Building Inspection Report

----------, Burlington, VT

Inspection Date:
12/16/2010

Prepared For:

Prepared By:
Burlington Home Inspection Service Ltd.
137 Mansfield Ave.
Burlington, VT 05401

802-864-4354

Report Number:
4358.1210

Inspector:
Sean McKenzie, CRI

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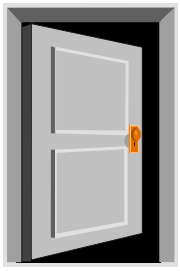
Report Overview / Summary

THE HOUSE IN PERSPECTIVE

This is a well built 35+- year old Ranch that has been well maintained and seen important updating in the recent past such as roofing and heat. Although some work remains, the house can be considered in good, general, up to date condition. The street setting is pleasant and it is in a well kept section. With recommendations followed, this should remain a comfortable, relatively easily maintained home.
Apart from the short term need to deal with some lacking maintenance, the 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 that 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 that are recommended but not required right away.

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

Deferred Cost: denotes significant improvements that are imminent – likely in the short term.

Links: URL links (colored in blue) will bring you to a helpful web page by using **Ctrl + click**

A qualified professional will be recommended to effect repairs/replacement in many of the recommendations in this report. Where not specifically stated, this recommendation should be assumed as noted at the beginning of each section.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long-term improvements/suggestions.

Adobe Acrobat Reader Tips:

http://www.adobe.com/products/reader/

1. Use the 'zoom tool' for the photos.

2. You can use the *pages (or thumbnails)* found on the left hand Navigation Pane to skip around this report quickly.

SUMMARY OF DEFECTS / OBSERVATIONS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term along with other selected observations. 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 you may consider significant and/or necessary.

Any professionals consulted or contracted for the following should read the pages of the report that are relative to the concern.

Major Item/Concern(s):

-

Safety Concern(s):

- **Safety Issue:** The electric system revealed the need for improvements and a few repairs. **Page 14**
- **Safety Issue:** The garage door opener did not automatically reverse under resistance **Page 12**
- **Safety Issue:** The laundry chute should be made child proof. **Page 24**
- **Safety Issue:** The metal chimney does not appear to be sufficiently clear from the attic wood frame. **Page 25**

Repair Item(s):

- **Repair:** Damaged/cracked siding at the rear wall should be repaired or replaced. **Page 12**
- **Repair:** The fascia (trim around the roofline) is loose and open at the front corner. **Page 12**
- **Repair:** A proper flashing should be provided at the intersection of the exterior wall of the house and the deck **Page 12**
- **Repair:** The supply piping is leaking under the tub. **Page 22**
- **Potential Safety Issue:** A qualified licensed gas technician should light it and test the fireplace. **Page 25**
- **Repair:** The rear ceramic wall panel of the fireplace firebox should be replaced **Page 25**
- **Repair:** The waste disposer is inoperative. **Page 26**
- **Repair:** The clothes dryer exhaust vent pipe should be changed to a metal duct. **Page 28**
- **Repair:** The insulation along the base of the building lacks a drip edge. **Page 12**

Improve:

- **Improve:** It would be wise to install a pressure regulator. **Page 21**

Monitor:

- **Monitor:** Foundation bowing and cracking was observed on all walls. **Page 6, 7**
- **Monitor:** The basement shows evidence of moisture penetration **Page 7**
- **Monitor:** The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F. **Page 18**
- **Monitor:** Snow on the roof restricted the inspection. **Page 10**

Deferred Cost:

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END OF SUMMARY

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. A copy is available upon request. These can also be accessed on the NAHI website: : http://64.78.60.23/public/main.cfm or my website: http://burlingtonhomeinspection.net.

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. Representative samples 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

There was snow on the ground during the course of the inspection.
The estimated outside temperature was 25+- degrees F.

RECENT WEATHER CONDITIONS

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

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

Structure/Basement

DESCRIPTION OF STRUCTURE/BASEMENT

Foundation Material:	•Concrete Block
Foundation Design:	•Basement Configuration
Basement Floor:	•Concrete Floor
Columns:	•Steel Columns – 3 inch
Floor Carrying Beams:	•Wood: - Size: Quadruple 2x8 inch
Floor Structure:	•Wood Joist - Size: 2x10 inch @ 16 inches oc •Plywood Sheathing
Wall Structure:	•Wood Frame •Wall Frame Thickness – 4 Inch
Attic Access:	•In the Bedroom Closet •In the Garage
Ceiling Structure:	•Joist
Roof Structure:	•Rafters - Size: 2x6 inch @ 16 inches oc •Plywood Sheathing

STRUCTURE/BASEMENT ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

Positive Attributes

The construction of the home is considered to be good quality. The materials and workmanship, where visible, appear to employ average to above average characteristics. The wood frame exterior walls of the home appear to be at least 4 inches thick. When sighted down their length they were observed to be straight and flat.

