

1800 Mountain Road
PO Drawer 539
Stowe, Vermont 05672
USA



Main (802) 253-9771
Fax (802) 253-9993
Toll Free (800) 253-2700
www.pallspera.com

July 28
2025

TO:

K.C. Chambers.

RE: 217 WOODS RD
STOWE.

ATTACHED FIND:

- 1/ • BUILDING INSPECTION
- 2/ • WATER TEST
- 3/ • SEPTIC PUMPING
- 4/ • RADON REPORT.

NOTE:

Seller has indicated on each page
the inspection issues AND REPAIR.
SEVERAL ITEMS WERE NOT DONE SINCE IT
WAS EITHER NOT ATTRACTIVE OR OPTIONAL USE
FOR BUYERS.
CONTACT ME AS NEEDED
THANK YOU
PALL

561.762.8188

Leading

REAL ESTATE
COMPANIES
OF THE WORLD®

LUXURY PORTFOLIO
INTERNATIONAL™

Summary



Vermont Home Inspection Services

**PO 496
Brownsville, VT 05037
(802) 484-1255**

Customer
Mrs. Christie Patt

Address
217 Wood Rd
Stowe VT 05672

1. Roofing



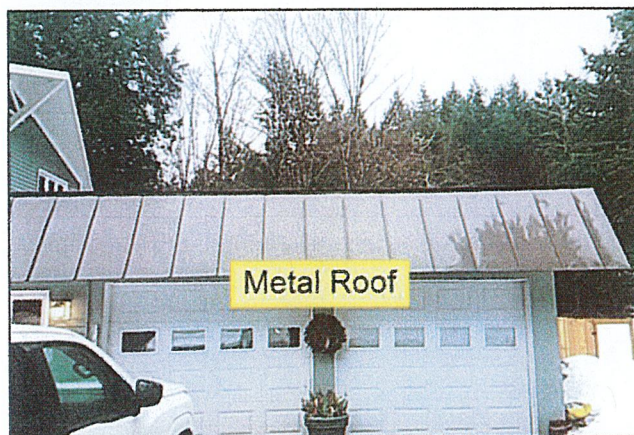
1.0 Roof Coverings

In Need of Repair

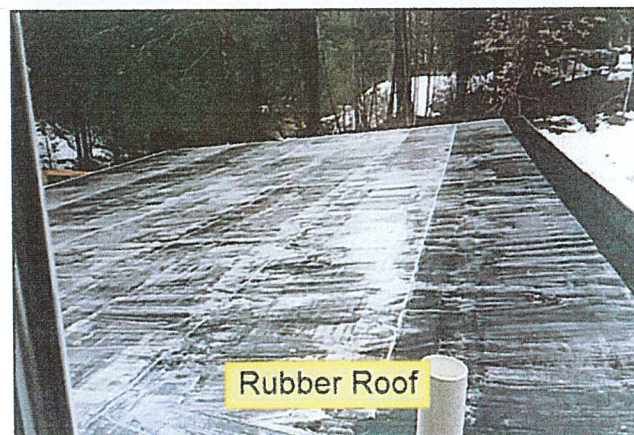
(1) Two types of warranties are offered when new asphalt shingles are installed; The manufacturer's warranty, which covers the shingles themselves and varies among manufacturers, and the contractors warranty, which covers the installation and workmanship. When a home is sold, a roof warranty may fully transfer to the home buyer, may transfer for a shortened length of time, may transfer with limited coverage, or may not transfer at all. I recommend you consult with the home owner as to the how the sale will affect the current warranty and confirm any seller claims by reading the warranty.



(2) Portions of the roof is covered with metal roofing. Typical life span is 50-75+ years depending upon the quality of installation. Metal roofs are known for their durability, longevity, and low maintenance requirements. They are resistant to fire, rot, insects and can withstand extreme weather conditions. This is provided for your information.



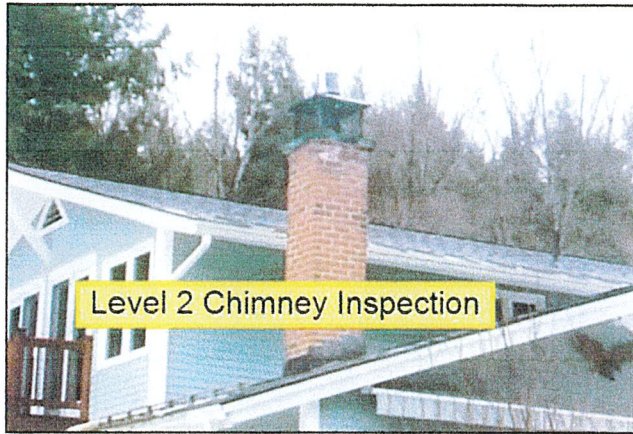
(3) The garage roof is covered with a rubber membrane. Rubber membrane roof life expectancy can last up to 40 years with proper installation and regular maintenance. This is provided for your information.



1.2 Skylights, Chimneys and Roof Penetrations

Inspected

A Level 2 chimney inspection is recommended. Level 2 chimney inspections use a camera that runs into the flues to inspect the condition of the interior flues, liners, liner joints etc. Damaged flues can lead to costly repairs. Recommended accreditations for chimney sweeps; CSIA Chimney Sweep Institute of America and NFI National Fireplace Institute.



2. Exterior



2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Safety Issue



(1) There are horizontal components within the deck structure. These can provide a climbing surface for children. I recommend these horizontal components be repaired/replaced by a licensed contractor.



Secured guard rail



(2) The deck guard rail is loose to the framing. Guard rails are required to withstand up to 200 lbs of pressure to be safe. I recommend a licensed contractor repair/replace this guard rail.

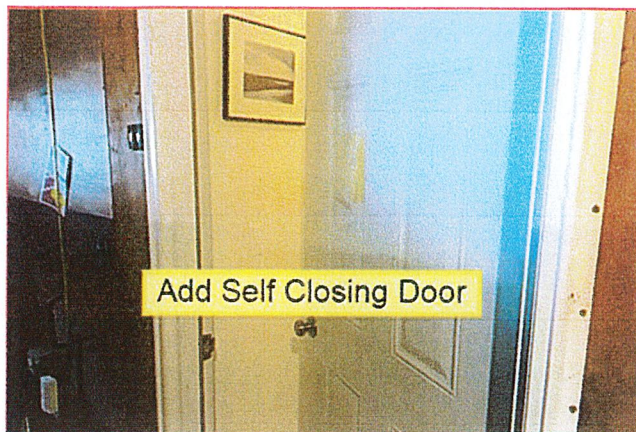


3. Garage

3.4 Occupant Door (from garage to inside of home)

Safety Issue

The occupant door from the garage into the home is not a self closing door. Self closing hinges are required at this location. I recommend self closing hinges be added to this door.

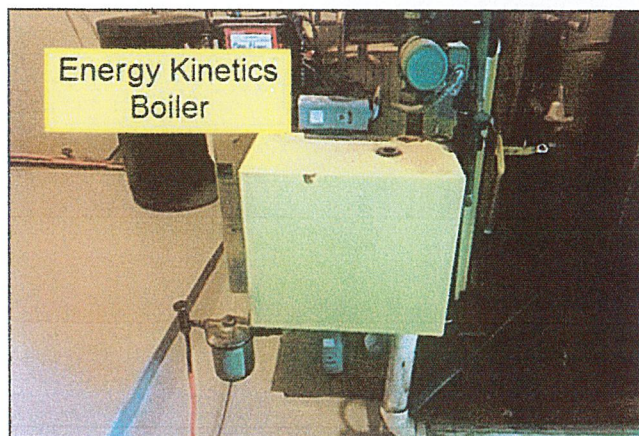
**4. Structural Components****4.0 Foundations, Basement and Crawlpace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)****Inspected**

(1) At the time of the inspection the basement was dry. It is very difficult to locate the water table from a visual inspection. Furthermore it is very difficult to determine whether the basement will get wet under certain weather conditions. I recommend that the seller be asked to disclose any information of the history of water in the basement.

