Building Inspection Report

Shelburne, VT

Inspection Date:
4/4/2007

Prepared For:

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Prepared By:
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Report Number:
3682.407

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Report Overview / Summary

THE HOUSE IN PERSPECTIVE

This is a good quality, 2+- yr. old colonial that has been well maintained. 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.
As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***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

Microsoft Word Tips: You can use the *Document Map* found on the Standard toolbar to skip around this report quickly.

Adobe Acrobat Reader Tips: 1.You can use the *pages (or thumbnails)* found on the left hand Navigation Pane to skip around this report quickly. 2. Trouble reading the report may be because you are using an old version of *Acrobat Reader*.

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.

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.

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

SUMMARY

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):

Repair Item(s):

- **Repair:** A leak has damaged the boiler gage. **Page 15**
- **Repair:** Soil is eroding/washing away in various locations. **Page 10**
- **Repair:** The electric system revealed the need for a few improvements. **Page 12**

Improve:

- **Improve:** Downspout(s) that discharge onto the roof should be extended **Page 7**

Monitor:

- Access to the main attic was sealed with screws (square slot). NAHI Standards of Practice. **Page 6, 16**

Deferred Cost:

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: www.nahi.org

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

Wet weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 45+- degrees F.

RECENT WEATHER CONDITIONS

Occasional rain and melting snow has been experienced in the days leading up to the inspection.

Structure/Basement

DESCRIPTION OF STRUCTURE/BASEMENT

Foundation Material:	•Poured Concrete
Foundation Design:	•Basement Walk-Out Configuration
Basement Floor:	•Concrete Floor
Columns:	•Steel Columns – 3 inch
Floor Carrying Beams:	•Glu-Lam Beam - Size: Double 2x10 inch
Floor Structure:	•Wood 'I' Joist - Size: 2x12 inch @ 16 inches oc •Sub Floor: 3/4 inch tongue and groove OSB Board (Waferboard)
Wall Structure:	•Wood Frame •Wall Frame Thickness – 6 Inch
Attic Access:	•In the 2nd Floor Laundry

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 6 inches thick. This typically provides for extra exterior wall insulation. 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. 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 wood sills 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

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

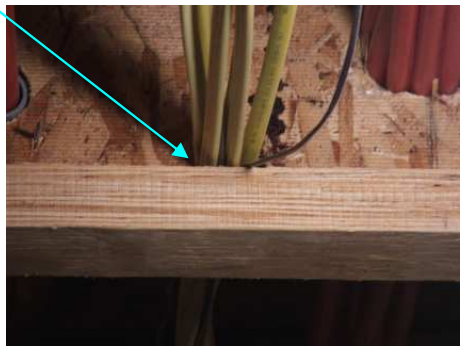
DEFECTS / OBSERVATIONS / RECOMMENDATIONS

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.
- Evidence shows that an exterior perimeter drain exists – See Exterior page 10.

Floors

- **Monitor:** Floor joists are drilled in marginal spots in various locations. I-joist manufacturers say this can weaken the joist. No sign of movement was seen or noted when floor were bounced upon.



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.
- No access was gained to the wall cavities of the home.
- Limited access was gained to the floor cavities.
- Storage in the basement limited the inspection in this area.
- Interior finishes and/or insulation restricted the inspection of the basement.
- Lack of access to the main attic prevented observations.
- No access was gained to the roof cavity of the sloped ceilings.

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: 1 •Asphalt Composition Shingle
Roof Flashings:	•Galvanized Metal Dripedge •Step Flashing Not Visible under the vinyl siding •Roofing Material (Shingles) in the Valleys •Skylight Step Flashing
Chimneys:	•None
Roof Drainage System:	•Seamless Aluminum •Full Installation •Downspouts discharge above grade
Skylights:	•Two: •Curb-Type
Method of Inspection:	•Viewed from Ladder at Eave •Viewed from the Ground with Binoculars •Viewed from window

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 composition shingle roofing on the entire house is considered to be in good condition. The shingles are, for the most part, bright with even, square corners and laying flat. No missing or damaged shingles were noted. You should expect several years of performance from this roof covering. This material is reported by the owner to be 2+- years old.

No active roof leaks were noted from interior surfaces observed. A plumbing vent pipe was observed to penetrate the roof at normal height and in good condition. Roof flashing details appear to be in good order. The installation of the roofing materials has been performed in a professional manner. Installation details look neat and trim.

