


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.

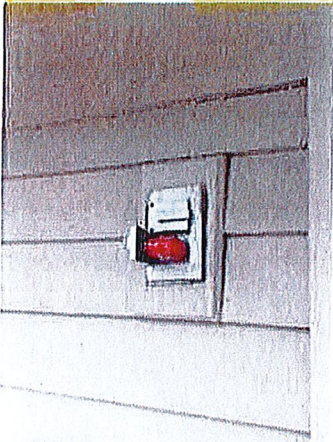


Photo 26-1

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.

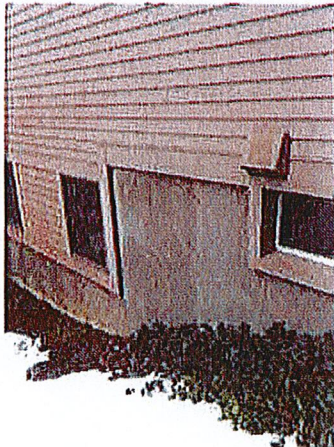


Photo 28-2

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

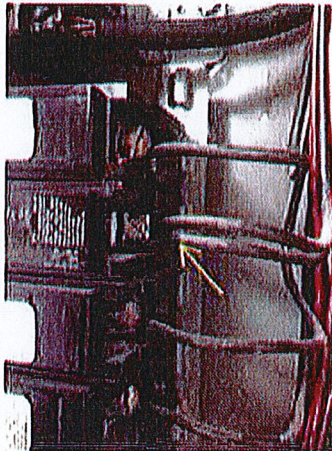


Photo 47-2

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.

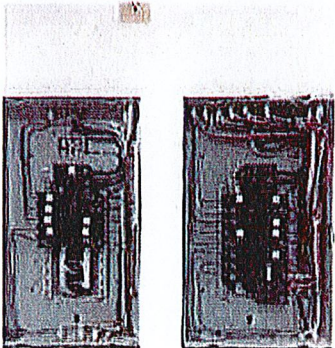


Photo 47-3
Panel on right is for top two floors of house. Panel on left is for basement. Two 100 amp services.

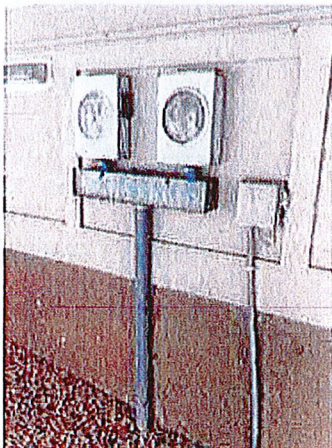


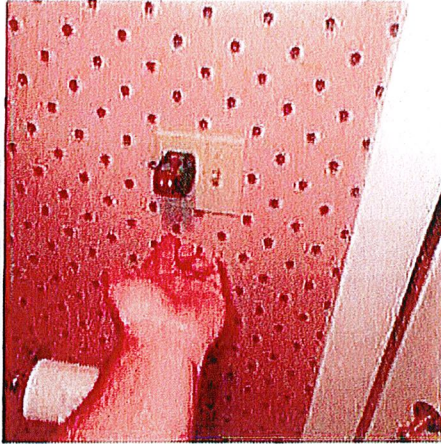
Photo 47-4
Meter is located off-site, the power line in the woods on the east side of the home.

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.

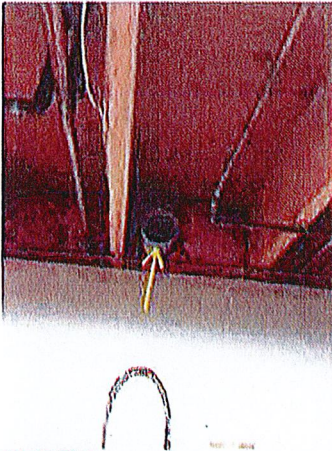
Photo 90-1
Basement bathroom fan termination.

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 & 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.

