River Valley Home Inspections LLC

David M. DeSimone
ID: Board Certified and Licensed in NH and VT
244 Town Shed Road
Orford, NH 03777

Email: ddrvhi@gmail.com
Phone: 603-667-5616
Web: www.rvhionline.com

It was a pleasure completing your property inspection. As you will read, the inspection report consists of a detailed list of observations of different components and elements present in and outside the property with photographs of the property.
I have identified areas of the property that will need to be addressed to ensure the safety, proper operation and function of those components. I recommend you obtain consultation from competent trade specialists as an aid in planning your future course of action for such elements listed in this report. Additional reportable elements may be discovered during property repairs and upgrading.
Please feel free to contact me with any additional questions you may have concerning the report content. It has been a pleasure to serve your property inspection needs.
Thank You,
Dave

David M. DeSimone
River Valley Home Inspections LLC
Board Certified and Licensed in New Hampshire and Vermont

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to all Terms and Conditions contained herein and in the signed Inspection Agreement.

REPORT DEFINITIONS

Your professionally prepared inspection report is divided into twelve to thirteen sections. Each section contains individual elements that are inspected during the inspection process. Each element is identified by one of seven rating types describing their condition. New Hampshire and Vermont allows for the construction and repair of properties without building permit requirements and building inspection oversight in many areas of both states. The inspection report is not a code enforcement document.

The six rating types include:

~ Satisfactory: Satisfactory notes the generally accepted working condition of the item identified in the report at the time of the inspection where observed.

~ BP: Best Practice: The use of the Best Practice notation is used to identify forms of construction and methods associated with good building and maintenance practices.

~ NM: Needs Maintenance: Items identified as Needs Maintenance are normally less serious and do not pose an immediate problem but will need to be corrected to ensure the life of the identified item.

~ PC: Professional Consultation: Conditions that are identified as Professional Consultation note a condition that will require further evaluation by a competent or licensed trade specialist trained in the specific area of expertise.

~ SI: Safety Improvement: Safety Improvement notes designate home/building construction observations that have improved the general safety of homes and buildings over time and will need to be addressed as a priority for repair/modification.

~ CN/SN/ON Customer Note/ Sellers Note/ Owners Note: Customer, Sellers and Owners notes will designate general information important for your awareness and knowledge.

For Your Information: Important Customer Note:

~Building code compliance is not a part of the inspection protocol. "Building code requirements generally apply to the construction of new buildings and alterations or additions to existing buildings, changes in the use of the building, and the demolition of buildings or portions of buildings at the ends of their useful lives. As such, building codes obtain their effect from the voluntary decisions of property owners to erect, alter, add to, or demolish a building in a jurisdiction where a building code applies, because these circumstances routinely require a permit. The plans are subject to review for compliance with current building codes as part of the permit application process. Generally, building codes are not otherwise retroactive except to correct an imminent hazard." Source: International Building Code

~Home inspections in NH and VT are not code inspections. As a home inspector in New Hampshire and Vermont, I am not performing a code compliance inspection. Building codes change frequently, vary by jurisdiction, and are enforced only by the Authority Having Jurisdiction (AHJ), such as the town building inspector or State Fire Marshal's Office. However, I do use building codes, industry standards, and best practices as reference points to help explain why a condition may be unsafe, outdated, or not functioning as intended at the time of the inspection.

~Building Permits; The requirement to obtain construction permits varies from town to town throughout New Hampshire and Vermont. Many towns do not require construction permits and owners and contractors are on their own in constructing projects for the property. The requirement of obtaining proof of past permits is not part of the inspection process due to the variability, changing requirements and the nature of permits in general in Vermont and New Hampshire. I strongly recommend that you ask the question and research the requirements with the town where you are purchasing or selling your property if renovations like basement finishing, additions, or other major modifications have been performed. If permits are required, proof of the permit and all subsequent inspections, sign-offs and the close of the permit should be supplied to you or kept on record.

