Electric Service

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The power source and placement of smoke and carbon monoxide alarms is not determined as part of this inspection, see VT or NH standards for more information. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan smokes should be replaced every 10 years, CO's every 5 years. The inspector attempts to locate and evaluate all main and subpanels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Primary service type: Underground

Primary service overload protection type: Circuit breakers

Service amperage (amps): 150 Service voltage (volts): 120/240

Location of main service switch: In basement

Location of subpanel: Basement **Location of main disconnect:** At Meter

Service entrance conductor material: Multi - Strand Aluminum

System ground: Ground rod(s) in soil **Main disconnect rating (amps):** 150

Branch circuit wiring type: Romex, (BX) Armor clad, 3 wire, Copper Solid strand aluminum branch circuit wiring present: None visible

Smoke detectors present: Yes

46) One or more over-current protection devices (circuit breakers) are "double tapped", where 2 or more wires are clamped in a terminal designed for only one wire. This is a safety concern since the bolt or screw may tighten securely against one wire, but leave others loose. A very common items found during home inspections. A qualified electrician should evaluate and repair as necessary.



Photo 46-1

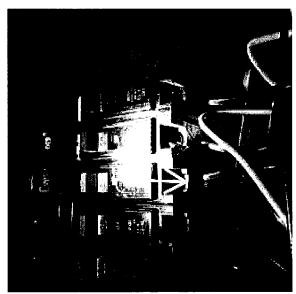


Photo 46-2

44) • Attic / roof structure has undersized rafters, long spans and or spacing. This is very typical of this age of construction. Rafters are not likely not to meet today's standards, loads, etc. Rafters appeared adequate (non engineers opinion) considering when it was built. Client may wish to have a qualified contractor evaluate to contest or concur with our opinion and prescribe repairs as / if needed.

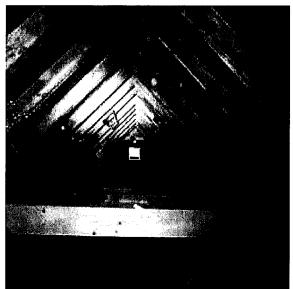


Photo 44-1
Collar ties installed for added support. Attic structure appeared adequate for it's age 1880.

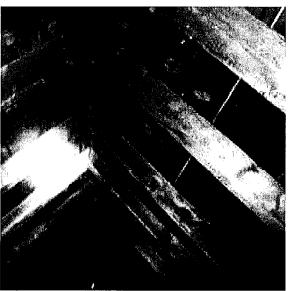


Photo 44-2
Original rafters appeared in adequate condition.

45) • Plywood has been installed over the original board sheathing at the last roof surface change. This will add strength and durability to the entire roofing system.

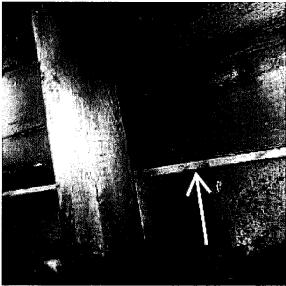


Photo 45-1

47) The main service panel cover is installed so it is not flush with the surface of the panel box. Gaps exist on the right side. A qualified electrician should evaluate and repair so the panel cover fits on the panel box as the manufacturer intended.

Exposed wiring and/or bus bars exist in the main service panel due to closure covers missing (slots where circuit breakers fit through the panel cover). This is a safety concern. Closure covers should be installed where missing to eliminate exposed wiring, and by a qualified electrician if necessary..



Photo 47-1
Open breaker slot needs to be capped. Covered doesn't fit on tightly, only 3 of 6 screws installed all on the left side.

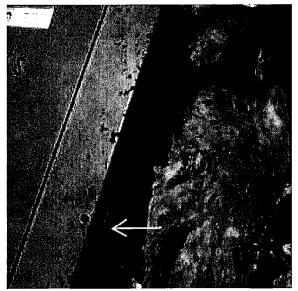


Photo 47-2
Right side of the cover to the panel has no screw due to the cover not fitting properly. recommend review and repair as needed by a qualified electrician.

48) Y Panel(s) appeared in adequate overall condition.

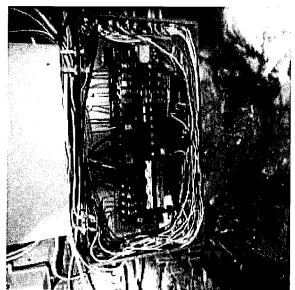


Photo 48-1
Repairs to this panel have been recommended.

