


## Part A. # 1

- 26)  Recommended upgrade. Recommend all exterior receptacles be GFCI (Ground Fault Circuit Interrupter) protected, installation by a qualified electrician per standard building practices. They may not have been recommended at the time this home was built, however, it is a recommendation of the Inspector for added safety.

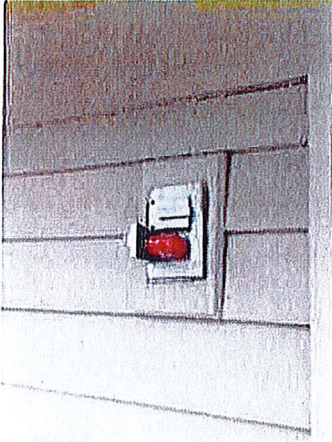


Photo 26-1

Observation: This is a common inspectional issue and requires the plugs be replaced with GFCI plugs. Occasionally, if there is more than one plug on the same circuit, a GFCI breaker can replace the current breaker in the panel.


- 27)  One or more flights of stairs with more than two risers have no handrail installed. This is a safety concern. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing per standard building practices.



Photo 27-1


- 28)  The foundation was covered by insulation and/or plywood materials. A full evaluation from the exterior was not possible due to this material. One or more areas of the parge coat covering the insulation should be repaired by a qualified contractor to prevent damage to insulation.



Photo 28-1  
South side of home. Recommend repairs to parge coat covering the insulation.

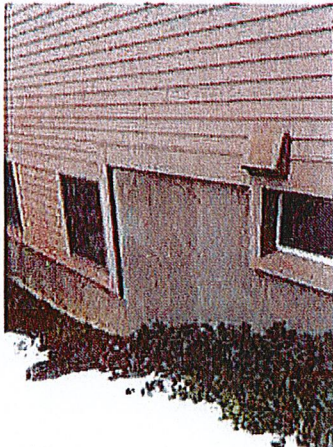


Photo 28-2



**Part A. # 2****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 sub-panels. 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):** 100, X2

**Service voltage (volts):** 120/240

**Location of main service switch:** In basement

**Location of main disconnect:** Breaker at top of main service panel

**Service entrance conductor material:** Multi - Strand Aluminum

**System ground:** Copper

**Main disconnect rating (amps):** 100

**Branch circuit wiring type:** Romex, 3 wire, Copper

**Solid strand aluminum branch circuit wiring present:** None visible

**Smoke detectors present:** Yes

47) 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 47-1

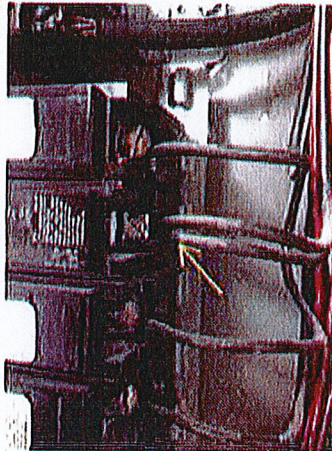


Photo 47-2

As noted in yellow, this is not uncommon in inspections.

Can't explain why. I think it is done when there is no more space in the panel.

It appears that in 47-1 the double tapped breaker actually has a space for another breaker right below it, which is how it will be corrected. 47-2 may be in the panel pictured on the right in 47-3. That panel looks completely filled.

I'm certain this can be fix with one breaker that allows for each wire to be inserted separately.

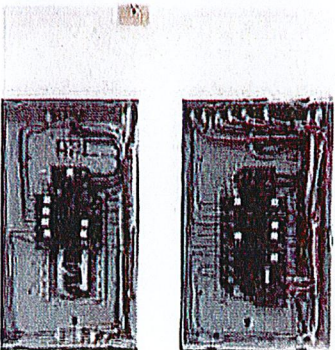


Photo 47-3

Panel on right is for top two floors of house. Panel on left is for basement. Two 100 amp services.

