / Drainage

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**Condition:** Satisfactory

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### Grading at House Wall

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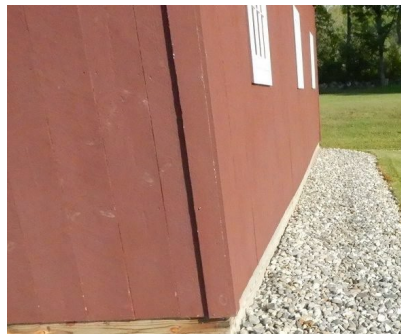
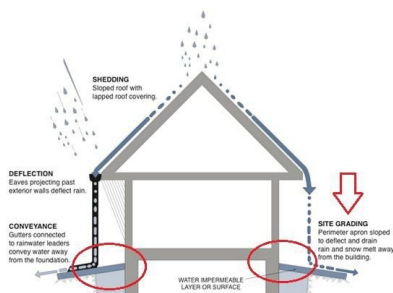
**Condition:** Needs Maintenance

**Comments:**

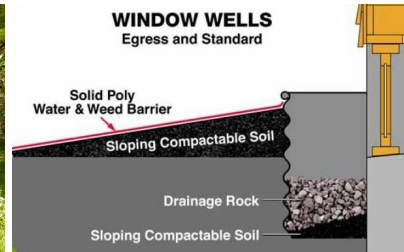
NM.

~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.

~Window Wells Installed: New: Where Applicable: As part of the grading improvement and to aid in the drainage of water away from basement window openings, window wells may be installed with a base of 6 inches of stone and covers or small roof structures to block snow and rain from the window well openings.



Example



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## 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.

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## 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

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**Year Constructed:** 1830

**Type:**Single Family

**Comments:**

CN.

~Circa 1800's: Buyer: Lead, Asbestos, Knob and Tube and Decay History Information; Many homes built before 1978 with minimal reconstruction work like original windows, original trim, wood clap siding and other original wood surfaces, may have paint that contains lead (called lead-based paint); In addition, homes of this age up through 1985, may have used asbestos containing products in the construction of the home including textured ceiling installation; Licensed professionals are available to test and document the presence or not of these materials if desired before sale or if reconstruction projects are undertaken and existing home materials are disturbed; Age of Home: Homes of this age have been exposed to years of varying weather and environmental conditions and construction evolution to include knob and tube wiring that may be found during renovation or upgrade projects; In some homes, construction methods and exposure to moisture will cause damage and rot to wood along the outside sill areas and in dirt crawlspaces that are unseen and will be discovered during reconstruction projects; 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.

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### Wall Structure

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**Condition:** Satisfactory

**Type:**Wood Frame, Stone

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### Exterior Wall Covering

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**Condition:** Needs Maintenance

**Type:**Wood, Stone

**Inspection Method Used:**Visual Inspection and Area Probe

**Comments:**

NM.

~Stone Pointing and Stone Repair: Antique Homes: Review, Maintain and Ongoing: As a result of weather impacts over time, the surface of the mortar joints need to be renewed and sealed to ensure the long term weather envelope of the home: Stone pointing and repair is an ongoing maintenance item on stone homes this age as a result of the sand mortar between the stones and the old/soft mortar type used to construct the home.



Rear Of Home

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## Eaves, Soffits, Fascia Boards and Exposed Roof Rafter Ends

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**Condition:** Satisfactory

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## Trim

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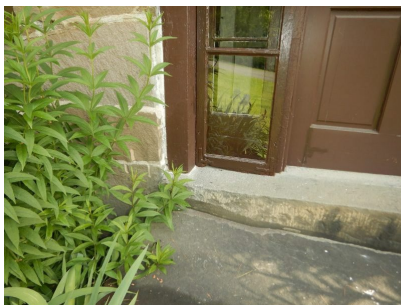
**Condition:** Needs Maintenance

**Type:** Wood

**Comments:**

NM.

~Lower Trim Areas: Soft and Declining Wood Trim: Full Review Of Home: Areas of the home's lower trim boards have decayed as a result of moisture penetration over time; The trim will need to be repaired and repainted or replaced to avoid further decline of those areas and eventual damage to other parts of the home behind the trim; When repaired, all areas behind the trim will need to be reviewed to determine the extent of the decay and subsequent repair required.



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## Exterior Windows

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**Condition:** Satisfactory

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## Exterior Door(s) Condition

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**Condition:** Needs Maintenance, Professional Consultation/ Further Evaluation

**Type:** Combination

**Comments:**

NM/PC.

~Door Is Difficult To Open And Close: The side mudroom door is sticking and will need to be corrected to allow the door to open and close easily; The cause will need to be determined and corrected.

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## Exterior Foundation Observations

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**Condition:** Professional Consultation/ Further Evaluation

**Type:** Stone

**Visibility:** Partially Visible Due To Grading Conditions, Partially Visible Due To Vegetation Growth

**Comments:**

PC.

Front Corner At Mudroom Entrance.

~Stone Foundation Slip: An area of the stone foundation has slipped; The stone foundation will need to be reviewed and corrections completed to strengthen the foundation from further movement to include tuck pointing the stone after repair.



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## Propane Tank, Metering When Applicable, and Exterior Piping

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**Condition:** Professional Consultation/ Further Evaluation

**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 lines, shutoffs and regulators serving the home before taking ownership of the system.



## 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

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**Condition:** Customer Note/ Sellers Note/ Owners Note

**Comments:**

CN.

~All components of the roof to include general covering condition, leaks, flashing, roof vents, and skylights where applicable are inspected; All of the components tested satisfactory unless listed.

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### Roof Style

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**Type:**Gable, Shed

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### Exterior Roof Structure

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**Condition:** Satisfactory

**Exterior Roof Structure Observation :**No Noted Observations Out Of Normal Roof Structure Conditions

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### Exterior Roof Covering Condition

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**Condition:** Professional Consultation/ Further Evaluation

**Metal Type:**Standing Seam

**Layers Observed:** 1

**Comments:**

PC.