The spans of all observed joists and rafters appear to be within acceptable limits and no appreciable movement was noted when floors were 'bounced upon'. They were observed to be clean and free of rot with only minor, typical cracks. The carrying beams and support columns were reasonably straight and in good condition with no significant rust or rot. The exterior plane of the roof was even and flat.

The foundation walls appear, for the most part, straight and even. Ample ground clearance from the wood structure and trim was noted. The basement floor slab observed is in good condition – flat and even. It has typical cracks usually the result of shrinkage and/or settling of the slab.

General Comments

Flaws were detected in the Foundation.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Foundations

- **Monitor:** Foundation bowing and cracking was observed on all walls. This is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be addressed to keep water away from the

building, and these cracks should be monitored. The rate of movement cannot be predicted during a one-time inspection. If these cracks should worsen, a structural engineer or qualified foundation repair contractor should be consulted to assess this condition and the remedies available for correction.

Wood Boring Insects

- **Monitor:** Conditions that are attractive to wood boring insects should be avoided since they can damage the property. These conditions include the storage of wood in damp environments, wood rot or wood/soil contact around the perimeter of the home (decking, siding, etc.), damp soils, leaky roofs, and unventilated spaces (roofs, garages, crawl spaces, etc.).

Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration evidenced by: / Staining / efflorescence / installation of a sump pump . 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 but can cause other problems such as excess humidity and mold.
The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. Think of the home as sitting on top of the Pitcher's mound in Baseball. 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. 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:** Proper performance of the sump pump is helpful in preventing basement flooding. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. In this case, it will only take out some water that may have gotten in and it lowers the water table in the immediate vicinity of the pump. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, flooding can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a back up pump, or a battery power supply in the event of a power interruption. Additionally, an ice guard should be included for the drain pipe. Please refer to the "Plumbing" section, where there may be more information on the sump pump. (Note: It is usually not possible to verify the discharge location of the sump pump line during an inspection.)

DISCRETIONARY IMPROVEMENTS

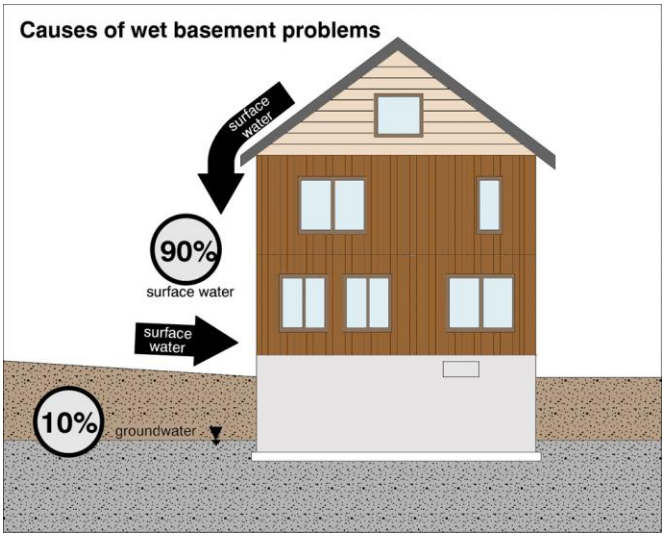
Upgrading to a modern system using current technologies would enhance the comfort and use of the basement. A basement systems company would design and install such a system.

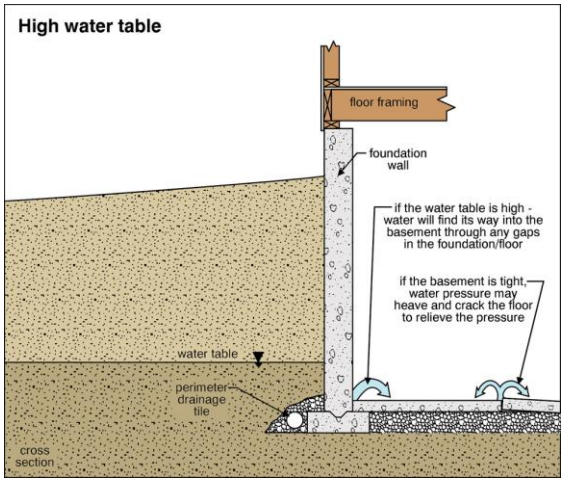
LIMITATIONS OF STRUCTURE/BASEMENT INSPECTION

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 were 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.
- The roof space/attic was viewed from the access hatch only.
- No access was gained to the wall cavities of the home.

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





Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•# of Layers: 2 •Asphalt Composition Shingle
Roof Flashings:	•Galvanized Metal Dripedge
Chimneys:	•One**:** •Metal below siding – 1 Flue: Located on the main slope
Roof Drainage System:	•Seamless Aluminum •Full Installation •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Viewed from Ladder at Eave

ROOFING ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

Positive Attributes

The roof was covered with snow today. What I could see of the roof covering was in good condition. No missing or damaged material was noted and no active roof leaks were noted from the underside of the roof sheathing observed or from interior surfaces observed. I recommend another look at this roof once it is clear of snow. This material is estimated to be newer in the recent past.