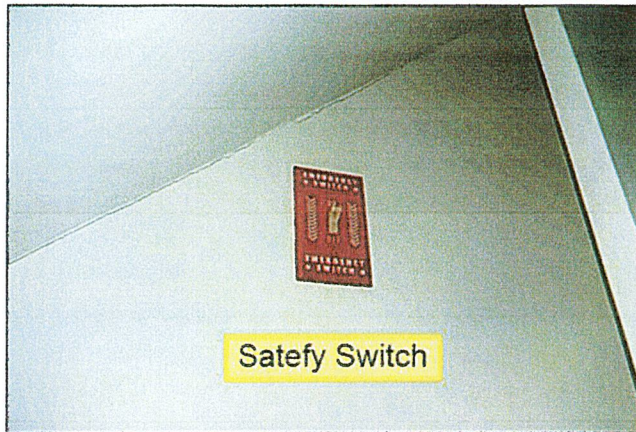
5. Heating**5.0 Heating Equipment****Inspected**

The home is serviced by a Energy Kinetics boiler. This unit was manufactured in May 2010 and was operational on the day of the inspection. This is provided for your information.

I recommend the heating system be cleaned and serviced on an annual basis by a qualified HVAC professional.

**5.2 Automatic Safety Controls****Inspected**

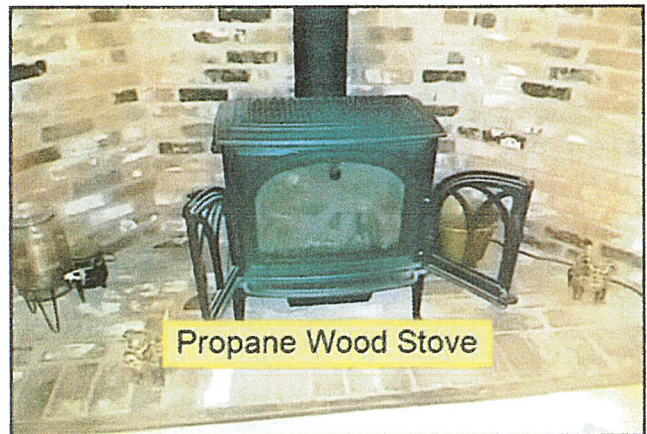
(1) The safety shut off for the heating appliance is located at the top of the cellar stairs. This is provided for your information.



5.6 Gas/LP Firelogs and Fireplaces

Not Readily Accessable

Two propane fireplaces are present in the home. these units were not tested on the day of the inspection. I recommend speaking with the current owner around the history and operation of these units.



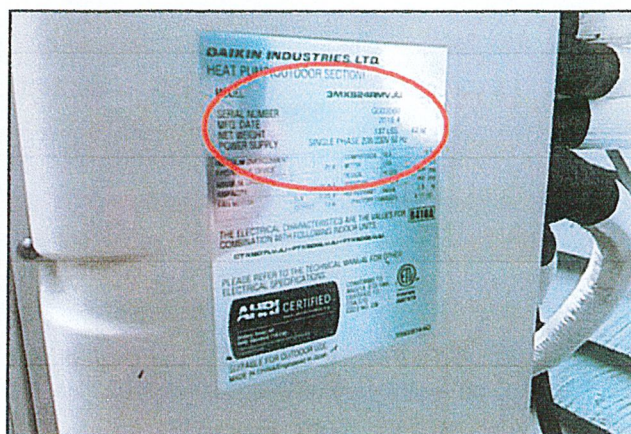
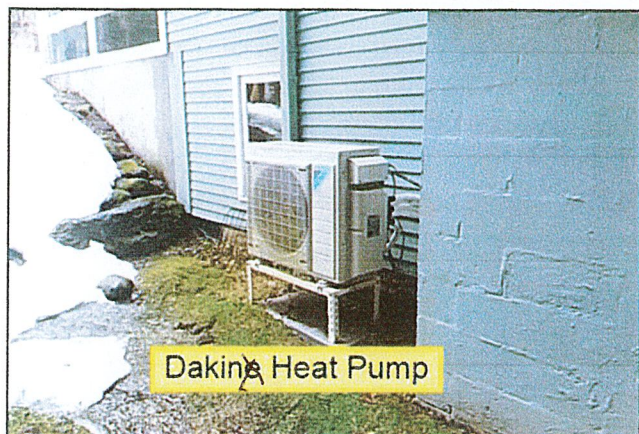
6. Central Air Conditioning



6.0 Cooling and Air Handler Equipment

Inspected

(1) The home is provided with a Dakine mini split/heat pump system. This system compressor was manufactured in April 2018. This is provided for your information.



4 2018

6.1 Normal Operating Controls

Not Readily Accessible

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s). I recommend speaking with the current owner around the history and operation of these units.

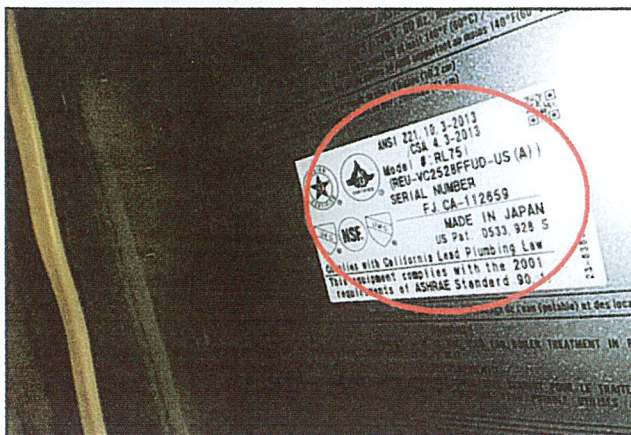
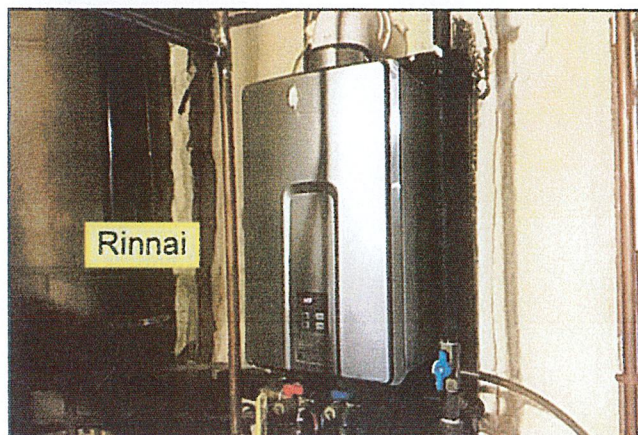
7. Plumbing System



7.2 Hot Water Heater, Controls, Chimneys, Flues and Vents

Inspected

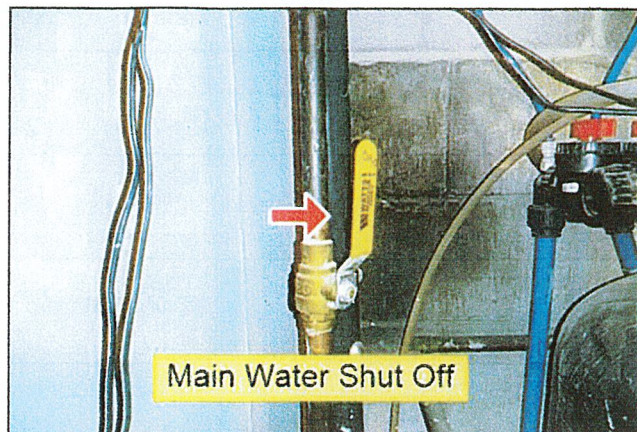
The home is supplied with a Rinnai hot water heater. This unit was manufactured in September 2014, and was operational on the day of the inspection. This is provided for your information.



7.3 Main Water Shut-off Device (Describe location)

Inspected

The main water shut off is located in the utility room in the basement. This is provided for your information.



7.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Inspected

(1) Fuel dealers are required to inspect all oil tanks (Photo 1) prior to the initial delivery of fuel to a new customer. Any problems identified during their inspection which indicate a significant risk of a spill must be corrected before fuel is delivered. All oil tanks must be inspected every 3 years by a certified tank inspector.

Vermont law requires all above ground heating oil tanks storage tanks to be inspected every 3 years to insure the tank remains safe to fill.

The exterior of the oil tank was inspected for leaks and rust. Oil tanks rust from the inside and the outside. The only way to know the thickness of the tank is for a heating contractor to measure the thickness of the tank with an ultrasonic devise. An oil shut off is present at the base of the oil tank (Photo 2).



