

ITEMS TO FIX AT 50 CHENEY LANE

RADON SYSTEM AND MANOMETER WORKING PROPERLY.

HEATING SYSTEM CLEANED AND SERVICED.

GROUND WIRE RECONNECTED BY LICENSED ELECTRICIAN.

ADD GFCI COVERS TO OUTLETS AND RECEPTACLES IN GARAGE.

MISSING SMOKE DETECTORS. ALL SHOULD BE LESS THAN 10 YEARS OLD. BATTERIES UP-TO-DATE.

CLEAN GUTTERS AND SHORE UP FRONT GUTTER SO THAT IT IS DRAINING OFF PROPERLY.

SECURE BASEMENT COLUMNS.

REPAIR PLUMBING LEAK UNDER THE KITCHEN SINK AND POSSIBLY CHANGE OUT FLOORING UNDER SINK IF AT ALL DAMAGED BY LEAKING WATER.

REPAIR CORRODED MAIN WATER SHUT OFF.

CLOSE UP ALL KNOCKOUTS ON THE ELECTRIC PANEL.

CHECK ON MISMATCHED BREAKERS.

REPAIR BROKEN WINDOW SEAL ON FRONT WINDOW.

*Please call
ME about ↓*

WANT TO TALK TO PALL ABOUT DRYWALL AND FIRE PROTECTION SEPARATION BETWEEN GARAGE AND HOUSE

Also, want to know name of wood floor product & where they got it.

Summary



Vermont Home Inspection Services

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

Customer
Christy Patt

Address
50 Cheney Ln
Morristown VT 05661

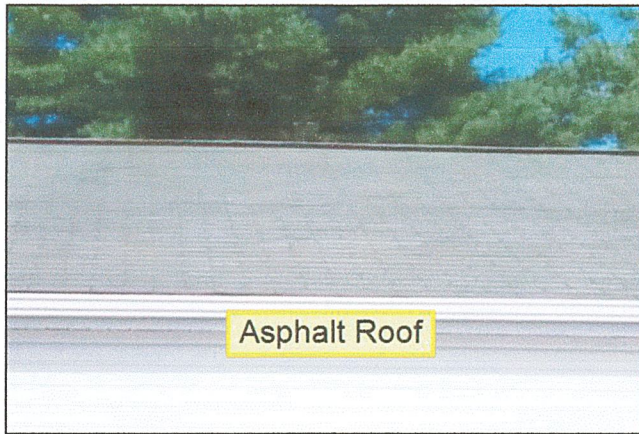
1. Roofing



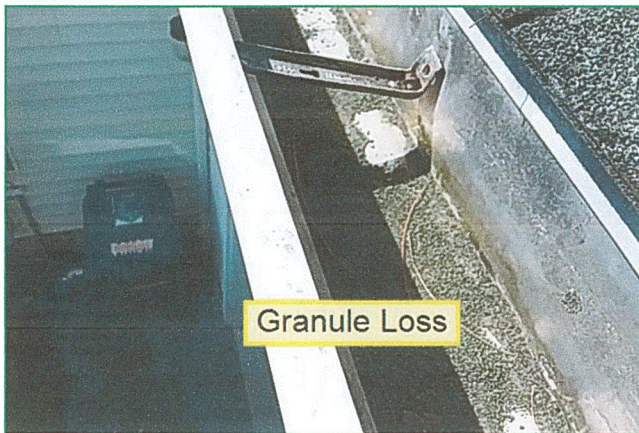
1.0 Roof Coverings

Future 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) Asphalt shingles are showing evidence of granule loss. Granules on asphalt shingles provide protection from excessive sun exposure. This roof is nearing the end of its useful life. I recommend replacement by a qualified roofing contractor.



2. Exterior

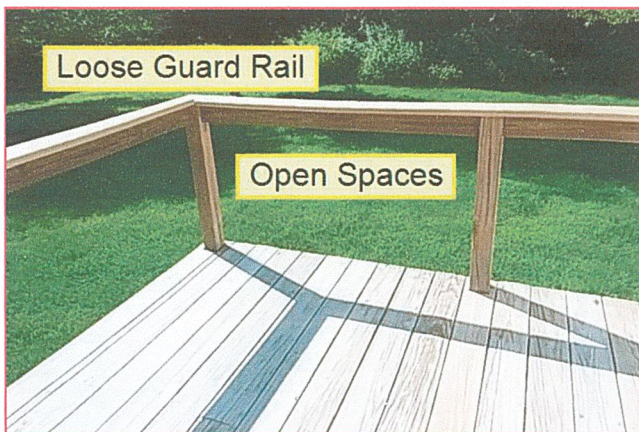


2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Safety Issue

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

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.



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



2.6 Other

Safety Issue

- +** A radon system utilizing sub slab depressurization is present in the home (Photo 1). A manometer is present in the basement (Photo 2). Uneven fluid level in the manometer indicates a working radon fan. I recommend retesting radon levels every two years.

The radon system was not operational on the day of the inspection. I recommend repair by a certified radon system installation professional.



Photo 1



Photo 2

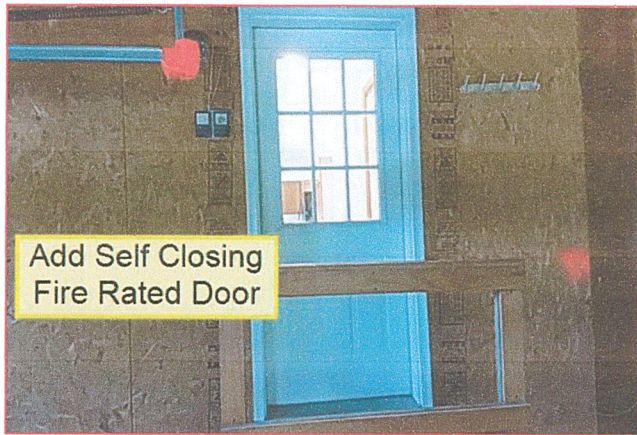
3. Garage

3.4 Occupant Door (from garage to inside of home)

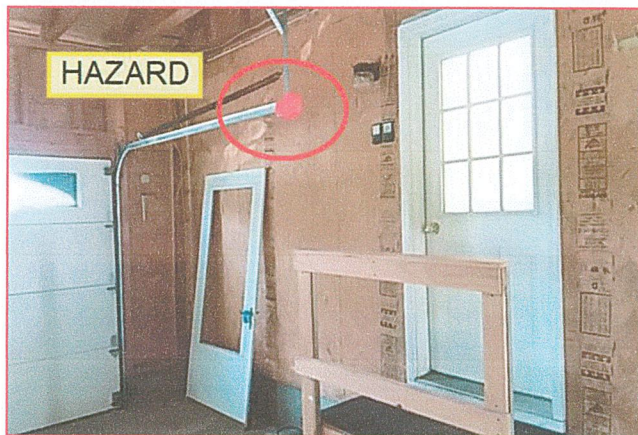
Safety Issue

- +** (1) 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.

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



- +** (2) I recommend using caution when exiting this door into the garage due to the proximity of the automatic garage door track.



4. Structural Components



4.0 Foundations, Basement and Crawlspce (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected

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.

Basements are by nature damp because they are below the exterior grade level. When basements are damp there are problems with mold and mildew. I recommend that a dehumidifier be used in the summer months. When the dehumidifier is running it is important to keep the exterior windows and doors closed so that the dehumidifier is not working to dry the exterior. The goal is to keep the humidity below 50%. Finish materials covered portions of the basement foundation at the interior of the home. A complete inspection of the foundation walls was not possible.