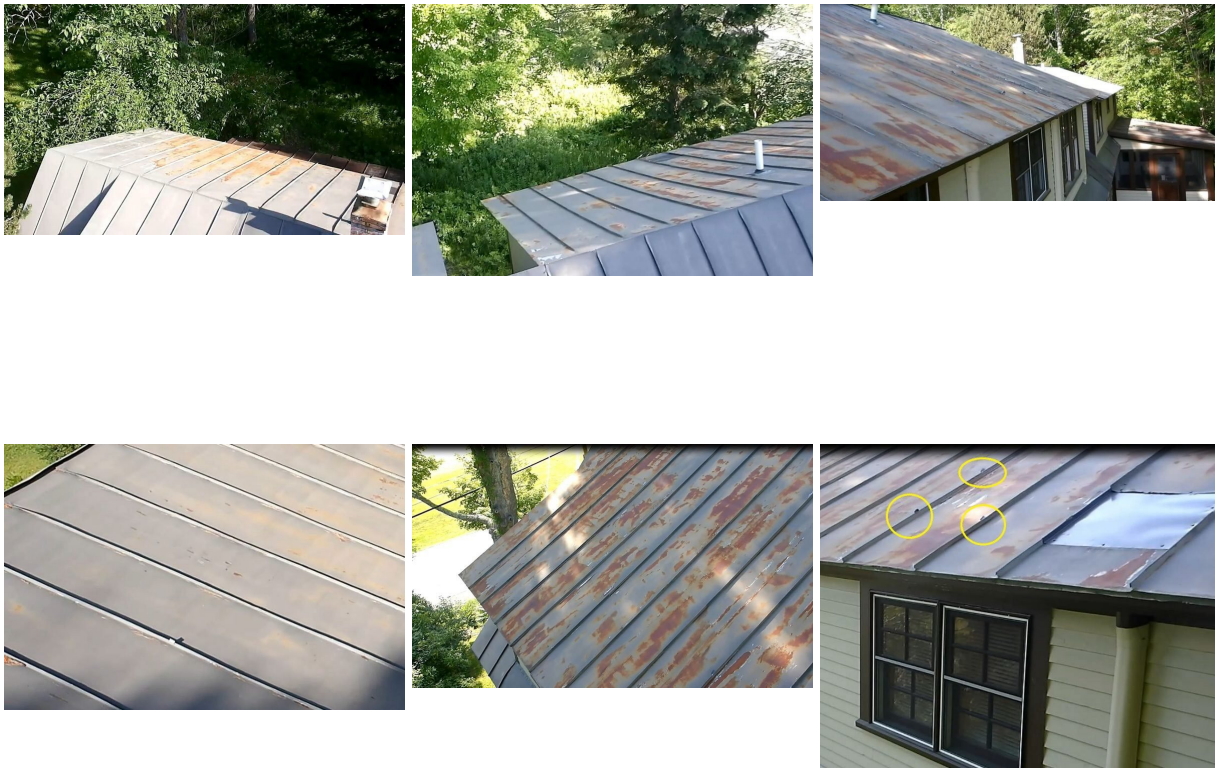
Rear Roof.

~Paint Coat Peeling: Areas of the roof are beginning to peel; This condition is observed on some homes and is related to a prior painting or a manufacturer flaw on the finish coat of paint used on the roof surface; Snow and ice sliding off the roof during winter months impacts the roof surface; The cause will need to be determined and corrected to eliminate the observation.

~Tab Maintenance and Patch Repairs: 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; In addition, the repaired areas of the roof will need to be reviewed to ensure they are intact.

~Galvanized Metal Roof: Rust, Painting or Replacement: Found on galvanized metal roof installations as a result of age and past repair, areas of rust are beginning to show on surfaces of the roof as a result of

atmospheric impacts on the galvanized roof surface over time; A professional metal roofing painting contractor will need to be consulted about options to address the areas impacted and to ensure the roof is intact and to slow the aging process of the roof panels to include a full review of the roof surface, proper flashing installation and securing any loose roof panels in preparation for coating, repair, or replacement.



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## Roof Leak Evidence

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**Condition:** Customer Note/ Sellers Note/ Owners Note

**Roof Leak(s) Observed:**Active

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

**Comments:**

PC.

Full Review Of The Roof Surface and Vent Stack Repair.

~Elevated Moisture Levels Detected: Elevated moisture levels were observed in the second floor center bedroom; The cause of the moisture will need to be confirmed and corrected to include the removal and replacement of any impacted insulation.

~Please see this section: Vent Stacks/Attic Vent Covers notes.





Vent Leaning



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## Vent Stacks/Attic Vent Covers

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### Comments:

PC.

Attic Location.

~Vent Stack Leaning/Damage/Disconnected: The sewer vent stack is damaged and will need to be corrected.



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## Gutters & Downspouts

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**Condition:** Best Practice, Professional Consultation/ Further Evaluation

**Type:** Aluminum, Removed

### Comments:

BP/PC.

Front Of Home.

~Snow and Ice Slides: Damaged (left side), Removed (light side) and Missing (Rear Of Home) Gutters: Sections of gutter have been pulled from the home and will need to be replaced for the gutters to function properly: Gutters of this type do not fare well in the snow and ice conditions in this area and get pulled and ripped from homes as a result of snow and ice slides from the roof; Gutters designed for heavy snow and ice conditions may be considered in the future.

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



## Exterior Home Chimney Observations

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**Condition:** Professional Consultation/ Further Evaluation

**Type:**Brick, Stone

**Comments:**

PC.

Center Of Home.

~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.

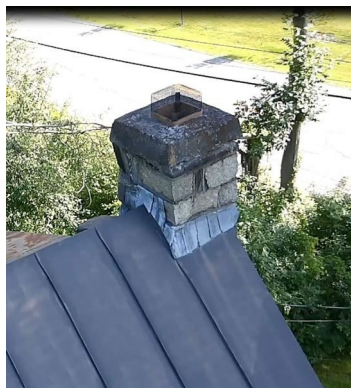
~Boilers, Furnaces and Gas Heating Appliances: Liner Status and Flue Condition Determination: A common overlooked maintenance item is the chimney inspection and cleaning of the furnace or boiler chimney; The chimney will need to be cleaned and fully inspected; In some cases the chimney will require the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

End Of Home.

~Stone: Cleaning and Pointing and Liner Determination: The stone chimney was observed with mortar deterioration on mortar joints of the chimney's surface and should be repaired; In addition, crown mortar joint erosion was observed; The crown and all mortar joints will need to be repaired to eliminate further decline of the areas 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 to include the installation of heating system liners if required per the interior inspection; The chimney flashing (metal) and counter flashing will need to be inspected as part of the chimney service to ensure no water is entering the home from this area of the chimney.



