

Building Inspection Report

Your Town/Address VT



Inspection Date:

00/00/20__

Prepared For:

Home Buyer or Seller

Prepared By:

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Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built approx 38 year old contemporary style home with an approx 12 year old mud room addition and garage extension. The home has seen some relatively recent improvements and upgrades including a relatively newer shingled roof, a newer heating and domestic HW system. The setting is pleasant and the grounds landscaping and components are exceptional. With recommendations followed this should remain a comfortable, relatively easily maintained home .As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The majority of the repairs/ improvements that are recommended in this report are not considered unusual for a home of this age and location.



CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces west.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

- The deck ledger joist has pulled away from the building due to lack of improper attachment. Rebuilding of the deck will be necessary

SAFETY ISSUES

- The deck ledger joist has pulled away from the building due to lack of improper attachment. Rebuilding of the deck will be necessary
- The height of the deck railing is such that a person could topple over. The railing height should be at 42" and there should be no more than a 4" opening between balusters.
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REPAIR ITEMS

- Larger than typical horizontal/diagonal foundation 1/4-3/8" inch cracking and movement was observed at the East concrete basement retaining wall for entrance walkout door
- Some of the basement carrying beams have insufficient end bearing where foundation pockets were not provided and just resting on vertical 2x6's. Additional support i.e., Lally columns are recommended to reduce risk of structural movement and damage.
- The south chimney has a small hole in flashing and needs to be sealed.
- The masonry chimneys needs re-pointing (replacing the mortar between the bricks) to avoid water damage
- The concrete crown of the south masonry chimney should re-sealed at brick joints
- Wood/soil contact at the base of the siding should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage, recommend 6 to 8 inches of clearance from the siding to finish grade Localized rot was observed in the siding and trim in various areas at the lower areas of the building The fascia should be prepped and painted as needed
- The joist where overhead garage door track brackets are attached shows signs of sagging; it is recommended that the joist be sistered with additional joist and then attached to rafters above.
- The door between the garage and the interior of the house should be rated to resist fire as per local codes. Wood w/glass doors do not meet this requirement.
- The well is installed too close to a tree or more likely the tree has grown around the well shaft. This could cause damage to the well shaft and well components, it is recommended that the tree be removed and evaluated by an arborist to determine if the root system will continue growing
- Bushes, shrubberies and plant life growing near exterior walls should be kept trimmed away at least 18 inches from siding, and window trims to reduce risk of insect and water damage.
- The ground fault circuit interrupters (GFCI's) at the main panel did respond when tested at the breakers but were not labeled and when testing the non- GFCI outlets at exterior, kitchen and in 2 bathrooms these circuit breakers did not trip. A licensed electrician should be consulted to undertake the repairs
- Poor electrical connections within the auxiliary panel should be repaired; a GFCI circuit breaker is just lying in the panel with neutral wires connected to it.
- The installation of ground fault circuit interrupter (GFCI) devices is required at all exterior, all bathrooms and all above counter top kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.
- All bare Light bulb fixtures in closets should be changed out to covered type fixtures w/ CFL bulbs
- Chimneys without a cleanout door (for boiler) may in some circumstances be at higher risk of blockage - an unsafe condition. If possible, a "clean out" door should be installed below the exhaust flue for the heating system
- The Kraft faced fiberglass batt insulation was installed upside down in attic space over mudroom, since is the second layer one could slash the paper so that it would not retain condensation moisture.
- Disturbed insulation should be repaired or evened out.
- The fluted venting at some areas in the main roof attic was inadequate (not wide enough) to block insulation from entering soffit areas while allowing the soffits to vent properly
- Gable vents should be re screened to prevent insect and vermin entry

- The pressure tank configuration should be improved. The well tank is sitting on the concrete floor where it should be sitting on blocks, the supply piping is and wiring conduit corroded
- Doors should be trimmed or adjusted as necessary to work properly.
- The door between the garage and the interior of the house should be rated to resist fire as per local codes
- The waste disposer is inoperative.
- The water conditioning equipment has been lacking maintenance. Cleaning and servicing are recommended. The discharge tubing is draining into a floor drain, this is a potential “cross connections” meaning in certain instances basement drain water or other could potentially enter the domestic water supply. A proper drainage pipe should be installed discharging to a waste pipe with proper air gap connection. :
- The Full Bathroom sink drain pipe is corroded and should be replaced.
- The combination exhaust fan/electric heater is excessively noisy; it is recommended that the unit be replaced.