5. Heating

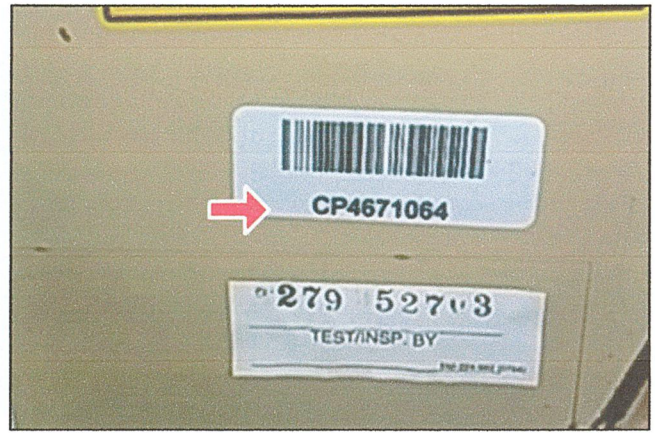
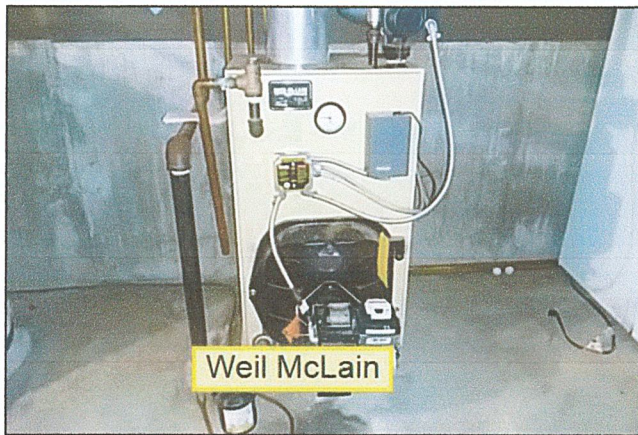


5.0 Heating Equipment

In Need of Repair

(1) The home is serviced by a Weil McLain boiler. This unit was manufactured in MY 2003 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.



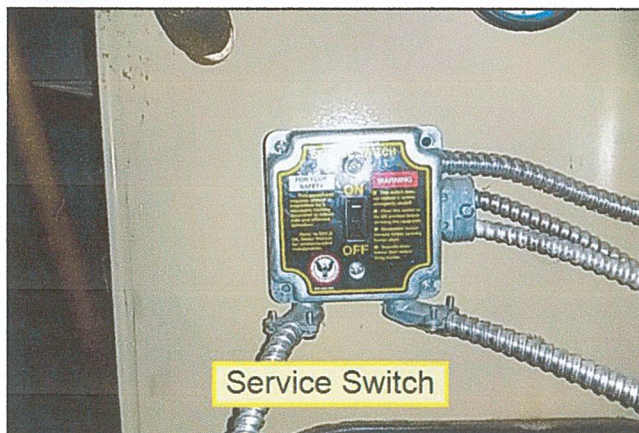
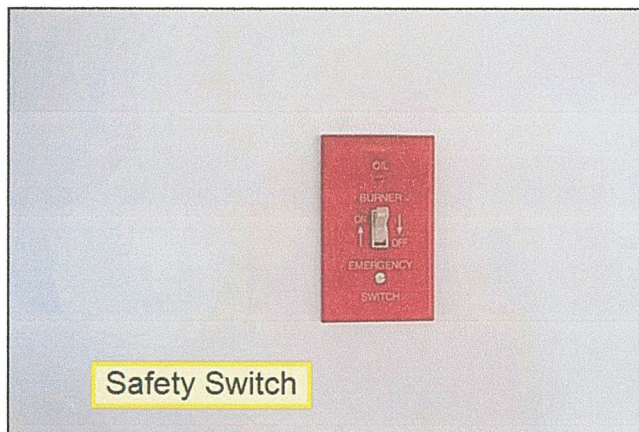
5.2 Automatic Safety Controls

Inspected

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

A Firematic thermally-fused switch is located above the heating appliance. In the event of a fire, this switch is designed to stop the flow of electricity to the heating appliance. This is provided for your information.

A service man's switch is present at the side of the heating unit. This is provided for your information .



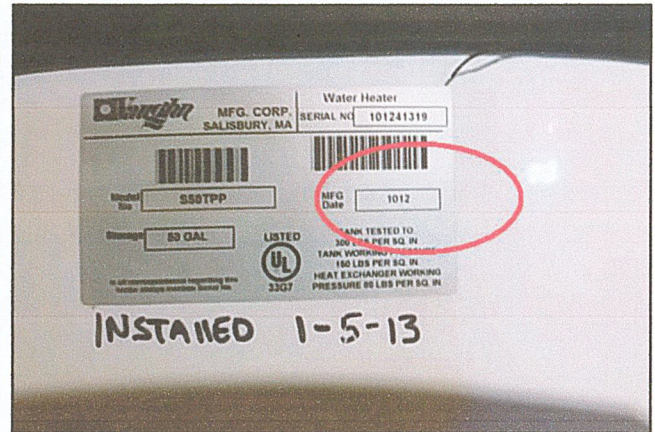
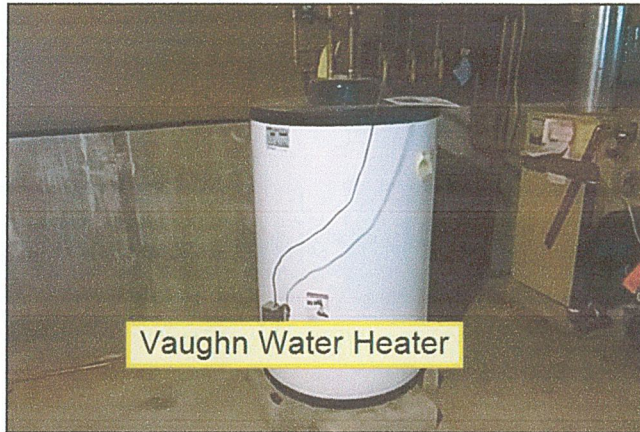
6. Plumbing System



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

Inspected

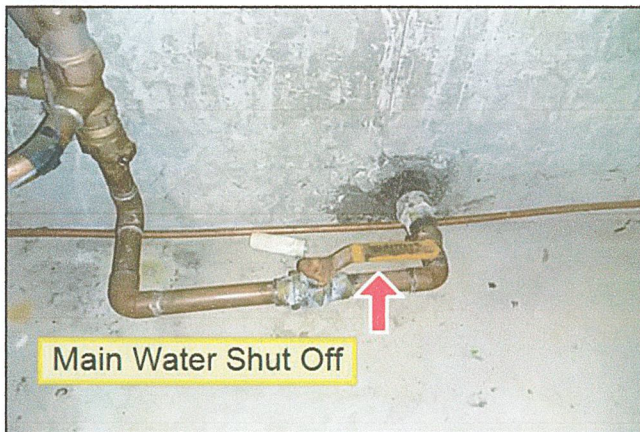
(1) The home is supplied with a Vaughn hot water heater. This unit was manufactured in October 2012, and was operational on the day of the inspection. This is provided for your information.



6.3 Main Water Shut-off Device (Describe location)

In Need of Repair

(1) The main water shut off is located at the water meter in the basement. This is provided for your information.



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

In Need of Repair

(1) Propane tank(s) are present at the exterior of the home. This is provided for your information.



(3) Fuel dealers are required to inspect all oil tanks 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.

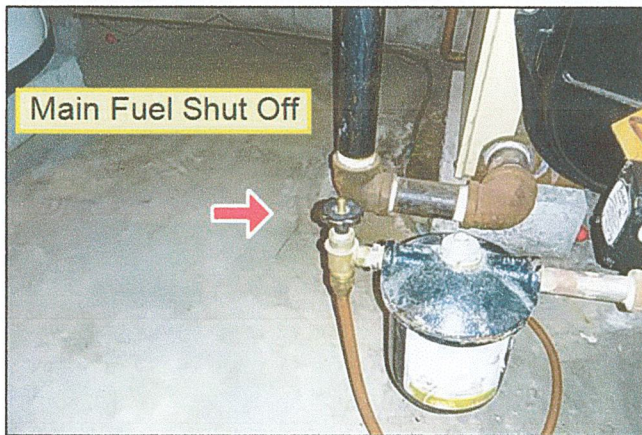
The exterior of the oil tank was inspected for leaks and rust. Oil tanks rust from the inside and the outside. The only way to know the thickness of the tank is for a heating contractor to measure the thickness of the tank with an ultrasonic device. I recommend this inspection be performed by a qualified heating professional.



