Building Inspection Report

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

Inspection Date:
2/14/2008

Prepared For:

Prepared By:
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Report Number:
----------.208

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Report Overview / Summary

THE HOUSE IN PERSPECTIVE

This is a well built 40+- year old Ranch that has been well maintained and seen updating in some systems such as siding and interior remodel. 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 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:

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.

3. Trouble reading the report may be because you are using an old version of *Acrobat Reader*. *Acrobat Reader* is a free download: http://www.adobe.com/products/reader/

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):

- **Major Concern:** The water heater did show serious corrosion and leaking. Expect to have top replace this unit. **Page 18**

Safety Concern(s):

- **Safety Issue:** No safety cables were noted on the garage door springs. **Page 11**
- **Safety Issue:** As there is a danger of falling, a sturdy railing should be provided for the steps **Page 11**
- **Safety Issue:** The electric system revealed the need for improvements and a few repairs. **Page 12**

Repair Item(s):

- **Repair:** A damaged exhaust vent was observed at the east side of the home. **Page 10**
- **Repair:** The masonry chimney(s) should be swept and inspected by a qualified chimney sweep before use. **Page 8**
- **Repair:** The drain is leaking. **Page 23**
- **Repair:** The bathroom is being painted etc. but is not finished. **Page 24**
- **Repair:** The toilet is loose. **Page 24**
- **Repair:** Painting and trim work is incomplete throughout. **Page 20**

Improve:

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Monitor:

- **Monitor:** The roof was covered with snow today. I recommend another look once it is clear of snow. **Page 8**
- **Monitor:** The hearth outside the fireplace is not large enough to reduce the risk of fire. **Page 22**
- **Monitor:** The damper was sealed shut with foam. **Page 22**

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 32+- 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: Triple 2x8 inch
Floor Structure:	•Wood Joist - Size: 2x8 inch @ 16 inches oc •Plywood Sheathing
Wall Structure:	•Wood Frame •Wall Frame Thickness – 4 Inch
Attic Access:	•In the Bedroom Closet
Ceiling Structure:	•Joist - Size: 6 inch
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 inspection did not discover evidence of substantial structural movement. 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 were straight and even. No serious cracks or bulges were noted in the observed walls. 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.

A formal, interior perimeter drain system is installed in the basement. It looks professionally installed and is for the most part an enclosed system including the sump pump. These systems are a reliable way to control basement water and maintain a dry floor but do depend on the sump pump. See Sump Pump notes below.

General Comments

No major defects were observed in the accessible structural components of the house. No repair to structural components is necessary at this time.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

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. 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 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. 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 critical to preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage 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. Please refer to the "Plumbing" section, where there may be more information on the sump pump.

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: undetermined •Asphalt Composition Shingle
Roof Flashings: •Galvanized Metal Dripedge
Chimneys: •One**:** •Brick - 2 Flues: Located at the south slope
Roof Drainage System: •Seamless Aluminum •Full Installation •Downspouts discharge above grade
Skylights: •None
Method of Inspection: •Viewed from the Ground with Binoculars

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

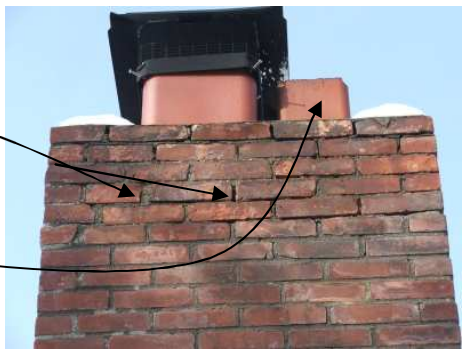
The roof was covered with snow today. What I could see of the roof covering was in good condition. No active roof leaks were noted from the underside of the roof sheathing observed or from interior surfaces observed. I recommend another look at this roof once it is clear of snow. The chimney does not show signs of significant deterioration. A rain cap and vermin screen has been installed on one of the masonry flues.

General Comments

The configuration of the roofing system is susceptible to ice damming and related leaks (usually along the drip edge). 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).

