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 He: 217 WOODS RD

10.

Kc. Chambers.

ATTACHED FIND:

1/ · POWLDING INSPECTION

4 . WATER TEST

3/ SEPTIC PUMPING

4/ . RADON REDORT .

Soller has indicated on Each page soller has indicated on Each page the inspection issues and repair.

SEVERAL ITEMS WERE NO DONE SINGE IT SEVERAL ITEMS WERE NO DONE SINGE IT WAS EITHER NOT ATTRACTIVE OR OPTIONAL USE FOR BUYERS.

CONTRA HE AS NEEDED THANK YOU

PALL

561.762.8188

Leading State companies of the world.

LUXURY PORT OLIO

Print Summary

Summary



Vermont Home Inspection Services

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

CustomerMrs. 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.

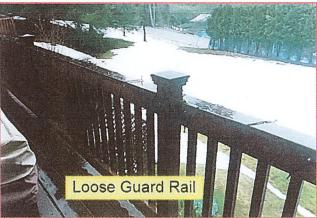


Secured Second

+

(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 Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

(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

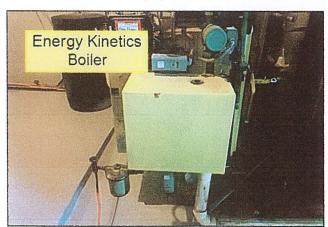


5.0 Heating Equipment

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

3/24/25, 11:52 AM Summary

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

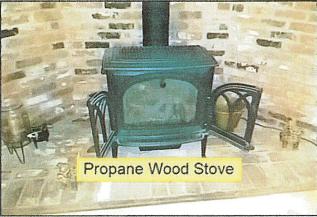


5.6 Gas/LP Firelogs and Fireplaces

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.





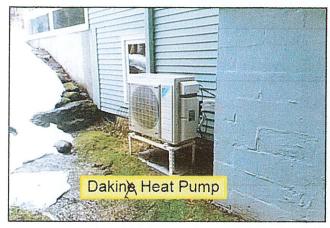
6. Central Air Conditioning



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 Accessable

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.

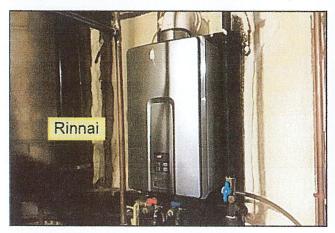
7. Plumbing System



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.

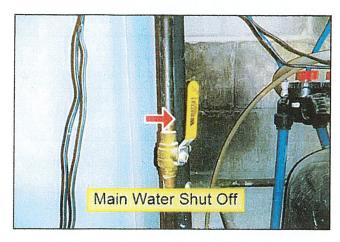




7.3 Main Water Shut-off Device (Describe location)

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).

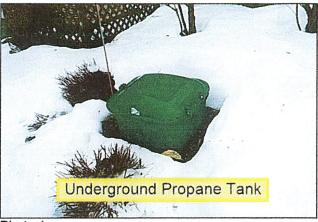




Photo 1

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.



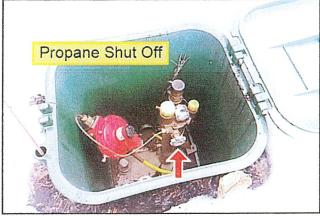


Photo 1

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.



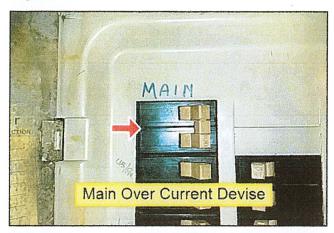
8. Electrical System



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

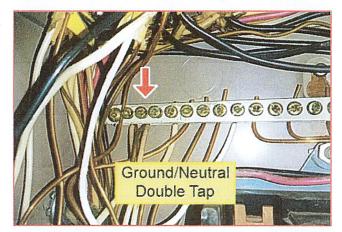
3/24/25, 11:52 AM Summary

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



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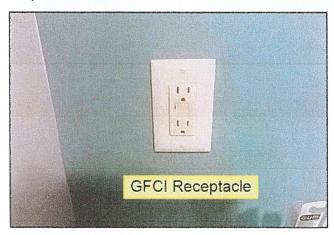
(2) Ground wires and neutral wires are double tapped under the same terminal in the main panel bus bar. I recommend a licensed electrician repair this connection.