6.5 Main Fuel Shut-off (Describe Location)

Inspected

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



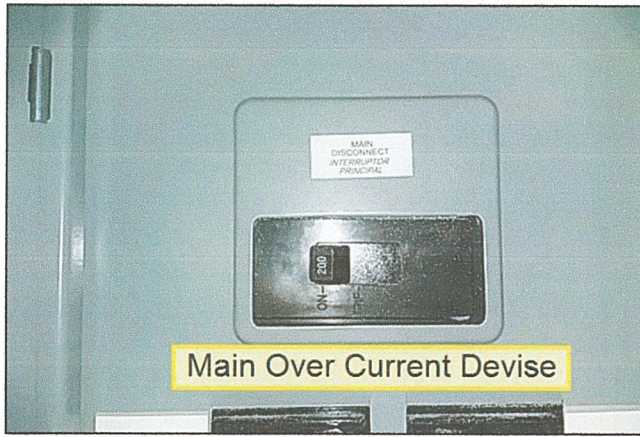
7. Electrical System



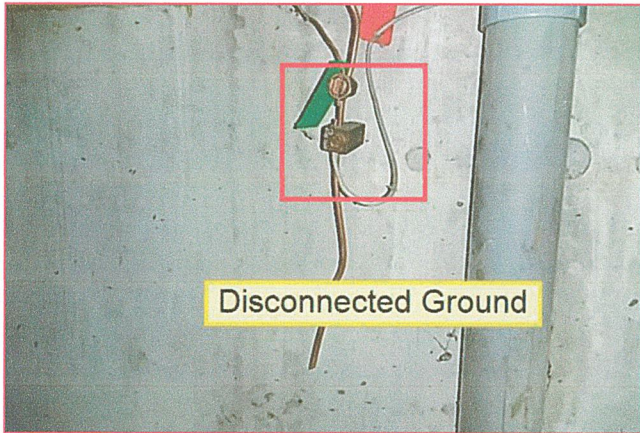
7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Safety Issue

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



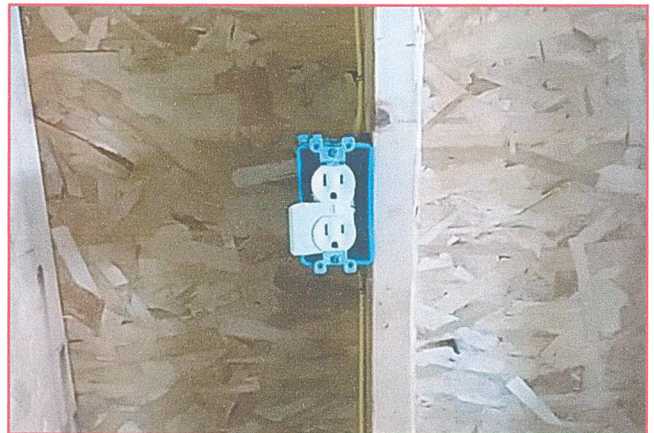
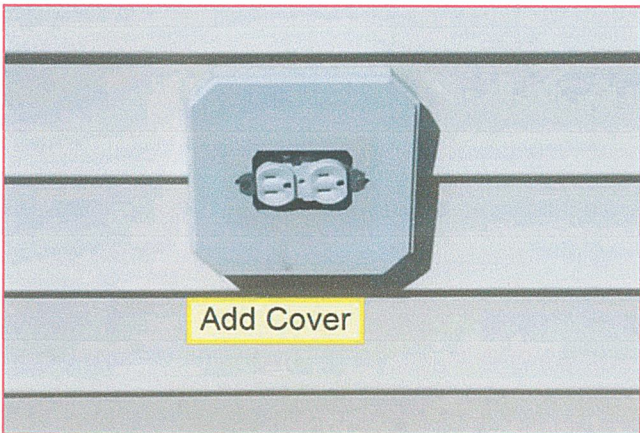
- +** (2) The ground wire has been disconnected at the electric panel. Repair by a licensed electrician is required.



7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Safety Issue

- +** There are several uncovered and incomplete switches, receptacles and junction boxes around the home. I recommend these electrical components be properly wired, covered and secured by a licensed electrician.



7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Safety Issue

- +** The receptacles in the garage are not GFCI protected. GFCI circuit breakers and receptacles are to protect personnel from shock during a ground fault condition. These devices measure the current flow between the energized and neutral wires and trip when they detect a difference of 5-6 milliamperes or more. GFCI protection

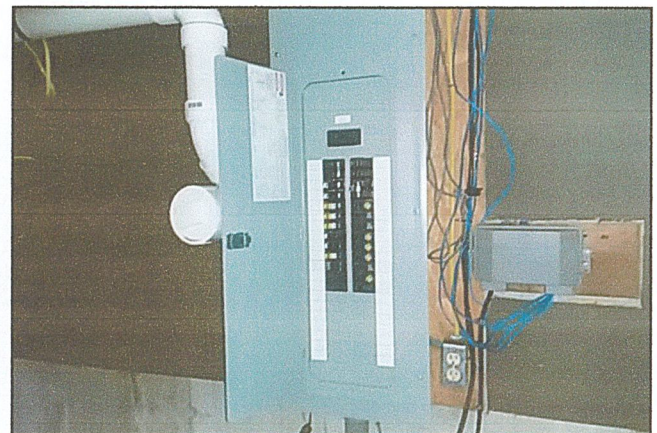
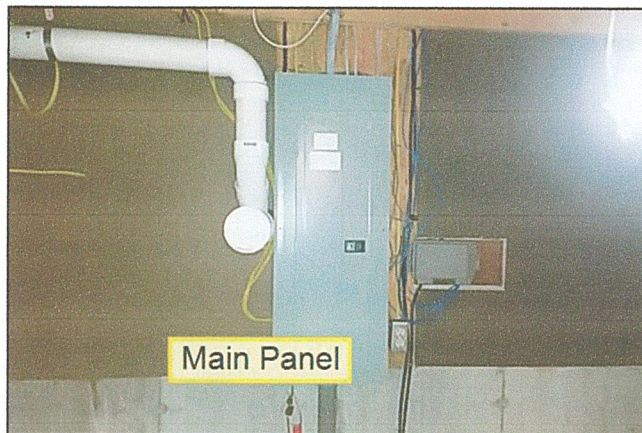
can be provided by GFCI receptacles or circuit breakers. I recommend a licensed electrician provide GFCI/AFCI protection at all required locations within the home.



7.7 Location of Main and Distribution Panels

Inspected

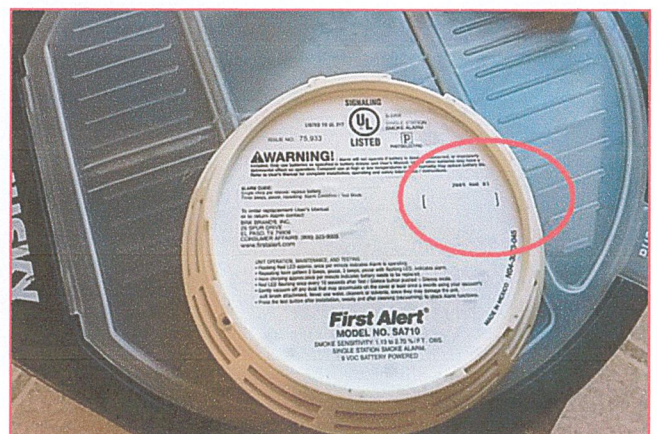
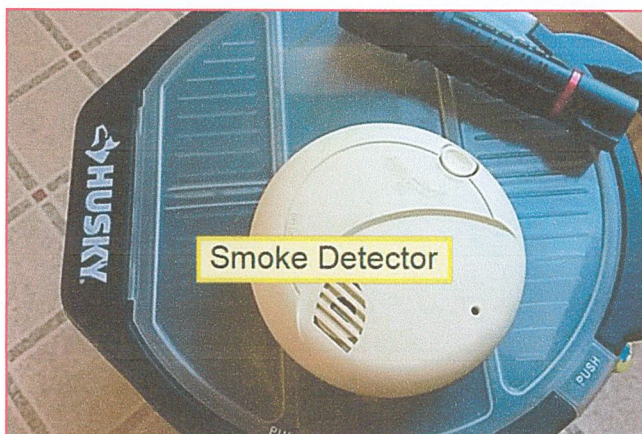
The main electric panel is located in the basement. This is provided for your information.