~Water Body and Features: The presence of or proximity to water bodies—including but not limited to lakes, ponds, rivers, streams, or koi ponds—is outside the scope of this home inspection; These features may be located on the property or adjacent to it, and in some cases, may not be visible from the primary dwelling due to property size or vegetation; If present, the evaluation of their safety, structural integrity, depth, water quality, or maintenance requirements is not performed; It is advised that the buyer perform independent due diligence to identify all water features and consult with a qualified specialist for a full safety and risk assessment.

Client Information: **Property Information:**

Summary

Section 1: Site Grounds & Grading

Inspection Information

Date Of Inspection: 6/4/2026
Weather: 75 Degrees And Sunny
Square Feet Inspected: 4,081

Primary Use Entrance Point Step/Stair To Home

SI.
~Rear Porch Steps Evaluation: Assessment identified that the steps off the rear porch are unlevel or loose and require adjustment; Improperly positioned stairs create an uneven stepping surface and a potential trip hazard; It is recommended that a qualified contractor evaluate the rear porch stairs to secure, level, or replace the step assembly as needed for a safe transition.

Other Entrance Point(s) Step/Stair To Home

SI.
~Exterior Stair Riser Height Safety: Stone Side Stairs: Observation of the stone stairs noted a tall riser height, likely caused by settlement of the stone step; It is necessary for a qualified mason or hardscape specialist to reset the stones and level the surface to eliminate this discrepancy; Correcting the riser height is important to remove a tripping hazard and to ensure the stairs provide a safe and uniform transition.

Perimeter Drain System Evidence

CN.
~PVC drain pipe and drain covers was observed and is a part of a drain system for the homes exterior; After tracing and confirming the pipes functions, the pipe will need to be scoped (some septic professionals perform this task), flushed if required, all exit points located, cleaned and kept free of debris to allow moisture to flow from the pipes avoiding moisture backup along the homes foundation into the crawlspace.

Trees & Shrubs

BP.
~Ongoing General Tree Care: The home is surrounded by larger trees; The trees should be fully assessed by a tree professional to determine the health and structural integrity of the trees including the removal of any dead or declining trees or dead and declining branches that may fall from the living trees; It is especially important to remove tree branching overhanging roofs that may damage roofs or allow for the development of moist roof condition promoting the growth of moss and lichens on the roof surface; Tree health and integrity should be monitored especially after storm events to include heavy wind, heavy snow or ice.

Section 2: Exterior & Structure

Building Information

CN.
~Circa 1800's: Buyer: Lead, Asbestos, Knob and Tube and Decay History Information; Many homes built before 1978 with minimal reconstruction work like original windows, original trim, wood clap siding and other original wood surfaces, may have paint that contains lead (called lead-based paint); In addition, homes of this age up through 1985, may have used asbestos containing products in the construction of the home including textured ceiling installation; Licensed professionals are available to test and document the presence or not of these materials if desired before sale or if reconstruction projects are undertaken and existing home materials are disturbed; Age of Home: Homes of this age have been exposed to years of varying weather and environmental conditions and construction evolution to include knob and tube wiring that may be found during renovation or upgrade projects; In some homes, construction methods and exposure to moisture will cause damage and rot to wood along the outside sill areas and in dirt crawlspaces that are unseen and will be discovered during reconstruction projects; If renovation work is planned after the home is purchased, your best efforts will need to be made to hire a professional building contractor to complete a review and estimate for repairs of the property before purchase.

Propane Tank, Metering When Applicable, and Exterior Piping

CN/SI.
~Propane tanks and their associated delivery systems are considered outside the scope of a standard

home inspection; It is recommended that the propane delivery company be contacted prior to the transfer of ownership to confirm the tank's lease or ownership status and to perform a comprehensive safety evaluation; This professional review should verify the condition of the tank, all interior and exterior supply lines, shutoff valves, and regulators; It is essential for the provider to confirm that the regulators have proper venting protection and that the system is appropriately shielded from falling snow or ice; All safety checks and maintenance should be documented by a certified technician in accordance with manufacturer recommendations and state safety standards before taking ownership of the system.