The chimney does not show signs of significant deterioration. A plumbing vent pipe was observed to penetrate the roof at normal height and in good condition.

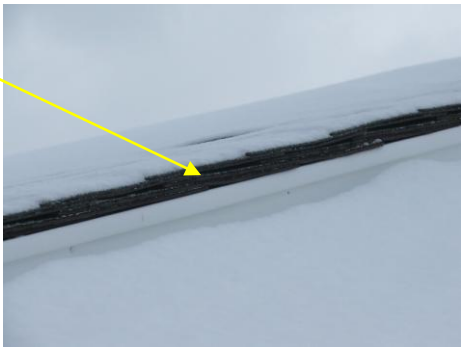
General Comments

The configuration of the roofing system is susceptible to ice damming and related leaks. This should be watched for during the winter months. The potential for ice dams can vary with the severity of the winter. Ice dams often can result in roof leakage, typically near the eaves. Solutions include better attic insulation and ventilation, eave protection below the roof coverings, even excess snow removal when needed (take care to not damage the roofing material). See also **Attic Ventilation** - page 20.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Sloped Roofing

- **Monitor:** The application of two layers of asphalt composition shingles is less than ideal. The result is usually a shortened lifespan. Other problems such as difficulties with flashing around penetrations through the roof and lifted shingles can occur. Recommend monitoring.
- **Monitor:** The roofing is in good condition. It shows evidence of moss and organic build up. This condition may reduce the life expectancy of the roofing. Cleaning is sometimes possible. Consult an experienced Roofing Contractor.



Chimneys

- **Improve:** A few components on the metal chimney are rusting. It should be painted with an appropriate paint or replaced. A qualified chimney sweep can perform this work.

Flashings

- **Improve:** The drip edge flashing is rusting. It could be painted to extend its life.

Gutters & Downspouts

- **Improve:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

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 all of the underside of the roof sheathing is inspected for evidence of leaks.
- Interior finishes may disguise evidence of prior leaks.
- 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 build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Snow on the roof restricted the inspection.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Vinyl Siding •Wood Trim
Eaves, Soffits, and Fascias:	•Covered with Aluminum
Exterior Doors:	•Insulated Metal with Storm Doors •Sliding Glass
Window Frames and Trim:	•Wood Window Frames and Trim with exception of the Bow Window
Entry Driveways and Parking:	•Asphalt
Entry Walkways and Patios:	•Concrete Walk @ Front
Porches, Decks, Steps, Railings:	•Enclosed Wood Porch @ Rear •Treated Wood Deck @ Rear •Wood Steps @ Rear •Wood Railings •Concrete Steps @ Front•Metal Railings
Overhead Garage Door(s):	•Metal with Insulated Panels •Automatic Opener Installed (mechanical type)
Surface Drainage:	•Level Grade
Retaining Walls:	•None
Fencing:	•Wood Stockade Fence

EXTERIOR ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

Positive Attributes

The walkway and driveway was covered with snow today, and, appeared in good general condition. There were no serious dips, ruts, or holes. Expect to have to occasionally grade this area. Recommend observing again without a snow cover. (see also Limitations)

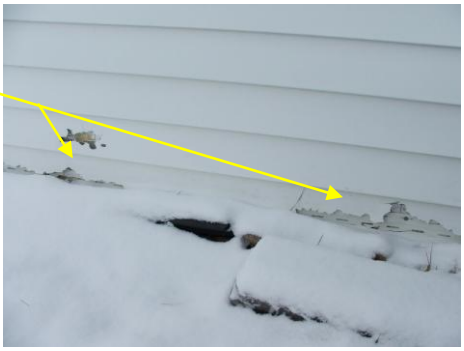
The exterior siding that has been installed on the house is relatively low maintenance. It was observed to be lying flat and in good condition with only a few loose or damaged pieces. The aluminum fascia and vinyl soffits are a low-maintenance feature of the exterior of the home. The wood window frames are in generally good condition. All doors were opened and they operated freely. The sliding glass door was in good condition. It operated smoothly as did its screen door. The deck(s) appear to be constructed from pressure treated wood – a rot resistant material. The deck/porch railings are firm. The concrete steps are in good condition. They are straight and even showing no damaged mortar or material. The garage floor slab observed is in good condition – flat and even. It has typical cracks usually the result of shrinkage and/or settling of the slab. The wood fence was observed to be straight and even.

