Building Inspection Report

––––––––––––, Essex Junction, VT

Inspection Date:
1/8/2010

Prepared For:

Prepared By:
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Report Number:
4182.0110

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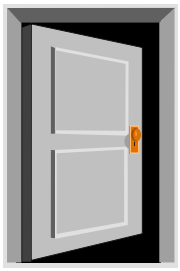
Report Overview / Summary

THE HOUSE IN PERSPECTIVE

This is a well built 20+- year old Cape Style that has been well maintained and seen important updating in some major systems such as roofing and kitchen 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 – 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:** As there is a danger of falling, a railing should be provided for the steps at the front wall. **Page 11**

Repair Item(s):

- **Repair:** A leak was observed at the circulation pump, on the air vent and on the hot tap water coil. **Page 14**
- **Repair:** The bathroom exhaust vent pipe should be vented to the building exterior. **Page 17**
- **Improve:** The exterior propane gas tank is leaning slightly. **Page 19**
- **Repair:** Both exterior hoses are frozen. **Page 19**
- **Repair:** The toilet is loose in the second floor. **Page 25**

Improve:

- **Improve:** Improvement in the electrical system is recommended. **Page 12**
- **Improve:** The window frames require painting and caulking on the exterior. **Page 11**
- **Improve:** A proper flashing should be provided at the intersection of the exterior wall and the deck **Page 11**
- **Improve:** The insulation vapor barrier is missing in the main attic where checked **Page 15**

Monitor:

- **Monitor:** The masonry chimney shows efflorescence **Page 17**
- **Monitor:** Soot build-up and debris were observed on or around the flue pipe and insulation above. **Page 9**
- **Monitor:** Chimneys without access or a cleanout door may be at higher risk of blockage **Page 15**

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: : 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

Dry weather conditions prevailed at the time of the inspection.
There was snow on the ground during the course of the inspection.
The estimated outside temperature was 20+- 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 south.

Structure/Basement

DESCRIPTION OF STRUCTURE/BASEMENT

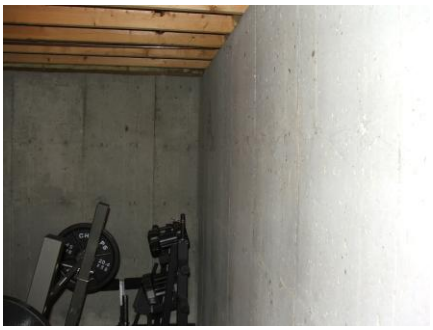
Foundation Material:	•Poured Concrete
Foundation Design:	•Basement Configuration
Basement Floor:	•Concrete Floor
Columns:	•Steel Columns – 3 inch
Floor Carrying Beams:	•Wood: - Size: Triple 2x10 inch
Floor Structure:	•Wood Joist - Size: 2x10 inch @ 16 inches oc •Plywood Sheathing
Wall Structure:	•Wood Frame •Wall Frame Thickness – 6 Inch
Attic Access:	•In the 2nd Floor Bedroom Closet
Ceiling Structure:	•Bottom Chord of Trusses
Roof Structure:	•Trusses •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 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 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 wood sills and trim was noted.

General Comments

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

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Sills

- **Monitor:** The house sill shows evidence of previous rot at the front and rear wall – under the doors. Damaged wood has been repaired or replaced and the conditions that promoted the rot have been improved. Recommend monitoring. See also **Decks** – page ???

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:** 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.

Roof

- **Monitor:** The roof sheathing shows staining in particular around the chimney. This condition is suspected to be the result of roof leakage and/or leakage from ice damming on the roof. These stains are likely from leakage episodes through the years. Given the roofing is new, it is unlikely that anything other than driving rain or snow melt would produce water stains - not from 'normal' rain. The stains were dry today. Recommend monitoring. A qualified roofing contractor should be consulted to review flashing details should leaking occur.
- **Repair:** Evidence of condensation (in the form of mildew) was observed on the underside of the roof sheathing. This can weaken the sheathing and ultimately necessitate replacement. Improved insulation and attic ventilation can reduce condensation. See also **Insulation / Ventilation –** page ???;

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.
- Extensive storage in the basement limited the inspection in this area.