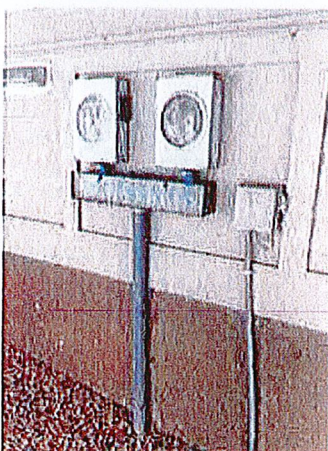


Photo 47-4

Meter is located off-site, the power line in the woods on the east side of the home.



## Part A # 3


89)  GFCI(s) were present and functioning in one or more bathrooms. Reverse polarity in South bathroom was noted in the Electrical section of this report. It should be repaired and upgraded to have GFCI protection.



Photo 89-1

Photo 89-2  
Reverse-polarity.

Same light switch as on previous page.


90)  Bathroom(s) have exhaust fans installed, however, the basement bathroom fan terminates inside the basement. While no ill effects were noted as a result, moisture accumulation can occur. **Recommend** a qualified contractor install ductwork that terminates outside per standard building practices.

Photo 90-1  
Basement bathroom fan termination.

Photo 90-2

90-1 & 2

Let me note this is a recommendation. My observation - with this bathroom on an outside wall, the fan vent should have been to the outside.


91)  Maintain shower door seal as needed to prevent water spilling onto the floor surface.



Photo 91-1



## Part A # 3 &amp; 4


- 48)  Grounding and polarity were good throughout the home in three pronged receptacles that were tested, however, one receptacle in the second floor south bathroom has reversed-polarity wiring, where the hot and neutral wires are reversed. Potential for shock is present. A qualified electrician should evaluate and make repairs upgrading it to GFCI where necessary per standard building practices.



Photo 48-1  
Proper grounding and polarity.

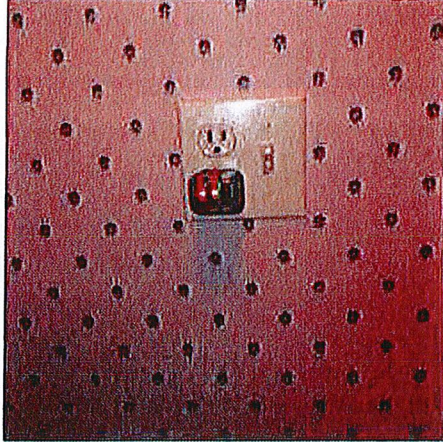



Photo 48-2  
Second floor south bathroom has reversed-polarity wiring. It should be repaired and upgraded to have GFCI protection.

Quite certain an easy fix. A matter of reversing the wiring.

- 49)  Extension cords are being used as permanent wiring in one or more areas. They should only be used for portable equipment on a temporary basis. Extension cords should be removed as necessary if used permanently, and or a qualified electrician should evaluate and make repairs as necessary. For example, install additional circuits and/or electric receptacles.

## A. # 4

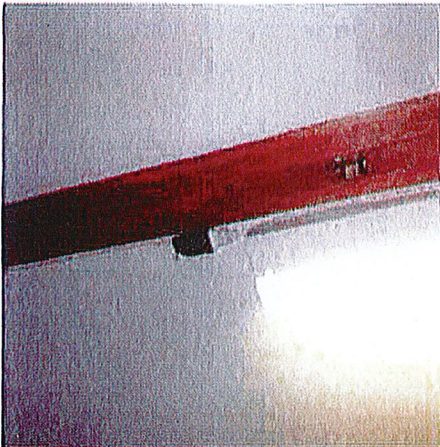


Photo 49-1  
Closet area.


This too appears in many reports.

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



**PART A-5****Interior Rooms**

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Water and radon testing is available for additional fees and are separate from the home inspection. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

- 93)  Current smoke detectors appeared to photoelectric type sensors in the basement. We could not visually ID what type of smoke detectors were present on the first and second floors. They are tied into the security system, we do not sound them or remove them due to possible false alarming the security system. These units are tied into the security system and typically are photoelectric type. Recommend confirming with owners and or security company to ensure photoelectric type sensors are present. They should also be replaced after 10 years.

If needed, recommend photoelectric smoke detectors be on all levels of the home as needed per VT's requirements and by a qualified electrician if needed. This is the responsibility of the sellers.