Center Chimney



End Chimney

## 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

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**Type:** Detached 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; All of the components tested satisfactory unless listed.

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### Moisture

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**Condition:** Customer Note/ Sellers Note/ Owners Note

**Degree of Moisture :** Dampness and Moisture

**Comments:**

PC.

Lower Level.

~Dampness was observed along the inside lower walls of the garage; The cause will need to be determined and corrections completed to eliminate the observation.



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### Interior Cleanout

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**Condition:** Customer Note/ Sellers Note/ Owners Note

**Comments:**

CN.

~In prep for the purchase of the home, the garage and garage attic needs to be fully cleaned out to include

any paint or varnish cans; Labor and removal cost for yard and home clean outs may be substantial dependent on the volume and types of materials removed to include trash in the second floor area.



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## Flooring

**Type:**Wood

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## Garage Door Opener(s)

**Condition:** Satisfactory

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## Garage Stairs/Ladder and Storage Area

**Condition:** Safety Improvement

**Comments:**

Sl.

~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.

~Guards: Balusters: Open areas on stairs 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 from the side of the stairs.

~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.

~Open Stairs: Stair riser openings at the rear of the step cannot exceed 4 inches in height; Proper protection of the stair openings will need to be installed.



---

## Interior Second Floor Support

---

**Condition:** Professional Consultation/ Further Evaluation

**Comments:**

PC.

Significant Floor Sag.

~The second floor storage area is inadequately supported; The floor needs to be properly supported to carry the live floor load and storage of materials in the area; A professional building contractor will need to be consulted about additional methods to support the floor structure.



---

## Trees and Vegetation

---

**Condition:** Needs Maintenance

**Comments:**

NM.

~All tree branches and vegetation needs to be cleared for around the garage allowing the roof and siding to dry properly: The moss forming on the rear garage roof needs to be treated; Moss growth will shorten the life of the roof surface.

---

## Grade At Garage

---

**Condition:** Needs Maintenance

**Comments:**

NM.

~Ongoing General Grading Needs: The grade along the perimeter of the garage is an important factor in keeping moisture away from garage and allowing water to flow away from the siding, sills and foundation; A plan should be implemented to upgrade the current grading along the foundation; 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 garage; 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.

---

## Garage Roof

---

**Condition:** Satisfactory

**Roof Type :**Asphalt , Standing Seam



---

## Exterior Siding

---

**Condition:** Professional Consultation/ Further Evaluation

**Comments:**

NM.

~Siding Decline and Decay: Garage: Baseline Repair and Ongoing: Full Review and Repair: Siding decay and decline was observed along areas of the siding as a result of moisture and snow contact over the years; Wood sided garages need to be reviewed yearly and the damaged siding repaired to eliminate further decline of the remaining siding as well as protecting the structure behind the siding from further damage due to water penetration; Please note: the wall sheathing, 2X4 wall studs and sill behind the siding should be checked for damage when the siding is removed and repaired in these areas if damage is identified; A full review of the garage perimeter needs to be performed and the repairs completed; After the siding is repaired and cleaned, painting will need to be to be completed.



---

## Exterior and Interior Doors From Garage Space

---

**Condition:** Needs Maintenance, Professional Consultation/ Further Evaluation

**Type:**Wood

**Comments:**

PC.

~Lower Trim Decline: As a result of water collecting at the door base, the lower door jamb and trim is decayed and will need to be replaced to eliminate further decline of the wood surfaces; This is a common condition and this area should be monitored on all doors over time; In the course of the repair all areas behind the trim to include the sill should be reviewed and any additional decay removed and the area flashed and repaired.

~Tall Step: A properly installed step and landing needs to be installed on the side porch door.

~Door Locks Replaced: As a result of the doors being pushed open, the door locks have been damage and will need to be repaired.



---

## Windows

---

**Condition:** Needs Maintenance, Professional Consultation/ Further Evaluation

**Type:**Single hung

**Material:**Wood

**Glass Properties:**Single Pane

**Comments:**

NM.

~Wood Windows: General Maintenance: Window By Window: As a result of age, use and lack of yearly maintenance, a window by window review will have to be performed; Cleaning, scraping and painting wood



surfaces, freeing stuck windows, adding locks, and adding window stops on those falling shut, and repairing any sill decay when prepping for paint: Repair Versus Replacement: Some customers will explore the cost to replace versus the cost to repair/maintain the current windows; A professional window replacement installation company should be consulted if this strategy is desired.



## 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, Crawl space, Unfinished

**Access:** Stairs

#### **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; All of the components tested satisfactory unless noted.

---

### Interior Or Exterior Crawlspace/Basement Access Point

---

**Condition:** Customer Note/ Sellers Note/ Owners Note

#### **Comments:**

CN.

~Second Access Point: As a result of obstructions in the crawlspace, the crawlspace was partially accessed; Adding a second access point in another section of the crawlspace may be considered too easily access those areas not accessed during the inspection.

---

### Basement Stairs / Railings

---

**Condition:** Safety Improvement

**Type:** Wood

#### **Comments:**

SI.

~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.

~Tall Last Step: The final step is tall and creates a tripping hazard; The step will need to be corrected.



---

## Columns

---

**Condition:** Satisfactory

**Type:** Stone, Wood

---

## Moisture

---

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

**Moisture Conditions Observed:** Dampness and Past Staining , Humidity Level Above 50%

**Comments:**

CN/PC.

~Basement and Crawlspace Present: Active Dampness and Staining: Enhanced Dehumidification Recommended: Current Relative Humidity Level- 68%: The desired state for basement humidity levels is 45% to not greater than 50%; Higher levels of moisture are common in basements not utilizing dehumidification especially in the summer months; Dampness and moisture was observed along the walls areas and floor areas; After all exterior grading, gutters, vapor barrier added if needed, cold water pipe insulation and proper chimney covers if not installed are completed, an installed dehumidification and or an air exchange unit in the basement will aid in eliminating higher levels of humidity commonly found in basements and crawlspaces; A professional basement moisture specialist will need to be consulted regarding additional methods to eliminate the observations.