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 •Aluminum Step Flashing •Lead Counter Flashing (chimney)
Chimneys:	•One**:** •Cement Block - 1 Flue: Located at the west slope
Roof Drainage System:	•Seamless Aluminum •Full Installation •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•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 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. This material is reported by the owner to be 3+- years old.

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

General Comments

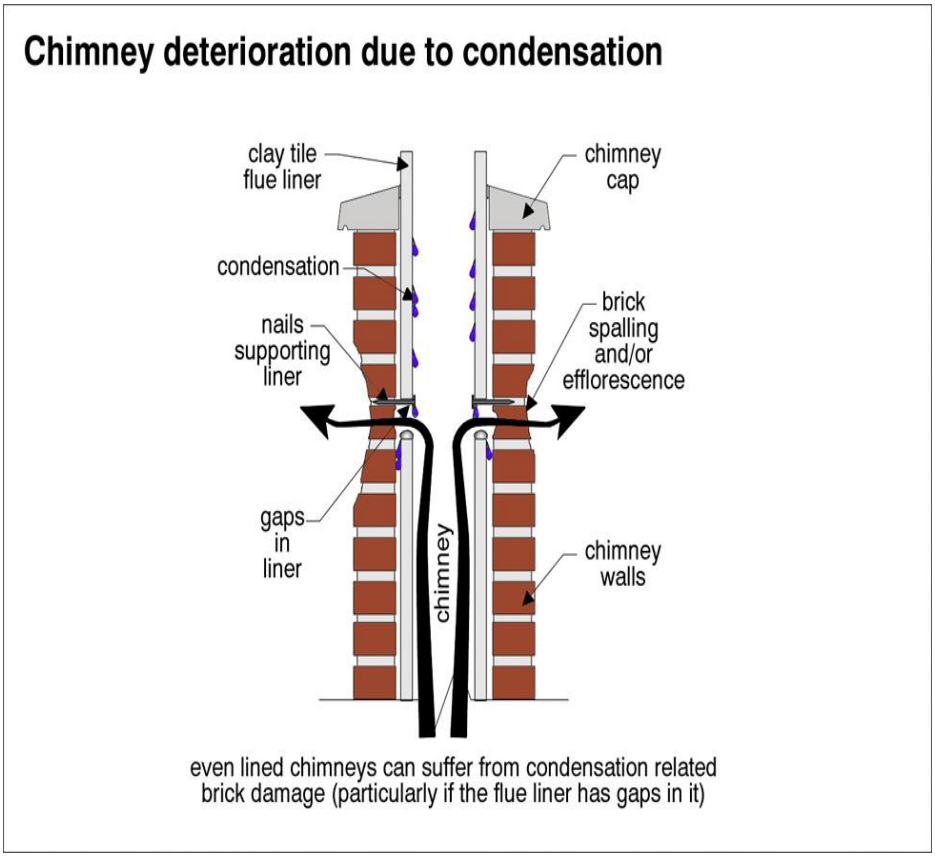
Ice damming was observed on the roof. The severity of ice damming will depend on the harshness of winter and the configuration of the roofing system. Severe ice dams often cause roof leakage, typically near the eaves. Solutions include better attic insulation and ventilation, eave protection below the roof coverings, even excess snow removal when needed (take care to not damage the roofing material). See also **Attic Ventilation** - page ???.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Chimneys

- **Monitor:** The masonry chimney shows efflorescence (a white surface deposit on the masonry). Repair is not necessary at this time but this condition should be cleaned and monitored. This may indicate warm spots in the chimney or leaks in the flue tile. If this condition should worsen an experienced, C.S.I.A. certified chimney sweep or mason should be consulted.

- **Improve:** A rain cap and vermin screen could be installed on the masonry chimney. The cement cap should be checked by the chimney sweep at this time, as deterioration and cracking is a common condition of this component



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 •Vinyl Corners and Trim
Eaves, Soffits, and Fascias:	•Vinyl Soffits •Aluminum Facia
Exterior Doors:	•Insulated Metal with Storm Doors •Sliding Glass
Window Frames and Trim:	•Wood Window Frames and Trim
Entry Driveways and Parking:	•Not visible due to snow
Entry Walkways and Patios:	•Not visible due to snow
Porches, Decks, Steps, Railings:	•Mostly Not Visible Due to Snow •Treated Wood Deck @ Rear •Concrete Steps @ Front •Wood Steps @ Rear •Wood Railings
Overhead Garage Door(s):	•Two: •Metal with Insulated Panels •Automatic Opener Installed (infrared light beam)
Surface Drainage:	•Level Grade
Retaining Walls:	•None
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 walkway and driveway was covered with snow today, and, appeared in good general condition. There were no serious dips, ruts, or holes. 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. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. 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 little damaged mortar or material.