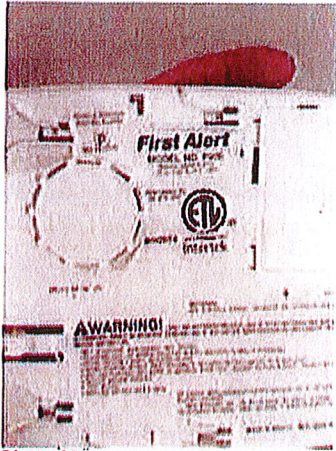
For more information see below.

Matrix - [http://firesafety.vermont.gov/sites/iresafety/files/files/Documents/dls\\_codesheet\\_co\\_alarm\\_matrix.pdf](http://firesafety.vermont.gov/sites/iresafety/files/files/Documents/dls_codesheet_co_alarm_matrix.pdf)

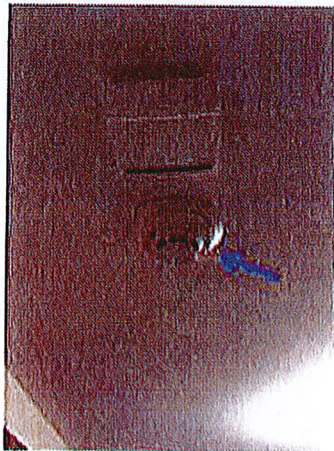
General info - [http://firesafety.vermont.gov/sites/iresafety/files/pdf/Code%20Info%20Sheets/2012\\_Residential%20Smoke%20Alarms.pdf](http://firesafety.vermont.gov/sites/iresafety/files/pdf/Code%20Info%20Sheets/2012_Residential%20Smoke%20Alarms.pdf)

<http://www.nfpa.org/public-education/by-topic/smoke-alarms>

Maintain as needed.




**Photo 93-1**  
Battery operated photoelectric smoke detector located in the basement. It is not a 10-year lithium battery. Replace battery annually.

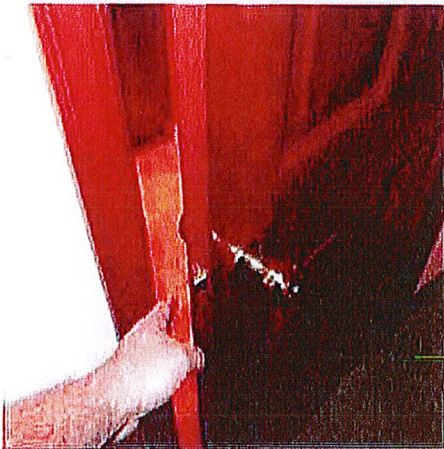


**Photo 93-2**  
We could not visually ID what type of smoke detector.

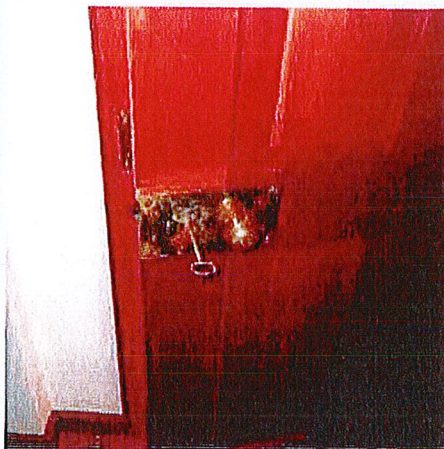
When an electrician is at the house, you could him check the photoelectric sensors. Home Security should be called to verify the ones connected to the alarm system are working. I will send you a copy of the document Faith will have to sign at the closing assuring that all of them work.

- 94)  One or more doors will not latch when closed. Repairs should be made as necessary, and by a qualified contractor if necessary. For example, aligning strike plates with latch bolts.

Noted per listing agent the key should be left in the front door entrance, owner had to call a locksmith for repair in the past. Recommend consulting with the owners about this and repairs or replacing the lock as if needed by a qualified contractor.



**Photo 94-1**



**Photo 94-2**

Not addressed.



## Part B. # 1

**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 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:** Steel

**Beam material:** Built up wood, Steel

**Floor structure above:** Solid wood joists, Plywood

70)  Basement appeared dry the day of inspection. The only visible signs of water was an active leak at the conduit for the well pump. Recommend digging down outside when ground thaws to seal from outside and seal from inside as well. Recommend review and repairs as needed by a qualified contractor.