General Comments

The exterior of the home is generally in good condition and has lacked some maintenance; repairs are needed.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Exterior Walls

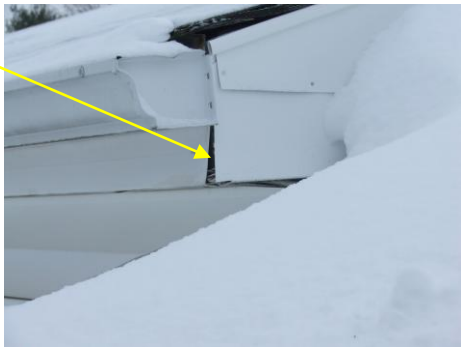


- **Repair:** Damaged/cracked siding at the rear wall should be repaired or replaced. A qualified experienced carpenter should perform this work.
- **Repair:** The loose siding at the rear wall should be re-secured to avoid more wind-damage.
- **Repair:** The insulation along the base of the building lacks a drip edge. This detail keeps water from getting behind the trim that, in turn can cause rot to the sheathing and house frame. A qualified experienced carpenter should be consulted.

Exterior Eaves

- **Repair:** The fascia (trim around the roofline) is loose and open at the front corner. It should be repaired. A qualified carpenter or siding contractor should perform this work.

Windows & Doors



- **Repair:** The window frames require painting and caulking on the exterior.

Garage

- **Repair, Safety Issue:** The garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** The opener may need replacement. A qualified overhead garage door technician should perform this work.
- **Monitor:** A pronounced floor crack was noted. While this amount of cracking is unusual, this slab is not a structural component and the cracks are not offset. As is the case with many garage floor cracks – this floor can still be used. Any further movement noted would warrant a consultation with a qualified foundation contractor.
- **Potential Safety Issue:** The walls and ceilings of the attached garages should be well sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house. Openings should be sealed for your protection.
- **Potential Safety Issue:** Proper fire separation between the garage and house proper is recommended.

Porch

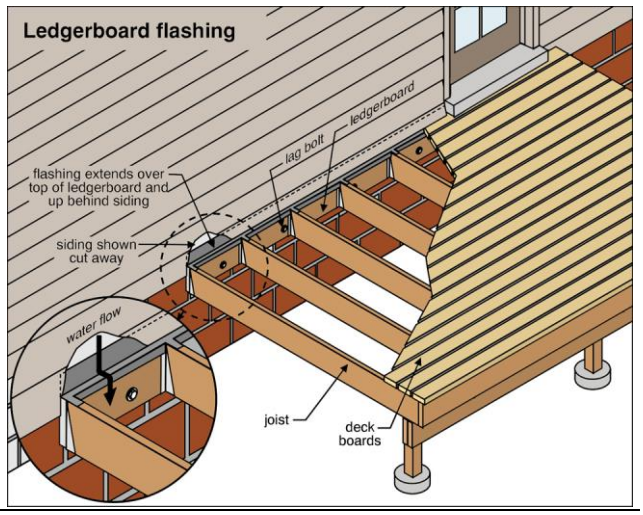
- **Monitor:** The porch has settled relative to the house proper. This is a common condition that should be monitored.

Deck

- **Repair:** A proper flashing should be provided at the intersection of the exterior wall of the house and the deck. This will help avoid water penetration and eventual rot. A qualified carpenter or contractor can perform this work.

Steps

- **Monitor:** The front step is relatively shallow. It may not be practical to change this condition. Care should be taken when using this entry.



Landscaping

- **Repair:** Shrubs growing close to the exterior walls at the front wall should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.

DISCRETIONARY IMPROVEMENTS

The application of a driveway sealant would offer protection from moisture and sunlight. This may prolong the driveway life.

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, 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.
- Landscape components restricted a view of some exterior areas of the house.
- There was an absence of historical evidence due to the installation of new siding.
- Access below decks and/or a porch was extremely limited.
- Snow restricted an inspection of the lot and various other aspects of the exterior of the house.

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 Main Service - Service Size Approximated to be: 150 amp, Entrance and Meter Located at the north west corner
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Grounding:	•Copper •Water Pipe Connection
Main Disconnects:	•Breakers •Main Service Rating 150 Amps •Location: in the panel box
Service Panel:	•Breakers •Location: in the basement •Panel Rating: 150 Amp
Sub-Panel(s):	•None Visible
Circuit Sizes:	•120V Circuits: 20 amps •240V Circuits: 20, 30, 40 amps
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Sheathed Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•None Found
Smoke Detectors:	•Present - Battery Operated- Photo Electric Type
Carbon Monoxide Detectors:	•None Found

ELECTRICAL ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The electrical panel is well arranged and rated for both copper and aluminum. Three prong outlets were tested randomly with a plug in circuit analyzer. Most 3-prong outlets that were tested were appropriately grounded and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. The observed wiring within the home is copper, with exception of the larger aluminum wires. These are good quality electrical conductors.

Dedicated 220-volt circuits have been provided for all 220-volt appliances within the home. The smoke detector alarm in the kitchen responded when the test button was pushed.