8.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Not Readily Accessable

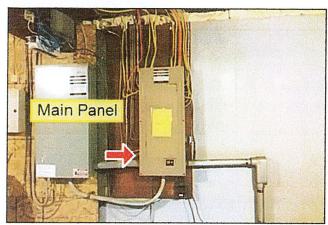
GFCI breakers are not tested in occupied homes. Testing of GFCI breakers in occupied homes can damage computers and other connected devises. I recommend testing all GFCI breakers prior to moving into the home.



8.7 Location of Main and Distribution Panels

Inspected

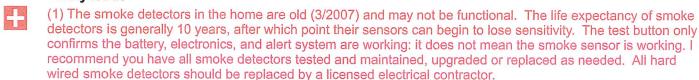
The main electric panel is located in the basement. This is provided for your information.

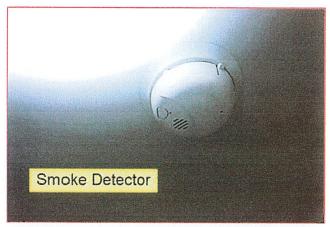




8.8 Smoke Detectors

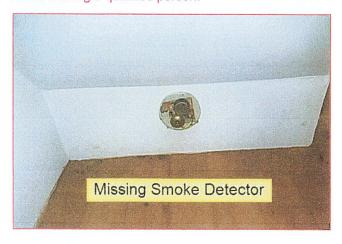
Safety Issue





Installed 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.

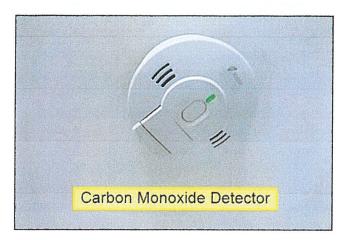


Not needed with allowing wall and as we feet aloay in allowing wall and a suffer aloay in a suffer a s

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.

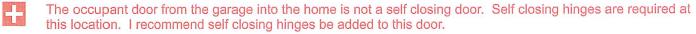






3. Garage

3.4 Occupant Door (from garage to inside of home) Safety Issue

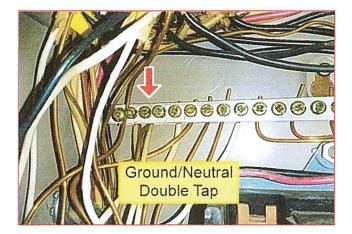




8. Electrical System



- 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.



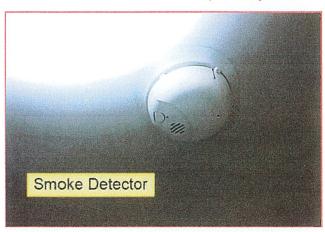
F1790

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



(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 yest

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.



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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 few Suttend

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.



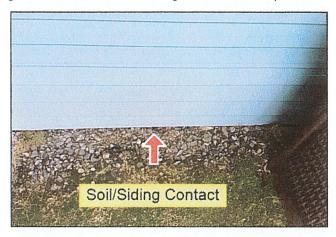
redded extension

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.





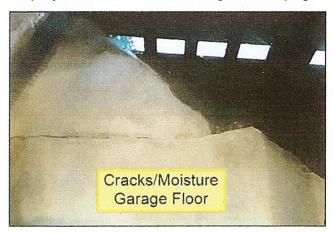
Had NEW Swale put in and

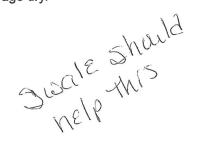
3. Garage

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.





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.



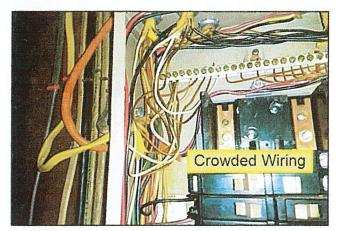
Can't change without redoing all the plumbing. Fitting is solid.

8. Electrical System



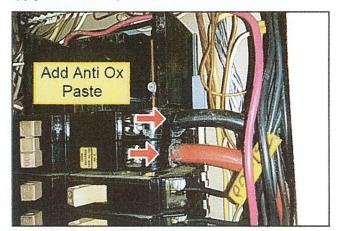
8.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels Safety Issue

(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.