Basement Encapsulation

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## Floor

---

**Condition:** Needs Maintenance, Professional Consultation/ Further Evaluation, Safety Improvement

**Type (s):** Concrete, Dirt

**Comments:**

SI/NM/PC.

SI.

~The short metal pipe pieces sticking out from the floor need to be removed.

NM/PC.

Basement and Crawl Space.

~Dirt Floor Areas: If concrete is not installed, all dirt floor areas should be cleaned and graded; The addition of a vapor barrier on top of the dirt and stone on top of the vapor barrier will help eliminate moisture entering the basement and home from the dirt areas.



---

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

---

**Condition:** Customer Note/ Sellers Note/ Owners Note

**Visibility:** Not Visible As A Result Of Spray Foam Along The Top Of The Foundation

**Inspection Method(s) Used:** Unfinished Basement Space: Visual Walk Around, Flashlight and Probe, Unfinished Crawl Space Not Accessible: Flashlight From Opening Position

**Comments:**

CN/PC.

~Antique Homes: Generally Sound When Probing Limited Areas: Some decayed and damaged floor joist were observed as a result of damp basement conditions over the centuries; Repairs have been completed

on areas of the basement.

~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.

~Antique Home: Further Unseen Decayed and Declining Sills, Sub-Floors, Floor Joist and Beams: A common condition on homes this age and in inaccessible crawlspaces are unseen damaged, declining and decayed sills, floor joist and beams as a result of material type, age and moisture contact over time; Crawlspaces, corners and below door and window openings are the most vulnerable; If decay is discovered in the course of the basement/crawlspace cleanout or renovation work, the areas will need to be addressed to include the replacement of the sill, floor joist and beams in those impacted areas.

~Crawl Space Limited Inspection: As a result of limited access into the crawlspace, the areas inspected with a flashlight pointed into the crawlspace were in satisfactory condition; A further review of the space, after improved access is created, will need to be performed to ensure the crawlspace structure is in good order.

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## Sump Pit/Pump

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**Condition:** Professional Consultation/ Further Evaluation

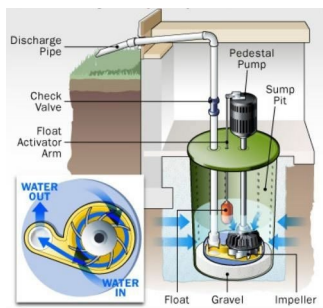
**Status:** Tested

**Type:** Submersible

**Comments:**

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.



The use of a pedestal or submersible pump is acceptable

## Insulation

**Condition:** Satisfactory

**Location:** Top Of Basement Foundation, Basement Walls

## Foundation

**Condition:** Customer Note/ Sellers Note/ Owners Note

**Type:** Not visible

**Comments:**

CN.

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

## Dehumidifier and Energy Recovery Ventilation (ERV/HRV)

**Condition:** Best Practice

**Comments:**

BP

Options Or Both: Currently Installed Dehumidifier Is Inadequate.

~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
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)



## Pest Evidence

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

**Comments:**

CN/PC.

~Basement: While outside the inspection agreement, pest activity was observed in the basement; Pest in homes pose health and potential damage to homes and should be eliminated; A professional pest

elimination company should be consulted to determine the best approach to eliminate future pest and seal all openings into the home where pest may be entering.



## 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

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**Location :**Rear Of Home

**Condition:** Customer Note/ Sellers Note/ Owners Note

**Comments:**

CN.

~Please see Section 12: Plumbing: Outlets, Fixtures, & Switches



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### Vermont Well Database Info or Interior Marking

---

**Comments:**

CN.

~Report

Link:<https://anrweb.vt.gov/DEC/WellDrillerReports/UpdateWellReportPublic.aspx?WR=72720&option=view>

~Reported Well Depth (in Feet): 197

~Reported Yield (in GPM): 20.

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### Water Entrance Material Type

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**Condition:** Satisfactory

**Type:**Plastic

**Location:** Basement



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## Water Service

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**Condition:** Best Practice

**Comments:**

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.



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## Water Treatment

---

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

**Comments:**

CN/PC.

Unit Unplugged.

~Water Treatment: Water Softener: Non-Operating: The home is equipped with a whole house water conditioning / softening system; The water softening unit is off and not operating; The unit should be reviewed for full operational capabilities and in some cases the unit will need to be replaced as a result of age, use and the equipment's life cycle.

~Canister Filter: The filters cartridge should be changed per manufacturers recommended intervals; If a red or sometimes blue button is present on the top of the filter housing, the button will need to be pressed after closing the water supply to the filter to release pressure.



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## Sink Aerators and Shower Head Ports

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**Condition:** Best Practice

**Comments:**

BP.

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



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## Water Heater(s)

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**Condition:** Satisfactory

**Fuel type:** Heating system

**Water Heater Data**

**Extension:** Present

**Location & Capacity**

**Location:** Basement

**Date Of Manufacturing :** 2018

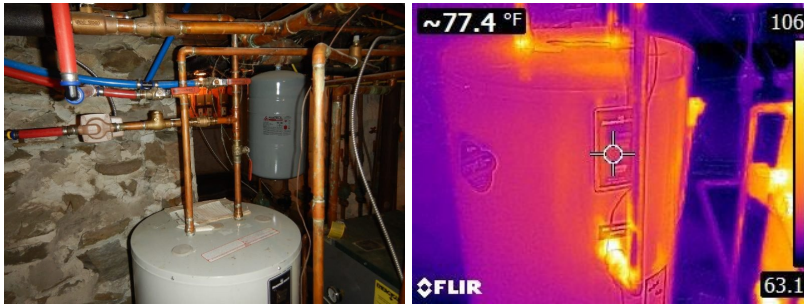
**Capacity (gallons):** 38

**Thermostatic Mixing Valve (TMV) Installed :** No: Required In Vermont Beginning In 2005 Hot Water Heater Installations

**Comments:**

SI.

~VT: Thermal Mixing Valve Not Installed: Vermont requires the installation of a thermal mixing valve on all hot water heaters installed after 2005 to include on demand units; A licensed plumber will need to be consulted for the proper installation of the thermal mixing valve.



IR Hot Water Heater Operation

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## Waste

**Condition:** Professional Consultation/ Further Evaluation  
**Pipe type:**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.