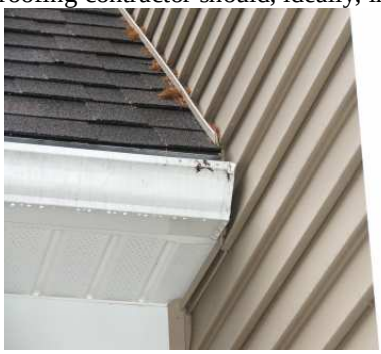
DEFECTS / OBSERVATIONS / RECOMMENDATIONS

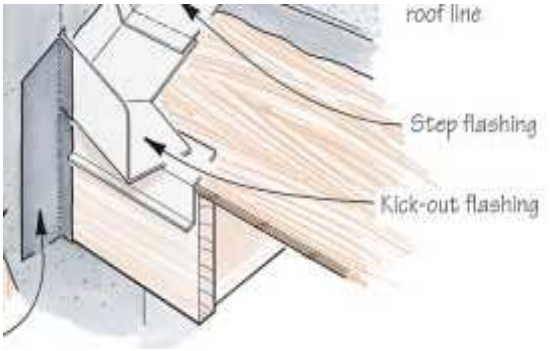
Gutters & Downspouts

- **Improve:** Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.
- **Repair:** 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. See also Exterior – page 10

Flashings

- **Monitor:** The roof/wall (step) flashing does not include a 'kick out' detail at the bottom. A qualified experienced carpenter or roofing contractor should, ideally, install one.





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.
- Roof inspection was limited to binoculars because of access and other safety concerns. This roof was very high.

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
Eaves, Soffits, and Fascias:	•Vinyl Soffits •Aluminum Facia
Exterior Doors:	•Insulated Metal •Insulated Metal with storm doors
Window Frames and Trim:	•Vinyl Windows
Entry Driveways and Parking:	•Asphalt
Entry Walkways and Patios:	•Slate Paving Slabs @ Front
Porches, Decks, Steps, Railings:	•Treated Wood Deck @ Rear •Screened Wood Porch @ Rear •Wood Porch @ Front with stone pillars •Wood Steps @ Front and Rear •'Mahogany' Decking •Wood Railings
Overhead Garage Door(s):	•Two: •Metal with Insulated Panels •Automatic Openers Installed (infrared light beam)
Surface Drainage:	•Graded Towards House •Steep Slope
Retaining Walls:	•Stone
Fencing:	•None

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 overall lot drainage was good. It looks like it will conduct surface water away from the building and off the lot (see observations below). 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 no loose or damaged pieces. The aluminum fascia and vinyl soffits are a low-maintenance feature of the exterior of the home. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. Window frames are clad, for the most part, with a low maintenance material. The deck(s) appear to be constructed from pressure treated wood.

It appears that the decking is constructed of cedar, a high quality material. Ledger flashing was noted at the deck/wall. This helps prevent rot by not trapping water here.

The walkway, driveway and parking area appeared in good general condition. There were no serious dips, cracks, ruts, or holes. The infrared light auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The 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.

General Comments

The exterior of the home is generally in good condition.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Exterior Walls

- **Repair: Safety Issue:** Bee nests were noted at the front wall. A qualified exterminator should be consulted.

Garage

- **Repair, Safety Issue:** The garage door opener did not automatically reverse under mechanical resistance to closing. A qualified overhead garage door technician should adjust it. See also Positive Observations above – *The infrared light…*

Lot Drainage

- **Repair:** Soil is eroding/washing away in various locations. Controlling runoff water and re-grading is recommended. A qualified experienced landscape contactor can perform this work. See also Roofing – rain gutters.




- **Monitor:** An exterior 'Perimeter Drain' or 'Footing Drain' apparently exists. Recommend capping the exit pipe (usually found at the low point on the lot) with a vermin screen. Recommend periodic flushing with water and monitoring the end of this pipe.

Walkway

- **Improve:** The walkway is settled and presents a trip hazard at the threshold of the garage door. This condition should be altered for improved safety.

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.

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 east corner
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Grounding:	•Aluminum-Bare •Ground Connection Not Visible
Main Disconnects:	•Breakers •Main Service Rating 200 Amps •Location: at the meter
Service Panel:	•Breakers •Location: in the basement •Panel Rating: 200 Amp
Sub-Panel(s):	•None Visible
Circuit Sizes:	•120V Circuits: 20 amps •240V Circuits: 20, 30 and 40 amps
Distribution Wiring:	•Copper •Copper-Multi-Strand
Wiring Method:	•Non-Metallic Sheathed Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Garage Outlet(s) •Bathroom(s) •Exterior Outlets •Kitchen
Smoke Detectors:	•Present - Hard Wired
Carbon Monoxide Detectors:	•Not Seen

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.