Section 3: Roof and Chimney(s)

General Observations

CN.

~All components of the roof to include general covering condition, leaks, flashing, roof vents, skylights, and exterior roof structure, where applicable are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Skylight(s)

CN.

~Mechanical Skylight Maintenance and Inspection: Observation of the installed skylights established the importance of a recurring service routine to ensure long-term performance; It is recommended that all mechanical units be opened annually—ideally in late fall—to clean and inspect the surrounding flashing and seals for signs of debris or damage; Any compromised or brittle seals should be replaced by a qualified professional to ensure the units remain watertight and in good operating order.

Gutters & Downspouts

BP.

~Gutter and Drainage Considerations: Installing a gutter system should be considered to direct roof runoff away from the foundation; Due to regional winter weather and potential snow slides, any future system must be engineered with high-strength materials and proper sizing; It is recommended that a professional gutter contractor be consulted to design and install a system that safely moves water away from the home.

Exterior Chimney Observations

PC.

~Brick Chimney Evaluation and Maintenance: Observation of the exterior brick chimney confirmed it is in generally satisfactory condition; It is recommended that a full interior inspection and cleaning be performed by a certified Chimney Sweep to determine the flue configuration and liner condition; Additionally, the flashing and crown should be checked as part of this service to ensure a weather-tight seal; This professional maintenance is important to protect the chimney's integrity and ensure safe operation.

Section 4: Garage

Dwelling-Garage Separation Door(s) and Attic Access Panels To Attic and Living Space

SI.

~Fire-Rated Garage Entry Door: Observation identified that the entry door between the garage and living space lacks required fire-rated characteristics and self-closing hardware; These doors must be free of unapproved windows or pet openings; It is recommended that a qualified contractor install an approved fire-rated door assembly and self-closing hardware to meet current building standards and ensure proper separation safety.

Flooring

NM.

~Garage Floor Crack Sealing: Assessment identified cracking on the garage floor surface; Unsealed cracks allow moisture and road salts to enter the slab, accelerating freeze-thaw degradation over time; It is recommended that a qualified contractor clean, fill, and seal the cracks and apply a protective floor coating in accordance with manufacturer recommendations.

Floor Drain

CN.

~Garage Floor Drain Maintenance: Survey of the garage noted a floor drain(s) that was not functionally tested during this evaluation; It is recommended that the drain be flushed and cleared of debris annually as part of a regular maintenance routine to include the exit point of the drain; Homeowners should verify local municipal or insurance requirements, as some policies or local codes may require these drains to be professionally sealed.

Section 5: Basement / Crawlspace/ Frost Wall/ Slab/Lower Level

General Observations

CN.

~Where applicable, all components of the basement/crawlspace to include the floor, columns, moisture, stairs, insulation when visible, floor joist and sub-floor where visible, and receptacles is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Moisture

CN.

~Basement Humidity and Past Moisture Assessment: Observation of the basement environment measured a relative humidity level of 37% which currently falls within the standard target range of 45% to 50%; While no active moisture was identified during the inspection, visible wall discoloration (efflorescence) in areas along the perimeter indicates past dampness or condensation along the lower walls and floor; It is recommended that a dehumidification system be maintained to manage seasonal fluctuations and improve general air quality; This proactive moisture management is essential to prevent the development of organic growth and to protect the home's structural framing; If more severe water penetration is observed during heavy rain or snow melts, it is advised that a professional basement waterproofing specialist be consulted to explore permanent solutions.

Dehumidifier and Heat Recovery Ventilation (HRV)

BP.

Options Or Both.

~Unit Not Observed: Enhanced Dehumidifier: During the year, primarily in the summer months, ventilation and dehumidification of the basement/crawl space areas if present is recommended; Humidify levels maintained at 45% to 50% improve the overall living space conditions eliminating excess moisture generated in the basement.