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Chimneys



- **Repair:** The masonry chimney(s) should be swept and inspected by a qualified chimney sweep before use. Have the Chimney Sweep check for any damaged flue tiles. Relining a chimney can be relatively expensive. See also Heating – Page 14
- **Improve:** The masonry chimney shows evidence of spalling (surface deterioration of the masonry). Repair is not necessary at this time but this condition should be monitored.
- **Improve:** A rain cap and vermin screen could be installed on the right hand flue. The cement cap should be checked by the chimney sweep at this time, as deterioration and cracking is a common condition of this component

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.
- 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 •Trim Covered W/ Aluminum
Eaves, Soffits, and Fascias:	•Wood •Covered with Aluminum
Exterior Doors:	•Insulated Metal with storm door •Solid Wood with Storm Door
Window Frames and Trim:	•Vinyl Replacement Windows
Entry Driveways and Parking:	•Asphalt - most not visible due to snow
Entry Walkways and Patios:	•Not visible due to snow
Porches, Decks, Steps, Railings:	•Concrete Porch @ Front •Concrete Steps @ Front and Rear •Metal Railings
Overhead Garage Door(s):	•Wood with Hardboard Panels
Surface Drainage:	•Graded Towards House
Retaining Walls:	•None
Fencing:	•None
Other	•Canvas Awning

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 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. Window frames are clad, for the most part, with a low maintenance material. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot.

The concrete steps are in good condition. They are straight and even showing no damaged mortar or material. The canvas awnings opened and closed with ease. No holes or badly worn areas were noted.

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)

General Comments

The exterior of the home is generally in good condition and has lacked some maintenance; repairs are needed. The home shows normal wear and tear for a home of this age.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Exterior Walls

- **Improve:** Damaged/cracked siding in a few locations should be repaired or replaced. A qualified experienced carpenter should perform this work.
- **Monitor:** Wood/soil contact at the base of the siding should be eliminated on the garage. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage.
- **Repair:** A damaged exhaust vent was observed at the east side of the home. It should be repaired and protected against vermin entry.

Windows & Doors

- **Repair:** Professional weather-stripping improvements are recommended for exterior doors at the east side of the home. A qualified carpenter or weatherization specialist should effect this work.
- **Repair:** As is very typical, the basement window wells have been neglected. They should be repaired or replaced as desired. Wood/soil contact should be avoided to reduce insect and rot-damage risk.

Detached Garage

- **Safety Issue:** The overhead garage door requires adjustment/maintenance for easy and safe operation. A qualified overhead garage door contractor should perform this work.
- **Safety Issue:** No safety cables were noted on the garage door springs. These springs are powerful and are known to break and snap. The installation of safety springs/cables would improve safety. A qualified overhead garage door contractor should perform this work.

Steps

- **Repair, Safety Issue:** As there is a danger of falling, a sturdy railing should be provided for the steps in both locations. A qualified experienced carpenter should perform this work.
- **Improve:** The steps serving both locations have settled to form a possible trip hazard that, ideally, needs repair.

DISCRETIONARY IMPROVEMENTS

Replacement of the weathered exterior light fixtures would be an improvement worth consideration.

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.
- There was an absence of historical evidence due to the installation of new siding.
- 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 - 3 Wire – Read at the meter - Located at the south west corner
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Grounding:	•Aluminum-Bare •Copper out of the panel box •Water Pipe Connection
Main Disconnects:	•Breakers •Main Service Rating 100 Amps
Service Panel:	•Breakers •Panel Rating: 125 Amp •Location: in the basement
Sub-Panel(s):	•None Visible
Circuit Sizes:	•120V Circuits: 20 amps •240V Circuits: 30, 30, and 50 amps
Switches & Receptacles:	•Grounded and Ungrounded
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Sheathed Cable "Romex" •Fabric-Covered
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior Outlets
Smoke Detectors:	•None Found
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. The distribution of electricity within the home is good. The observed wiring within the home is copper. These are good quality electrical conductors.

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. Some of the older wiring within the home has been updated, improving the safety of the system.

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

Outlets

- **Safety Issue:** All major appliances should be checked for proper ground.
- **Safety Issue:** A ground fault circuit interrupter (GFCI) outlet is inoperative in the bathroom and at the rear exterior entrance. These should be repaired.

Smoke and Carbon Monoxide Detectors

- **Safety Issue:** The installation of smoke detectors inside and outside sleeping areas and one on each floor is recommended.

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

DISCRETIONARY IMPROVEMENTS

The installation of ground fault circuit interrupter (GFCI) devices is advisable on all exterior, garage, bathroom, basement (bare floor), and kitchen counter outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

During the course of any renovating, it is recommended that old wiring be replaced.

Grounded outlets may be desirable in some areas where ungrounded (two prong) outlets exist. This will depend on electrical needs, such as an office.