IMPROVEMENT ITEMS

- It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- Upgrading insulation levels in a home is an improvement rather than a necessary repair. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.
- It would be wise to insulate the “rim joist” cavities around the perimeter of the basement. The majority of the upper window(s) of the double hung units are inoperative. Improvement can be undertaken as desired **Monitor:** An exhaust fan that discharges to the building exterior is recommended in the first floor half bath (no window) and the second floor three quarter bathroom.

ITEMS TO MONITOR

- The 2x6 rafters of the main roof structure show evidence of minor sagging. Strengthening the roof structure would resist further movement; To resist additional rafter sagging, collar ties (horizontal members running between each rafter, near their mid-span) should be provided for all rafters.
- The flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage. :
- Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component you should be aware of the trip hazard.
- The porch masonry is deteriorating noticeably. Repairs or rebuilding may eventually be needed here and may involve significant expense.
- The installation of Photo electric type smoke detectors outside sleeping areas and on each floor including basement and CO detectors outside sleeping areas is required per VT State Fire & Safety code. It is recommended that the security company be contacted as to what type smoke detectors are in use as they are not labeled as to type
- There is evidence of mice and bat activity in the attic. A pest control specialist may want be consulted in this regard. Note: There were poison cubes in attic and basement indicating that a pest control had been employed
- A sewer odor was detected emitting through the three quarter bathroom shower drain. This usually suggests that the trap has dried out due apparent use of an “S” trap
- Apparent water staining was noted in a few areas of the interiors. These areas were dry at the time of the inspection and it appears that the stains are old and have bled through the paint at these areas
- The majority of the appliances are older and showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain.
- The fireplace interior of the south fireplace where it meets the chimney flue appears to have been previously patched.
- The firebox of the zero clearance south fireplace is bulging. This condition is not uncommon after considerable **use of the fireplace. A fireplace specialist should be consulted regarding appropriate repairs if necessary**
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DEFERRED COST ITEMS

- **The shed dormer half lap asphalt rolled roofing is wrinkled, slightly torn and nearing the end of its life. Watch for leaks and expect to replace the roof soon.**

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NAHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Wet weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 60 degrees F.

RECENT WEATHER CONDITIONS

Wet weather conditions have been experienced in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Slab on Grade
Columns:	•Steel -3 inch Lally columns
Floor Structure:	•Wood Joist 2x10 inch 16" o/c
Carrying Beams	• Quadruple 2x10 Inch
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joists
Roof Structure:	•Main roof-Rafters-2x 6 inches-16" o/c, 2x10 inch (Mudroom addition) 2x4 site built trusses original garage •Plywood Sheathing •OSB Sheathing (over frame on main roof)

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The visible joist spans appear to be within typical construction practices.