Photo 1

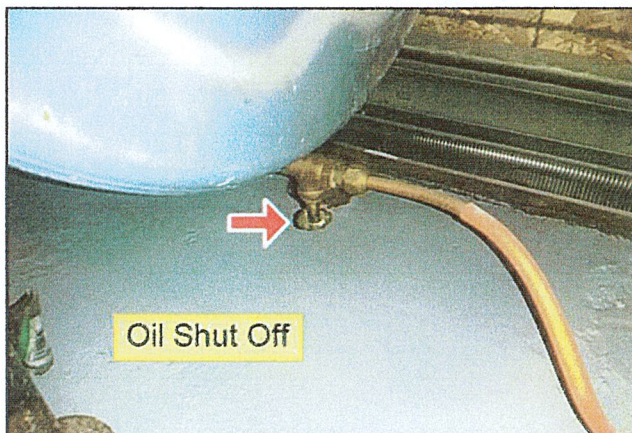


Photo 2

(2) A underground propane tank is present at the exterior of the home (Photo 1). A propane shut off is located under the tank cover (Photo 2). This is provided for your information.

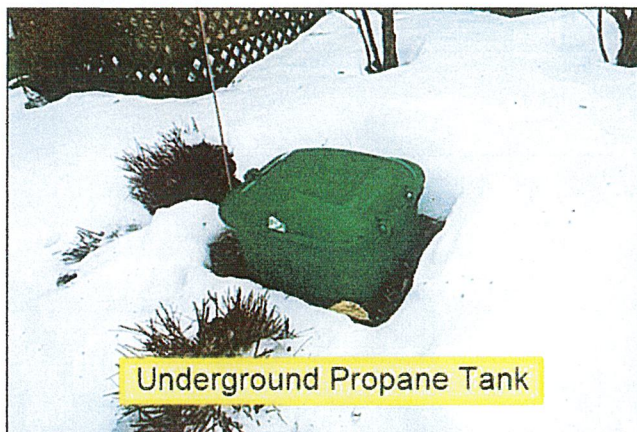


Photo 1

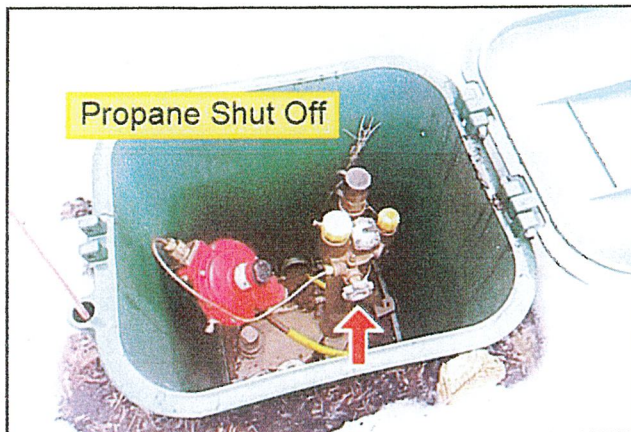


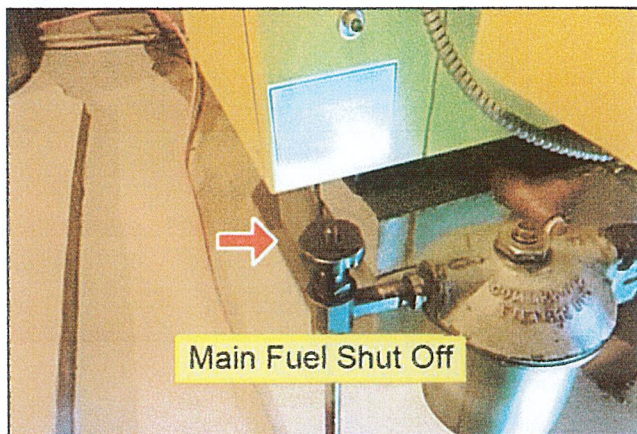
Photo 2

(3) A underground propane tank is present at the exterior of the home (Photo 1). A propane shut off is located under the tank cover (Photo 2). This is provided for your information.

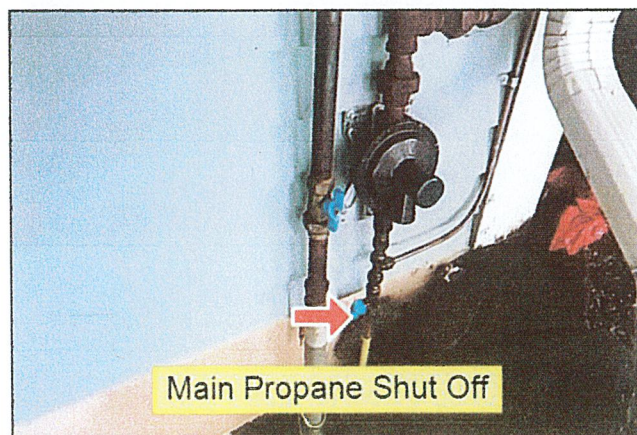
7.5 Main Fuel Shut-off (Describe Location)

Inspected

(1) The main fuel shut off is located at the oil burner in the basement. This is provided for your information.



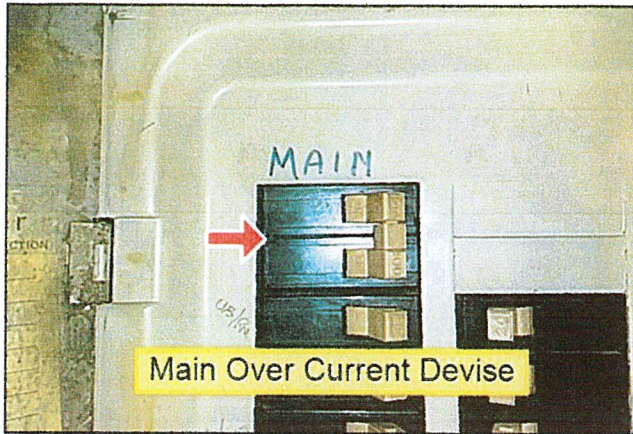
(2) The main propane shut off is located at the exterior of the home. There are also individual shut offs at appliances. This is provided for your information.



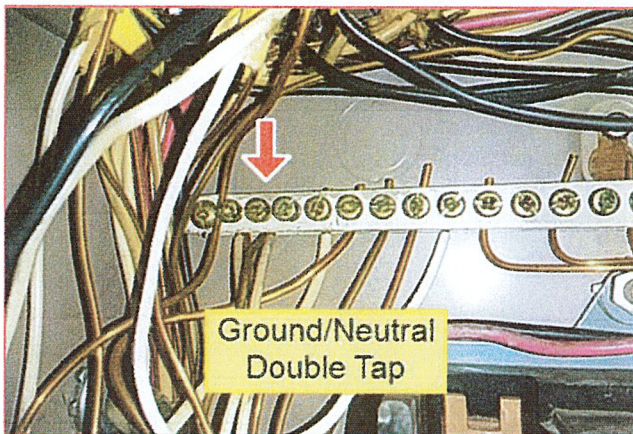
8. Electrical System

8.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels Safety Issue

(1) The main over current device is located in the main electric panel located in the basement. This is provided for your information.



(2) Ground wires and neutral wires are double tapped under the same terminal in the main panel bus bar. I recommend a licensed electrician repair this connection.



8.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Not Readily Accessable

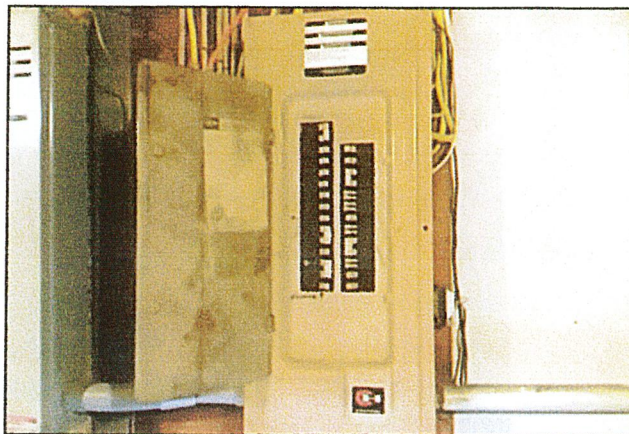
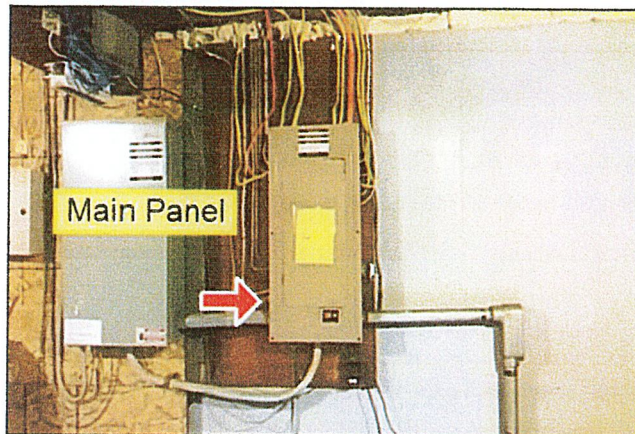
GFCI breakers are not tested in occupied homes. Testing of GFCI breakers in occupied homes can damage computers and other connected devices. I recommend testing all GFCI breakers prior to moving into the home.