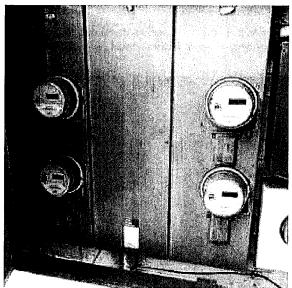


Photo 48-2 Meters are not labeled for each unit. Location is outside in a cabinet.

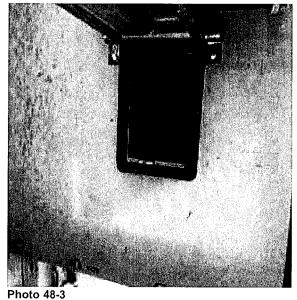
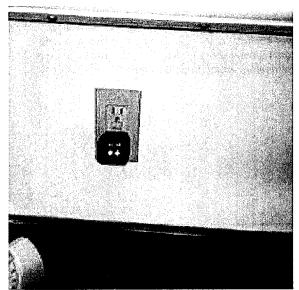


Photo 48-3150 amp main breaker is at the meter.

49) Grounding and polarity were good throughout the home in three pronged receptacles that were tested.



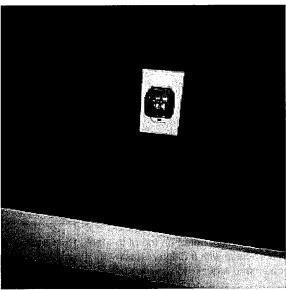


Photo 49-1 Photo 49-2

50) Recommend receptacle safety covers for folks who will have young curious children in the home. For more information please visit: www.safetycaps.com

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains; condition of anode rod; operation of any safety devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Estimated age: 2001

Type: Indirect fired off boiler / coil in tank

Energy source: Propane Capacity (in gallons): 35

Manufacturer: Vaughn, Top Performer

Model: 100140582 Water temperature: 120

TPRV safety device installed: Yes TPRV drained properly?: Yes

51) Possible gasket past leak noted on top of the tank, Rust wast noted. This common gasket failure with this water heater, defective. Some have been retro fitted with a different gasket by the manufacture (white in color). This tank appeared not to have the newer gasket installed. Recommend a qualified heating contractor review and repair as /if needed.

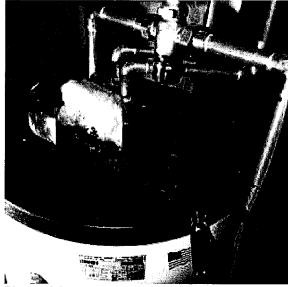


Photo 51-1 Have boiler technician review when servicing the boiler.

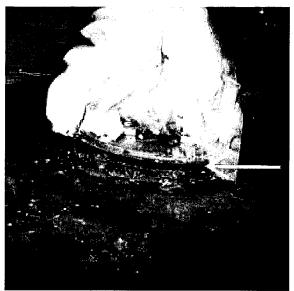


Photo 51-2
Rust indication of past leaks. Replacement gasket is white in color.

52) Older hot water tank (17 years old) appeared in adequate condition and was supplying hot water the day of inspection. Clients should budget for a replacement unit in the future simply due to age.

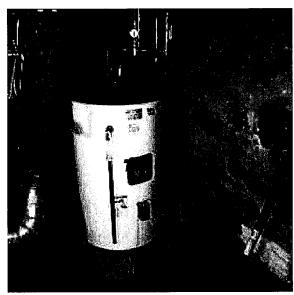


Photo 52-1
Mixing valve is installed on the hot water tank.

53) Recommend maintaining the water so the temperature doesn't exceed 120 degrees. For best results the water temperature should be 140 degrees coming from the tank with a mixing valve reducing to 120 degrees to the faucets. The will help reduce the chances of possible legionnaires disease. All newly installed hot water systems are required to have this feature present.

For more information, http://www.accepta.com/industry water treatment/legionnaires-disease-domestic-hot-water.asp

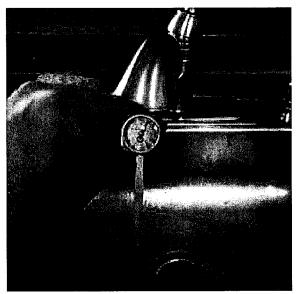


Photo 53-1

54) • For an image of an indirect fired hot water tank see; http://www.inquiring-eye.com/anatomy/images/hotwaterheater.jpg

55) • For more information on typical sizing of water heaters please see here: http://www.nachi.org/gallery/thumbs/lrg-393-water-heater-tank-size.jpg

56) The estimated useful life for most water tank heaters is 8 to 15 years. Dependent on water quality, maintenance / environment some may last much longer.