General Comments

The electric system revealed the need for improvements and a few repairs. These improvements should be considered high priority for safety reasons. ***Unsafe electrical conditions represent a shock and/or fire hazard***. A licensed electrician should be consulted to undertake the improvements recommended below and further review the system.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

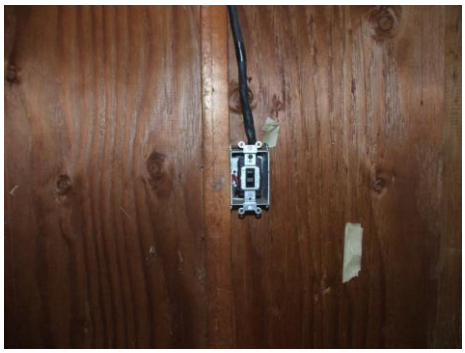
Grounding

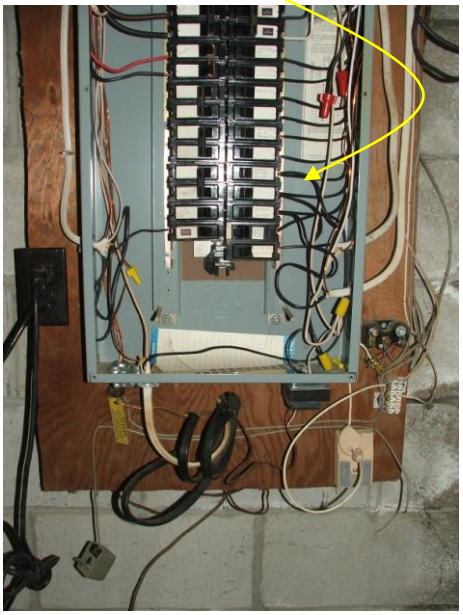
- **Repair:** A jumper wire should be installed across the water meter to ensure sufficient grounding of the electrical service.

Main Panel

- **Improve:** The panel circuits should all be clearly and accurately marked by an electrician.
- **Repair:** The main panel cover plate (sometimes called the “Dead Front”) shows a damaged hinge. It should be repaired or replaced.
- **Repair:** The main panel cover plate (sometimes called the “Dead Front”) is missing screws. They should be replaced.
- **Repair:** The main distribution panel is damaged and should be repaired or replaced.
- **Repair:** Any openings in the main panel should be covered.

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. A separate fuse or breaker should serve each circuit.





Distribution Wiring

- **Safety Issue:** Extension cords in the garage and any others found should not be used as permanent wiring. This wiring should be removed.
- **Safety Issue:** Undersized extension chord(s) serving in the basement should be replaced right away. Electricians refer to this wire a 'Zip Chord'.
- **Safety Issue:** Improper electrical connections in the basement stairway should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Safety Issue:** The wiring leading to the waste disposer is defective. This should be improved right away.

Outlets

- **Safety Issue:** An outlet in the basement storage room has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.
- **Improve:** The installation of a ground fault circuit interrupter (GFCI) is recommended on all exterior, garage, bathroom, basement (bare floor), and kitchen counter outlets. A GFCI offers increased protection from shock or electrocution.
- **Safety Issue:** Missing outlet cover plates in the garage, kitchen, and any others found should be replaced to avoid a shock hazard.

Smoke and Carbon Monoxide Detectors

- **Safety Issue:** The installation of carbon monoxide detectors outside all sleeping areas and one on each floor is recommended. See also **Environmental Issues** – page 24.

DISCRETIONARY IMPROVEMENTS

In addition to protecting hallways, additional smoke detectors are recommended in bedrooms within the home and CO detectors on each floor.

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 that 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, 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:	•Natural Gas
Heating System Type:	•Forced Air Furnace
Heating Unit:	•Furnace Manufacturer: American Standard •Approximate Age: 14 •Serial Number: L271S7L7G •BTU output: 60,000 •# of Zones: 1
Heat Distribution Methods:	•Ductwork
Vents, Flues, Chimneys:	•Plastic
Other Components/Features:	•Condensate Line •Fan Assisted Direct Venting •Ducting Filter

HEATING ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

Positive Attributes

The central heating system appears in generally good condition. Heat distribution within the home appears adequate. It has been maintained as evidenced by service tags. An automatic shut off device was noted for electricity to the unit. Heating a home with this type of heating system should be relatively economical. The furnace was determined to be mid aged as read on the information plate. The expected lifespan for this type of unit is 20+- Years. It operated quietly, heated up, and distributed warm air throughout the activated zone as expected.

Upward pitch was noted on the flue pipe. The flue connections were secure and the clearances as observed seemed reasonable. The flue has a fan assist. This is an important safety consideration for a heating system of this type and eliminates the need for a chimney for this appliance.

General Comments

The furnace requires service by a qualified, professional heating technician before use and every year thereafter. This should be a regular maintenance item to assure safe, reliable heat. The heating system shows no visible evidence of major defects. Minor repairs to the heating system are necessary.