The infrared light auto reverse mechanism and the mechanical 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.

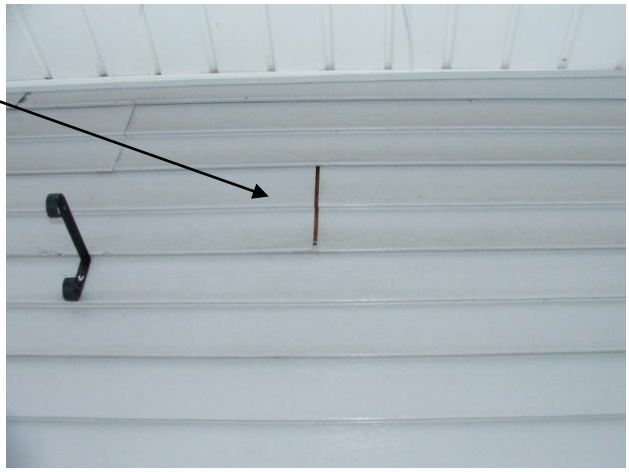
General Comments

The exterior of the home is generally in good condition.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Exterior Walls

- **Repair:** The loose siding in a few locations should be re-secured to avoid wind or water damage.



Windows & Doors

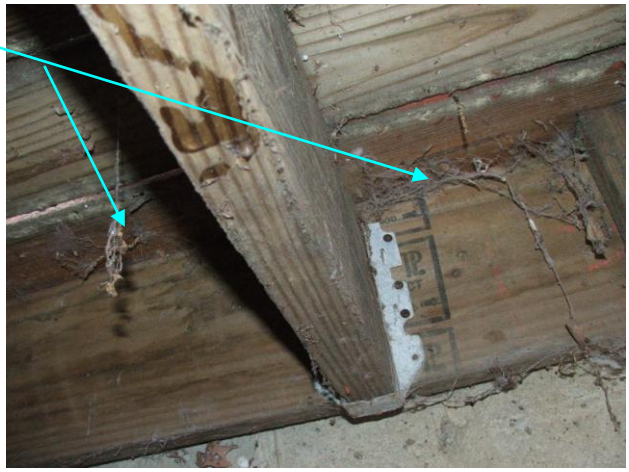
- **Improve:** The window frames require painting and caulking on the exterior.

Garage

- **Monitor:** Some pitting was noted in the garage floor. This is usually the result of salt/slush off the cars. As is the case with many garage floors – this floor can still be used. Recommend periodic cleaning and regularly sweeping/squeezing out water.
- **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.
- **Safety Issue:** Proper fire separation between the garage and house proper is recommended.

Deck

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



Steps

- **Safety Issue:** The steps at the front wall have settled somewhat and show a gap at the building. This causes water to drain toward the wood structure among other potential difficulties. You should be aware of the trip hazard. As there is a danger of falling, a railing should be provided. A qualified experienced carpenter should perform this work.

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.
- Storage in the garage restricted the inspection.
- 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 front wall
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Grounding:	•Aluminum-Bare •Copper out of the panel box •Ground Rod Connection and 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: 30, 40 amps
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Sheathed Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen •Basement Panel
Smoke Detectors:	•Present - Hard Wired- Ionization Type
Carbon Monoxide Detectors:	•Present – 1 - Battery Operated

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

General Comments

Inspection of the electrical system did not reveal the need for Repair. Improvement, however, is recommended..

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Grounding

- **Improve:** A jumper wire should be installed across the water meter to ensure sufficient grounding of the electrical service. Alternatively, the ground wire could be connected to the water main, upstream of the water meter.

DISCRETIONARY IMPROVEMENTS

- The installation of ground fault circuit interrupter (GFCI) devices is advisable on <u>all</u> exterior, garage, 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.