7.8 Smoke Detectors

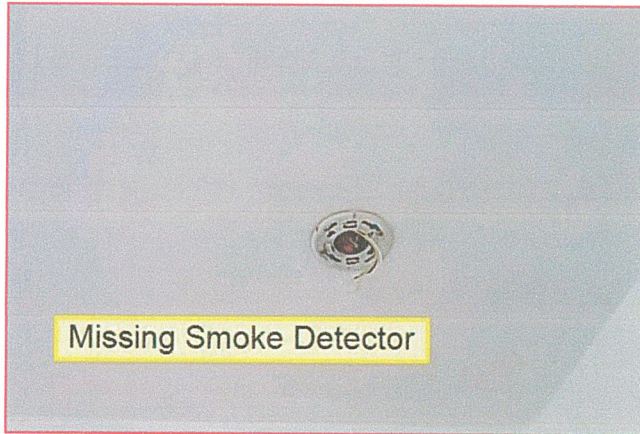
Safety Issue

- +** (1) The smoke detectors in the home are old 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.



- +** (2) Smoke detectors are missing in several locations around the home. Smoke alarms are to be located in every bedroom, in hallways near bedrooms, one per story, including basements and habitable attics. Smoke alarms

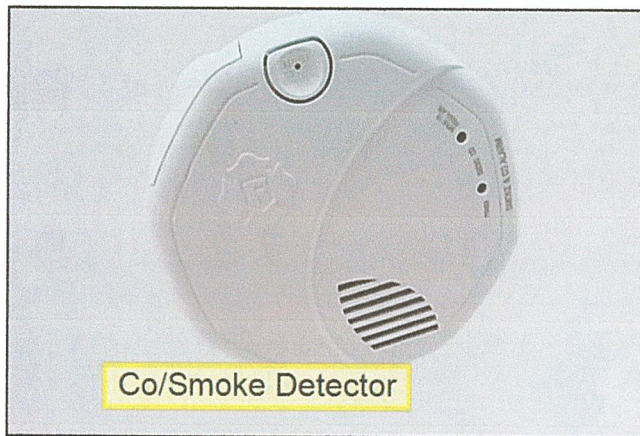
batteries should be changed twice a year. All smoke alarms should be upgraded every 10 years. I recommend a qualified person install smoke detectors in all required locations of the home prior to occupancy.



7.9 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.



8. Interiors



8.3 Steps, Stairways, Balconies and Railings

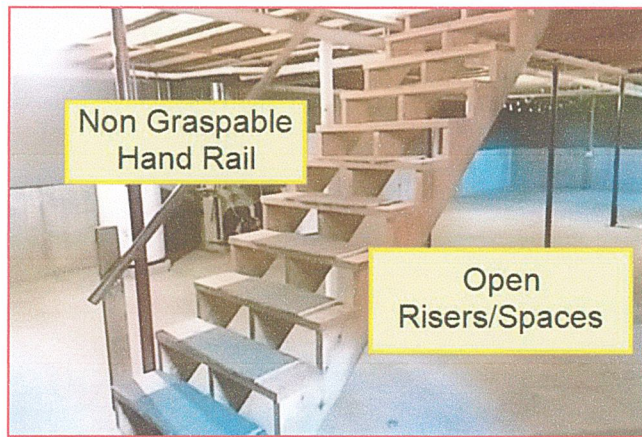
Safety Issue



A hand rail is missing at the basement stairs. Stairs with more than 3 risers require a hand rail for occupant safety. I recommend proper hand rails be added at this location by a qualified contractor.

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.

There are open risers on the basement stairs. Open risers, with spaces in excess of 4" present tripping/entrapment hazards for people and pets. I recommend these risers be closed with proper materials by a licensed contractor.



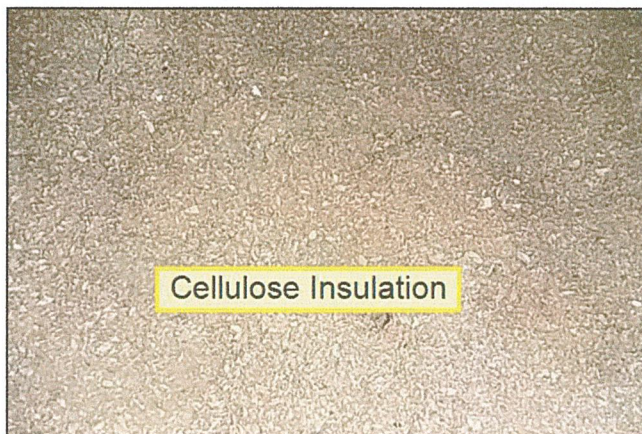
9. Insulation and Ventilation



9.0 Insulation in Attic

Inspected

The attic is filled with cellulose insulation of various depths. This insulation was dry on the day of the inspection.



Major Deficiency



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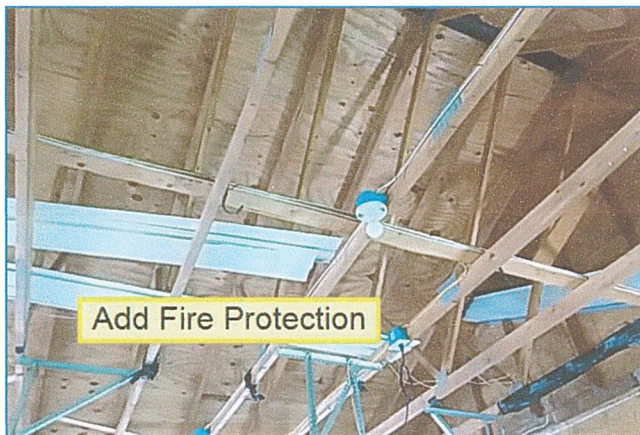
Address
50 Cheney Ln
Morristown VT 05661

3. Garage

3.0 Garage Ceilings/Structure


Major Deficiency

-  An attached garage should be separated from the home by at least 5/8 inch thick drywall, including tape and compound, applied to the ceiling on the garage side. No penetrations for attic stairs or HVAC components are allowed through fire separations. I recommend proper fire protection be added to the garage by a licensed contractor.



3.1 Garage Walls (including Firewall Separation)

Major Deficiency

-  An attached garage should be separated from the home by at least 1/2 inch thick drywall applied to the walls and ceiling installed on the garage side. A garage should be separated from habitable space above by at least 5/8

inch thick Type X drywall applied to the garage ceiling, and the structural walls supporting the habitable space above should be covered by at least 1/2 inch thick drywall installed on the garage sides. No penetrations for pet doors, attic stairs or HVAC are allowed through fire separations. I recommend proper fire protection be added to the garage by a licensed contractor.



