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## **Summary**

Client(s): John E. Brockhouse

Property address: 455 Pinnacle Rd

Stowe VT 05672-4528

#### Inspection date: Monday, August 22, 2016

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Concerns are shown and sorted according to these types:

7224		
	Safety	Safety concern needs to be corrected, icon is resevered for more immediate issues
Q	Evaluate	Further review and or evaluation by a specialist prior to the end of the inspection contingency
1	Repair/Replace	Repair or replacement needed
S	Repair/Maintain	Repair of maintenance needed
₹5	Minor Defect	Correction likely minor expense or repair
	Maintain	Requires on - going maintenance
Mosk	Energy / Cost Savings	Energy and / or cost savings option
64	Monitor	Monitor now and in future
4	Adequate	Appears adequate (capable of function will show normal wear)
1	Comment	For your information / Inspectors recommendation

# Overview / Our Opinion 16 Overview - Overview -

The most significant concerns were: vegetation around the home; roof age and moss coverage; deck area maintenance / improvements; boiler servicing and TPR valve is leaking, 18 year old hot water tank; improving basement support in a couple of areas; jetted tub appeared inoperable; active sink leak; smoke type is unknown and CO detectors are needed near bedrooms.

Safety, preventive maintenance and thermal recommendations rounded out this report.

#### **Exterior**

19 • Original windows appeared in adequate condition overall, maintenance / repair needed in one or more areas. Recommend repairs where needed by a qualified contractor. Replacement in the future possible simply due to age.

20 • Deck area notes, recommend maintenance, repairs as needed by a qualified contractor. See photos for more information.

22 M - Steps are a non-standard configuration, such as too-high riser heights. Standard building practices call for riser heights not to exceed eight inches and tread depths to be at least nine inches but preferably 11 inches. Riser heights should not vary more than 3/8 inch on a flight of stairs. At a minimum, the client(s) should be aware of this safety concern, especially when guests who are not familiar with the stairs are present. Ideally a qualified contractor should repair or replace stairs so they conform to standard building practices.

Image of stair rise and run: http://www.nachi.org/gallery/thumbs/lrg-1471-rise run tread.jpg

- Most all of the roof surface was covered in moss, some areas quite heavy. It was difficult to tell the age because of the moss. Some areas appeared newer 5 -10+- and some areas could be original, 18 years old. Dependent on sun orientation, tree shade etc. shingles typically last 15- 20 years, not always. Some areas appeared to be nearing the end of their life span (hard to tell with all the moss).

Recommend the client consider having the roof professionally sprayed to kill moss build up (and improve esthetics) and then repair areas of need.

Client should know the ages of the roof and have a qualified roofer repair / replace accordingly.

I didn't see any areas that appeared to have a current roof leak, however wear, moss, cupping, curling, decay noted in some areas.

Moss is growing on the roof. As a result, shingles may lift or be damaged. Leaks may result and/or the roof surface may fail prematurely. Efforts should be taken to kill the moss during its growing season (wet months). Typically zinc-based chemicals are used for this, and must be applied periodically.

For more information try;

http://www.vtroofwash.com/

http://www.roofresolve.com/2-lbs-roof-resolve/

www.z-stop.com

Roof

## Electric Service

43 • Neutral and equipment ground conductors are combined at one or more sub-panels. This should only occur in the main service panel, and is a safety concern. Neutral conductors should be attached to a "floating" neutral bar not bonded to the panel, while grounding conductors should be attached to a separate grounding bar bonded to the sub panel. A qualified electrician should evaluate and repair as necessary.

44 > - 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.

#### **Water Heater**

48 The hot water temperature is greater than 120 degrees Fahrenheit. This is a safety concern due to the risk of scalding.

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

## **Heating & Cooling**

The last service date of this system appears to be more than one year ago (2013 per tags). A qualified heating contractor should fully inspect, clean, service this system and all related equipment, and make repairs as /if necessary. For safety /efficiency reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. For more information visit: <a href="http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html">http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html</a>

The boiler relief valve was leaking, oxidation also noted. A qualified heating contractor should evaluate and repair as needed.

## Plumbing & Laundry

57 The inspector performed a "functional flow test" during the inspection, where multiple fixtures are run simultaneously, and found there to be low flow. The jetted tub was also being filled during this test creating a water supply worst case scenario.

For example, the shower flow decreased when the jetted tub (not operational) was filling. When the jetted tub supply was shut off the shower activated and pressure increased. Water savers appeared to be in place as well. If showering and under normal conditions there appeared to be adequate flow.

Recommend the clients monitor this and if it does't meet the clients comfort levels then a qualified plumber should evaluate and repair / adjust the water supply pressure to meet the clients needs.

## **Basement / Crawlspace**

67 Overall the structure appeared in adequate condition. I did note some areas where the vertical support for main carrier beams had minimal support and I recommend these areas be view and improved upon by a qualified contractor. Recommend a qualified contractor review, repair, add additional supports as needed per standard building practices. See photo for more information. I do not see these as large repairs, more just installing a few support posts where needed.

68 A — A mildew / mold like substance was visible in one or more areas of the basement. Not a large area but mildew should be properly cleaned and or removed and by a qualified contractor if needed.