---

## Waste And Drain Lines Interior Basement/Crawlspace/Slab

**Condition:** Satisfactory  
**Type:**Cast iron, PVC  
**Flow rate:**Satisfactory

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## Water Pipes, Valves Conditions

**Condition:** Satisfactory  
**Type:**Copper

---

## Interior and Exterior Septic/Sewer Vent Stack Pipe

**Type:**Plastic

**Comments:**  
CN.

~Please see Section 3: Vent Stacks/Attic Vent Covers notes.

## **Exterior Water Faucets and Shower If Present**

---

**Condition:** Customer Note/ Sellers Note/ Owners Note

**Faucet Type:**Non-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 and if installed, all outdoor shower systems.

---

## Section 7: Propane Fired Hot Water Boiler(s)

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 Service

**Condition:** Professional Consultation/ Further Evaluation

**Type:**Boiler

**Fuel Type:**Liquid Propane

#### Heating System Data

**Boiler Date Of Manufacturing :** 2006

**Capacity:** 165,000

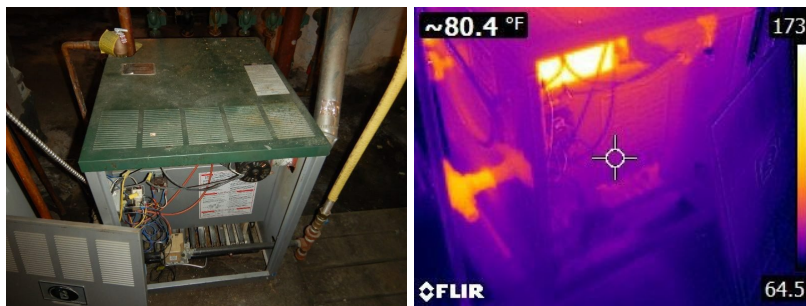
**Location:** Basement

**Thermostat Location:** Various

#### Comments:

PC.

~2024/25 Heating Season Servicing: Service Plans: Last service date tag- 2/2024: To set the baseline operating condition of the boiler before taking possession of the equipment, the boiler need to be fully serviced; It is recommended a professional heating contractor be consulted to have the boiler serviced and fully cleaned; In addition, the boiler shroud, and all connecting sensors and pipes inspected for corrosion and scale; Propane fired boilers should be serviced every year to ensure the exhaust and mechanical workings of the boiler are in satisfactory operating condition; In many cases, if available for the boiler, home owners will join a service plan or home warranty service to have the boiler protected for emergency repairs and service.



IR Boiler Operation Heat Tracing

### Unit Exhaust Venting

**Condition:** Professional Consultation/ Further Evaluation

**Comments:**

PC.

~Full Review At Service: The exhaust vent needs to be full inspected at the boiler service to ensure the boiler exhaust and safety shutoff systems meets all manufacturers recommended specification for the safe operation of the vent including proper clearance to combustible materials.

---

**Heat Distribution**

**Condition:** Professional Consultation/ Further Evaluation

**Type:**Baseboard, Radiant

**Location:**Each room

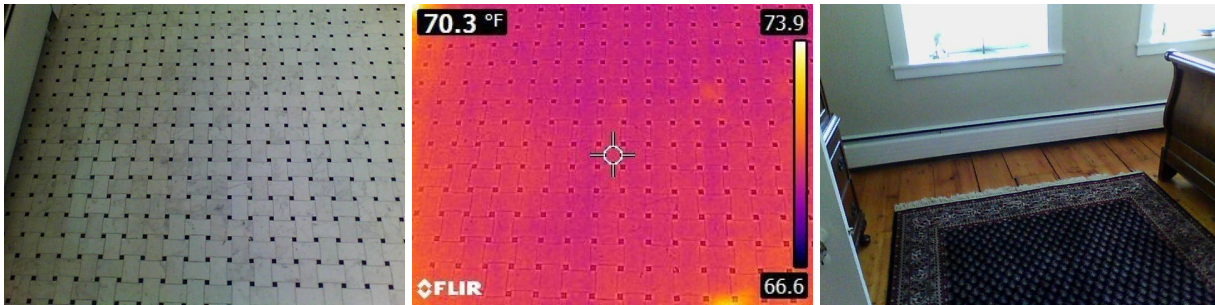
**Comments:**

PC.

Road Side Second Floor and First Floor Center.

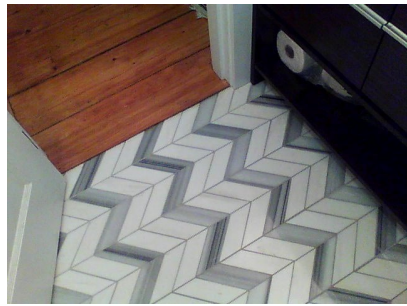
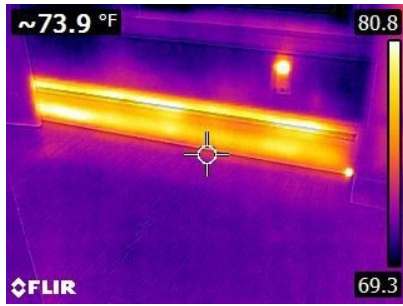
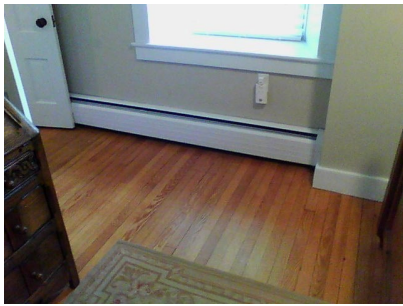
~Bathroom Radiant Floor Heat: No Heat Tracing Detected During The Inspection: After the thermostats were activated, no heat tracing was observed; The cause will need to be determined and corrected. Full Review Of All Pumps.

~Circulator Pump Connection Points and Valves: Calcification and copper oxidation as a result of boiler water seepage was observed on the at the circulation pump gasket connection points and shutoff valve packings; At the time of the boiler service, the gaskets and packing should be reviewed and replaced if necessary per the boiler technician.



Bathroom Floor: Lack Of Heat Tracing





## Section 7: Wood Burning Or Liquid Fuel Fireplace(s)

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

### **Fireplace Service**

---

**Condition:** Professional Consultation/ Further Evaluation

**Comments:**

PC.