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Future Repair



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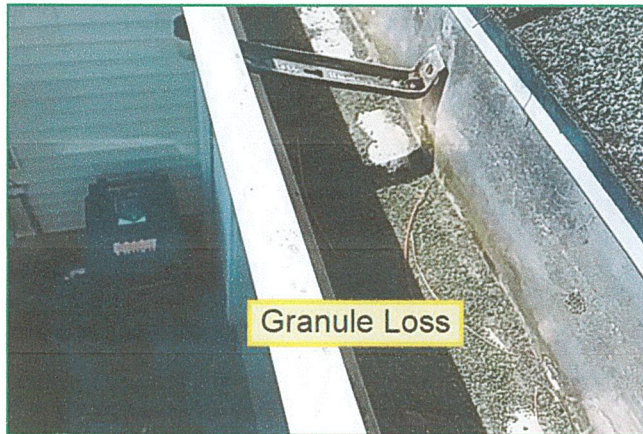
1. Roofing



1.0 Roof Coverings

Future Repair

(2) Asphalt shingles are showing evidence of granule loss. Granules on asphalt shingles provide protection from excessive sun exposure. This roof is nearing the end of its useful life. I recommend replacement by a qualified roofing contractor.



Safety Issue



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2. Exterior



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

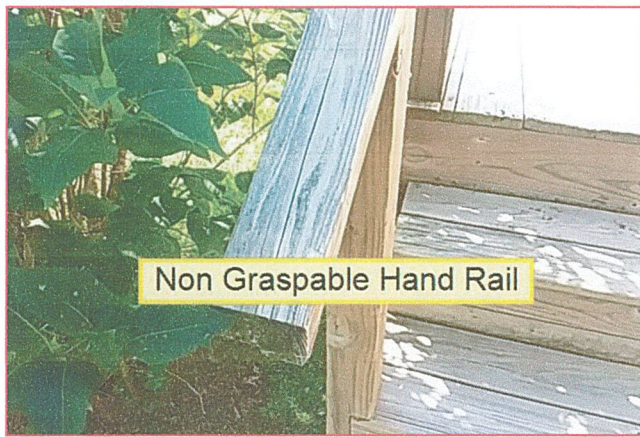
Safety Issue

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

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.



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



2.6 Other

Safety Issue



A radon system utilizing sub slab depressurization is present in the home (Photo 1). A manometer is present in the basement (Photo 2). Uneven fluid level in the manometer indicates a working radon fan. I recommend retesting radon levels every two years.

The radon system was not operational on the day of the inspection. I recommend repair by a certified radon system installation professional.



Photo 1



Photo 2

3. Garage

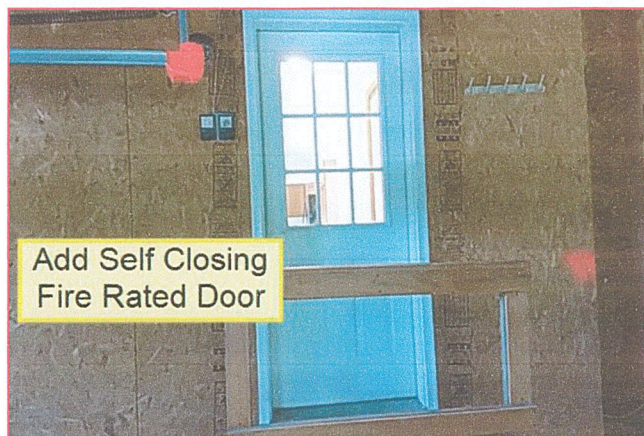
3.4 Occupant Door (from garage to inside of home)

Safety Issue



(1) 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.

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



- +** (2) I recommend using caution when exiting this door into the garage due to the proximity of the automatic garage door track.



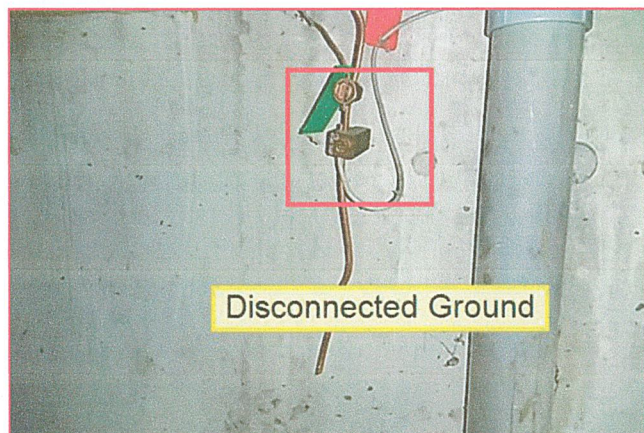
7. Electrical System



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

Safety Issue

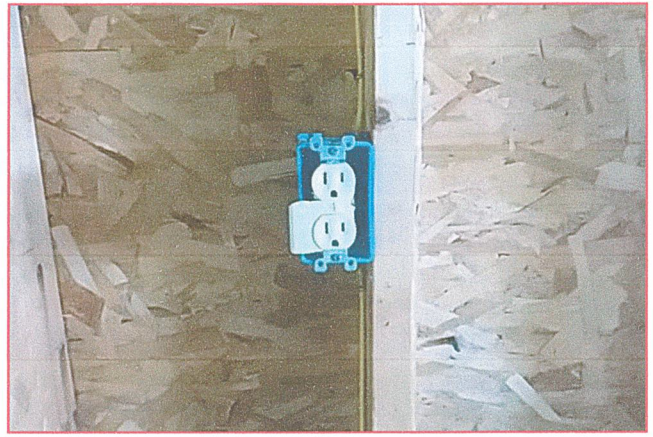
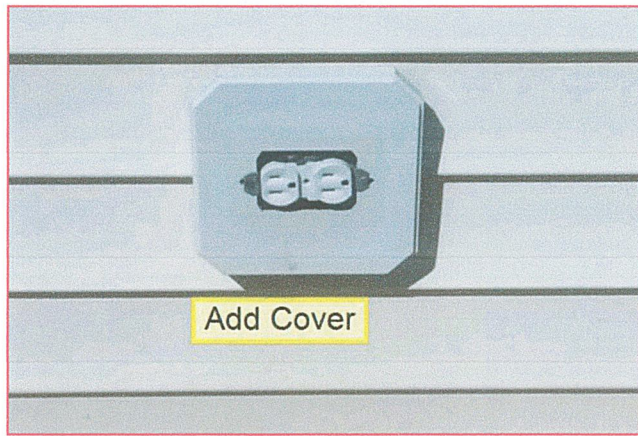
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7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Safety Issue

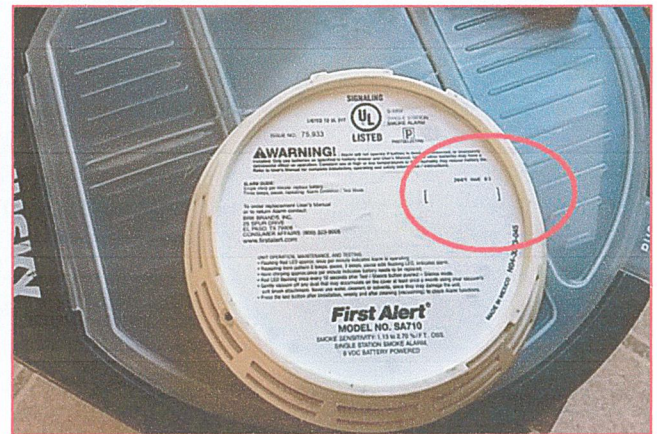
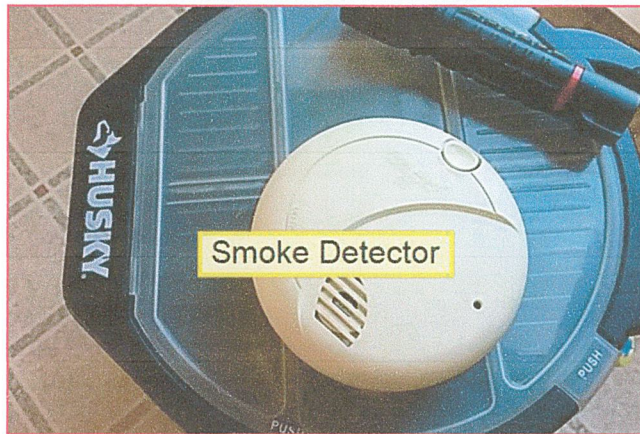
- +** The receptacles in the garage are not GFCI protected. GFCI circuit breakers and receptacles are to protect personnel from shock during a ground fault condition. These devices measure the current flow between the energized and neutral wires and trip when they detect a difference of 5-6 milliamperes or more. GFCI protection can be provided by GFCI receptacles or circuit breakers. I recommend a licensed electrician provide GFCI/AFCI protection at all required locations within the home.