RECOMMENDATIONS / OBSERVATIONS

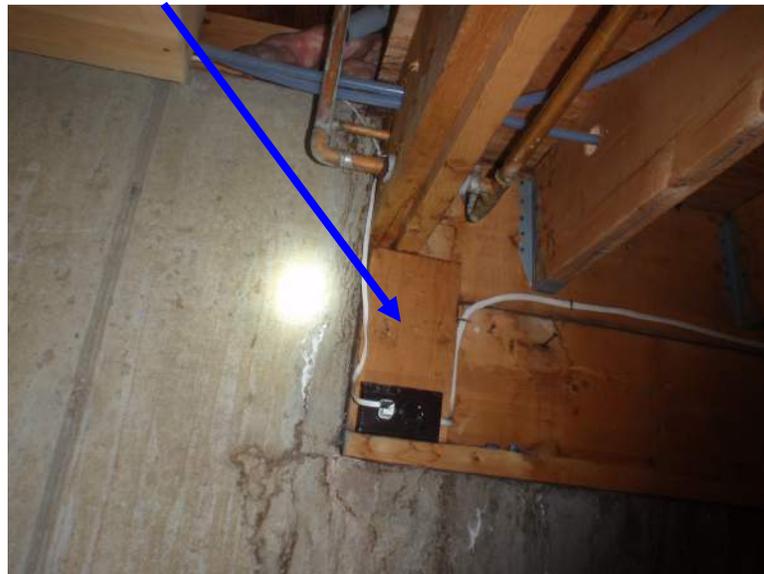
Foundation

- **Repair:** Larger than typical horizontal/diagonal foundation 1/4-3/8" inch cracking and movement was observed at the East concrete basement retaining wall for entrance walkout door
- The height of the backfill (soil and boulders) adjacent to this wall appears to be high enough to result in excessive force on the retaining wall. A structural engineer who is familiar with foundation design or qualified foundation repair contractor should be consulted to further evaluate this condition to suggest corrective measures.



Floors

- **Repair:** Some of the basement carrying beams have insufficient end bearing where foundation pockets were not provided and just resting on vertical 2x6's. Additional support i.e., Lally columns or 6x6 PT wood columns are recommended to reduce risk of structural movement and damage.



Roof

- **Monitor:** The 2x6 rafters of the main roof structure show evidence of minor sagging. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads such as from snow or additional layers of roofing material whose weight could cause further damage.
- **Repair:** To resist additional rafter sagging, collar ties (horizontal members running between each rafter, near their mid-span) should be provided for all rafters.



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Discretionary Improvements

If you plan to remove of walls, a qualified licensed contractor should be engaged to evaluate and perform the necessary work. Care should be taken not to remove load bearing walls without providing the necessary support.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Architectural Shingle •Gambrel sides Wood Shingle • Metal - Standing seam • Copper • Dormer Shed Roof- Asphalt Rolled
Roof Flashings:	•Metal Drip edge •Copper
Chimneys:	•Masonry
Roof Drainage System:	•None
Skylights:	•Raised Curb-Type
Method of Inspection:	•Walked on roof •Viewed with binoculars

ROOFING OBSERVATIONS

Positive Attributes

The majority of the roof coverings are relatively newer and appear to be in generally good condition. During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Deferred Cost Item:** The shed dormer half lap asphalt rolled roofing is wrinkled, slightly torn and nearing the end of its life. Watch for leaks and expect to replace the roof soon.



Flashings

- **Monitor:** The flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.
- **Repair:** The south chimney has a small hole in flashing and needs to be sealed.



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Chimneys

- **Repair:** The masonry chimneys needs re-pointing (replacing the mortar between the bricks) to avoid water damage.
- **Monitor:** The masonry chimneys shows evidence of spalling (surface deterioration of the masonry). Repair is not necessary at this time but this condition should be monitored.



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- **Repair:** The concrete crown of the south masonry chimney should re-seal at brick joints.



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Gutters & Downspouts

- **Improve:** It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- A chimney was not entirely visible during the inspection of the roofing system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood Clapboard Siding •Wood Shingle
Eaves, Soffits, and Fascias:	•Painted Wood
Exterior Doors:	•Solid Wood •French Doors
Window/Door Frames and Trim:	•Painted Wood
Entry Driveways:	•Gravel
Entry Walkways and Patios:	•Stone •Brick
Porches, Decks, Steps, Railings:	•Concrete •Treated Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Concrete •Stone

EXTERIOR OBSERVATIONS

Positive Attributes

The wood window frames are in generally good condition. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The lot drainage was good, conducting surface water away from the building. The decking appears to be constructed from pressure treated wood. The driveway and walkways are in good condition. Freeze resistant hose bibs (exterior faucets) have been installed.

General Comments

The exterior of the home has lacked some maintenance; repairs are needed.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** Wood/soil contact at the base of the siding should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage, recommend 6 to 8 inches of clearance from the siding to finish grade.
- **Repair:** Localized rot was observed in the siding and trim in various areas at the lower areas of the building. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.





Exterior Eaves

- **Repair:** The fascia should be prepped and painted as needed



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- **Improve:** The windows require caulking at frame/siding joints.