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. All GFCI's that were tested responded properly.

Arc Fault Circuit Interrupters (AFCIs) are installed in the panel box. Effective January 1, 2002 all branch circuits supplying 125V, single phase, 15- and 20-amp outlets installed in dwelling unit bedrooms are expected to be protected by an arc-fault Circuit interrupter. AFCI's involve a technology that detects arcing-faults in electrical circuits that could cause fires.

Dedicated 220-volt circuits have been provided for all 220-volt appliances within the home.

The smoke detector alarms responded when the test button was pushed in the second floor. These are located on each floor and are interconnected

General Comments

The electric system revealed the need for a few improvements. 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.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Distribution Wiring

- **Repair:** Unfinished wiring at the rear of the house should be made temporarily safe from shock hazard until complete.

Outlets

- **Repair:** A ground fault circuit interrupter (GFCI) outlet at the rear walk out door did not respond correctly to testing during the inspection. This receptacle should be replaced.

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:	•Hot Water Boiler
Heating Unit:	•Boiler Manufacturer: Burnham •Approximate Age: 2 •Serial Number: 64713971 •BTU output: 114,000 •# of Zones: 6 w/ One for Hot Tap Water
Heat Distribution Methods:	•Baseboard Heaters •Radiant Piping
Vents, Flues, Chimneys:	•Metal-Single Wall Flue
Other Components/Features:	•Condensate Pump •Fan Assisted Direct Venting •Outside Air Intake

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. Heating a home with this type of heating system should be relatively economical. The distribution of heat is divided into "zones," allowing for greater ease of balancing heat flow. A "set back" thermostat controls the main floor zone of the heating system. This type of thermostat helps reduce heating costs.
The boiler was determined to be newer based on the age of the home It operated quietly, heated up, and distributed hot water throughout the activated zones as expected. No leaks were detected in the baseboard heaters or radiant piping. The average lifespan for a cast iron boiler is 25+- years. You should expect several years of service from this boiler.
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. The burner gets its own combustion air from an intake flue – increasing efficiency.

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.
Minor repairs to the heating system are necessary.

OBSERVATIONS / DEFECTS / RECOMMENDATIONS

Boiler

- **Monitor: Improve:** An Electric Firmatic control should be installed unless this unit has one already 'built in'. A heating technician should be consulted.
- **Improve:** There was a noticeable quantity of dust visible in the gas boiler. These deposits are not unusual but can be an indication of lack of periodic cleaning and maintenance. A tag on the boiler warns against letting dust accumulate.
- **Monitor:** The boiler shows evidence of prior leakage on the circulation pump. Watch for and repair any leaks promptly as prolonged leakage can damage the boiler.

- **Repair:** A leak has damaged the gage. Leaks at heating equipment should be repaired promptly to avoid damage to the equipment or to the building and to assure reliable system operation.

IITATIONS 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:	•Unknown Amount in the Main Attic
Roof Cavity Insulation:	•Unknown in the sloped roof
Roof Ventilation:	•Ridge Vents •Soffit Vents
Exterior Wall Insulation:	•Unknown in the finished walls
Vapor Retarders:	•'Tyvec' Building Wrap– seen in spots
Basement Wall Insulation:	•3+- inches of Fiberglass in the finished walls •3+- inches of Fiberglass on the Unfinished Walls
Rim Joist Insulation:	•Yes
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •Dryer •Radon Mitigation System with Fan – Located in the basement and (presumably) in the attic

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. A Four-Star Energy Certificate was noted and displayed on the electric panel box and breakfast room table. Based on the insulation seen and the evidence of insulation seen, this can be considered a well insulated home.

DEFECTS / RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Improve:** Air quality could probably be improved by making more formal use of the air exchange system. Fans were operating but no provision for make-up air was seen. Recommend an audit by an Energy/Environment contractor.
- **Monitor:** Basement piping shows that a radon reduction system has been added in this area. The presence of an attic fan was not confirmed. See Limitations

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 and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Any estimates of insulation R values or depths are rough average values.
- Access to the main attic was sealed with screws (square slot). NAHI Standards of Practice.
- No access was gained to the wall cavities of the home.
- Interior finishes restricted the inspection of the basement insulation.
- No access was gained to the roof cavity of the sloped ceilings.