~2024/25 Heating Season: If not completed this year in prep for the 2024/25 heating season, all fireplaces, fireplace surrounds, mantles, ash pits, flues, damper controls and chimneys throughout the home should be cleaned and inspected before use by a professional chimney service and ongoing on a yearly basis to ensure the fireplace and chimney function properly.

---



## Section 7: Gas Fireplace Insert/ Gas Wood Stove/Gas Heater

### Full Service and Cleaning

---

**Condition:** Professional Consultation/ Further Evaluation

**Comments:**

SI/PC.

~Gas Fireplace: Cleaning and Service: Off And Not Operating: Like any combustibile fuel home heating appliance and in preparation for the upcoming purchase of the home and heating season, the unit will need to be serviced to include vacuuming and cleaning of all dust collected below the unit, the glass front cleaned if applicable, and all exhaust components of the unit inspected to ensure they are operating correctly.



## Section 7: Split System Cooling/ Split Heat Pump

Our examination of the Heat Pump system includes a visual examination of the exposed and accessible equipment, thermostat, and the means of heating and cooling air distribution. Our inspection of the system includes activating the system when in some cases when weather permits, via the thermostat and a visual examination of the accessible components. These items are examined for proper function, excessive or unusual wear and general state of repair. Our inspection does not include disassembly of the heat pump or air distribution systems. To obtain maximum efficiency and reliability from your Heat Pump system, we recommend annual servicing and inspections by a qualified HVAC specialist.

### Heating and Cooling System

---

**Type:**Heat Pump, Split Air Conditioning

**Fuel Type:**Electric

#### Heating System Data

**Unit(s) Date Of Manufacturing/ Purchase :** Heat Pump Not Determined and Split AC 2024

**Capacity:** 4.5 Tons Combined

**Location:**Rear Of Home, Side Of Home

**Thermostat Location:**Remote Control Unit(s)

#### Comments:

PC.

~Full System Service: Operational: No Last Service Date Indicated: The home's secondary heating and primary cooling needs are limited to specific areas of the home and are completed by an installed heat pump system; Like any heating and cooling appliance, yearly maintenance on the unit before taking possession of the unit is important to the continued operation and efficiency of the unit's operation; A heating and air conditioning service company will need to be consulted about the yearly inspection and maintenance of the units to ensure they are operating at peak heating and cooling efficiency.



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### Air Filter and Housing Maintenance

---

**Condition:** Needs Maintenance

**Type:**Washable

#### Comments:

NM.

~All Units: Filter and Fan Housing Cleaning: 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 washed or vacuumed 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.



Top Of Wall Unit

## 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 floors, ceilings, interior doors, moisture damage, windows, and stairs are inspected; All of the components tested satisfactory 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; If not corrected, special care should be used when climbing and descending the stairs.

Front Stair.

~Grasp Rail Height: The stair rail does not meet the current staircase construction standard to include grasp rail heights between 34 and 38 inches in height; The current grasp rail is 30 inches; The rail will need to be corrected.

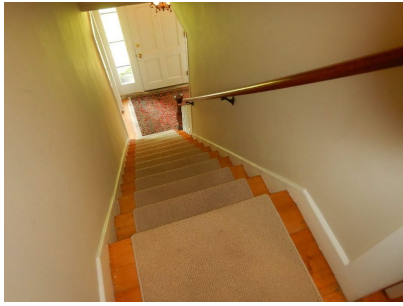
~Steep Stairs: Step Risers and Short Treads: The current step risers are tall, and the treads are short creating a steep staircase; A common condition on staircases, some customer's elect to rebuild the stairs to meet current stair requirements; If not corrected, caution should be exercised when using the steps.

Rear Stair.

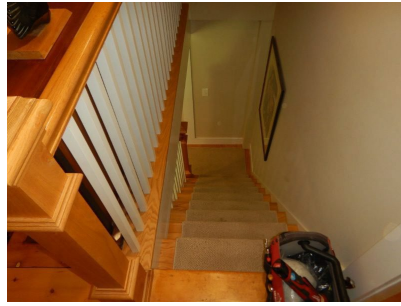
~Grasp Rail Missing/Full Length: The stair rail does not meet the current stair case construction standard to include a grasp rail running unbroken the full length of the stair.

~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.

~Steep Stairs: Step Risers and Short Treads: The current step risers are tall, and the treads are short creating a steep staircase; A common condition on staircases, some customer's elect to rebuild the stairs to meet current stair requirements; If not corrected, caution should be exercised when using the steps.



Front Stair



Rear Stair

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## Ceilings

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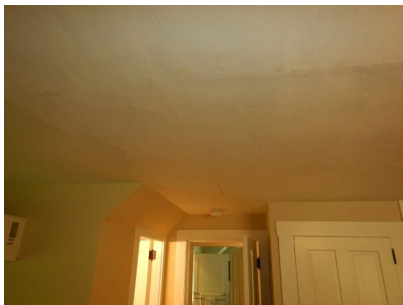
**Condition:** Needs Maintenance, Professional Consultation/ Further Evaluation

**Type:** Drywall, Plaster

**Comments:**

NM.

~Plaster Ceiling Damage Center Room: As a result of the moisture damage, the ceiling will need to be repaired.



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## Walls

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**Condition:** Satisfactory

**Type:** Drywall, Plaster

---

## Interior Doors

---

**Condition:** Satisfactory

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## Windows

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

**Type:** Double hung

**Material:** Wood

**Glass Properties:** Insulated glass

**Comments:**

NM/PC.

~Wood Windows: Generally Good Condition But Multiple Window Are Not Opening: A represented number of windows were inspected; Windows blocked by furniture, plants, knickknacks or other obstructions were not inspected; Window by window maintenance will have to be performed and may include cleaning freeing stuck windows, and scraping and painting wood surfaces if needed after opening and lubrication locking mechanisms where needed.

~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.



Window Not Latching

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## Floor Structure

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**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, Ceramic tile

**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 floors if desired.

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## Energy Savings Tip: Air Sealing

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**Condition:** Best Practice

**Comments:**

BP.