8.7 Location of Main and Distribution Panels

Inspected

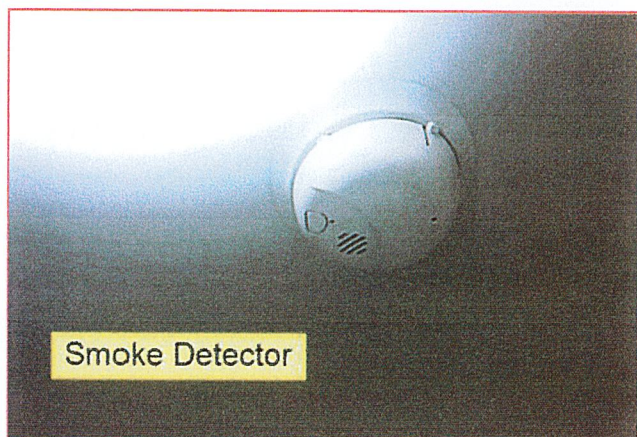
The main electric panel is located in the basement. This is provided for your information.



8.8 Smoke Detectors

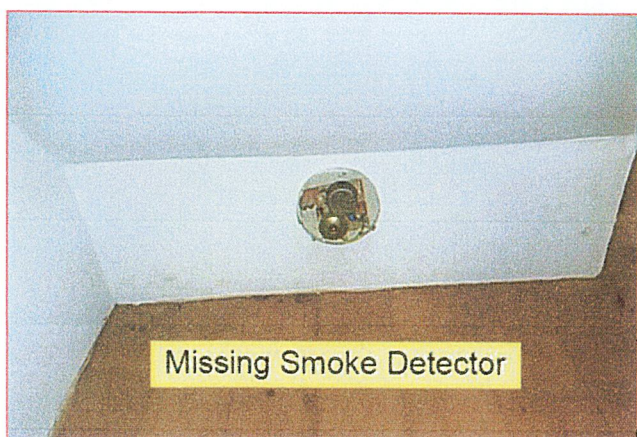
Safety Issue

- +** (1) The smoke detectors in the home are old (3/2007) and may not be functional. The life expectancy of smoke detectors is generally 10 years, after which point their sensors can begin to lose sensitivity. The test button only confirms the battery, electronics, and alert system are working; it does not mean the smoke sensor is working. I recommend you have all smoke detectors tested and maintained, upgraded or replaced as needed. All hard wired smoke detectors should be replaced by a licensed electrical contractor.



Installed new detectors

- +** (2) The smoke detector has been disconnected intentionally at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend repair or replace as needed using a qualified person.

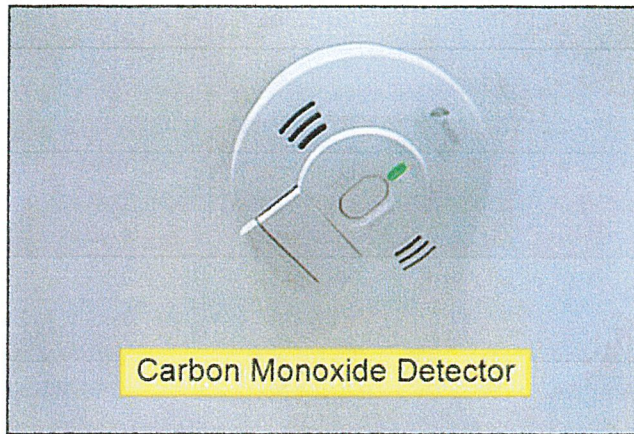


*NOT NEEDED
AS WE installed one
just feet away in hallway*

8.9 Carbon Monoxide Detectors

Inspected

Carbon monoxide detectors are present in the home. At least one carbon monoxide detector is required in homes with a fuel burning appliance and in homes with an attached garage.



9. Interiors



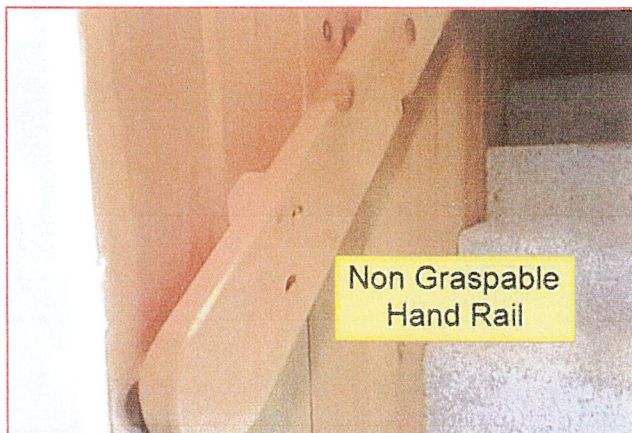
9.3 Steps, Stairways, Balconies and Railings

Safety Issue

- +** (1) There are open spaces greater than four inches at the interior stairs. Open spaces in excess of four inches present entrapment hazards for people and pets. I recommend these open spaces be closed with proper materials by a licensed contractor.



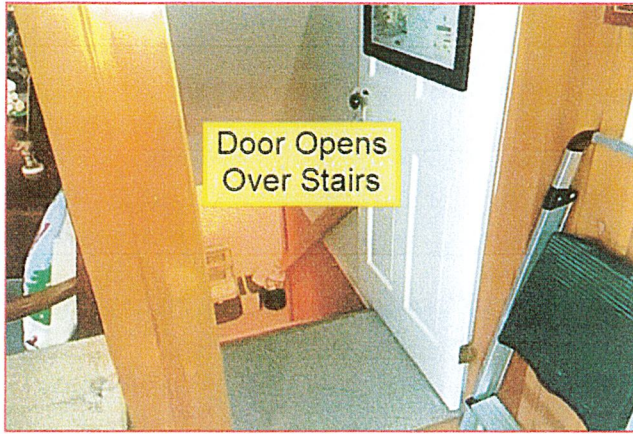
- +** (2) The hand rail located at the basement stairs is a non graspable handrail. I recommend a qualified contractor install a graspable hand rail at this location.



9.5 Doors (representative number)

Safety Issue

- +** The basement door opens over the stairs causing the user to step backwards on the stairs to open this door. This is a safety issue to be corrected by a qualified contractor.



10. Insulation and Ventilation



10.0 Insulation in Attic

Inspected

The attic is filled with batt insulation. This is provided for your information. Attic access is limited.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Art Keating

Safety Issue



Vermont Home Inspection Services

PO 496
Brownsville, VT 05037
(802) 484-1255

Customer
Mrs. Christie Patt

Address
217 Wood Rd
Stowe VT 05672

2. Exterior



2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Safety Issue



(1) There are horizontal components within the deck structure. These can provide a climbing surface for children. I recommend these horizontal components be repaired/replaced by a licensed contractor.



(2) The deck guard rail is loose to the framing. Guard rails are required to withstand up to 200 lbs of pressure to be safe. I recommend a licensed contractor repair/replace this guard rail.


Secured

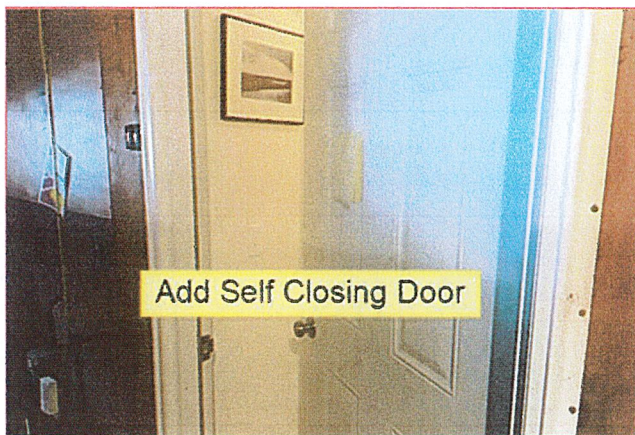


3. Garage

3.4 Occupant Door (from garage to inside of home)

Safety Issue

 The occupant door from the garage into the home is not a self closing door. Self closing hinges are required at this location. I recommend self closing hinges be added to this door.