61) • Gas meter location, no leaks detected the day of inspection.

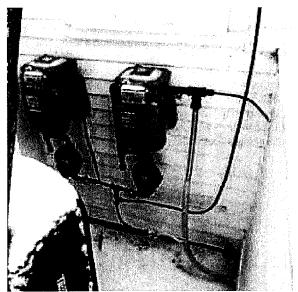


Photo 61-1 Back of the home.

62) 1 No date noted for last service of unit.

63) • For an image of a forced hot water system please see here: http://www.nachi.org/gallery/thumbs/lrg-1494-boiler-2d.jpg

Plumbing & Laundry

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; any part of a private sewage disposal system; main, side and lateral sewer lines; gray water systems; trap primers; incinerating or composting toilets; hot tubs or spas; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground fuel tanks. A camera inspection of the main sewer line is not performed, recommend this be done by a qualified contractor if there are any concerns, lines are old or have many trees around it.

Water pressure: 40 +-

Water / Sewer Type: Private water source, Private Septic System Main water shut off location: In basement at pressure tank Location of main fuel shut offs: At LP gas tank outside

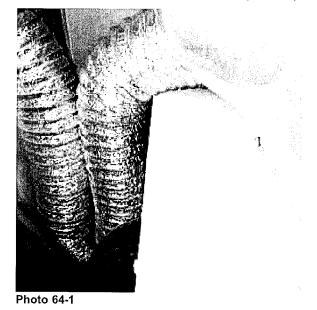
Service pipe material: Polyethylene Supply pipe material: Copper, Pex tubing

Vent pipe material: Plastic Drain pipe material: Plastic Waste pipe material: Plastic Location: Basement, Crawlspace Dryer Duct Type: Foil Hose

64) The clothes dryer is equipped with a PVC, cloth, vinyl or foil and /or an accordion-type, flexible exhaust duct (something other than metal). Clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct due dryer fire containment safety concerns. Recommend a qualified contractor review ductwork and repair per standard practices. For more information on dryer safety issues, see

https://www.cpsc.gov/s3fs-public/5022.pdf

Image: http://www.nachi.org/gallery/thumbs/lrg-1119-dryer-exhaust.jpg



65) Neither the clothes washer nor dryer (if present) were operated or evaluated. They are excluded from this inspection per VT / NH & ASHI Standards of Practice. The machines are not moved to inspect behind them.

Client may wish to operate these devices prior to the final walk through to ensure operation, if they convey with the home.

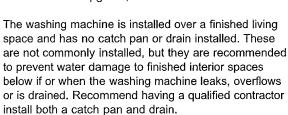
66) Rreventive maintenance,

Recommend shutting off water supply to washer (if present) when gone for long periods of time to depressurize supply hoses. Potential water damage to home can be avoided.

Recommend changing water hose lines to steel braided types if not already present as preventive maintenance.



Photo 66-1 Recommended upgrade,



Or consider the use of a "Watch Dog" type water sensor commonly sold in hardware stores like Home Depot for around \$20 +-.

For more information please see;

http://www.basementwatchdog.com/Accessories/Water Alarm.php

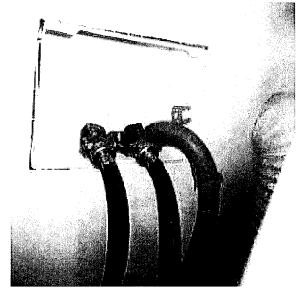


Photo 66-2

🖎 Dryer ducts should be cleaned annually, or more often if necessary in the future.