~Source: Energy.gov: "Reducing the amount of air that leaks in and out of your home is a cost-effective way to cut heating and cooling costs, improve durability, increase comfort, and create a healthier indoor environment; Caulking and weather-stripping are two simple and effective air-sealing techniques that offer quick returns on investment, often one year or less; Caulk is generally used for cracks and openings between stationary house components such as around door and window frames, and weather-stripping is used to seal components that move, such as doors and operable windows;" Properly sealing wall light switches and electrical receptacles is another area for improved air sealing.



## Air Sealing Trouble Spots

- 1) Attic and Thermal Barrier Alignment
- 2) Attic Air Sealing
- 3) Attic Windows
- 4) Drafts for Piping or Ducts
- 5) Draped Ceiling/Gutters
- 6) Windows Meeting at Exterior Wall
- 7) Floor Seal
- 8) Floor or Chimney Draft
- 9) Attic Access
- 10) Basement Lighting
- 11) Stairs
- 12) Whole-House Fan
- 13) Exterior Wall Penetrations
- 14) Foundation Wall
- 15) Garage/Carport Space Walls
- 16) Carport/Floor
- 17) Air Leaks, Dry Piles, Insulation, Floor
- 18) Windows & Doors
- 19) Common Wall Seals
- 20) Attached Dwelling Units

## Full Home Energy Audit

**Condition:** Best Practice

**Comments:**

BP.

<https://vitalcommunities.org/energy/greenrealestate/buyer/>

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

## Laundry Room

**Condition:** Safety Improvement

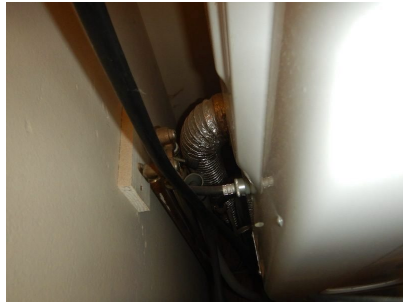
**Dryer:**Electric

**Washing Machine :**Not Tested Due To The Potential Of Leaking or Not Draining: Satisfactory Operation  
Verification Required By Owner

**Comments:**

SI.

~Important Fire Protection Maintenance: At Purchase and Ongoing: 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.



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## **Moisture & Mildew**

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**Condition:** Satisfactory

**Observation :**None

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## 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

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**Location :** First Floor

**Condition:** Satisfactory

**Comments:**

CN.

~Where applicable, all components of the kitchen to include the cabinets, counters, dishwasher, disposal, flooring, microwave, moisture, range/oven, receptacles, refrigerator, sink and ventilation is inspected.

---

## 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

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**Location:** Primary Bath

**Condition:** Customer Note/ Sellers Note/ Owners Note

**Comments:**

Primary Bath.

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

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### Sinks

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**Condition:** Needs Maintenance, Professional Consultation/ Further Evaluation

**Comments:**

NM/PC.

~The sink is not draining and will need to be addressed.

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## Section 10: Bathroom 2

### General Observations

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**Location:** Second Floor Center Hallway

**Condition:** Customer Note/ Sellers Note/ Owners Note

**Comments:**

Second 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; All of the components tested satisfactory unless listed.

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### Bathtub

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**Condition:** Needs Maintenance

**Type:**Built-in

**Comments:**

NM.

~The tub is draining slowly.

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### End Use Hot Water At Bath Tub/Shower

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**Condition:** Safety Improvement

**Comments:**

SI.

~Water Temperature: Faucet Adjustment Plate or other Means: The end use water temperature measured 124 Degrees at the tub/shower fixture; It's generally agreed that 120 degrees Fahrenheit is the maximum safe hot water temperature that should be delivered from a fixture; Therefore hot water above 120 degrees Fahrenheit can be considered hazardous and will need to be corrected at the faucet adjustment plate behind the cover if present.

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### Sinks

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**Condition:** Needs Maintenance, Professional Consultation/ Further Evaluation

**Comments:**

NM/PC.

~The drain closed but will not open.

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## Section 10: Bathroom 3

### General Observation

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**Location:** Second Floor Roadside Bathroom

**Comments:**

CN.

Second Floor Roadside.

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

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### Shower

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**Condition:** Needs Maintenance

**Type:** Ceramic tile

**Comments:**

NM/PC.

~The front shower door will not open fully; The cause will need to be determined and corrected.

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## Section 10: Bathroom 4

### General Observations

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**Location:** First Floor Bedroom

**Condition:** Satisfactory

**Comments:**

First Floor Bedroom.

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

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## Section 10: Bathroom 5

### General Observations

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**Location:** First Floor 1/2 Bath

**Condition:** Satisfactory

**Comments:**

First Floor 1/2 Hall.

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

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## 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

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**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; All of the components were observed as satisfactory unless listed.

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

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**Condition:** Customer Note/ Sellers Note/ Owners Note

**Comments:**

CN.

~Small Opening: Observation From The Ladder Position: Due to the small access opening and low roof space, 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.

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### Interior Roof Structure

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**Condition:** Satisfactory

**Type:**Rafter framing

**Visibility:**Attic: Partially Viewed From The Ladder Position As A Result Of Low Peak Condition



## Attic Sheathing and Underlayment (Partial Sheathing Applications)

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**Condition:** Satisfactory

**Visibility:** Partially Visible Due To Accessibility

**Type of Sheathing:** Dimensional lumber

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## Moisture Evidence

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**Observed Condition:** None

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## Attic Ventilation

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**Condition:** Professional Consultation/ Further Evaluation

**Type:** Gable louvers

**Comments:**

PC.

~Properly Installed Venting: To provide the best venting conditions for attic spaces, the installation of attic soffit baffles and soffit vents is recommended to allow heat to move effectively out of attic spaces during the summer months and moisture out in the winter.

~Properly sized gable end vents or roof venting should be added to the attic space to allow for air flow from the attic; One square foot of gable opening serves 300 square feet of attic floor space.

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## Insulation: Attic/Knee Wall

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**Condition:** Best Practice

**Type of Insulation:** Batts

**Estimated R-value:** 19

**Comments:**

BP.

~Blower Door Test, Sealing All Openings, Insulation and Insulated Opening Dome: The new recommended minimum R values for attic insulation in this area is R49 in New Hampshire and R60 in Vermont; The addition of an insulation dome above the attic opening will improve the energy efficiency of the home; It is recommended an energy audit be performed on the home to determine the best insulation methods to achieve a better insulated home.