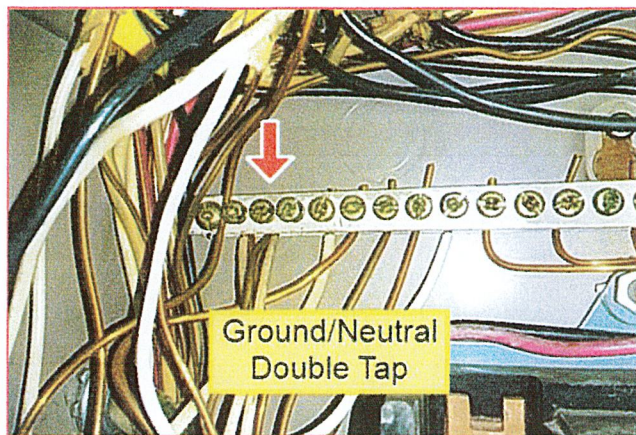
8. Electrical System



8.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Safety Issue

 (2) Ground wires and neutral wires are double tapped under the same terminal in the main panel bus bar. I recommend a licensed electrician repair this connection.

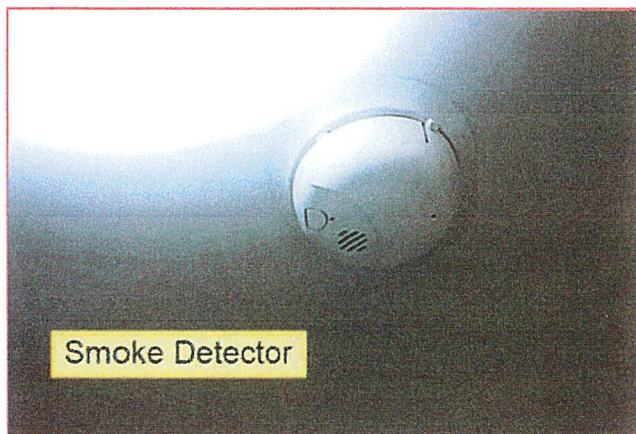


Fixed

8.8 Smoke Detectors

Safety Issue

- +** (1) The smoke detectors in the home are old (3/2007) and may not be functional. The life expectancy of smoke detectors is generally 10 years, after which point their sensors can begin to lose sensitivity. The test button only confirms the battery, electronics, and alert system are working; it does not mean the smoke sensor is working. I recommend you have all smoke detectors tested and maintained, upgraded or replaced as needed. All hard wired smoke detectors should be replaced by a licensed electrical contractor.



Installed new ones
throughout house

- +** (2) The smoke detector has been disconnected intentionally at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend repair or replace as needed using a qualified person.



Installed new
one in hallway just
feet away

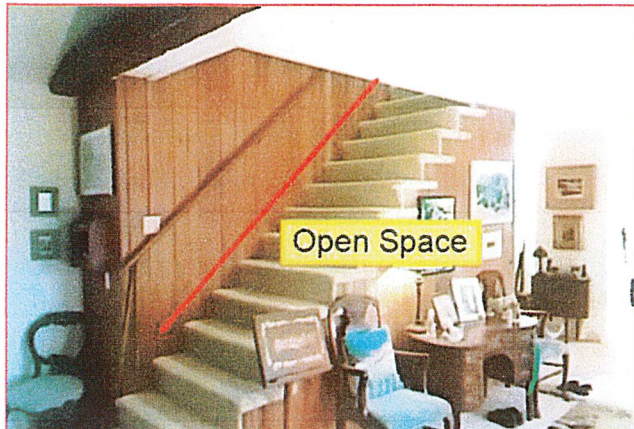
9. Interiors



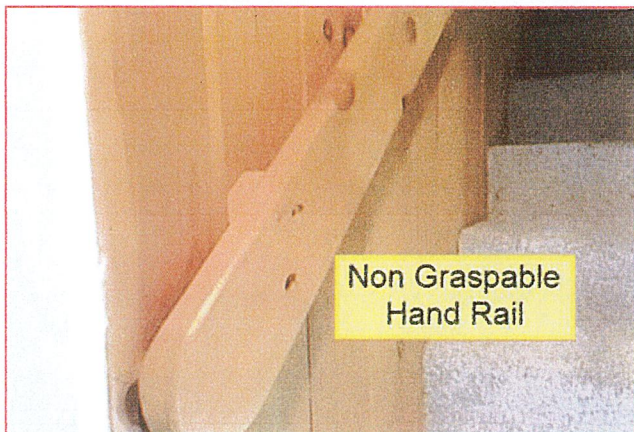
9.3 Steps, Stairways, Balconies and Railings

Safety Issue

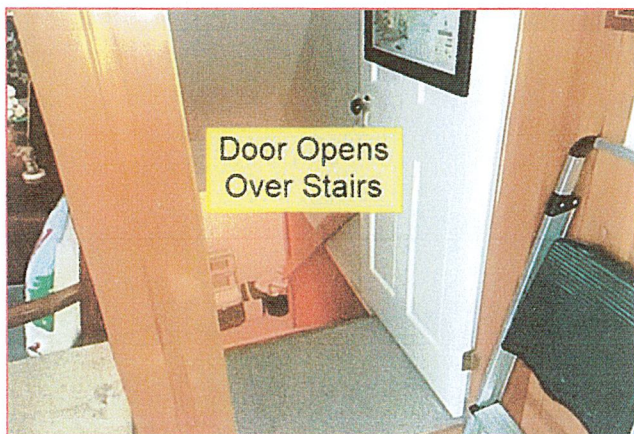
- +** (1) There are open spaces greater than four inches at the interior stairs. Open spaces in excess of four inches present entrapment hazards for people and pets. I recommend these open spaces be closed with proper materials by a licensed contractor.



- +** (2) The hand rail located at the basement stairs is a non graspable handrail. I recommend a qualified contractor install a graspable hand rail at this location.

**9.5 Doors (representative number)****Safety Issue**

- +** The basement door opens over the stairs causing the user to step backwards on the stairs to open this door. This is a safety issue to be corrected by a qualified contractor.



Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Art Keating

In Need of Repair



Vermont Home Inspection Services

PO 496
Brownsville, VT 05037
(802) 484-1255

Customer
Mrs. Christie Patt

Address
217 Wood Rd
Stowe VT 05672

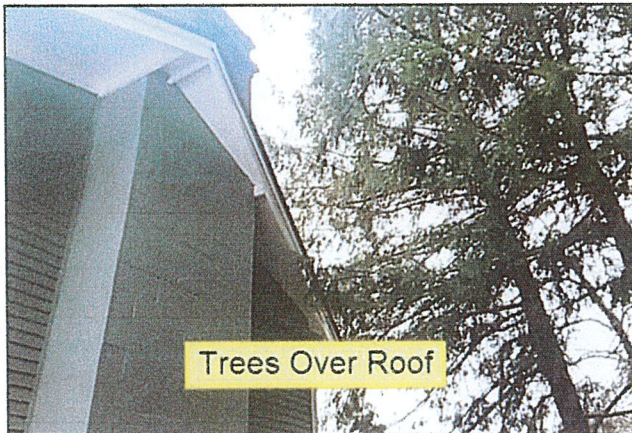
1. Roofing



1.0 Roof Coverings

In Need of Repair

- (4) There are tree limbs overhanging the roof. Tree limbs can damage roofing materials, hold moisture and allow animal access to the roof. I recommend these tree limbs be trimmed or removed by a qualified landscape professional.

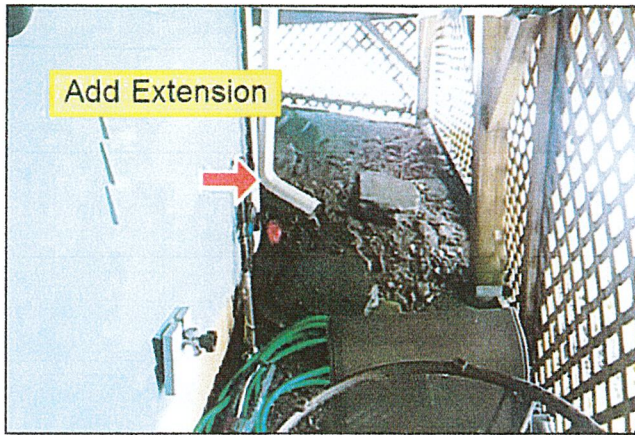


*Cut back trees.
Installed new gutter*

1.3 Roof Drainage Systems

In Need of Repair

- The downspouts around the home need extensions to carry water away from the home. I recommend a qualified person install downspout extensions at these locations.