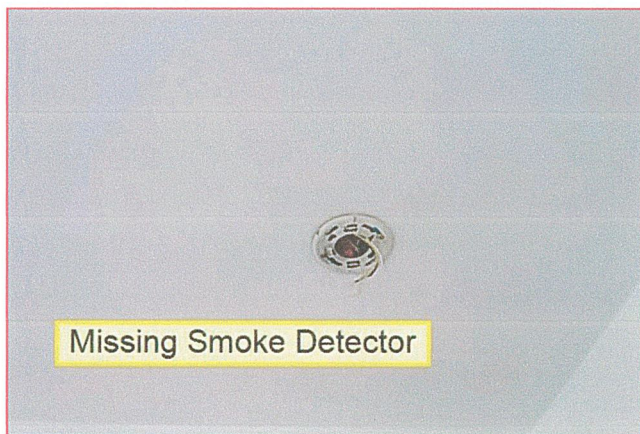
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Safety Issue

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- +** (2) Smoke detectors are missing in several locations around the home. Smoke alarms are to be located in every bedroom, in hallways near bedrooms, one per story, including basements and habitable attics. Smoke alarms batteries should be changed twice a year. All smoke alarms should be upgraded every 10 years. I recommend a qualified person install smoke detectors in all required locations of the home prior to occupancy.



8. Interiors

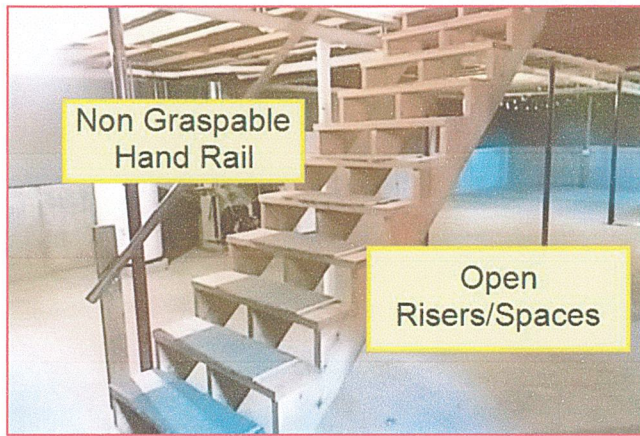
8.3 Steps, Stairways, Balconies and Railings

Safety Issue

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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.

There are open risers on the basement stairs. Open risers, with spaces in excess of 4" present tripping/entrapment hazards for people and pets. I recommend these risers be closed with proper materials by a licensed contractor.



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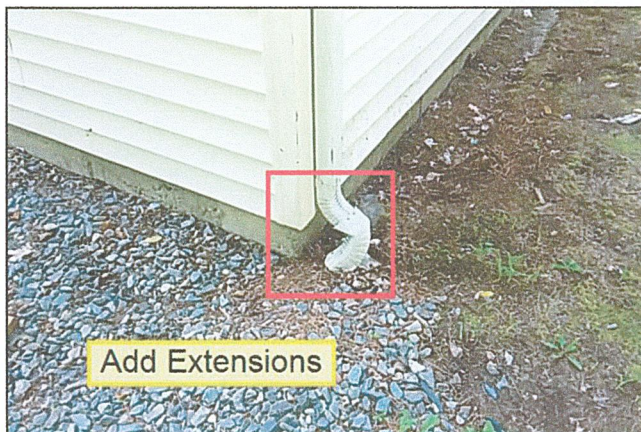
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50 Cheney Ln
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1. Roofing

1.3 Roof Drainage Systems

In Need of Repair

-  (1) 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.



-  (2) The gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

Gutters and downspouts play an important role in leading water away from the foundation. Clean them each Spring and Fall, or more often if needed, particularly if large trees overhang the roof. Make certain the gutters drain and slope properly toward the downspouts. Maintain and repair periodically, as needed.



2. Exterior



2.0 Trim and Siding

In Need of Repair



(1) There is decayed trim at various locations of the home. There is a potential for concealed damage behind the decayed areas. I could not inspect the areas behind this damage. I recommend that a qualified contractor remove and replace all decayed wood prior to painting the home.



(2) Vinyl siding damage is present at the exterior of the home. Moisture and insects can enter at these locations. I recommend this siding be repaired/replaced by a qualified contractor.



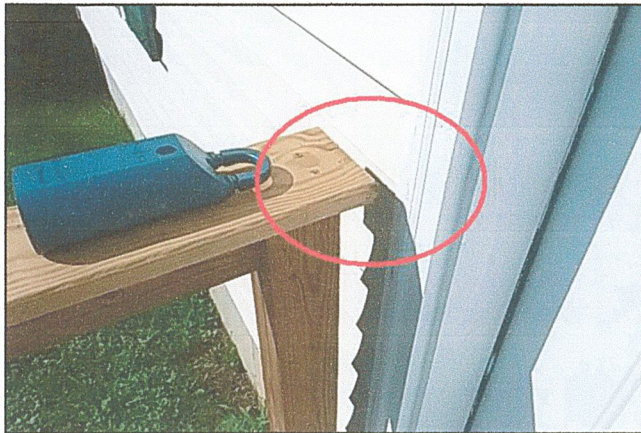
(3) There are shrubs/trees close to, or in contact with the siding. Tree limbs and shrubs can damage siding materials and hold moisture. I recommend these trees/shrubs limbs be trimmed away from the siding by a landscape professional.



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

Safety Issue

- 🔧 (3) Deck handrails/posts do not terminate into the framing/siding of the home at the front balcony. Terminating the handrail/post into the framing/siding of the home will increase stability of this railing. I recommend a qualified contractor properly terminate this handrail/post.



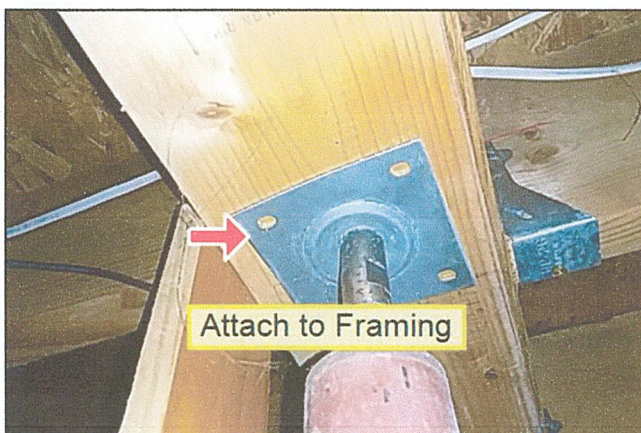
4. Structural Components



4.2 Columns or Piers

In Need of Repair

- 🔧 Basement columns are not mechanically secured to the framing. I recommend a qualified contractor properly secure these columns.



5. Heating



5.0 Heating Equipment

In Need of Repair

- 🔧 (2) The basement wall heating unit was not operational on the day of the inspection. I recommend repair by a qualified HVAC technician.