- In addition to protecting hallways, additional CO detectors are recommended 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:	•Oil (see also Plumbing)
Fuel Storage & Distribution:	•Heating Oil Tank - Indoors 250/275g •Fill Pipes Located at the front wall
Heating System Type:	•Hot Water Boiler
Heating Unit:	•Boiler Manufacturer: Peerless •Approximate Age: 20 •Serial Number: WB22291-0390 •BTU output: 129,000 •# of Zones: 2
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 central heating system appears in generally good condition. Heat distribution within the home appears adequate. The distribution of heat is divided into "zones," allowing for greater ease of balancing heat flow. Automatic shut off devices were noted for electricity and fuel to the unit. 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 middle aged as read on the information plate The expected lifespan for this type of unit is 25+- 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.

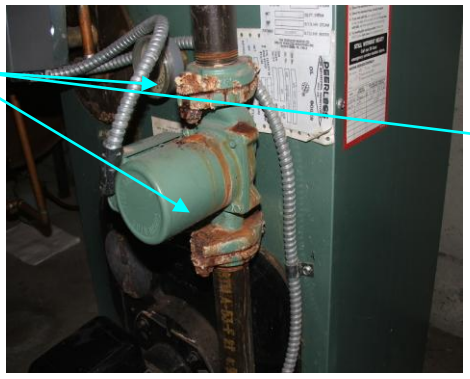
The heating system shows no visible evidence of major defects. Minor repairs to the heating system are necessary.

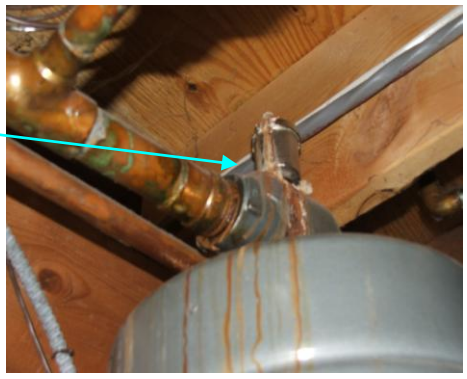
The boiler is more than half way through its life. It would be wise to budget for new.

OBSERVATIONS / DEFECTS / RECOMMENDATIONS

Boiler

- **Repair:** A leak was observed at the circulation pump, on the air vent and on the hot tap water coil. Leaks at heating equipment should be repaired promptly to avoid damage to the equipment or to the building and to assure reliable system operation.





Combustion / Exhaust

- **Monitor:** Soot build up and debris were observed on or around the flue pipe and insulation above. Cleaning and servicing are needed for safe reliable heating system operation.

Chimneys

- **Monitor, Safety Issue:** Chimneys without access or 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 should be performed by service personnel prior to taking possession of the property and annually at service time. See also **Chimney** – page ???

Fuel Tank

- **Monitor:** The air vent for the oil tank should be the same size as the fill pipe. The oil company may require this.

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:	•10+- inches Blown Cellulose in the Main Attic Floor
Roof Cavity Insulation:	•Unknown in the sloped roof
Roof Ventilation:	•Ridge 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 •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.

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.

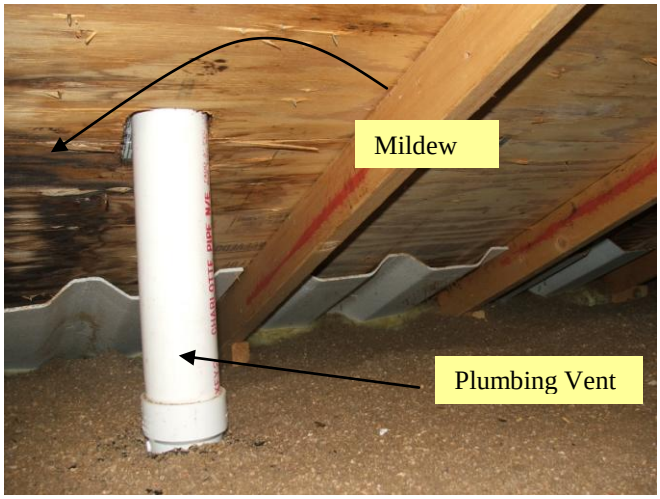
DEFECTS / RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

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.