Added extension

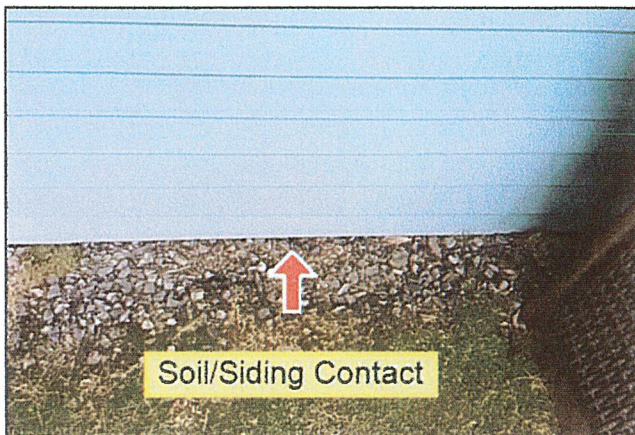
2. Exterior



2.0 Trim and Siding

In Need of Repair

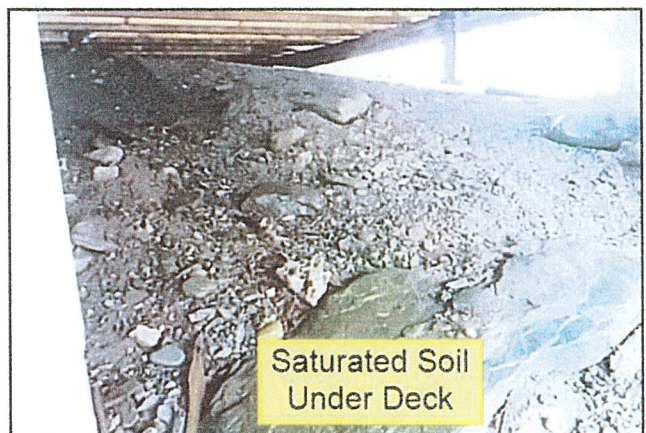
- Siding is in contact with the ground at the exterior in areas. Because the siding is in contact with the ground it is possible for framing to be deteriorated behind the siding. We did not inspect behind this siding. I recommend a ground clearance of six to eight inches where possible.



2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected

- (1) A negative grade is present to the deck side of the home. Soil under the deck was very wet. I recommend improving drainage around and above this area to move water away from the foundation of the home.



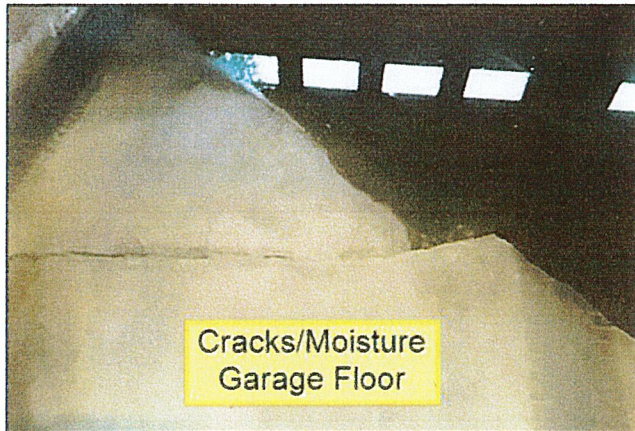
*Had new swale put in and
new driveway*

3. Garage

3.2 Garage Floor

In Need of Repair

Concrete cracks and moisture are present on the garage floor. I recommend speaking with a dry basement company to better understand strategies for keeping this garage dry.



Sealer should help this

4. Structural Components

4.2 Columns or Piers

In Need of Repair

The column in the basement does not sit on a proper footing. I recommend a footing be added to this location by a qualified contractor.



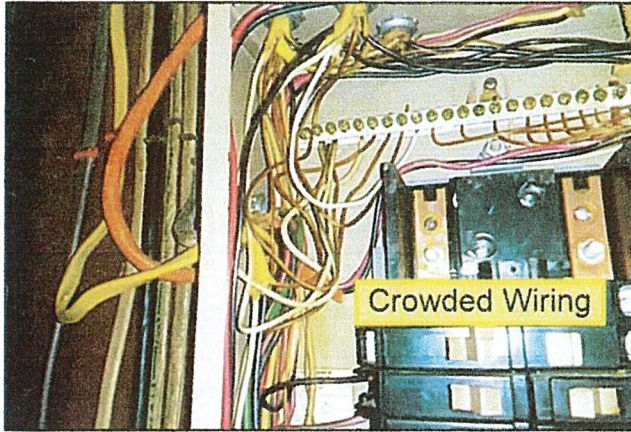
Can't change without redoing all the plumbing. Fitting is solid.

8. Electrical System

8.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

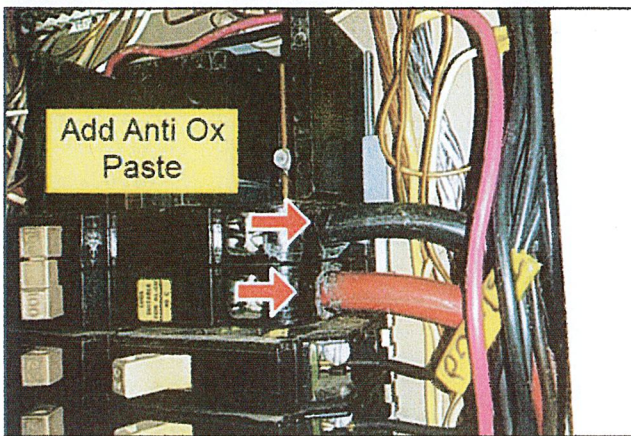
Safety Issue

(3) Crowded wiring in an electric panel can increase the risk of over heating, short circuits and electric fires. I recommend repair by a licensed electrician.



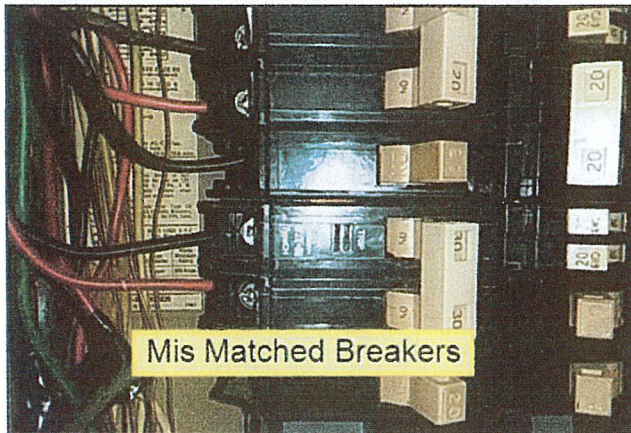
Fixed 3/25/25

(4) The anti-oxidant paste on the aluminum wires that feed the main panel needs re-application. Because aluminum can oxidize, a paste is used to ensure a safe connection. I recommend that a licensed electrician apply anti-oxidant paste.



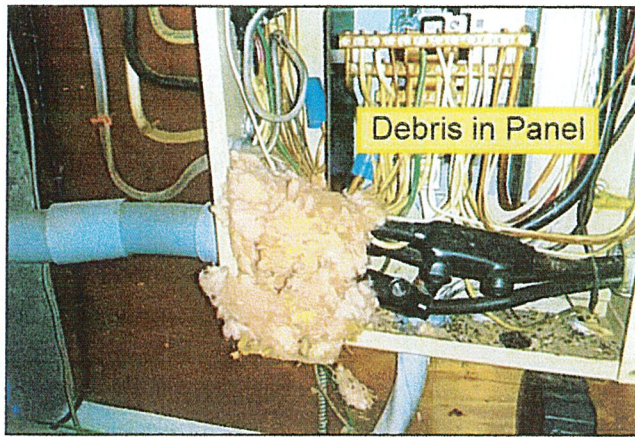
Didn't do as he would have had to turn all elec. off of box and he saw no corrosion or other issues

(5) Several circuit breakers in the main panel are of a different brand than the panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.