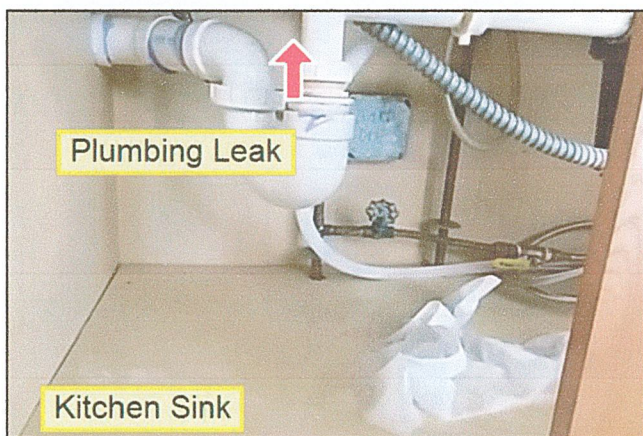
6. Plumbing System



6.1 Plumbing Supply Fixtures and Faucets

In Need of Repair

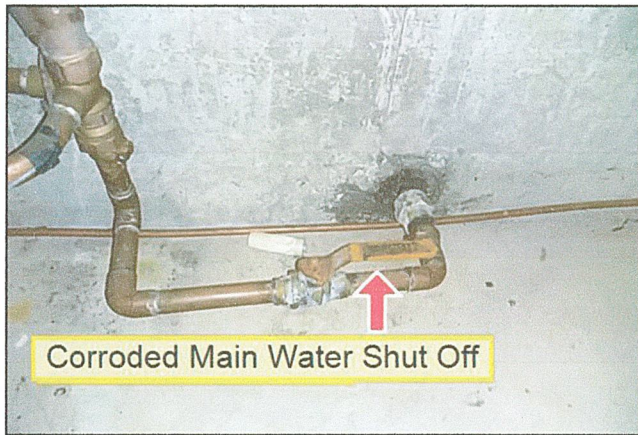
- 🔧 A leak is present in plumbing supply lines under the kitchen sink. I recommend repair by a qualified plumber.



6.3 Main Water Shut-off Device (Describe location)

In Need of Repair

- 🔧 (2) The main water shut off valve is corroded at the time of the inspection. A corroded valve may lead to valve failure causing extensive damage to the home. I recommend the shut off valve be replaced by a licensed plumber.



6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks) In Need of Repair

- (2) The exterior propane tank is not located on a stable foundation. I recommend this foundation be repaired to provide a stable footing for the exterior propane tank. This work can be done by a qualified contractor.

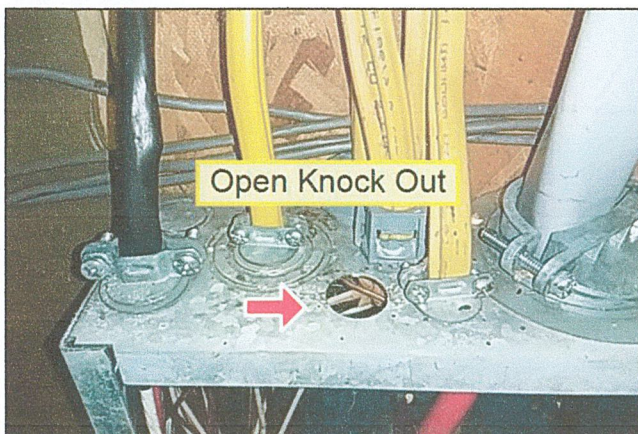


7. Electrical System



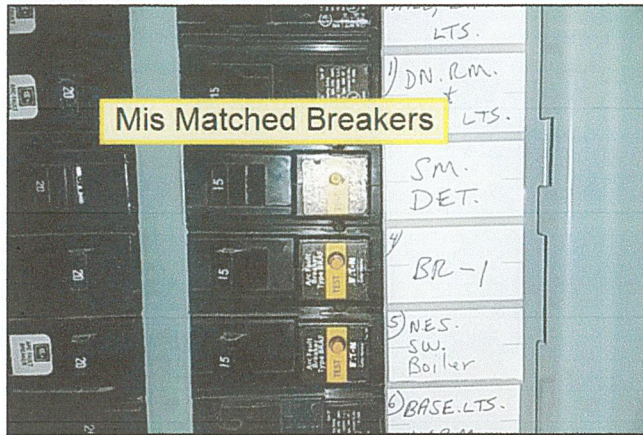
7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels Safety Issue

- (3) 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.



- (4) 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.



8. Interiors

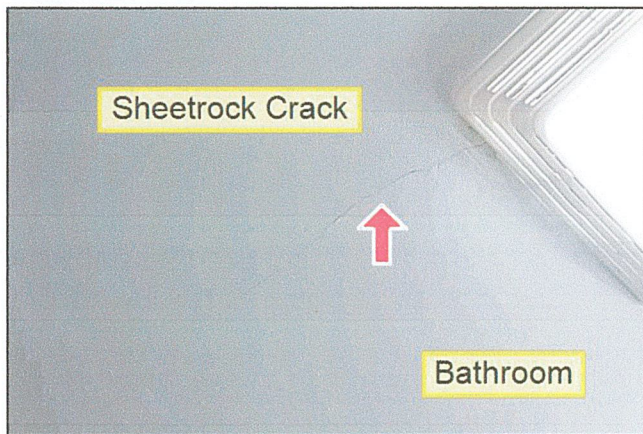


8.0 Ceilings

In Need of Repair



Settlement cracks are present in drywall around the home. I recommend a qualified contractor properly prep and paint these areas.

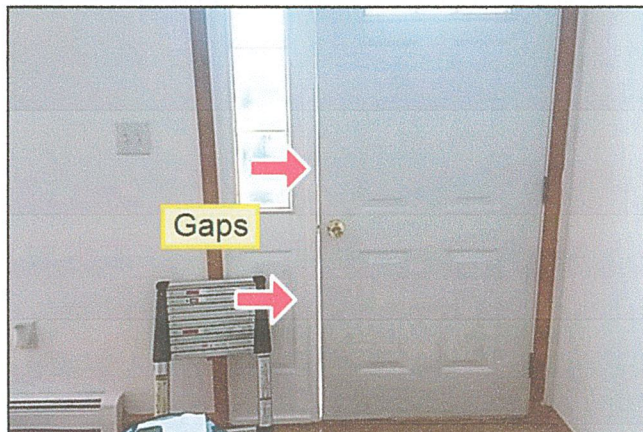


8.5 Doors (representative number)

In Need of Repair




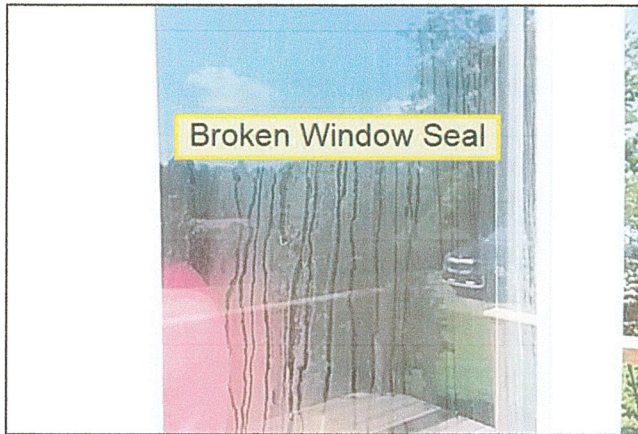
I recommend improving the weather seal at the front door to improve heating performance. This can be done by a qualified person.



8.6 Windows (representative number)

In Need of Repair

-  The insulating glass on the windows has lost its seal. This has resulted in condensation developing between the panes of glass. I recommend a qualified contractor replace the glass to correct this condition. The walls around this window tested as dry on the day of the inspection using a Tramex Moisture Meter Plus.