Attic Ventilation

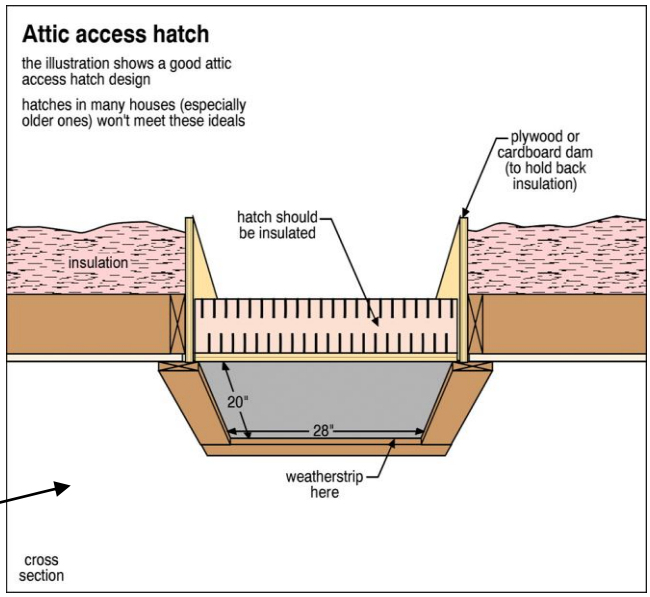
- **Improve:** The insulation vapor barrier is missing in the main attic where checked – over the bathroom. A moisture meter showed elevated dampness in the plywood in this spot. Evidence of condensation and mildew was observed. This condition is usually the result of insufficient insulation and ventilation. A vapor barrier should be complete and applied to the warn side. Recommend a qualified builder or insulation specialist can help correct and improve this detail.



- **Repair:** The bathroom exhaust vent pipe (under the insulation) should be vented to the building exterior. It is suspected to be emptying into the exterior soffit and consequently flowing back into the attic space. This would account for the damp, mildewed plywood and the heat loss as seen from the exterior.

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.



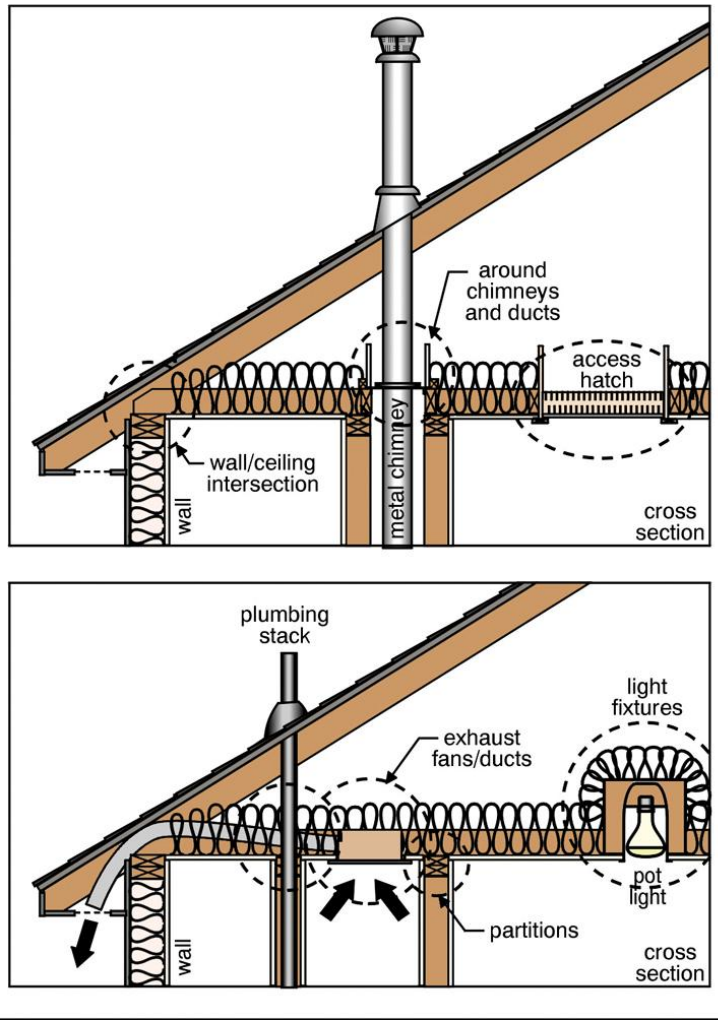
LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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 roof cavity of the sloped ceilings.
- 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.