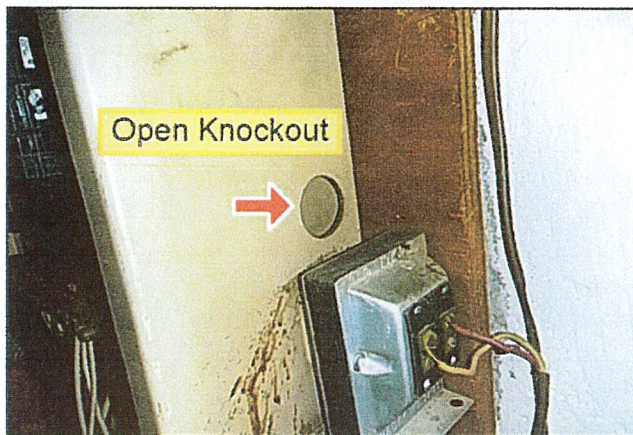
Cutler Hammer & Eaton are the same company. One bought the other

(6) There is dirt and debris at the base of the electric panel. I recommend this area be kept clean by a qualified electrician.



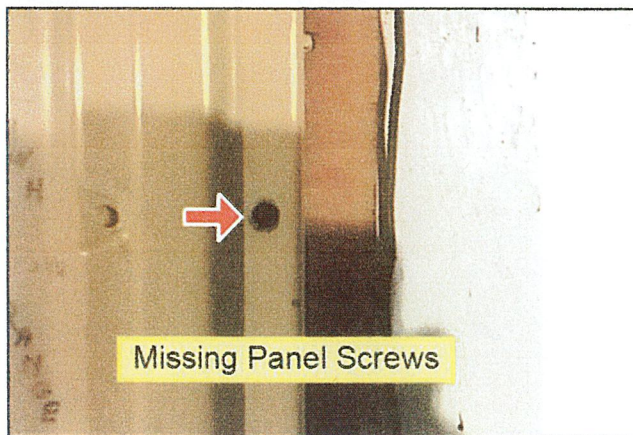
Vacuummed out & cleaned
3/25/25

- (7) Open knockouts are present at the main electric panel. Open knockouts can allow small fingers and/or rodents into the electric panel. I recommend a licensed electrician close all open knockouts in the electric panel.



Fixed 3/25/25

- (8) Screws are missing to the electric panel deadfront. I recommend these screws be replaced with blunt end screws by a licensed electrician.



Fixed. 3/25/25

9. Interiors



9.1 Walls

In Need of Repair

- Trim is loose in the basement of the home. I recommend repair by a qualified person.



Fixed 3/28

9.3 Steps, Stairways, Balconies and Railings

Safety Issue



(3) Handrails extensions must return to the wall or the walking surface. Handrail returns will provide stability to the handrail and eliminate areas that can catch clothing and objects while using the stairs. I recommend these handrails be properly returned to the wall by a qualified contractor.



NO

10. Insulation and Ventilation

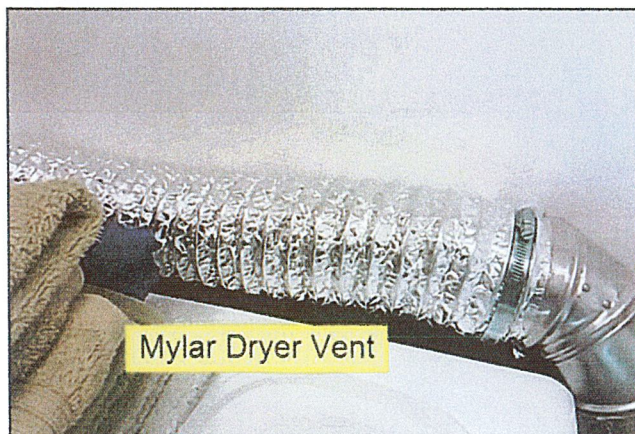


10.4 Venting Systems (Kitchens, Baths and Laundry)

In Need of Repair



The clothes dryer exhaust duct is vinyl or mylar, flexible accordion style duct. These types of ducts can trap lint and become a fire hazard as air flow is reduced. I recommend the current ducts be replaced with rigid or corrugated rigid metal duct by a qualified contractor.



NO
Had solid duct
installed with new dryer. The
dryer stuck out so far you
couldn't get into the room. My
appliance man (Lammels)
current duct.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Art Keating

Radon Measurement Report



PROPERTY INFORMATION



Property Name: 217 Wood rd
Address: 22-98 Dewey Hill Rd, Stowe, VT 05672, United States
Ventilation Type: None
Building Type: House
Foundation Type: Basement Foundation
Radon Mitigation System: Native