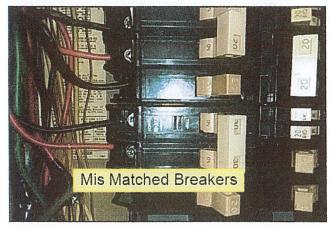
Fixed 3/25/25

(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.



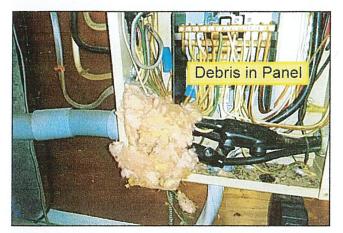
have had to turn all elec. off of box and he saw no currosion or other issues

(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.



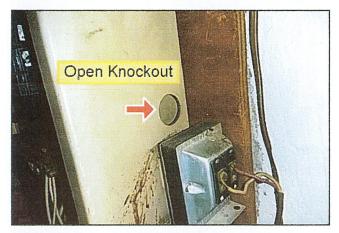
Cutter Hammer & Eaten ove the Same Company. One bought the other

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



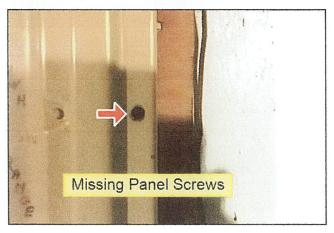
Vacuumed out & cleaned
3/25/25

(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 basemen t of the home. I recommend repair by a qualified person.



Guod 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.



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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.



The control of the co

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Christy Kith

TAPLIN SEPTIC

P.O. BOX 731
BARTON, VT 05822
802-673-0213
taplintseptic@gmail.com

8317 Invoice

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Weeks I'll

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A PORTABLE TOLLETS

4995

PO BOX 731 BARTON, VT 03822 602-673-0213 tspinsepto@gmail.com thank the

- 550 miles

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The state of the s

Radon Measurement Report



PROPERTY INFORMATION

Property Name:

Address:

Ventilation Type: Building Type:

Foundation Type:

Radon Mitigation System:

217 Wood rd

22-98 Dewey Hill Rd, Stowe, VT 05672, United States

None

House

Basement Foundation

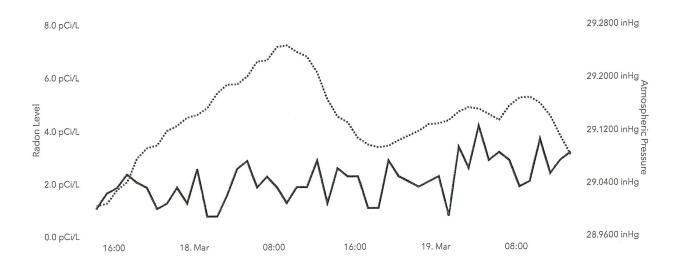
Native

MEASUREMENT SUMMARY											
LEVEL OF RADON	мимим	AVERAGE	MAXIMUM								
	0.7 pCi/L	2.0 pCi/L	4.1 pCi/L								
TEMPERATURE	мимим 71.2 °F	AVERAGE 74.1 °F	махимим 76.3 °F								
(HUMIDITY	миници	average	MAXIMUM								
	32.5 %rH	34.7 %rH	40.0 %rH								
ATMOSPHERIC PRESSURE	мимим	AVERAGE	махімим								
	29.0044 inHg	29.1377 inHg	29.2465 inHg								

RADON LEVEL & AIR PRESSURE GRAPHS

- Radon Level

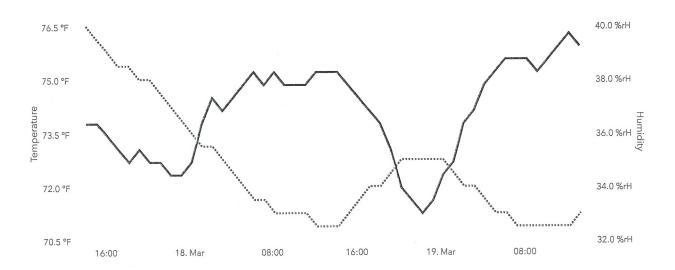
···· Atmospheric Pressure



TEMPERATURE & HUMIDITY GRAPHS

— Temperature

···· Humidity



COMPANY INFORMATION

0

Mame:

Phone Number:

Email:

Address:

Art Keating

8029526777

art@vthomeinspectionservices.com

PO 496, 1718 Rush Meadow Rd, Brownsville, VT 05037, United

States



Name:

Number:

Expiration Date:

Residential measurement provider

110079RT

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.