Garage

- **Repair:** The joist where overhead garage door track brackets are attached shows signs of sagging; it is recommended that the joist be sistered with additional joist and then attached to rafters above.



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- **Monitor:** Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component you should be aware of the trip hazard.



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- **Repair:** The door between the garage and the interior of the house should be rated to resist fire as per local codes. Wood w/glass doors do not meet this requirement.

Deck

- **Major Concern, Repair:** The deck ledger joist has pulled away from the building due to lack of improper attachment. Rebuilding of the deck will be necessary.



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- **Repair, Safety Issue:** The height of the deck railing is such that a person could topple over. The railing height should be at 42" and there should be no more than a 4" opening between balusters.

Landscaping

- **Repair:** The well is installed too close to a tree or more likely the tree has grown around the well shaft. This could cause damage to the well shaft and well components, it is recommended that the tree be removed and evaluated by an arborist to determine if the root system will continue growing



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- **Repair:** Bushes, shrubberies and plant life growing near exterior walls should be kept trimmed away at least 18 inches from siding, and window trims to reduce risk of insect and water damage.



Porch

- **Monitor:** The porch masonry is deteriorating noticeably. Repairs or rebuilding may eventually be needed here and may involve significant expense.



- **Discretionary Improvements**

Replacement of the weathered exterior light fixtures would be an improvement worth consideration. It would be wise to install a smoke detector in the garage.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Access below decks and/or porches was extremely limited.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

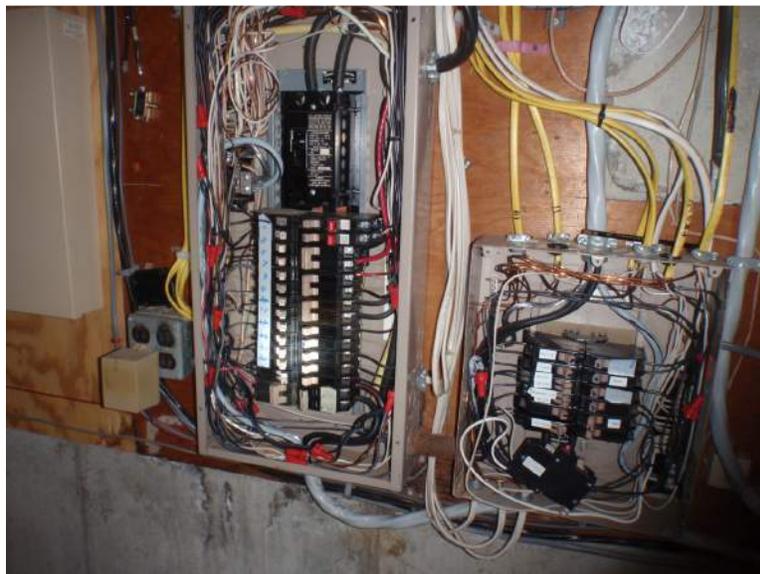
DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Second Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breaker •Located: Exterior meter panel
Service Grounding:	•Copper •Ground Rod Connection
Service Panel & Over current Protection:	•Panel Rating: 150Amp •Breakers •Located: basement
Sub-Panel(s):	•Panel Rating: 100 Amp •Breakers •Located: next to main
Distribution Wiring:	•Copper
Wiring Method:	•Armored Cable "BX" • Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Some Bathroom(s) •Some Exterior •Garage •Electrical Panel
Smoke & CO Detectors:	•Hardwiring Present for detectors in conjunction with security system •No CO detector found on second floor

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.



General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Repair:** The ground fault circuit interrupters (GFCI's) at the main panel did respond when tested at the breakers but were not labeled and when testing the non- GFCI outlets at exterior, kitchen and in 2 bathrooms these circuit breakers did not trip. A licensed electrician should be consulted to undertake the repairs



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Auxiliary Panel(s)

- **Repair:** Poor electrical connections within the auxiliary panel should be repaired; a GFCI circuit breaker is just lying in the panel with neutral wires connected to it.