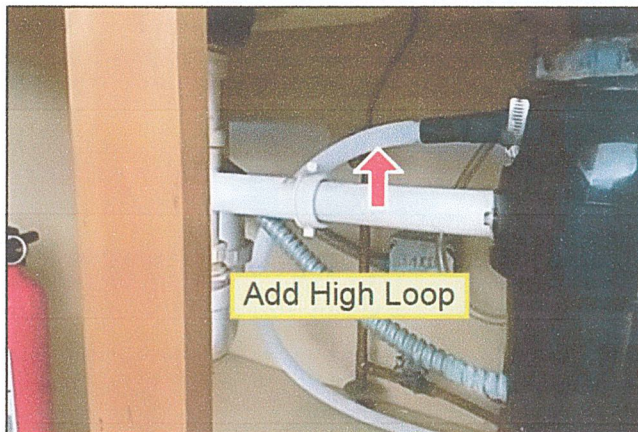
10. Built-In Kitchen Appliances



10.0 Dishwasher

In Need of Repair

-  The drain line for the dishwasher does not contain a high loop under the sink. A high loop will keep water from draining into your dishwasher. I recommend a qualified person attach a high loop to the dishwasher drain line.





MOOSE RIVER ENVIRONMENTAL LAB

WATER QUALITY & ENVIRONMENTAL TESTING

Sample Number:	250802004	Report Date:	8/5/2025
Customer Name:	VT Home Inspection Services	Date Collected:	8/1/2025
Address:	PO Box 496	Time Collected:	11:00 AM
	Brownsville, VT 05037	Date Received:	8/2/2025
Sample Location:	Kitchen	Time Analyzed:	10:25 AM
	50 Cheney Road - Morrisville, VT	Date Analyzed:	8/3/2025

ANALYTIC RESULTS

Parameter	Sample Results	MCL	Description	MDL
Total Coliform Bacteria	0.0 colonies/100ml	0 colonies/100ml	This sample is potable for Total Coliform Bacteria.	0 colonies/100ml
E. Coli	0.0 colonies/100ml	0 colonies/100ml	This sample is potable for E. coli.	0 colonies/100ml

For further description of analysis visit <https://www.epa.gov/ground-water-and-drinking-water>

Laboratory Signature

* = Exceeds EPA Guidelines

ND = Level is Below Detection Limit

NT = Not Tested

MCL = EPA Maximum Contamination Level

MDL = Minimum Detection Level

The integrity of the sample and results is dependent on the quality of sampling. The results apply only to the actual sample tested. Moose River Environmental Lab LLC shall be held harmless from any liability arising out of the use of such results.

Moose River Environmental Lab
PO Box 4279 / 75 Mt. Pleasant Street
St. Johnsbury, VT 05819-9913

Radon Measurement Report



PROPERTY INFORMATION



Property Name:	Patt
Address:	50 Cheney Rd, Morrisville, VT 05661, United States
Ventilation Type:	None
Building Type:	House
Foundation Type:	Basement Foundation
Radon Mitigation System:	Active

MEASUREMENT SUMMARY



LEVEL OF RADON

MINIMUM

1.7 pCi/L

AVERAGE

3.4 pCi/L

MAXIMUM

5.6 pCi/L



TEMPERATURE

MINIMUM

65.8 °F

AVERAGE

66.7 °F

MAXIMUM

67.3 °F



HUMIDITY

MINIMUM

70.5 %rH

AVERAGE

75.1 %rH

MAXIMUM

77.0 %rH



ATMOSPHERIC PRESSURE

MINIMUM

29.4497 inHg

AVERAGE

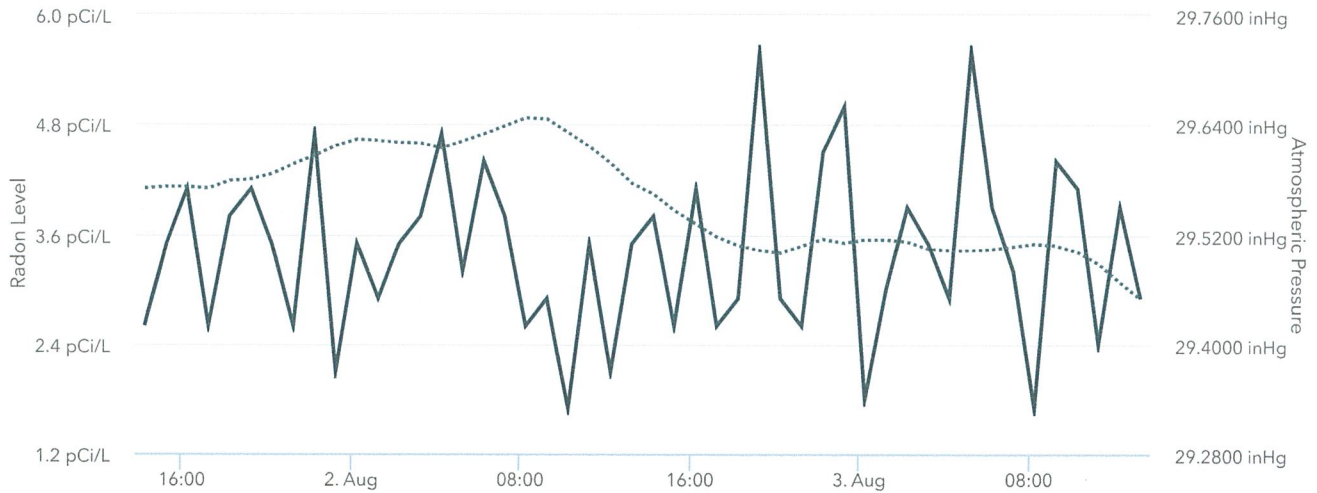
29.5573 inHg

MAXIMUM

29.6475 inHg

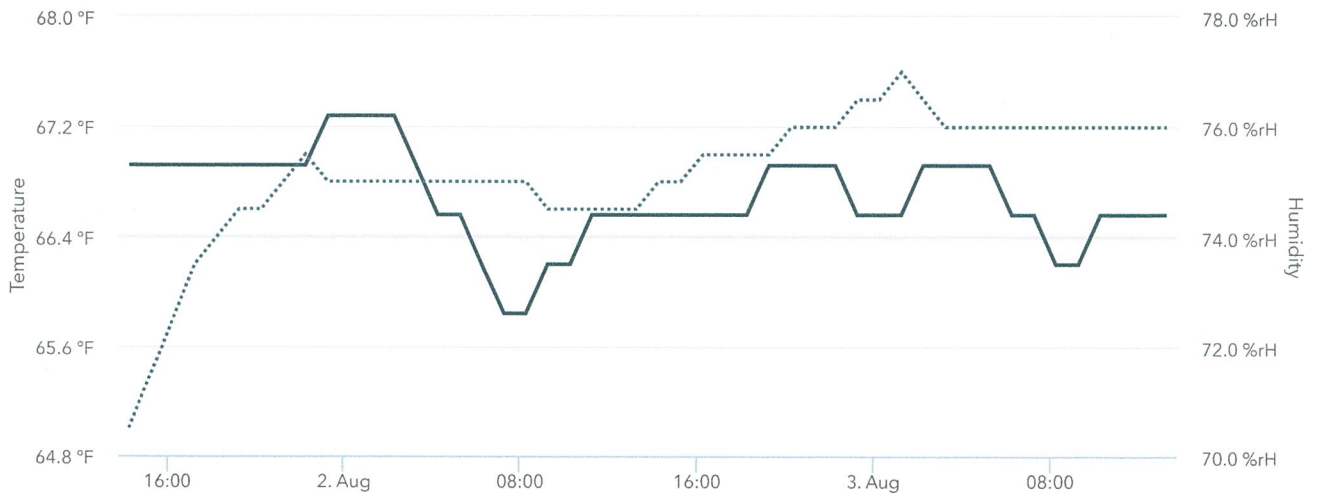
RADON LEVEL & AIR PRESSURE GRAPHS

— Radon Level
 Atmospheric Pressure



TEMPERATURE & HUMIDITY GRAPHS

— Temperature
 Humidity



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

<4.0 pCi/L - W/ MITIGATION SYSTEM

The average measured radon level is below the Environmental Protection Agency (EPA) Action Level of 4.0 pCi/L. The installed radon mitigation system(s) appear to be effectively lowering the concentration of indoor radon. The EPA recommends having the 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.



Electronic Signature

2025-08-04
Morristown vt