Numerous products exist to seal such areas including:

- Hydraulic cement. See <http://www.wisegeek.com/what-is-hydraulic-cement.htm>
  - Resilient caulks (easy to apply). See [http://www.concretenetwork.com/concrete/crack\\_injection/](http://www.concretenetwork.com/concrete/crack_injection/)
  - Epoxy sealants (both a waterproof and structural repair). See <http://www.mountaingrout.com/> for examples of these products.
- The client(s) should review any disclosure statements available about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate after repairs have been made to well plump conduit, 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

Indication of past / present water intrusion / moisture gain: <http://www.nachi.org/gallery/thumb/rg-447-signs-of-moisture.jpg>

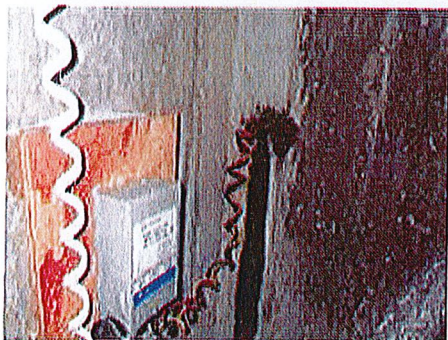


Photo 70-1

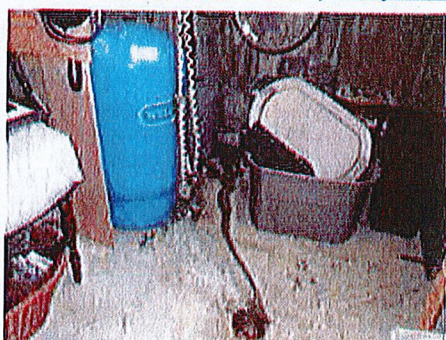



Photo 70-2

70-1 & 2. Probably a contractor (cement?) or even Manosh could advise you on the fix for this issue. I'm sorry I did not recommend that you have a contractor address and fix this leak when it first occurred. If a contractor could recommend it can be fixed from inside, great.

71)  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.



joists. Consider blocking be installed between joists. Recommend further review and repair by a qualified contractor to prevent twisting or rolling of 2x6" joists.

weight is held by these lag bolts. Upgrade as needed.

Note: These comments to left may carry over from the previous report page # 8.



**Photo 21-7**

Posts are spaced 10' + here.



**Photo 21-8**

Longer than 10' span on the south side, some deflection noted in the beam support.

### How old is this deck?

21-7 & 8 A deck contractor should be consulted and a quote gotten.


I have read # 2 in the "Seller will be credited..." I don't see anything on the pages (8 and ) related to the deck where the inspector advises "additional support and or posts need to be installed".



**Photo 21-9**

Handrail(s) at some stairs are ungraspable and are a safety concern. Handrails should be sized and shaped so your hand can encircle them. A qualified contractor should make repairs or modifications as necessary. For example, replacing existing handrails or installing additional handrails.



21)  The deck area appeared adequately built, overall. However, we recommend further review, / stabilization by a qualified contractor and repairs as needed per standard building practices. See photos for more information.

Recommend all decks be reviewed annually for, pier movement, levelness, separation, loose railings / handrails, decay, etc. and repaired as needed by a qualified contractor. Deck safety, <http://www.safestronghome.com/resources/video-hsc-deck.asp>

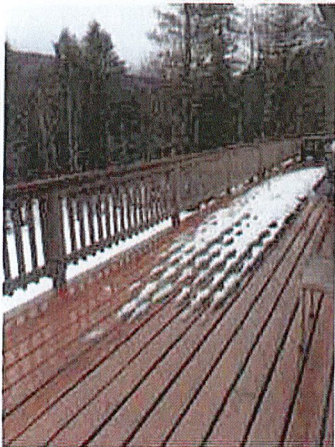


**Photo 21-1**  
This vertical support is out of plumb and has been shimmed at its base. Recommend repairs as needed.



**Photo 21-2**  
Recommend installing blocking between joists to prevent twisting. Ledger board has been bolted, flashing detail was noted. Only 2x6" joists used.