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Outlets

Repair: The installation of ground fault circuit interrupter (GFCI) devices is required at all exterior, all bathrooms and all above counter top kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

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Lights

- **Repair:** All bare Light bulb fixtures in closets should be changed out to covered type fixtures w/ CFL bulbs.



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Smoke & CO Detectors

- **Monitor:** The installation of Photo electric type smoke detectors outside sleeping areas and on each floor including basement and CO detectors outside sleeping areas is required per VT State Fire & Safety code. It is recommended that the security company be contacted as to what type smoke detectors are in use as they are not labeled as to type. If the detectors need to be upgraded it is required per VT State law that the seller provide/install said detectors in a RE transaction upon the transference of the property

Discretionary Improvements

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, generators and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Oil •Electricity•Unitary Heaters (see air conditioning section)
Heating System Type:	•Hot Water Boiler •Manufacturer: System 2000•Serial Number: F21203117709
Vents, Flues, Chimneys:	•Metal-Single Wall •Masonry-Lined
Heat Distribution Methods:	•Baseboard Heaters •Radiant Piping
Other Components:	•Indirect HW storage tank, heated through boiler •Unitary (Individual Room Units)

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. The installation of the approx 2 year old system professionally installed Adequate heating capacity is provided by the system. The distribution of heat is divided into “zones,” allowing for greater ease of balancing heat flow.



General Comments

No repairs to the heating system are necessary at this time other than annual servicing/cleaning.

RECOMMENDATIONS / OBSERVATIONS

Piping / Radiators

- **Monitor:** It is impossible to verify the condition or reliability of concealed radiant heat piping. While radiant hot water heating does not itself represent a concern, pipe repairs can be difficult and costly. If you observe new cold areas or constant water loss from the boiler there may be a hidden leak. Your home owner’s insurance policy should include coverage for water damage that could result from a heating or plumbing leak.

Combustion / Exhaust

- **Monitor:** It is suspected that an underground oil storage tank exists or did exist on the property evidence by capped fuel lines running underneath the slab to the heating source area.



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- If the tank has leaked *you could face a costly environmental cleanup* task since the US EPA has indicated that leaky residential oil tanks are an environmental hazard for which Federal spill cleanup regulations could apply. Buried tanks which have not leaked can be opened, cleaned, and filled in-place or they can be removed entirely. ***Before purchasing the property you should confirm if they tank is still present and have the tank or soil tested to assure that no leaks have occurred.***

Chimney

- **Repair:** Chimneys without a cleanout door may in some circumstances be at higher risk of blockage - an unsafe condition. If possible, a “clean out” door should be installed below the exhaust flue for the heating system. Alternatively, the exhaust flue can be removed to check for debris in the chimney. This inspection and cleaning be performed by service personnel on first taking possession of the property and annually at service time.



Discretionary Improvements

The installation of programmable thermostats may help to reduce heating costs.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity •240 Volt Power Supply
Central System Type:	•Air Source Heat Pump System •Manufacturer: FUJITSU•Serial Number: GPN 005851 Spilt Type A/C Heat
Individual room wall units:	•Present at 4 second floor bedrooms
Other Components:	•Condensate lines

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

This is a relatively new system that should have years of useful life remaining. Regular maintenance will, of course, be necessary.

The heat pump serves to air-condition the home and provide heat during cooler weather conditions.



RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The cooling supply adequacy or distribution balance is not inspected.
- The system was not tested due to the circuit breaker was shut off in the main panel.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Fiberglass in Main Attic and lower attic
Exterior Wall Insulation:	•Not Visible
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Main attic-Ridge Vents •Gable Vents •Soffit Vents • Shed dormer roof-Fascia Vents
Exhaust Fan/vent Locations:	•2 Bathrooms •Dryer •Cook top Down Draft

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

Insulation levels are typical for a home of this age and construction.

General Comments

Upgrading insulation levels in a home is an improvement rather than a necessary repair. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Monitor:** Insulation improvements may be cost effective, depending on the anticipated term of ownership.
- **Repair:** The Kraft faced fiberglass batt insulation was installed upside down in attic space over mudroom, since is the second layer one could slash the paper so that it would not retain condensation moisture.