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 (water) •Plastic (heat)

Waste System: •Public Sewer System (Reported by Real Estate Representative) - Discharge Leaves the House at the Front Wall

Drain, Waste, & Vent Piping: •Plastic

Water Heater: •Natural Gas •Boiler Combination Unit •Tagged as a Rental Unit •Manufacturer: Super Stor - Located next to the Boiler•TPRV Valve with Extension Going Toward the Floor •Approximate Capacity (in gallons): 40 •Approximate Age: 2 years / Read on the information Plate •Serial Number: J08K17941

Fuel Storage & Distribution: •Natural Gas – Metered – **Located:** at the south side of the home

Fuel Shut-Off Valves: •Natural Gas Main Valve at the Meter •Valve at the Boiler •Valve at the Fireplace Heater •Valve at the Dryer

Other Components/Features: •Pressure Gage on Main Water Line •Static Pressure: 67 lbs •Pressure Regulator on Main Water Line •Solid Waste Pump (not in use)

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. Freeze resistant hose bibs (exterior faucets) have been installed. 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. Exterior hose bibs operated when turned on. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when all fixtures in each bath were operated simultaneously. The plumbing fixtures appear to have been well-maintained.

Hot Water

The water heater is a relatively new unit. No rust/corrosion or water was observed at the base of the unit. Hot water was produced after turning on all designated faucets and for 10 minutes in the kitchen. As the typical life expectancy of water heaters is 9 to 14 years, this unit should have several years of remaining life. Connections were tight and no serious corrosion was seen. The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Waste / Vent

- **Monitor:** The waste pump is not yet in use. It is likely for the basement bath that is roughed in. No sewer odor was detected. This area should be monitored. If odors are noted, a plumber should be engaged.

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.

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 •Ceramic Tile •Hardwood •Slate
Window Type(s) & Glazing:	•Casement •Double Hung, Double Glazed with Tilt Feature •Fixed Pane
Doors:	•Stamped-Panel (Hollow Core) •French 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 doors and windows are average 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. No fogged glass was observed.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb. The observed hardwood flooring was very good. The finish was bright and the floor was lying flat and even with very little wear. The ceramic tile was in good condition – no obvious cracks were observed.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Doors

- **Repair:** The door hardware or strike in the 3/4 bathroom and any others found should be adjusted so the door latches properly. A qualified carpenter can perform this work.

Environmental Issues

- **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). A radon reduction system is, apparently installed. 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.

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: •Gas (see also Plumbing)
Pilot: •Manual
Vents, Flues, Chimneys: •Metal Flue-Single Wall

FIREPLACES / WOOD STOVES ATTRIBUTES AND COMMENTS

Positive Comments
The gas unit fired a quiet blue flame when the switch was activated and shut off the same. The wood mantelpiece was well attached and in good condition. The stone surrounding wall/mantelpiece was well attached and in good condition. The slate and stone hearth and trim was good. Joints were reasonably tight. No cracks were noted.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

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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:	•Granite Countertops Installed
Tested Appliances:	•newer GE Electric Range • newer GE Electric Cooktop • newer GE Dishwasher •newer ISE Waste Disposer •newer GE Refrigerator with Ice and Water Dispenser •newer GE Microwave Oven •newer GE Trash Compactor
Other Components Observed:	•Wood Cabinets Installed •newer GE Kitchen Exhaust Hood – Vented to the Exterior

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 kitchen cabinetry is above average quality. The appliances are considered to be in generally good condition. All 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 frozen and cold respectively.
•The garbage disposal operated as expected – no leaks or excessive noise.
•The microwave heated a glass of water.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

- **Monitor:** The refrigerator ice dispenser did not operate. It may be turned off.

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**:** - Half bath, •3 on the Second Floor**:** - 3/4 Bath (shower), - Full Bath (tub & shower) - Master Bath (full bath) - Master Bath (full bath) •1 in the Basement Level**:** roughed in only
Floor Covering:	•Ceramic Tile
Laundry Facility:	•Located: in the second floor •Gas Piping for Dryer •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Tested Appliances:	•newer Whirlpool Clothes Washer •newer Whirlpool Clothes Dryer
Other Components Observed:	•Bathroom Exhaust Fans

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 washer and dryer are newer. 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 2nd story washer sits in a pan with a drain. The bathroom fixtures were in good working condition. The sinks drained as expected when the stoppers were pulled at every location. No leaks were noted under the sinks. Faucets were secure and gave water with no leaks. The sinks and toilets were firmly secured. The toilets flushed completely. The bathtub drain held an inch of water and then drained when released. The tub/shower surrounds were 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.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

- **Monitor:** Evidence of previous leaking was observed under the sink in the 3/4 bath. This area should be monitored.

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.