Potential air leakage locations



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 (Reported by Seller) - Discharge Leaves the House at the Front Wall
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater:	•Tankless System Combined with Boiler
Gas Storage & Distribution:	•125 Gallon above Ground Propane Gas Tank – **Located:** at the rear wall
Gas Shut-Off Valves:	•LP Gas Main Valve at the Tank •Valve at the Fireplace
Other Components/Features:	•Mixer (temperature) Valve for Hot Water Heater

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 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.

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.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Gas Tank and Piping

- **Repair:** The exterior propane gas tank is leaning slightly. It could tip over under this condition and cause a gas leak. The gas company should correct this right away.
- **Monitor:** Be mindful of the soft copper gas line leading from the tank to the home when digging, gardening etc.

Exterior Supply

- **Repair:** Both exterior hoses are frozen. This condition can damage the spigot and cause a serious leak. A plumber should check this valve.

Waste / Vent

- **Monitor:** For the most part, the waste piping is beneath the concrete slab. Future repairs, if needed, would be costly.

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 •Slate Tile •Hardwood
Window Type(s) & Glazing:	•Double Glazed**:** •Double Hung with Tilt Feature •Casement
Doors:	•Stamped-Panel (Hollow Core) •Bi-Fold 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 observed "pergo" 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

Floors
- **Repair:** Some tile floor grout is loose and/or missing in the hallway.

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). 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. 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

Wood/Gas Stoves: •Gas Stove in the family room
Pilot: •Manual
Vents, Flues, Chimneys: •Metal Flue-Single Wall

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

The gas stove looks professionally installed – the non-flammable floor beneath it seems generous, the connection to the chimney is orderly and tight and the distance to unprotected surfaces seems reasonable.

General Comments

The gas stove and chimney should be inspected and serviced by an N.F.I. appliance specialist at least every other year for safe and reliable operation.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Wood Stove

- **Safety Issue:** The glass of the fireplace will get too hot to touch. Carelessness here will result in a serious burn. Recommend providing a screen for this area. Families with children should be especially aware of this.

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:	•newer Kenmore Electric Range •newer Whirlpool Dishwasher •newer ISE Waste Disposer •newer Maytag Refrigerator
Other Components Observed:	•Wood Cabinets Installed •mid aged 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

The kitchen has been recently remodeled/refurbished. The workmanship and finish detail look neat and professional. 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. Most of the major appliances in the home are newer. 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.

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 manufacturers directions. This will reduce the risk of tipping of the appliance from abnormal usage or by excessive loading of the oven door.
- **Improve:** The electric range top is lower than the counter. This can direct excessive heat toward the edge of 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

- Thermostats, timers and other specialized features and controls are not tested.

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, •1 on the Second 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:	•newer Kenmore Clothes Washer •newer Kenmore 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 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 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 surround was in good condition. Surfaces were bright with no serious damage/scratches or rot. No leaks under these fixtures were noted in the basement. No leaks under these fixtures were noted in the basement.

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.

Bathroom Components

- **Repair:** The toilet is loose in the second floor. This can lead to leaking and further problems. Recommend a qualified plumber secure 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.

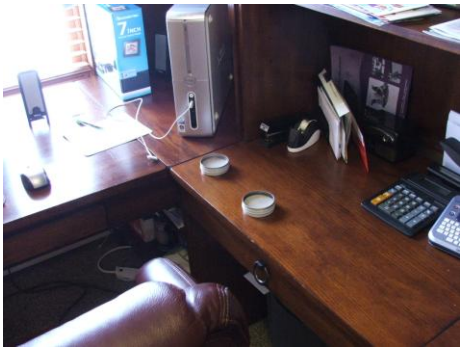
Radon Test Report

INSPECTION INFORMATION

Device(s) Name: •AccuStar Inc.
Device Serial Number(s): •2105067, 2105068
Device Type(s): •Activated Charcoal Adsorption Devices
Number Of Devices Used: •2

TEST CONDITIONS

Foundation Type: •Basement
Foundation Material: •Concrete
Basement Living Area: •No
Below Floor Ventilation: •None
Test Area: •Occupied
Test Location: •in the 1st floor office
Test Area Closed Prior To Test? •Yes
Time Test Area Closed: •At Least 12 Hours
Smokers In Home: •None