For more information on mold please see: <a href="http://www.epa.gov/iaq/molds/moldguide.html">http://www.epa.gov/iaq/molds/moldguide.html</a>
<a href="http://www.concrobium.com/http://www.cleanertoday.com/Mold-Cleaner-p/moldstat32.htm">http://www.concrobium.com/http://www.cleanertoday.com/Mold-Cleaner-p/moldstat32.htm</a>

If client has any concerns about mold in basement area we recommend consulting with a qualified mold contractor for further testing, advice. Mold testing or inspection is not a part of this home inspection per VT's and NH's Standards of Practice.

#### Fireplaces, Woodstoves & Chimneys

74 \ 10 - All solid fuel burning appliances, pellet stoves, wood stoves and fireplaces, etc. (if present) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.

#### **Kitchen**

- 80 . Kitchen is protected by GFCI in some areas, not all. Old rule was within 6' of a water source. Today's kitchens are require to have all receptacles (except the refrigerator) on GFCI protection. This age of home doesn't require all receptacles be covered by GFCI. However we recommend upgrading for added protection.
- 82 \ Tile and/or grout flooring overall was in adequate condition, it's cracked in one area. A qualified contractor should evaluate and make repairs as necessary. For example, replacing cracked / broken tiles and or deteriorated grout, and resealing grout.
- 83 Original kitchen cabinets and drawers were inspected and found to be in operable condition the day of inspection. Some maintenance is needed.

#### **Bathrooms**

- 85 Jetted tub was not operational the day of inspection. Recommend repairs and or replacement as / if needed by a qualified contractor.
- 86 Steaming / fogging noted with the shower and fan on, fan maybe dirty or not strong enough to pull moist air out adequately. Recommend a qualified contractor review, clean older fans and or replace fan(s) with a higher CFM rated unit(s), if needed to remove moist air adequately.
- 87 Vinyl flooring in one or more "wet" areas is damaged and/or deteriorated. The wooden sub-floor below may be damaged by water intrusion. A qualified contractor should evaluate and replace or repair the damaged flooring.
- 88 \ One active sink drain leak. For example, at pipe fittings and/or junctions between pipe and sink. A qualified plumber should evaluate and repair as necessary.
- 89 Bathroom(s) have exhaust fans installed. Some exhaust ducts were noted outside, uncertain if all vent to the outside. I could not access the attic space to confirm. Recommend all bathrooms fans terminate to the outside if not already doing so.
- 90 \ Water damage noted to wall area near the shower. Recommend repairing / sealing shower area and repairs as needed to wall area as needed by a qualified contractor.

## **Interior Rooms**

94 - Uncertain what type of smoke detector is present, could not ID visually.

Recommend photoelectric smoke detectors be on all levels of the home as / if needed per VT state requirements and by a qualified electrician if needed. This is the responsibility of the sellers.

For more in formation see -

Matrix - <a href="http://firesafety.vermont.gov/sites/firesafety/files/files/Documents/dfs">http://firesafety.vermont.gov/sites/firesafety/files/files/Documents/dfs</a> codesheet co alarm matrix.pdf

General info - <a href="http://firesafety.vermont.gov/sites/firesafety/files/pdf/Code%20Info%20Sheets">http://firesafety.vermont.gov/sites/firesafety/files/pdf/Code%20Info%20Sheets</a>

/2012 Residental%20Smoke%20Alarms.pdf



Lamp holders or light fixtures with fully or partially exposed bulbs are installed in one or more closets. This is a safety concern. Flammable stored items may come into contact with hot bulbs, and hot fragments from broken bulbs may fall on combustible materials.

Standard building practices require closet lighting to use fluorescent light fixtures, or to use fully enclosed incandescent fixtures. Installing a fluorescent lamp enclosure is the best repair, at a minimum install a globe enclosure.

Incandescent lights should be 12" from combustion products, fluorescent lights should be 6".

96 \( \sigma \) - No visual functioning CO monitor noted. They are required to be in the area of all bedrooms. Recommend units be added as needed by a qualified contractor to reflect VT Dept. of Fire & Safety rules.

For more information on VT Division of Fire and Safety standards please see:

http://firesafety.vermont.gov/sites/firesafety/files/files/Documents/dfs codesheet co alarm matrix.pdf http://firesafety.vermont.gov/sites/firesafety/files/files/Documents/dfs codesheet co alarms.pdf

- 97 Storm and entrance door (not currently in use) finish is failing, appeared to be sun bleached. Recommend sealing / staining to protect the wood surface.
- 98 > One or more doors drag on the floor and are difficult to open and close. A qualified contractor should evaluate and repair as necessary.
- 99 > Patio door / windows appeared to have gas seal failure. There is a double panel window on the exterior, then the enclosed shade and another pane of glass, three total panes of glass. It looked like the interior pane could be removed to clean the fogged looking areas. Recommend cleaning and or repairs as needed and by a qualified contractor if needed.

## <u>Garage</u>

103 One or more significant cracks were found in the slab floor.

Best repair, a qualified contractor should evaluate and repair as needed (tear up, re-pour etc.) .

#### Minimum repair,

Recommend sealing cracks to prevent water infiltration and salt from vehicle and monitoring them in the future. Numerous products exist to seal such cracks including:

- Hydraulic cement. See http://www.youtube.com/watch?v=WJM1537rp8s for an example.
- Resilient caulks (easy to apply). See <a href="http://www.guikrete.com/productlines/ConcreteCrackSeal.asp">http://www.guikrete.com/productlines/ConcreteCrackSeal.asp</a> for an example.
- Epoxy sealants (both a waterproof and structural repair). See <a href="http://www.mountaingrout.com/">http://www.mountaingrout.com/</a> for examples of these products.