~Unit Not Observed In Basement: Heat Recovery Ventilators (HRV's): Used primarily in cold climates, Heat Recovery Ventilators (HRV's) pass two air streams, one into the home from the outside and the other from inside the home to the outside reducing moisture and air impurities through filtration; To ensure optimal performance and air quality, the units will need to be maintained and operated per the manufacturer schedule to include washing of the filters, vacuuming, wiping down the units interior, and cleaning the exterior intake vents.

~It is recommended that dehumidification and air exchange be added to all below grade areas after corrections to reduce moisture are implemented.

Floor Drain

CN.

~Basement Floor Drain Evaluation: Identification of the basement area disclosed the presence of a floor drain; The drain was not tested as part of the home inspection scope due to the risk of water damage if the system fails to operate; It is recommended that a licensed plumbing professional be consulted to scope the line and locate the exterior discharge point; This professional review is necessary to ensure the drain remains clear of vegetation or pest obstructions; Yearly maintenance is essential to ensure the exit point remains unobstructed.

Insulation

CN.

~Basement Insulation and Blocking Methods: Observation of the basement area noted that modern energy efficiency improvements often involve the installation of spray foam or non-papered fiberglass insulation between the first floor and the top of the foundation; In some instances, these materials are applied to all interior basement walls and wood blocking within crawlspaces to enhance thermal performance; It is recommended that a professional insulating contractor be consulted to discuss the various options and ensure that any current or future installations meet specific ventilation and fire-safety standards.

Basement Stairs / Railings

SI.

~Non-Standard Stair Riser and Tread Ratios: Top Of Stairs: Evaluation of the staircase revealed that the riser heights and tread depths (runs) are inconsistent or do not meet standard safety ratios; It is recommended that a qualified building contractor be consulted to determine the specific cause of these dimensional variations and to evaluate options for bringing the staircase into alignment with modern safety standards.

~Basement Stairway Guardrail Requirements: Observation of the basement staircase identified that the

stairs lack protective guardrails along the open-sided portions and landings; Modern safety protocols advise that guardrails be provided for any elevated transition where a fall hazard exists; It is recommended that a qualified contractor be consulted to install a code-compliant guardrail system with balusters spaced no more than a four inch sphere passing through.

Receptacles

CN.

~Please see Section 12: Basement/Crawlspace: Outlets, Fixtures, & Switches notes.

Section 6: Plumbing

Wellhead Location and Condition

NM.

~Drilled Well Head Maintenance: Observation of the drilled well head identified a need for general maintenance around the perimeter; It is advised that vegetation and debris be cleared, the soil graded to slope away from the casing, and a gravel base installed; Performing this landscaping upkeep is important to ensure surface water drains away from the well head.

Water Heater

PC.

~Over time, mineral sediment from the water supply settles at the bottom of the tank; This buildup forces the heating elements to work harder, which reduces efficiency and can cause premature failure; for optimal performance and to prolong the life of the water heater, it is recommended that the tank be flushed annually to remove accumulated sediment; This maintenance task should be performed by a qualified licensed plumbing contractor.

Waste

PC.

~Private Septic System Evaluation: This observation indicates that at the time of the inspection, the interior portions of the septic system are functioning with adequate drain flow and no unusual septic odors within the home; However, a comprehensive evaluation of the exterior components is outside the scope of this inspection; A licensed septic professional must be consulted to verify the integrity and functionality of the septic tank, the distribution box, and the leach field; This assessment should include an inspection of the piping and a review of the tank's current condition and pumping history before taking possession of the home.

Sump Pump

PC.

~Sump Pump Installation and Drainage: It was noted during the inspection that the sump pump should be installed within a dedicated pit featuring a gravel perimeter, a secure lid, and a proper PVC discharge line equipped with necessary check valves; the exterior discharge piping must be specifically designed for winter operation to prevent freezing and routed to ensure water is moved significantly away from the home's foundation; it is recommended that a qualified professional perform the installation to ensure the system effectively manages groundwater and prevents moisture accumulation in the lower levels.

Exterior Water Faucets and Shower If Present

CN.

~Seasonal Use: After the end of the summer season it is important to remove all hoses, trace and shut off outside water faucets if applicable; If installed, all outdoor shower systems need to be winterized.