WEATHER CONDITIONS AT TIME OF TEST:

Wind: •Light
Rain: •None
Humidity: •Average

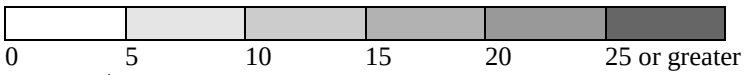
TEST RESULTS

Date / Time Placed: **Date: 01/08/2010 Time: 12:00** Date / Time Removed: **Date: 01/11/2010 Time: 12:30**
Time In Place: **73 - 96 Hours**

RADON LEVEL: 0.6, 0.8 = an average of 0.7 pCi/L (Picocuries of Radon Per Liter of Air)

EPA RADON RISK INFORMATION

Use the chart below to compare your radon test results with the EPA guideline. The higher a home's radon level, the greater the health risk to you and your family.



Picocuries of Radon Per Liter of Air (pCi/L)

0 5 10 15 20 25 or greater

↑ **4.0 pCi/L - EPA RECOMMENDED ACTION GUIDELINE**
↑ 1.3 pCi/L - Average indoor radon concentration
↑ 0.4 pCi/L - Average outdoor radon concentration

The U.S. Environmental Protection Agency (EPA) and the Surgeon General Strongly recommend taking further action when the home's radon test results are 4.0 pCi/L or greater. The concentration of radon in the home is measured in picocuries per liter of air (pCi/L). Radon levels less than 4.0 pCi/L still pose some risk and in many cases may be reduced. If the radon level in your home is between 2.0 and 4.0 pCi/L, EPA recommends that you **consider** fixing your home. The national average indoor radon level is about 1.3 pCi/L. The higher a home's radon level, the greater the health risk to you

and your family. Smokers and former smokers are at especially high risk. There are straightforward ways to fix a home's radon problem that are not too costly. Even homes with very high levels can be reduced to below 4.0 pCi/L. EPA recommends that you use an EPA or State-approved contractor trained to fix radon problems.

What do radon test results mean?

If your radon level is **below 4 pCi/L**, you do not need to take action.

If you radon level is **4 pCi/L or greater**, use the following charts to determine what your test results mean. Depending upon the type of test(s) you took, you will have to either test again or fix the home.

NOTE: All tests should meet EPA technical protocols.

Chart 1: Radon Test Conducted Outside Real Estate Transaction

Type of Test(s)	If Radon Level Is **4.0 pCi/L or Greater**
Single Short-Term Test	**Test Again***
Average of Short-Term Tests	**Fix The Home**
One Long-Term Test	**Fix The Home**

* If your first short term test is several times greater that 4.0 pCi/L - for example, about 10.0 pCi/L or higher - you should take a second short-term test immediately.

Chart 1: Radon Test Conducted During a Real Estate Transaction (Buying or Selling a Home)

Type of Test(s)	If Radon Level Is **4.0 pCi/L or Greater**
Single Active Short-Term Test (this test requires a machine)	**Fix The Home**
Average of 2 Passive Short-Term Tests* (these tests do not require machines)	**Fix The Home**
One Long-Term Test	**Fix The Home**

* Use two passive short-term tests and average the results.

What should I do after testing?

If your radon level is 4.0 pCi/L or greater, you can call your State radon office to obtain more information, including a list of EPA or State-approved radon contractors who can fix or can help you develop a plan for fixing the radon problem. Reduction methods can be as simple as sealing cracks in floors and walls or as complex as installing systems that use pipes and fans to draw radon out of the building.

EPA has a National Radon Program to inform the public about radon risks, train radon mitigation contractors, provide grants for state radon programs, and develop standards for radon-resistant buildings. EPA works with health organizations, state radon programs, and other federal agencies to make the program as effective as possible.

For more information about radon, its risks and what you can do to protect yourself, call 1-800-SOS-RADON and request a free copy of EPA's *A Citizen's Guide to Radon*. You may also call the Radon Fix-It Line at 1-800-644-6999 between noon and 8pm Monday through Friday, EST/EDT, for information and assistance. This toll-free line is operated by Consumer Federation of America, a nonprofit consumer organization.