MEASUREMENT SUMMARY



LEVEL OF RADON

MINIMUM
0.7 pCi/L

AVERAGE
2.0 pCi/L

MAXIMUM
4.1 pCi/L



TEMPERATURE

MINIMUM
71.2 °F

AVERAGE
74.1 °F

MAXIMUM
76.3 °F



HUMIDITY

MINIMUM
32.5 %rH

AVERAGE
34.7 %rH

MAXIMUM
40.0 %rH



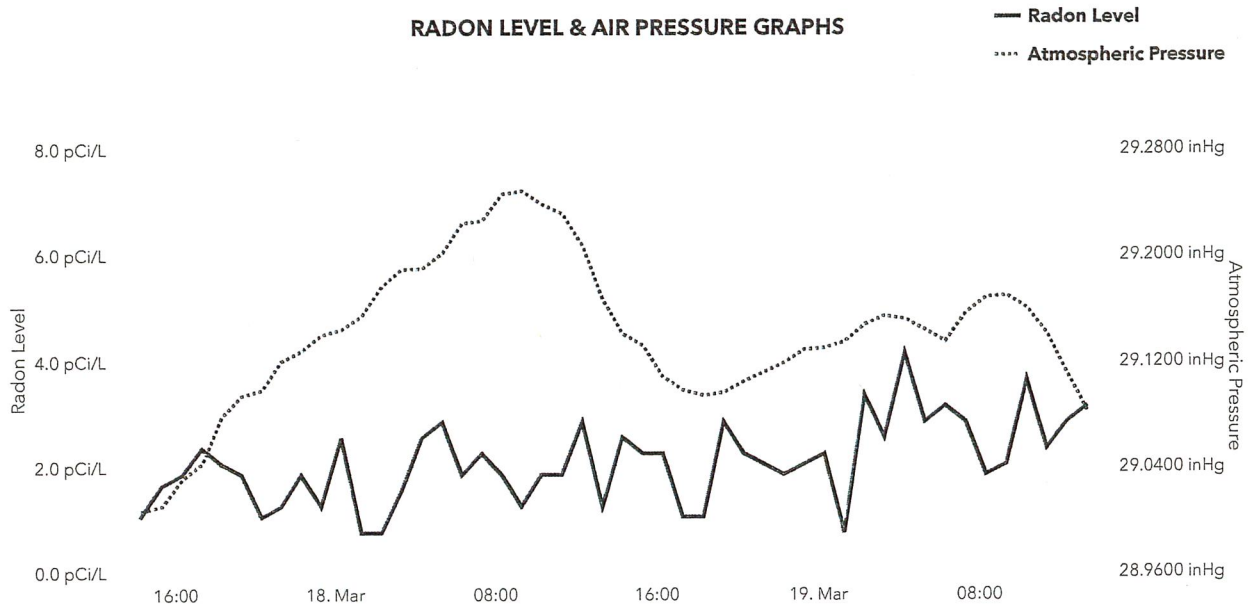
ATMOSPHERIC PRESSURE

MINIMUM
29.0044 inHg

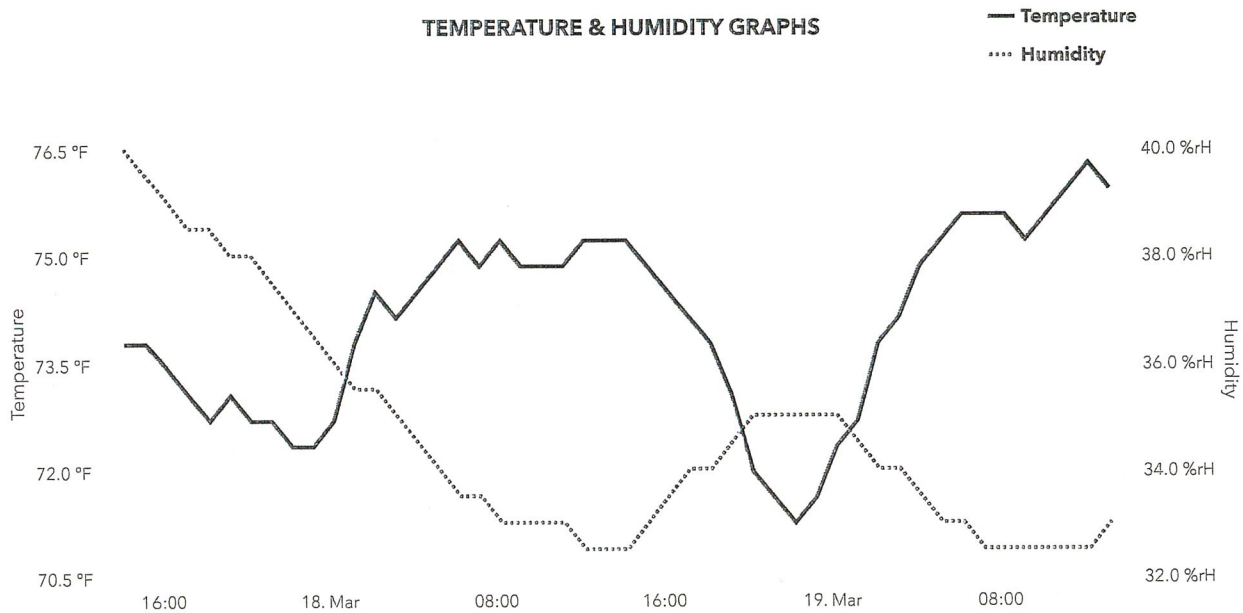
AVERAGE
29.1377 inHg

MAXIMUM
29.2465 inHg

RADON LEVEL & AIR PRESSURE GRAPHS



TEMPERATURE & HUMIDITY GRAPHS



COMPANY INFORMATION



Name: Art Keating
 Phone Number: 8029526777
 Email: art@vthomeinspectionsservices.com
 Address: PO 496, 1718 Rush Meadow Rd, Brownsville, VT 05037, United States



CERTIFICATIONS

Name: Residential measurement provider
 Number: 110079RT
 Expiration Date: 30/09/2022

Recommended Actions

≥2.0 AND <4.0 pCi/L - W/O MITIGATION SYSTEM

The measured average radon level is below the Environmental Protection Agency (EPA) Action Level of 4.0 pCi/L. However, since the measured average radon level is at least half the Action Level, the EPA suggests that homeowners consider having a radon mitigation system installed. The EPA recommends having this building retested at least once every 5 years to determine if a radon mitigation system is recommended at a later date since radon levels can change over time. If a radon mitigation system is installed, the EPA recommends having this building retested at least once every 2 years to ensure the system remains effective. Performing follow-up tests during the heating season is recommended since this is when radon levels tend to be the highest. A 12-month long test, or continuous monitoring, will most accurately reflect radon exposure throughout the year.

RADON PROFESSIONAL'S SIGNATURE

This report is certified by Art Keating.

Art Keating

Electronic Signature

2025-03-20

Stowe

Laboratory Report

Stowe FD #2 101513
PO Box 613
Stowe, VT 05672
Atten: Mary Camp

PROJECT: WSID 5168 Stowe FD 2 TC

WORK ORDER: 2505-14714

DATE RECEIVED: May 19, 2025

DATE REPORTED: May 20, 2025

SAMPLER: Nate

VT0005168

001 Site: 282 Wood Road

Date Sampled: 5/19/25 Time: 13:20

Facility ID: DS001 Smp Pt: TC001 Categ: TC Smp Type: RT Compl Ind: Y Repl Ind: N

| Parameter | Result | Units | Method | Analysis Date/Time | Lab/Tech | NELAC | Qual. |
|----------------|--------|-----------|-----------------|--------------------|----------|-------|-------|
| Total Coliform | < 1.0 | MPN/100mL | SM23 9223B (04) | 5/19/25 15:17 | W CM | A | |
| E. coli | < 1.0 | MPN/100mL | SM23 9223B (04) | 5/19/25 15:17 | W CM | A | |

Endyne will submit this data electronically to the State of VT Water Supply Division in accordance with their policy and standards.

The column heading "Lab" denotes the laboratory facility where the testing was performed. "W" designates the Williston, VT lab under NELAC certification ELAP 11263; and ISO/IEC 17025:2017 accredited "R" designates the Lebanon, NH facility under certification NH 2037. This analysis meets NELAC requirements except as noted. Test results are representative of the samples as they were received at the laboratory. Chlorine field results are provided by the client unless otherwise indicated.

Reviewed by:

Harry B. Locker, Ph.D.
Laboratory Director



ELAP 11263

www.endynelabs.com

160 James Brown Dr., Williston, VT 05495
Ph 802-879-4333 Fax 802-879-7103

56 Etna Road, Lebanon, NH 03766
Ph 603-678-4891 Fax 603-678-4893



NH2037

WSID 5168 Gold Brook Circle

Total Coliform
Endyne Inc. COC

2505-14714

Bill to:

Lois Murphy
Stowe FD #2249 Dewey Hill Hill Road
Stowe VT 05672

Ph: 802-253-4664

Report to:

Lois Murphy
Stowe FD #2

249 Dewey Hill Hill Road

Stowe VT 05672

tuckymurphy@hotmail.com;Crystal@

Prepared: 4/12/24

Cust # 1

VT0005168

TC0005168

Stowe FD #2
WSID 5168 Stowe FD 2 TC

1 of 1

Was the water system chlorinated at the time of sample collection? Circle one: YES ☒ NO

Sampler:

Circle Sample Type for each sample: ☒ RT ☐ RP ☐ SP

1 Sterile 120 mL Bottle per Sample

Fredericks

Fac.ID: DS001 Smp Pt: TC001 Ctg: TC Smp Typ: ☒ RT ☐ RP ☐ SP Repl: Y ☒ N Cmpl Ind: ☒ Y ☐ N Chlorine, Free: _____ mg/L001 282 Wood RoadSampled Date/Time: 5/19/25 @ 1320 am
pm

Chlorine, Total: _____ mg/L

Fac.ID: DS001 Smp Pt: TC001 Ctg: TC Smp Typ: ☐ RT ☐ RP ☐ SP Repl: Y ☐ N Cmpl Ind: Y ☐ N Chlorine, Free: _____ mg/L

002 _____

Sampled Date/Time: ____/____/____ @ ____ am
pm

Chlorine, Total: _____ mg/L

Fac.ID: DS001 Smp Pt: TC001 Ctg: TC Smp Typ: ☐ RT ☐ RP ☐ SP Repl: Y ☐ N Cmpl Ind: Y ☐ N Chlorine, Free: _____ mg/L

003 _____

Sampled Date/Time: ____/____/____ @ ____ am
pm

Chlorine, Total: _____ mg/L

Fac.ID: DS001 Smp Pt: TC001 Ctg: TC Smp Typ: ☐ RT ☐ RP ☐ SP Repl: Y ☐ N Cmpl Ind: Y ☐ N Chlorine, Free: _____ mg/L

004 _____

Sampled Date/Time: ____/____/____ @ ____ am
pm

Chlorine, Total: _____ mg/L

Fac.ID: DS001 Smp Pt: TC001 Ctg: TC Smp Typ: ☐ RT ☐ RP ☐ SP Repl: Y ☐ N Cmpl Ind: Y ☐ N Chlorine, Free: _____ mg/L

005 _____

Sampled Date/Time: ____/____/____ @ ____ am
pm

Chlorine, Total: _____ mg/L

Relinquished by:

Fredericks

5/19/25

221pm

Accepted by:

Relinquished by:

Sites/Parameters correct as listed. Client Initials

NF

Client Authorization to use Subcontract lab Client Initials

MF

Sample origin:

VT

☒ NH☐ NY☐ Other☐

Special reporting instructions: (PO#)

Requested Turnaround Time: Routine: Rush Due Date

Date Time

Received by:

JR

5-19-25

Date Time

Date Time

Delv: Client
Temp C: 16.8
Comment:Tmpl Ck
Log by

COC

160 James Brown Dr.
Williston, VT 05495
Ph 802-879-4333
Fax 802-879-710356 Etna Road
Lebanon, NH 03766
Ph 603-678-4891
Fax 603-678-4893315 New York Rd.
Plattsburgh, NY 12903
Ph 518-563-1720
Fax 518-563-0052

2000000000

0

0

0

2000000000

2000000000

2000000000

2000000000

2000000000