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:	•Oil (see also Plumbing)
Heating System Type:	•Hot Water Boiler
Heating Unit:	•Boiler Manufacturer: NY steel •Approximate Age: 12+- •Serial Number: not seen •BTU output: 107,000 •# of Zones: 1
Heat Distribution Methods:	•Baseboard Heaters
Vents, Flues, Chimneys:	•Metal-Single Wall Flue into Masonry-Lined Chimney

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 heating system appears in generally good condition. Heat distribution within the home appears adequate. It has been maintained as evidenced by new looking parts such as expansion tank and air vent . Heating a home with this type of heating system should be relatively economical. Automatic shut off devices were noted for electricity and fuel to the unit. The boiler was determined to be middle aged as evidenced by clean, bright components and shiny paint but mild corrosion on various valves. The expected lifespan for this type of unit is 20+- Years. It operated quietly, heated up, and distributed hot water throughout the activated zones as expected. No leaks were detected in the baseboard heaters.

Upward pitch was noted on the flue pipe. The flue connections were secure and the clearances as observed seemed reasonable. The oil tank has a minor spill mark on the top but is otherwise in good clean condition with minimal rust. The paint on the tank is in reasonably good condition.

General Comments

The boiler 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. No repairs to the heating system are necessary at this time. As the boiler may be more than half way through its life. It would be wise to budget for new.

OBSERVATIONS / DEFECTS / RECOMMENDATIONS

Boiler

- **Monitor:** Corrosion was observed on the hot tap water coil. This condition should be carefully monitored and if active leaking is noted, it should be repaired promptly to avoid damage to the equipment or to the building.

Baseboard Heaters

- **Improve:** A damaged/bent heater fins were observed.

Chimneys

- **Monitor, Safety Issue:** 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.
- **Monitor:** The chimney serving the oil fired heating system has been in use for a long time. These are often in poor condition from corrosive condensate. Recommend further investigation by a qualified heating technician or chimney sweep. A new liner may be required.

Thermostat

- **Monitor:** The thermostat is old and may be temperamental. Replacement is a minor job.

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 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.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•8+- inches of Blown Cellulose over Fiberglass Batts in the Main Attic
Roof Ventilation:	•Gable Vents •Soffit Vents with Attic Baffles
Exterior Wall Insulation:	•Unknown in the finished walls
Vapor Retarders:	•Unknown
Basement Wall Insulation:	•None Visible on the Unfinished Walls
Rim Joist Insulation:	•Yes
Exhaust Fan/vent Locations:	•Bathroom

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.

Positive Attributes

Insulation levels are typical for a home of this age and construction. No mildew or rot was noted on the underside of the roof sheathing. Based on the insulation seen and the evidence of insulation seen, this can be considered a moderately well insulated home.

General Comments

Upgrading insulation levels in a home is an improvement worth consideration.

DEFECTS / RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

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 Mechanicals

- **Improve:** Ideally, the attic access hatch should be better insulated and weather-stripped. A fair amount of heat is lost through this type of opening.

Basement

- **Improve:** Insulation improvements in the basement walls may be desirable. Recommend a qualified builder or insulation specialist design and perform this work.

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:	•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:	•Unknown
Drain, Waste, & Vent Piping:	•Copper
Water Heater:	•Electric •Manufacturer: A O Smith - Located in the Basement•TPRV Valve with Extension Going Toward the Floor •Approximate Capacity (in gallons): 40 / Read on the information Plate •Approximate Age: 12 years / Read on the information Plate •Serial Number: MM96-0015552-914
Fuel Storage & Distribution:	•Heating Oil Tank - Indoors 250/275g •Fill Pipes Located at the south east corner
Fuel Shut-Off Valves:	•Heating Oil Supply Valve at the Tank
Other Components/Features:	•Sump Pump

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 reasonably good. A typical drop in flow was experienced when all fixtures in the bath were operated simultaneously. The plumbing fixtures appear to have been well-maintained.

Hot Water

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

- **Major Concern:** After turning on most available faucets and for 15+- minutes at the kitchen faucet, the water heater produced hot water today. It did show serious corrosion and leaking. Expect to have top replace this unit. A qualified licensed plumber should perform this work.

Supply

- **Repair:** The supply pipes lack adequate support in the basement. A qualified licensed plumber should secure them.

Waste / Vent

- **Monitor:** A Roto Rooter sticker was noted in the basement. This is an indication of previous blockage of drain lines. Recommend consulting the owner as to any problems that were experienced.

- **Monitor:** The clean out for the main drain was found at the rear wall. These are usually found at the wall facing the street. This could be an indication that the sewer line runs an unusual route. Recommend contacting the city for more information.

DISCRETIONARY IMPROVEMENTS

- **Improve:** Freeze resistant hose bibs (exterior faucets) could be installed. This would be a nice convenience. In the interim, the exterior faucets should be turned off for winter to avoid freezing.