21-1 May need to be addressed further.



**Photo 21-3**  
Railing was a little wobbly in some areas.



**Photo 21-4**  
Concrete piers were noted at the base of all vertical supports. Monitor annually for movement.



**Photo 21-5**  
Deck joists are sitting on top of the ledger board with no bracing / joist hangers to prevent rotation of the



**Photo 21-6**  
Connection is by lag bolts, not through bolting, monitor bolt at a minimum consider through bolting, deck



## Part B. # 3

**Attic**

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The Inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Inspection method:** Traversed

**Roof structure type:** Manufactured trusses

**Ceiling structure:** Manufactured trusses


**Insulation material:** Fiberglass roll or batt

**Insulation depth:** 10+-

**Estimated R-Value:** R-30+-

**Vapor barrier:** Craft faced

**Ventilation:** Appeared adequate

43)  Water stains on one area of the roof structure near the chimney and an active leak were noted around chimney or other roof penetrations in the attic. These areas were wet at the time of the inspection. Recommend qualified roofing contractor evaluate and repair as *if* needed.

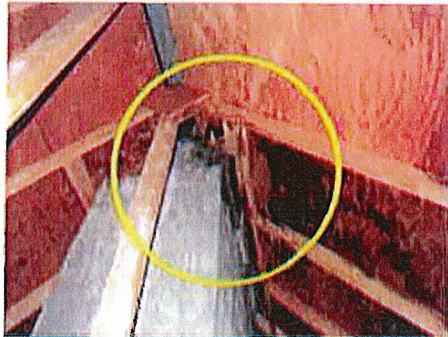


Photo 43-1

Active leak was dripping the day of inspection. Possible flashing and or masonry absorbing water. Review repair as needed.

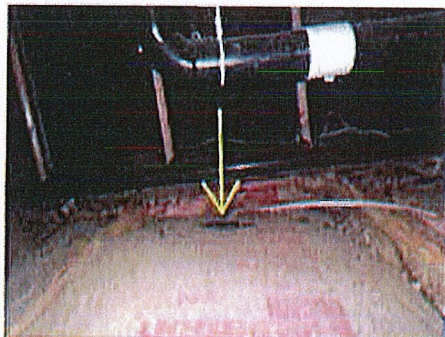


Photo 43-2

Heavy rains were noted the day of inspection. Water was found dripping from the plumbing vent stack in the attic. Possible rain water getting by the vent stack boot and/or condensation. Recommend review / repairs by a qualified contractor as needed.

I guess to understand this I may have to go up through the closet and look in the attic. Without contractors specific for the needed repairs looking at the conditions I have believe the \$3,000 "re-build" request is without merit.

"Above The Rest" plus possibly a contractor should make observations and repair recommendations. Get other quotes.

43-1 Caulking or re-flashing, but rebuild?

43-2 A contractor apply sealant to vent stack?



Photo 43-3

Trays below the wet area of the chimney to catch water.

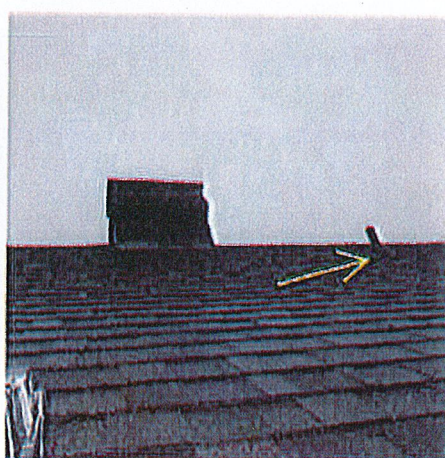


Photo 43-4


Vent boot flashing.

43-3 I have to look. I don't even understand the picture. Looks like the chimney is sideways. Does this have something to do with the MBR FP and chimney?

43-4 Caulk or replace the boot.



**Part B. # 4**

24)  Overall the windows appeared in adequate condition.