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- **Repair:** Disturbed insulation should be repaired or evened out. The fluted venting at some areas in the main roof attic was inadequate (not wide enough) to block insulation from entering soffit areas while allowing the soffits to vent
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- **Repair:** Gable vents should be re screened to prevent insect and vermin entry.
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- **Monitor:** There is evidence of mice and bat activity in the attic. A pest control specialist may want be consulted in this regard. Note: There were poison cubes in attic and basement indicating that a pest control had been employed

Basement

- During any basement refinishing or renovation plans, it would be wise to add wall insulation. It is also recommended that a moisture barrier be provided between the finished walls and the foundation walls, and that an air/vapor barrier be installed on the warm air side of the insulation.
- **Improve:** It would be wise to insulate the “rim joist” cavities around the perimeter of the basement.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Private Water Supply
Service Pipe to House:	•Plastic
Main Water Valve Location:	•Boiler room at well pressure tank
Interior Supply Piping:	•Copper
Waste System:	•Private Sewage System (Reported By Seller)
Drain, Waste, & Vent Piping:	•ABS •Cast Iron
Water Heater:	•Boiler Combination Unit (Indirect HW storage tank heated through boiler) •Approximate Capacity (in gallons): 40•Manufacturer: HTP •Serial Number: 21 K17R40925
Fuel Storage & Distribution:	•Heating Oil Tank - Indoors 250/275g •Liquid Petroleum "LP" Gas Tank Located at: Buried tank at east side of property
Fuel Shut-Off Valves:	•Heating Oil Supply Valve at boiler •LP Gas Main Valve at exterior regulator valve
Other Components:	•Hot Water Circulator •Backflow Preventers on Hose Bibs

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The plumbing fixtures appear to have been well-maintained. The indirect HW storage tank is a relatively new unit. As the typical life expectancy of this type HW storage tank is 15 to 20 years, this approx 2 year old unit should have many more years of remaining life.

RECOMMENDATIONS / OBSERVATIONS

Supply Plumbing

- **Monitor:** If condensation of the cold water piping becomes a problem, this piping could be insulated.
- **Repair:** The pressure tank configuration should be improved. The well tank is sitting on the concrete floor where it should be sitting on blocks, the supply piping is and wiring conduit corroded.



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Waste / Vent

- **Monitor:** A sewer odor was detected emitting through the three quarter bathroom shower drain. This usually suggests that the trap has dried out due apparent use of an “S” trap this area should be monitored. If odor persists, a plumber should be engaged. S traps should be replaced with P Traps during any new plumbing work as they are subject to siphoning problems.



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Fixtures

- **Repair:** An exhaust fan that discharges to the building exterior is recommended in the first floor half bath (no window) and the second floor three quarter bathroom.
- **Repair:** The combination exhaust fan/electric heater is excessively noisy; it is recommended that the unit be replaced.
- **Repair:** The Full Bathroom sink drain pipe is corroded and should be replaced.

Discretionary Improvements

Old “S” traps below plumbing fixtures should be replaced during any fixture renovations.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- An inspection of the sewage system is outside the scope of this inspection.
- The water conditioning system was not part of the inspection.
- An inspection of the pool is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:

•Drywall •Wood Beams, Timber frame w/wood ceilings Wood wainscoting and 1x boarding •textured ceilings

Floor Surfaces:

•Carpet •Ceramic Tile •Soft Wood •Slate tile

Window Type(s) & Glazing:

•Casement •Double/Single Hung •Awning •Fixed Pane •Single Pane with Interior Storm Windows

Doors:

•Wood-Solid Core •French Doors •Storm Door(s)

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition for a home of this age. Typical minor flaws were observed in some areas.



General Condition of Windows and Doors

The majority of the windows are average quality units.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb. Some loose soft wood flooring was noted in a few areas

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Apparent water staining was noted in a few areas of the interiors. These areas were dry at the time of the inspection and it appears that the stains are old and have bled through the paint at these areas. Recommend consulting with the current owners for additional information prior to closing. If the leak is still active, we recommend repair/replace as needed to remedy the leak.