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.
- 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.
- 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: •Vinyl/Resilient •Hardwood
Window Type(s) & Glazing: •Double Glazed**:** •Double Hung with Tilt Feature
Doors: •Wood-Hollow Core Passage 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 average condition. Typical flaws were observed in some areas. Painting and trim work is incomplete throughout.

General Condition of Windows and Doors

The doors and windows are average quality. The windows have, for the most part, been well maintained. A sample of windows 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. Doors are not yet installed (for painting)

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb. The observed hardwood flooring is newly sanded, coated, and in very good condition. The finish was bright and the floor was lying flat and even with very little wear.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Floors

Monitor: Seams in the vinyl flooring are not in ideal condition in the kitchen. Improvement is discretionary.

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 the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **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.**

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.
- Recent renovations and/or interior painting concealed historical evidence.

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: •Masonry Firebox
Vents, Flues, Chimneys: •Masonry Chimney-Lined

FIREPLACES / WOOD STOVES ATTRIBUTES AND COMMENTS

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 marble hearth and trim was good. Joints were reasonably tight. No cracks were noted.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Fireplaces

- **Improve:** The fireplace chimney should be swept and inspected by a qualified chimney sweep prior to operation.
- **Monitor:** The damper was sealed shut with foam. The chimney sweep should remedy this.

- **Monitor:** The fireplace shows evidence of having a poor draft. There are a number of improvements that can be undertaken to alter this condition (if it proves to be a problem). In some cases, it is not cost effective to improve the draft, and glass doors are installed to contain the smoke within the firebox.
- **Monitor:** The hearth outside the fireplace is not large enough to reduce the risk of fire, should hot embers manage to escape from the fireplace. This situation should be altered for improved safety.

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.

Kitchen and Appliances

DESCRIPTION OF KITCHEN AND APPLIANCES

Kitchen Sink:	•Metal Sink
Kitchen Countertops:	•Plastic Laminate Countertops installed
Tested Appliances:	•mid aged Hotpoint Electric Range •older Kelvinator Refrigerator
Other Components Observed:	•Wood Cabinets Installed •older Broan 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 cabinets were firmly attached. The counters were secure. The appliances are considered to be in generally good condition. All appliances that were tested responded satisfactorily:

•All of the range burners/elements gave heat, as did the oven bake and broil.
•Items in the refrigerator compartments were frozen and cold respectively.

General Comments

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

SINK

- **Repair:** The drain is leaking.

Electric Range

- **Potential Safety Issue:** An anti-tip device could not be seen behind the oven. One should be installed according to the manufacturers directions. This will reduce the risk of tipping of the appliance from abnormal usage or by excessive loading of the oven door.
- **Safety Issue, Repair:** The electric range top is lower than the counter. This can burn the counter. It should be adjusted up according to the manufacturer recommendations. A qualified appliance repair technician should perform this work.

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

- 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 •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Tested Appliances:	•mid aged RCA Clothes Washer •older GE 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 fixtures were firmly secured with exception of the toilet. The toilet flushed completely. The tub/shower surround was in good condition. Surfaces were bright with no serious damage/scratches or rot.

General Comments

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

The bathroom is being painted etc. but is not finished. Minor repairs are needed.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Clothes Dryer

- **Monitor:** The clothes dryer is an old unit. While replacement is not needed right away, it would be wise to budget for a new clothes dryer. In the interim, a higher level of maintenance can be expected.
- **Repair:** The clothes dryer should be vented to the building exterior. This condition will produce unacceptable levels of dust and moisture. A qualified, licensed plumber, carpenter or electrician should perform this work.

Bathroom Components

- **Repair:** The toilet is loose. This can lead to leaking and further problems. Recommend a qualified plumber secure it.
- **Monitor:** The toilet shows evidence of prior leakage.
- **Monitor:** The sink traps are aging/corroding so that they will develop leaks. Expect to replace these.
- **Repair:** The window and sill of the bathtub enclosure should be protected from moisture. A waterproof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.

- **Repair:** The stopper for the bathtub was inoperative at the time of the inspection. A qualified licensed plumber should correct it.

DISCRETIONARY IMPROVEMENTS

The clothes dryer exhaust vent pipe should be periodically cleaned of lint. If ignored, this can become a fire hazard.

'Flexible steel hoses' are recommended for the washing machine to reduce the possibility of a broken or burst hose. Washer hoses are under pressure (if not turned off) and can cause extensive damage when they burst.

A single 'flip' valve could be installed for the washing machine hot and cold water supply.

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:

- Clothes washing machine connections are not inspected.
- 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.