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## 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

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**Condition:** Satisfactory

**Volts:**240 - 120V

**Type:**Overhead

**Capacity:** 200

#### Problems

**Location:** Side Of Home



### Generator

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**Condition:** Best Practice

#### **Comments:**

BP.

~Electricity Dependent Systems: Where Applicable: As a result of the systems used to support the day-to-day functions of this home to include home office(s), water, septic, internet, lights, and heat in the winter, combined with a large tree population and severe winter temperatures and summer storms, the installation of some form of back-up generation may be considered to eliminate the impacts associated with no electricity for extended periods of time.

### Main Panel and Disconnect

---

**Condition:** Safety Improvement

**Volts:**240 - 120V

**Capacity:**200 A

**Type and Presence** :Circuit-breakers, AFCI Breaker(s) Present and Tested  
**Subpanel Designation** :Yes

**Properly Grounding & Bonding**

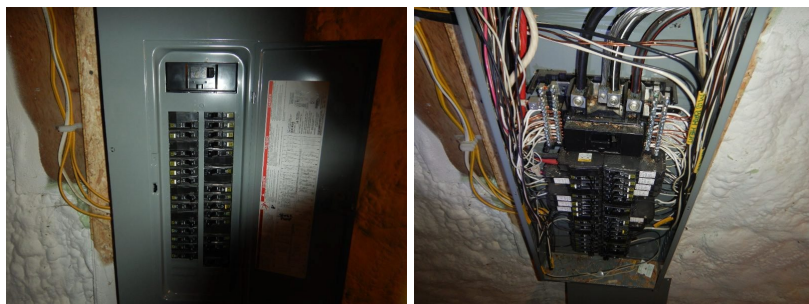
**Grounding**:Not Grounded Properly

**Comments:**

SI.

~New construction requirements are in place and the electrical panel will need to be reviewed and a Licensed Electrician needs to be consulted about the appropriate repairs.

~Sub Panel Designation: As a result of the service disconnect location at the meter, the main electrical panel needs to be corrected to meet sub-panel grounding and bonding wiring requirements.



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**Sub Panel(s)/Disconnect(s)**

**Condition:** Safety Improvement

**Location:** Mudroom

**Volts:**240 - 120V

**Capacity:**100 A

**Type And Presence** :Circuit-breakers, AFCI Breaker(s) Not Present

**Grounding & Bonding**

**Grounding**:Not Grounded Properly

**Comments:**

SI.

~Sub Panel Designation: As a result of the service disconnect location, the electrical panel needs to be corrected to meet sub-panel grounding and bonding wiring requirements.



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

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**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.

~Interior Pipe Bonding: All interior piping systems capable of becoming energized must be bonded including hot and cold water and gas.

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

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## Exterior: Outlets, Fixtures, & Switches

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**Condition:** Safety Improvement

### **Comments:**

SI.

~Partially Protected: Full Review Of All Outlets To Include The Exterior Kitchen: All Exterior Plugs Need To Be Protected.

~Covers For Exterior GFCI's: The covers protecting the installed GFCI exterior outlets will need to be upgraded to the newer cover that improves protection of the outlet.

~Renew Red Barn Service: The electric wires feeding the rear red barn are not properly protected and typed for direct burial use.

---

## Garage: Outlets, Fixtures, & Switches

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**Condition:** Safety Improvement

**Comments:**

SI.

~Garage GFCI: Not Installed: GFCI electrically protected receptacles are required in the garage; When tested the plugs did not trip off indicating lack of GFCI protection.

~Open Junction Boxes: Garage: An open junction box(s) was observed and needs to be properly covered.

---

## Propane System Bonding

**Condition:** Safety Improvement

**Comments:**

SI.

~Yellow Corrugated Stainless Steel Tubing: CSST Propane Lines: For human and lightning safety, proper bonding of the propane gas lines and appliances will need to be installed to ensure the unit and gas piping is properly bonded; A relatively simple installation, bonding is the permanent joining of metallic parts to form an effective electrical path that ensures continuity and the capacity to safely conduct any current likely to be imposed away from the propane; The propane delivery company will need to be contacted regarding responsibility of the installation.



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## Plumbing: Outlets, Fixtures, & Switches

**Condition:** Safety Improvement

**Comments:**

SI.

~Well Head Conduit and Exposed Wire: Exterior: The wire serving the exterior well pump needs to be properly covered in conduit at the wellhead.

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



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## Laundry: Outlets, Fixtures, & Switches

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**Condition:** Safety Improvement

**Comments:**

SI.

~GFCI Laundry Area: Requirements list clothing washing machines to be GFCI protected.

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## Second Floor: Outlets, Fixtures, & Switches

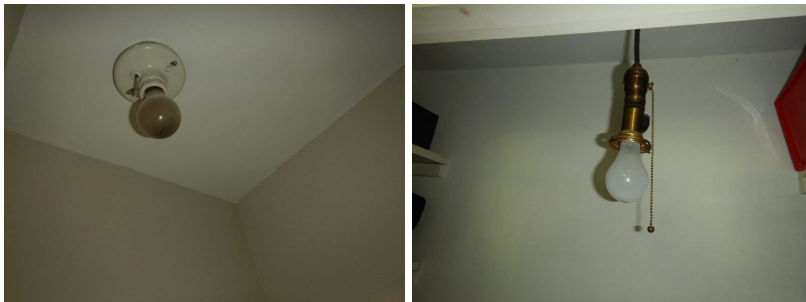
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**Condition:** Safety Improvement

**Comments:**

SI.

~Open Light Bulbs: Light fixtures in all closet locations need to be properly covered; If not properly protected, open light bulbs pose a fire or breakage hazard in closet areas.



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## Kitchen: Outlets, Fixtures, & Switches

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**Condition:** Safety Improvement

**Comments:**

SI.

~Kitchen: Island: GFCI Protection Not Installed: The kitchen island requires at least one GFCI protected outlet; No plugs were observed on the island.

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## Smoke and CO Detection

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**Condition:** Safety Improvement

**Comments:**

SI and BP.

SI.

~Current Status: Missing Units On First Floor; 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; New Rules For New Construction Effective 2005 per VT Title 9 Chapter 77

~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.

~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 manufacturers recommended intervals.

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).

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<end of report>