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- **Monitor:** Minor cracks were noted. Typical drywall flaws were observed.

Windows

- **Improve:** The majority of the upper window(s) of the double hung units are inoperative. Improvement can be undertaken as desired.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly.
- **Repair:** The door between the garage and the interior of the house should be rated to resist fire as per local codes.

Kitchen Cabinets

- **Improve:** Loose or damaged cabinet door hinges in the kitchen should be repaired.

Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*** The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

- **Monitor:** The basement shows evidence of moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.*** Virtually all basements exhibit

signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

Discretionary Improvements

Install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Built-in Double Electric Oven s •Electric Cook top •Dishwasher •Waste Disposer •Refrigerator •Clothes Washer •Clothes Dryer

Laundry Facility:

•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

Other Components Observed:

•Cook top Exhaust down draft Vent/Fan •Central Vacuum •Water Conditioning Equipment

APPLIANCES OBSERVATIONS

Positive Attributes

Most appliances that were tested responded satisfactorily. The clothes washer is a newer unit. The kitchen and laundry facilities are well organized. The kitchen cabinetry and solid surface counter tops were in good general condition.


General Comments

The majority of the appliances are older and showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain.

RECOMMENDATIONS / OBSERVATIONS
Waste Disposer

- **Repair:** The waste disposer is inoperative.

Water Conditioning Equipment

- **Repair:** The water conditioning equipment has been lacking maintenance. Cleaning and servicing are recommended.
- **Repair:** The discharge tubing is draining into a floor drain, this is a potential “cross connections” meaning in certain instances basement drain water or other could potentially enter the domestic water supply. A proper drainage pipe should be installed discharging to a waste pipe with proper air gap connection.



LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Bathrooms

DESCRIPTION OF BATHROOMS

Locations: 1. Main Floor- Half Bath 2. Second Floor-Full Bath 3. Second Floor- Three quarter bath
Floor Coverings: 1. Softwood 2. & 3. Ceramic tile
Tub Shower walls: Ceramic tile, Glass Panels
Other components: 3. Heat lamp 2. Combination exhaust fan/electric heater

BATHROOM ATTRIBUTES AND COMMENTS

The bathrooms appeared neat, clean well organized and in good general condition. The fixtures were for the most part in good working order. The sinks drained as expected when stoppers were pulled all locations, no leaks were noted underneath the sinks. All faucets were secure and gave water with no leaks. The sinks and toilets were firmly secured, the toilets flushed completely. The bathtub held an approx inch of water and then drained when released. The ceramic tile shower walls and flooring was in good general condition



RECOMMENDATIONS / OBSERVATIONS

Fixtures

- **Monitor:** A sewer odor was detected emitting through the three quarter bathroom shower drain. This usually suggests that the trap has dried out due apparent use of an "S" trap .This area should be monitored. If odor persists, a plumber should be engaged.
- **Repair:** The Full Bathroom sink drain pipe is corroded and should be replaced.
- **Improve:** An exhaust fan that discharges to the building exterior is recommended in the first floor half bath (no window) and the second floor three quarter bathroom.
- **Repair:** The combination exhaust fan/electric heater is excessively noisy; it is recommended that the unit be replaced.
- **Repair:** All bathroom outlets are required to be GFCI types.

LIMITATIONS OF BATHROOM INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.
- Bathtub overflow drains are not tested

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

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|--------------------------------|------------------------|
| Fireplaces: | •Steel Firebox |
| Vents, Flues, Chimneys: | •Masonry Chimney-Lined |

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the fireplace and its components are in good general condition. Typical minor flaws were observed in some areas. The stonework was in good condition, the mortar joints were tight with no significant deterioration. The wood post mantles were firmly secured. The hearth areas in front and sides were adequate. The spring loaded chimney cap damper and original damper for the second fireplace operated freely.



RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Monitor:** The fireplace interior of the south fireplace where it meets the chimney flue appears to have been previously patched.



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- **Monitor:** The firebox of the zero clearance south fireplace is bulging. This condition is not uncommon after considerable use of the fireplace. A fireplace specialist should be consulted regarding appropriate repairs if necessary.



LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.