68) The inspector does not recommend the use of or installation of under-sink food disposals due to the effects on the private septic system (solids reaching the leach field reducing the life expectancy of the system). http://water.epa.gov/polwaste/nps/dosdont.cfm
http://www.nesc.wvu.edu/subpages/septic defined.cfm

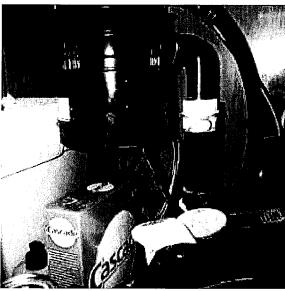


Photo 68-1

69) • 10 The inspector performed a "functional flow test" during the inspection, where multiple fixtures are run simultaneously, and found there to be adequate flow. For example, the shower flow did not decrease significantly when the toilet was flushed. At the same time a functional drainage test is performed and no slow drains were found unless noted herein. Long term term drainage is not performed.

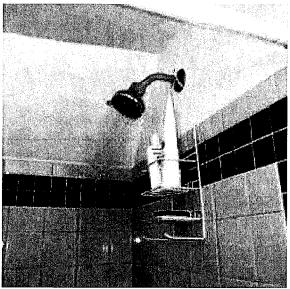


Photo 69-1
Pressure appeared adequate however the pressure tank doesn't appeared to be working correct. More in the water supply section.

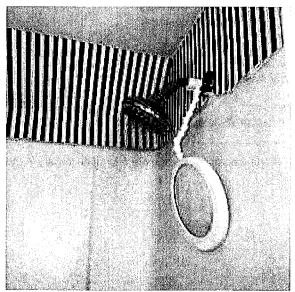


Photo 69-2

71) Water filtration equipment is present, it is not considered a part of the home inspection process per ASHI standards of practice. Recommend asking owners about its operation and annual maintenance service program by a qualified well or water quality company. Helpful links -

http://healthvermont.gov/enviro/water/safe_water.aspx

http://des.nh.gov/organization/divisions/water/index.htm

http://www.clearwaterfiltration.com/

http://www.culligan.com/

http://www.secondwindwater.com/





Photo 71-1

Photo 71-2
Unit was not plugged and working.

72) No information about what type of well is present. Well was not visible due to snow. Dug well, spring appeared to be used for a water source going by equipment seen. Confirm with owners on well type.

The home inspection (per ASHI standards of practice) does not include water flow, depth, gallon per minute, capacity, etc If there are concerns about this, the clients should consult with a qualified well professional.

Recommend testing annually or more often if needed for coliform and E coli bacteria by a professional lab or company. Other systems are available to keep water free from bacteria other than periodic chlorination.

For more information please see. http://www.home-water-purifiers-and-filters.com/ultraviolet-filter.php

http://healthvermont.gov/enviro/water/safe_water.aspx http://des.nh.gov/organization/divisions/water/index.htm

The home inspection (per standards of practice) does not include water flow, depth, gallon per minute, capacity, etc If there are concerns about this, the clients should consult with a qualified well professional.

Recommend having the well water tested for pH balance, coliform bacteria, nitrates, and anything else of local concern, by a qualified lab. Or if on a municipal system recommend obtaining a copy of recent testing. For more information, visit http://www.wellowner.org

74) Recommend maintaining a sanitary seal at the well head.

75) 1 The estimated useful life well equipment is as follows:

* Well pump 15 to 20 years.

* Steel pressure tanks 15 to 25 years.

Image of a pressure tank: http://www.nachi.org/gallery/thumbs/lrg-1110-bladder-type-pressure-tank-2.jpg

bacteria test #85

cotifera 2-3 days

burnaround

fully comprehens we #249

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687 Stowe Hollow Rd. Unit # 2, Stowe VT 05672

Water Supply

Well equipment location: In basement near pressure tank

Well pump type: External pump in home. Water service: Spring, Sheared well

70) The well pump was running the entire time I was at the inspection. It is suppose to run to fill the pressure tank and stop. The large pressure tank has no water in it and is not working properly. This system should be evaluated by a qualified well contractor and repaired / replaced as necessary.

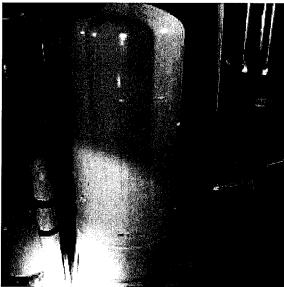


Photo 70-1
Pressure tank had no or very little water in it. I could move the tank easily.

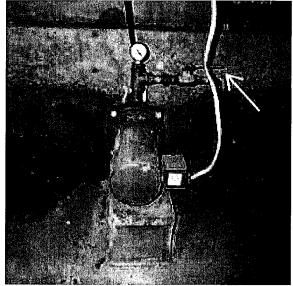


Photo 70-2
Pump was running all the time, it never stopped.
Location of the main water shut off.