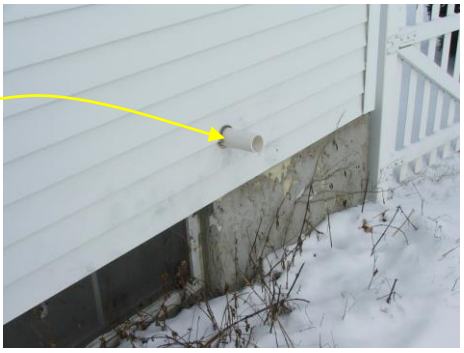
OBSERVATIONS / DEFECTS / RECOMMENDATIONS

Furnace

- **Improve:** An emergency shut off switch should be installed at the top of the basement stairway. A heating technician should be consulted.

Flue

- **Monitor:** The exterior vent for the heating system should be monitored for any blockage (snow, etc.). A malfunction in this system could spill dangerous flue gases into the home.
- **Repair, Safety Issue:** The exhaust vent should turn down on the exterior ads per manufacturers recommendations. In this case, it may be too close to the basement window. This condition should be evaluated by a qualified licensed heating technician.



DISCRETIONARY IMPROVEMENTS

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

An electronic air cleaner could be added to the central heating system, if desired.

A humidifier could be added to the heating system, if desired. Proper operation and maintenance of these units is important. A central humidifier needs to be properly located in the duct work so that if it leaks it won't damage the equipment; an inexpensive alternative is to use individual room humidifiers in sleeping areas.

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 interiors of flues or chimneys, which are not readily accessible, 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
Central System Type: •Air Cooled Central Air Conditioning
Cooling Unit: •Number of Units: 1 •Cooling Coil/Fan Located in the furnace Main Air Duct (Plenum) - Manufacturer: American Standard
Condensing Unit: •Number of Units: 1 •Condenser Manufacturer: American Standard – Located at the rear wall •Approximate Age: 14 •Serial Number: L3037T1CF
Through-Wall Equipment: •Not Present

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The location of the return air vents is well suited to air conditioning. The condenser(s) is relatively level and sitting on a good pad. The system shows no visible evidence of major defects. The system is showing some signs of age and may require a higher level of maintenance.

DEFECTS / RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- The system requires service by a qualified, professional heating/cooling technician before use and every year thereafter. This should be a regular maintenance item to assure safe, reliable cooling. ***Note***: you should <u>not</u> switch from heating mode to cooling mode and vice versa without a resting period. The condenser and cooling coils can be damaged this way. You should consult the Heating/Cooling technician and the manufacturers manuals for more information.
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.

DISCRETIONARY IMPROVEMENTS

The installation of a “set back” thermostat may help to reduce cooling costs.

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:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.

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:	•5+- inches of Fiberglass Batts over Blown Cellulose in the Attic Floor
Roof Ventilation:	•Gable Vents
Exterior Wall Insulation:	•Unknown in the finished walls
Vapor Retarders:	•Unknown
Basement Wall Insulation:	•2 Inches of Polystyrene Foam on the Exterior Walls
Rim Joist Insulation:	•Yes
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

General Comments

As is typical of homes of this age and construction, insulation levels are relatively modest. Upgrading insulation levels in a home is an improvement worth consideration.

DEFECTS / RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

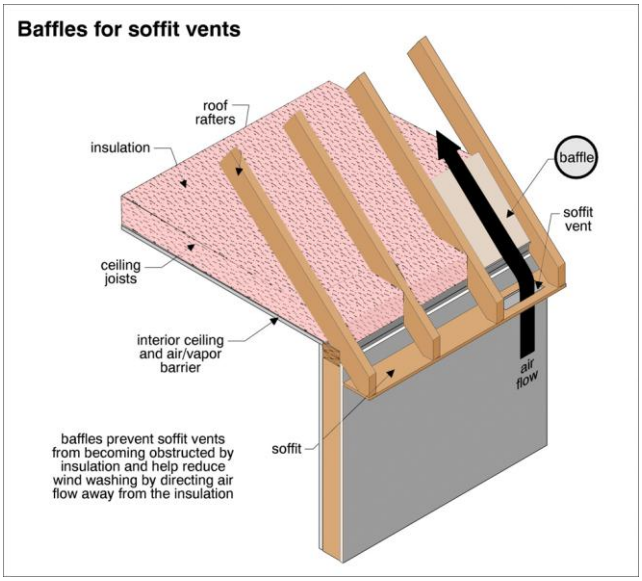
- Getting an energy audit would be helpful in determining what measures you might want to take to increase your comfort level and energy savings. This will also help prevent plumbing from freezing. An Energy Management Consultant can perform this task.

Attic / Roof

- **Improve:** Attic insulation improvements to R-38 are recommended. This should help to reduce heating costs and help keep the home cooler during warm weather. Recommend a qualified builder or insulation specialist design and perform this work.