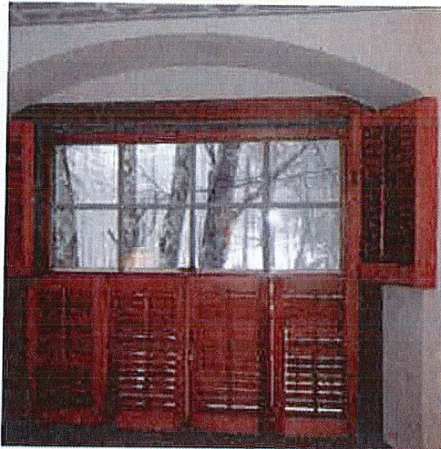
One window in the second floor bathroom on the south side of home appears to have a failed gas seal. Recommend review and repairs or replacement as needed by a qualified contractor.

The client(s) should be aware that evidence of broken seals may be more or less visible from one day to the next depending on the temperature, humidity, sunlight, etc. Windows or glass doors other than those that the inspector identified may also have failed seals and need glass replaced too.



**Photo 24-1**

Line across the window is a scratch from the tree that fell against the siding on the south side.



**Photo 24-2**

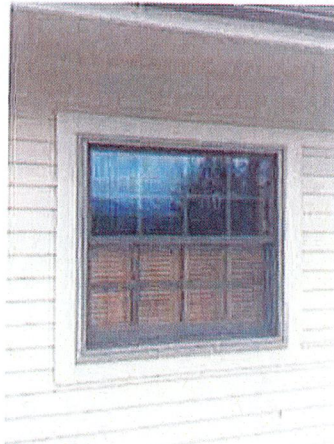
A good maintenance practice is to lock all windows when not in use, to keep openings from compressing / warping. This also will provide better thermal retention in winter months.

24-1 I will have to go look at this and report to you.



**Photo 24-3**


Overall adequate condition, some windows appeared newer than others. Anderson windows noted.



**Photo 24-4**



**Part B. # 5**

- 22)  Hartigan waste water service left an invoice stating that subsurface, day-lighted perimeter and or gutter drain pipes were scoped and roots were found in one line and another line was found to be crushed. Replacement of subsurface drainage lines has been recommended by Hartigan's.

Clean out (snake out or Roto Router) as / If needed in the future as preventive maintenance.

Maintaining the drain pipe area will help keep the water table around the home lower, If it becomes plugged, water table could rise and cause basement water and or moisture.

Image of a footing drain / grading: <http://www.nachi.org/gallery/thumbs/rq-299-perimeter-drain.jpg> Note clean out is noted as radon pipe in the diagram, not typically a radon pipe, just a clean out.



Photo 22-1

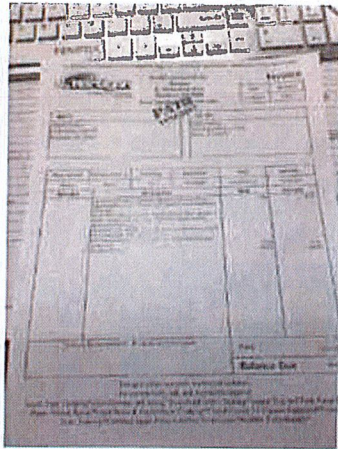




Photo 22-2

- 23)   Not a material defect but the inspector's recommendation.

Consider upgrading to frost free / anti - siphoning type outside faucets where needed. Please see here for more information: [http://www.ehow.com/about\\_4743025\\_frostfree-outside-faucets.html](http://www.ehow.com/about_4743025_frostfree-outside-faucets.html)

Insulated covers - [https://www.idealtruevalue.com/store/p/170974-Hard-Outdoor-Faucet-Cover-Insulates-Faucet-To-Prevent-Winter-Freeze-Up.aspx?feed=Froogle&gclid=EAtalQobChMn6y677TY2AIVWoGzCh1eVQBMEAAQYBCABEqlnHPD\\_BwE](https://www.idealtruevalue.com/store/p/170974-Hard-Outdoor-Faucet-Cover-Insulates-Faucet-To-Prevent-Winter-Freeze-Up.aspx?feed=Froogle&gclid=EAtalQobChMn6y677TY2AIVWoGzCh1eVQBMEAAQYBCABEqlnHPD_BwE)



Photo 23-1