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. If there are any questions about about structure the clients should consult a structural engineer to evaluate, to concur or to contest our findings. The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged. Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity. We do not inspect for mold like substances, we cannot see behind finished basement walls. Hidden defects and mold / mildew could be present. If client has any concerns about possible basement mold we strongly recommend they have the area tested by a qualified mold company.

Insulation material underneath floor above: None visible

Pier or support post material: Wood, Steel Beam material: Solid wood, Built up wood

Floor structure above: Solid wood joists, Standard boards

76) Ory rot / decay noted in multiple areas of the basement /crawlspace. Most areas appeared to still have structural integrity but further review is recommended by a qualified contractor and repairs as needed. Inadequate vertical support in one or more areas.



Photo 76-1

Original floor joist are decayed (yellow arrow) with dry rot and no longer connects to the sill plate area. The joist rest on top of the stone and re-enforced cement. Sill plate repair has been made in several areas. Original joist has been "sistered up" with another joist added to it.



Photo 76-2

Original joint rotted off, additional joist added. A gap is present between the sill and the joist,my screw driver is in back of the joint. Recommend a qualified contractor review and repair as needed.

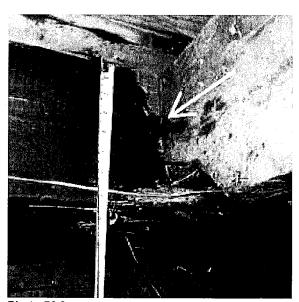


Photo 76-3

Dry rot noted on the bottom of this 7-8" beam. Note floor joist notched into it. This is how the dry rotted joists where where originally attached to the sill plate until they decayed away.



Photo 76-4

White arrow is the added sistered joist.





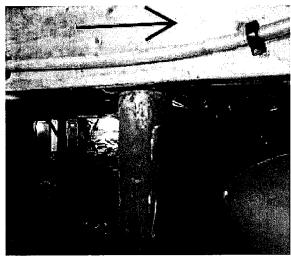


Photo 76-5 Supplemental support added by the end oof the support Inadequate support. Blue arrow is the beam in the prior is tipped out of plumb.

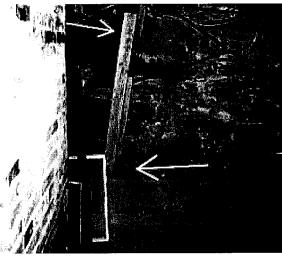


Photo 76-6 photo. Vertical support is tipping, out of plumb and needs a qualified contractor to review and repair so proper support is achieved.



Photo 76-7 Sill plate work.

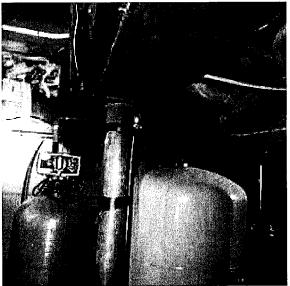
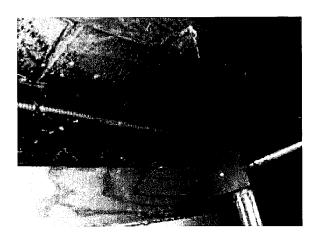


Photo 76-8



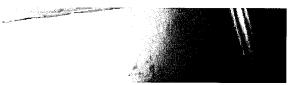


Photo 76-9
Sill repair below the original sill which has some dry rot.

77) What appears to be asbestos is visible on some steam pipes. It is significantly deteriorated in some areas, and if it is asbestos, it may pose a health hazard and require abatement. Recommend having this material tested at a qualified lab. If the material is found to contain asbestos, recommend consulting with a qualified asbestos abatement contractor or industrial hygienist. For information on asbestos hazards in the home, visit http://www.cpsc.gov/CPSCPUB/PUBS/453.html

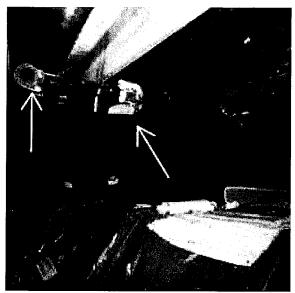


Photo 77-1
This picture is in the crawlspace.

78) September 1 Crawlspace had some damp areas the day of inspection. Older homes with granite, brick or stone foundations are prone to water intrusion in general, quite typical. They were never designed to withstand water.

A qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in the basement include:

- * Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- * Improving perimeter grading
- * Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter the basement, but if water must be controlled after it enters the basement, then typical repairs include installing sump pump(s) or interior perimeter drains.

More info on basement repair: http://www.greenmountainbasementsolutions.com/ https://www.northernnefoundations.com/ http://nhdrybasement.com/

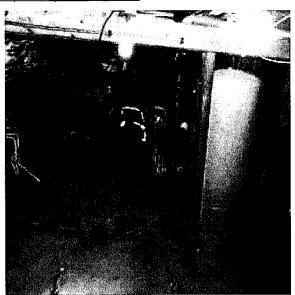
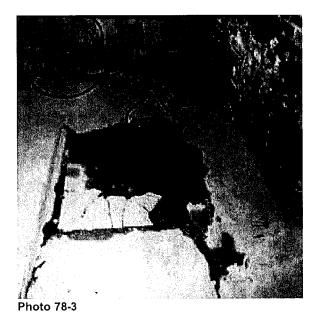




Photo 78-1 Drain area.

Photo 78-2



Original dirt floor has poured concrete on top of it, some areas are loosened and or cracked.

79) Recommend the use of a low temperature Energy Star rated dehumidifier in areas below grade as needed to reduce moisture content and the possibility of mildew /mold growth.

Preventive maintenance, if no water accumulates in the dehumidifier then it may not be needed. If water is present it's needed, particularly in summer months when heat and humidity are their highest levels of the year. Older homes can be without exterior damp proofing and drainage. Mold growth can develop within 48 hours under the right circumstances.

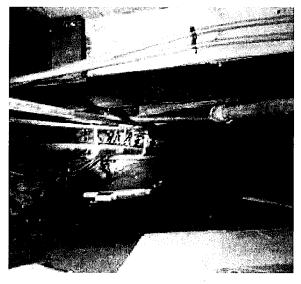
80) Evidence of mice or other pests was found in the form of feces or traps, a presence not an infestation. Recommend monitoring and having a pest control professional mitigate as / if needed in the future.

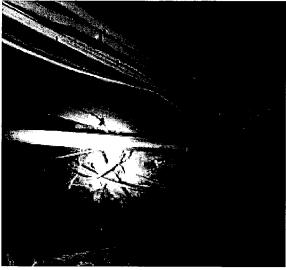
81) The crawlspace could not be fully evaluated due to a limited access area. It was viewed in the opening between the basement and crawlspace via camera and crawling where possible and safe. Wiring and or heating pipes /ductwork obscured the opening, area could not be entered without intrusive means. Inaccessible areas were not fully evaluated are excluded from this inspection. Recommend larger opening be installed (hatch, earth removal or other) to allow for full access as/ if possible by a qualified contractor. Inspection is limited to the readily accessible areas of the home.





Photo 81-2 Vapor barrier is present on some of the crawlspace areas.





Jason Cone Thursday, January 18, 2018

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Photo 81-3

No vapor barrier is installed in some areas. This is a conducive condition for wood destroying insects and organisms due to the likelihood of water evaporating into the structure from the soil. A qualified contractor should install a vapor barrier where missing. Standard building practices require the following:

- The soil below the vapor barrier should be smooth and free from sharp objects.
- Seams should overlap a minimum of 12 inches.
- The vapor barrier should lap up onto the foundation side walls.
 Better building practices require that:
- Seams and protrusions should be sealed with a pressure sensitive tape.
- The vapor barrier should be caulked and attached tightly to the foundation side walls. For example, with furring strips and masonry nails.

Photo 81-4

Abandone plumbing present, remove as needed as it serves no purpose. Debris on floor, clean up as needed. Wire and plumbing restricted access ypo some areas.

Fireplaces, Woodstoves & Chimneys

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues, except where visible. Per ASHI and or NH's Standards of Practice Inspector are not required to inspect interiors of flues. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Fireplace type: Masonry with a masonry combustion chamber

Woodstove type: Metal

Chimney type: Masonry with a terracotta liner, Metal

82) + Cracks, gaps or deterioration were found in one or more metal fireplace liners. A qualified chimney service contractor should evaluate and make repairs as necessary.

The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device.



Photo 82-1
Steel liner has been patched with refractory cement.
Original damper has been removed, now has a roof top damper. Recommend review, repair, replacement as needed by a qualified contractor.