Attic Ventilation

- **Improve:** The passage of air between the soffit and the roof cavity appears to be obstructed. "Baffles" could be provided to hold back insulation and vents installed to allow for free movement of air within the roof space. These items help reduce the potential for ice dams on the roof and condensation within the attic. This area should be further investigated and improved where necessary.



Basement

- **Improve:** During any basement refinishing or renovation plans, it would be wise to add 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 side of the insulation. Recommend a qualified builder or insulation specialist design and perform this work.
- **Repair:** The exterior foam foundation insulation should be better protected from mechanical damage and damage from sunlight. This condition is extensive and will require re-coating all of the walls. Removal is an option if interior insulation is anticipated. See also **Exterior walls** - page 12

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.
- The attic was viewed from the access hatch only.
- No access was gained to the wall cavities of the home.

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:	•Public Water Supply – Evidenced by Basement Meter and Exterior Meter Reading Device
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Copper •Cast Iron
Water Heater:	•Tagged as a Rental Unit •Natural Gas •Manufacturer: Rudd - Located next to the Furnace •TPRV Valve with Extension Going Toward the Floor •Approximate Capacity (in gallons): 40 / Read on the information Plate •Approximate Age: 14 years / Read on the information Plate •Serial Number: 0296D09599
Gas Storage & Distribution:	•Natural Gas – Metered – **Located:** at the north side of the home
Gas Shut-Off Valves:	•Natural Gas Main Valve at the Meter •Valves at the Furnace and Hot water Heater •Valve at the Fireplace

PLUMBING ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, seems a good system. All feeds and drains operated freely. No leaks or sewer odors were detected. The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experienced when all fixtures in each bath were operated simultaneously. The plumbing fixtures appear to have been well-maintained. A plumbing vent pipe was observed to penetrate the roof in good condition. Freeze resistant hose bibs (exterior faucets) have been installed. Exterior hose bibs operated when turned on.

Hot Water

After turning on most available faucets and for 10 minutes at the kitchen faucet, the water heater produced hot water today. It did not show serious corrosion or leaking. Water heaters have a typical life expectancy of 7 to 12 years. The unit is in this age range. One cannot predict with certainty when replacement will become necessary.

Connections were tight and no serious corrosion was seen. The flue has a fan assist. This is an important safety consideration for a heating system of this type and eliminates the need for a chimney for this appliance. The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

General Comments

The plumbing system requires some typical minor improvements.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Water Heater Exhaust

- **Monitor:** The exterior vent for the water heater should be monitored for any blockage (snow, etc.). A malfunction in this system could result in incomplete combustion with potential to spill dangerous flue gases into the home.

Water Main

- **Improve:** As the water pressure of the supply plumbing system seems too strong, it would be wise to install a pressure regulator. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment.

- **Repair:** The supply piping is leaking under the tub.

DISCRETIONARY IMPROVEMENTS

The sump pump in the basement could be formally installed in an enclosed container . A qualified licensed plumber should perform this work.

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.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- The sump pump was not tested. There was no external switch for the sump pump and there was no water in the pit..

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
Floor Surfaces:	•Carpet •Vinyl/Resilient
Window Type(s) & Glazing:	•Double Glazed: •Double Hung with Tilt Feature •Casement
Doors:	•Wood-Hollow Core Passage Doors •Slide-by Closet Doors
Other Components Observed:	•Door Bell

INTERIOR ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the doors and windows are good quality. The windows have, for the most part, been well maintained. A sample of windows and doors were opened and seemed to operate freely. No rotted parts or inoperable hardware was noted in the windows that were opened. No fogged glass was observed.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb. The floors have a noticeable squeak.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Doors

- **Improve:** The interior door(s) in a few locations should be trimmed or adjusted as necessary to work properly. A qualified experienced carpenter should perform this work.
- **Improve:** The door between the house and garage could be fitted with an automatic closer or spring hinge. This will reduce the potential of toxic automobile gases entering the house.

Other Observations

- **Safety Issue:** The laundry chute should be made child proof.

Environmental Issues

- **Monitor:** There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult http://healthvermont.gov/enviro/lead/lead_water.aspx .
- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. ***The Environmental Protection Agency (E.P.A.) states that a radon reading of 4.0 picocuries per liter of air or more represents a health hazard.*** A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) http://www.epa.gov/radon/pubs/hmbyguid.html or the Vermont Occupational and Radiological Health (1-800-640-0601) for further guidance and a list of testing labs in your area.
- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, dryer, water heater, space heater, automobile, or wood stove. Proper maintenance of these appliances paired with installing Carbon Monoxide detectors within the home is one of the best ways to reduce the risk of carbon monoxide poisoning. **It would be wise to consider the installation of carbon monoxide detectors within the home.** http://www.dps.state.vt.us/fire/co.htm

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.