2025-03-20 Stowe

Electronic Signature

Art Keating

Laboratory Report



Stowe FD #2

101513

TROJECT. W

PROJECT: WSID 5168 Stowe FD 2 TC

PO Box 613

Atten: Mary Camp

WORK ORDER:

2505-14714

Stowe, VT 05672

DATE RECEIVED:

May 19, 2025

DATE REPORTED:

May 20, 2025

Date Sampled: 5/19/25

SAMPLER:

Nate

VT0005168

Time: 13:20

Qual.

01 Site: 282 Wood Road

Facility ID: DS001 Smp Pt: TC001 Categ: TC Smp Type: RT Compl Ind: Y Repl Ind: N NELAC Method Analysis Date/Time Lab/Tech Parameter Result **Units** W CM MPN/100mL SM23 9223B (04) 5/19/25 15:17 A < 1.0 Total Coliform W CM A SM23 9223B (04) 5/19/25 15:17 < 1.0 MPN/100mL E. coli

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

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

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



ELAP 11263

WSID 5168 Gold Brook Circle

Total Coliform Endyne Inc. COC

Prepared:

4/12/24



249 Dewey Hill Hill Road

Bill to:

Lois Murphy

Stowe FD #2

Stowe FD #2 249 Dewey Hill Hill Road

Report to:

Lois Murphy

Cust#

Stowe FD \$2 WSID 5168 Stowe FD 2 TC

Stowe Ph: 802-253-4664

VT 05672

Stowe

VT 05672 tuckymurphy@hotmail.com;Crystal@

TC0005168

VT0005168

· of 1

		r system : le Type fo			_	ne of sample RP SP		Circle one le 120 mL B		_		sampler: FNdaricks)
Fac.ID:	DS001	Smp Pt:	TC001	Ctgy:	TC	Smp Typ:	RTRP SF	Repl:	Y / 🔞	Cmpl Ind:	Ø N	Chlorine, Free:	mg/L
001_	282	Wood	Roa	<u>&</u>	\$	Sampled Date	e/Time:	5/19	150	a 1320	am pm	Chlorine, Total:	mg/L
Fac.ID:	DS001	Smp Pt:	TC001	Ctgy:	TC	Smp Typ:	RT RP SF	Repl:	AIN	Cmpl Ind:	Y/N	Chlorine, Free:	mg/L
002_					:	Sampled Date	e/Time:		(<u></u>	am pm	Chlorine, Total:	mg/L
Fac.ID:	DS001	Smp Pt:	TC001	Ctgy:	тс	Smp Typ:	RT RP SE	P Repl:	AIM	Cmpl Ind:	Y/N	Chlorine, Free:	mg/L
003_					;	Sampled Dat	e/Time:			<u> </u>	am pm	Chlorine, Total:	mg/L
Fac.ID:	DS001	Smp Pt.	TC001	Ctgy:	тс	Smp Typ:	RT RP SI	Repl:	YIN	Cmpl Ind:	Y/N	Chlorine, Free:	mg/L
004_					:	Sampled Dat	e/Time:			@	am pm	Chlorine, Total:	mg/L
Fac.ID:	DS001	Smp Pt	TC001	Ctgy:	тс	Smp Typ:	RT RP SI	P Repl:	Y/N	Cmpl Ind:	AIN	Chlorine, Free:	mg/L
005_		······································		·		Sampled Dat	te/Time:	/		@	am pm	Chlorine, Total:	mg/L
olugary a													
Relinqu	uished by:	FALL	arck	3	5/	19/25	ZZIp	Acce	pted by:			······································	Date Time
Relinqu	uished by:						Date Time	Rece	lved by:	M	40F	5-19-25	Date Time
Client Sampl Specia	Authorizati e origin: al reporting	correct as lift on to use Su VT instructions:	NH (PO#)	NY		MG Other	G-	Delv: C1.7 Temp C: 1 Comment:				npi Ck g by	COC



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