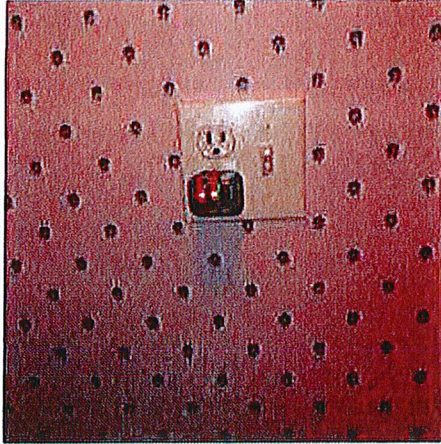



Photo 48-2
Second floor south bathroom has reversed-polarity wiring. It should be repaired and upgraded to have GFCI protection.

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.

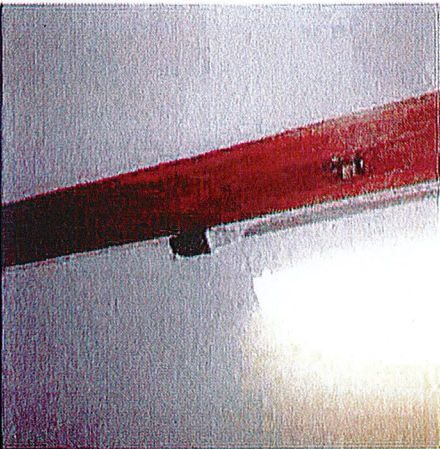
A. # 4


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

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/firesafety/files/files/Documents/cfs_codesheet_co_alarm_matrix.pdf

General Info - http://firesafety.vermont.gov/sites/firesafety/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.

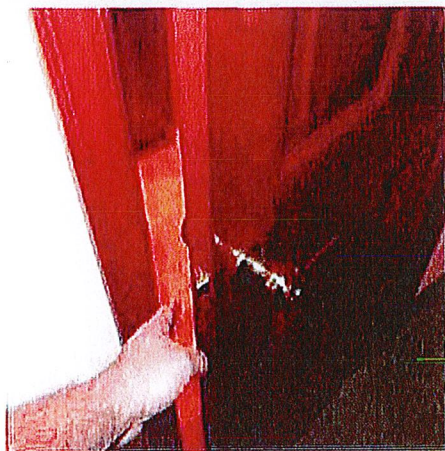


Photo 94-1



Photo 94-2

Not addressed.

The Buyer Inspection Report Response
As provided by their Buyer Agent

Purchaser hereby waives 2(a) Property Inspection of the General Addendum subject to Seller, at Seller's expense, address the following items prior to closing:

A. A licensed electrician will repair or replace:

- 1.) Exterior receptacles need to be GFCI protected.
- 2.) Circuit breakers in the electrical panel appear to be double tapped which is a safety issue and needs to be repaired.
- 3.) A three-prong receptacle in the second floor south bathroom has reversed-polarity wiring and should be upgraded to a GFCI.
- 4.) Extension cord used in upstairs closet as "permanent wiring" needs to be evaluated and replaced with additional circuits and/or electric receptacles.
- 5.) Smoke and CO2 Detectors will be in compliance with VT Law.

B. Seller will credit Purchaser \$5,500 to go towards the following items:

- 1.) There is an active leak at the conduit for the well pump which needs to be remedied by digging down outside and sealed from the outside as well as the interior. Estimated cost to repair: \$500.
- 2.) Stabilization of deck due to one or more vertical supports being out of plumb. Posts are longer than a 10' span and additional support and/or posts need to be installed. Estimated cost to repair: \$1,500.
- 3.) Active leak dripping into attic from chimney. Reviewed by a contractor and it appears that the chimney needs to be rebuilt as the masonry is aged and absorbing water. Estimated cost to repair: \$3,000.
- 4.) Octagonal window in upstairs bathroom and siding on south side of house damaged by fallen tree (window has a broken seal that requires replacement). Estimated cost to repair: \$500.
- 5.) Seller will escrow Purchaser cost of replacing subsurface drainage lines as per Hartigan's recommendations detailed in estimate of work dated 11/15/2017.