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

Fireplaces: •Steel Firebox •Steel Firebox with Ceramic Panels Lining the Firebox •Fireplace Insert - Gas 'Fireplace'

Pilot: •Manual

Vents, Flues, Chimneys: •Single Wall Metal Flue into Insulated Multi-Wall Chimney

FIREPLACES / WOOD STOVES ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

Positive Comments

On the whole, the fireplace and its components are in good condition. The wood surrounding mantelpiece was well attached and in good condition. The brick surrounding wall/mantelpiece was well attached and in good condition. The tile hearth and trim was good. Joints were reasonably tight. No cracks were noted.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

- **Repair, Potential Safety Issue:** The pilot light was not on at the time of the inspection. A qualified licensed gas technician should re-light it and test the unit.

Fireplaces

- **Repair:** The rear ceramic wall panel of the fireplace firebox should be replaced for improved safety.
- **Monitor:** It is recommended that compliance with the manufacturers recommendations for installation and clearance from combustibles be verified by a N.F.I. certified specialist, prior to operating the fireplace.
- **Repair, Safety Issue:** The metal chimney does not appear to be sufficiently clear from the attic wood frame. This situation should be repaired for fire safety. An N.F.I. certified technician or C.S.I.A. certified chimney sweep should perform this work.

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.
- The gas supply to the house was shut off.

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

Kitchen and Appliances

DESCRIPTION OF KITCHEN AND APPLIANCES

Kitchen Sink:	•Metal Sink
Kitchen Countertops:	•Plastic Laminate Countertops installed
Tested Appliances:	•newer Kenmore Electric Range •newer Master Mechanic Waste Disposer •older Kenmore Refrigerator
Other Components Observed:	•Wood Cabinets Installed •older Miami Cary Kitchen Exhaust Hood – Vented to the Interior

KITCHEN AND APPLIANCES ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

Positive Attributes

Cabinets and counters were in good condition. No obvious damage, scratches or chips were observed. All cabinet hardware tested was firm and operated smoothly. The counters were secure. The appliances are considered to be in generally good condition. Most appliances that were tested responded satisfactorily:

•The dishwasher ran through a short cycle and drained normally.

•All of the range burners/elements gave heat, as did the oven bake and broil.

•Items in the refrigerator compartments were cold respectively.

The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, a few years of serviceable life should remain.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Electric Range

- **Potential Safety Issue:** An anti-tip device could not be seen behind the oven. One should be installed according to the manufacturer's directions. This will reduce the risk of tipping of the appliance from abnormal usage or by excessive loading of the oven door.

Waste Disposer

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

Refrigerator

- **Monitor:** The refrigerator is an old unit. While replacement is not needed right away, it would be wise to budget for a new refrigerator. In the interim, a higher level of maintenance can be expected.

Kitchen Cabinets

- **Improve:** The installation of the kitchen wall cabinets should be improved. The cabinets are secured with nails, which could cause the cabinets to loosen or even fall. They should be replaced with flat head screws.

LIMITATIONS OF KITCHEN AND 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 and Laundry

DESCRIPTION OF BATHROOMS AND LAUNDRY

Bathroom Location:	•1 on the first Floor**:** - Full Bath (tub & shower),
Floor Covering:	•Vinyl/Resilient
Laundry Facility:	•Located: in the basement •Circuit for Dryer: 240 Volt •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Tested Appliances:	•mid aged Whirlpool Clothes Washer •older Magic Chef Clothes Dryer
Other Components Observed:	•Bathroom Exhaust Fan

BATHROOMS AND LAUNDRY ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

Positive Comments

The bathroom, and laundry facilities appear neat, clean, well organized and in good working condition. The laundry appliances were observed to be in generally good condition: Water came in the washer, splashed, pumped out and spun with no apparent leaks. The dryer turned and gave heat. It was hooked to an exterior vent.

The bathroom fixtures were in good working condition. The sink drained as expected when the stopper was pulled. No leaks were noted under the sink. The faucet gave water with no leaks. The sink and toilet were firmly secured. The toilet flushed completely. Some of the bath fixtures/faucets within the home have been upgraded. The bathtub drain held an inch of water and then drained when released. The tub/shower surround was in good condition. Surfaces were bright with no serious damage/scratches or rot. The ceramic tile was in good condition – no obvious cracks were observed. Minor repairs are needed.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Clothes Dryer

- **Improve:** The clothes dryer exhaust vent pipe should be improved and cleaned of lint. If ignored, this can become a fire hazard.
- **Repair:** The clothes dryer exhaust vent pipe should be changed to a metal duct. If ignored, this can become a fire hazard.

Bathroom Components

- **Repair:** The tub drain is leaking in the 1st floor full bath.
- **Improve:** The sink stopper was not functioning. This is usually a simple task.

DISCRETIONARY IMPROVEMENTS

The clothes dryer exhaust vent pipe should be periodically cleaned of lint.

LIMITATIONS OF BATHROOMS AND LAUNDRY 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.
- The bathtub overflow drain(s) are not tested.

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