Section 7: Oil Fired Hot Water/Steam Boiler

Oil Fired Heating System

PC.

~2026/2027: Operational: Heating Season Servicing: Service Plans: Last service date tag-9/2024: To set the baseline operating condition of the boiler before taking possession of the equipment, the boiler to include all attached heat distribution components like circulation pumps and other parts, needs to be fully reviewed and serviced if required; It is recommended a professional heating contractor be consulted to have the boiler serviced and fully cleaned; In addition, the boiler shroud, and all connecting pipes should be cleaned of corrosion and scale and the interior vacuumed and the unit wiped down to eliminate dirt and debris on the boiler surfaces; Oil fired boilers should be serviced every year to ensure the exhaust and mechanical workings of the boiler are in a safe and satisfactory operating condition; In many cases, if available for the boiler, home owners will join a service plan or home warranty service to have the boiler protected for emergency repairs and service.

~Dual-Fuel Wood and Oil Boiler System: Assessment identified a wood-fired boiler system with hot water

storage that is controls-integrated with a separate oil-fired boiler; The wood-fired system was turned off and not operating at the time of inspection, limiting a full evaluation of the shared controls and auto-switchover capabilities; Because the last service date is unknown, it is recommended that a qualified wood-and-oil dual-fuel HVAC specialist fully service, inspect, and test the integrated system, storage tank, and linked controls prior to taking possession; Ongoing maintenance going forward should include a regular chimney inspection and cleaning by a certified chimney sweep to prevent creosote buildup and ensure proper venting.

Oil Tank(s)

PC.

~Vermont: At Equipment Service: Oil Delivery Company 2017 Tank Verification and Sign Off: The existing tank is operational but proof of the 4 year inspection requirement was not verified; 2017 oil tank inspection and regulatory requirements require the oil company to inspect the tank every 4 years; It is recommended the oil delivery company be contacted to have the tank inspected and signed off as acceptable for fuel oil delivery before taking possession of the tank.

Heat Distribution

CN.

~Radiant Floor System Testing: Observation of the radiant floor system was limited due to warm weather conditions and the time required for the system to reach full operating temperature; While the boiler fired when zones were activated and circulation pumps operated and infrared testing confirmed heat where the loops enter the floor, the full heat distribution across the floor area remains unknown until the system is brought up to full temperature; It is recommended that the system be allowed to heat completely over an extended period to ensure full, uniform coverage.

Unit Venting

PC/SI.

~Cleaning, Liner Status and Condition Determination: An important safety/maintenance item is the inspection and cleaning of the boiler chimney/liner; The chimney/liner will need to be fully inspected and cleaned, and follow-up cleanings scheduled per the maintenance company field recommendations; In some cases the chimney will require the installation or repair of a liner to ensure the safety of the chimney.

Section 8: Interior

General Observations

CN.

~Where applicable, all components of the interior to include floor structure, ceilings, interior doors, moisture damage, windows, and stairs are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Energy Savings Tip: Air Sealing

BP.

~Source: Energy.gov: "Reducing the amount of air that leaks in and out of your home is a cost-effective way to cut heating and cooling costs, improve durability, increase comfort, and create a healthier indoor environment; Caulking and weather-stripping are two simple and effective air-sealing techniques that offer quick returns on investment, often one year or less; Caulk is generally used for cracks and openings between stationary house components such as around door and window frames, and weather-stripping is used to seal components that move, such as doors and operable windows;" Properly sealing wall light switches and electrical receptacles is another area for improved air sealing.

Full Home Energy Audit

BP.

Please Contact Your Electric Utility Provider.

~A home energy audit, also known as a home energy assessment, can help you understand the whole picture of your home's energy use; An audit can help you determine how much energy your home uses, where your home is losing energy, and which problem areas and fixes you should prioritize to make your home more efficient and comfortable; A home energy audit should be your first step before making energy-saving home improvements, as well as before adding a renewable energy system to your home.

Laundry Room

SI.

~Important Fire Protection Maintenance: At Move In And Ongoing: Washer and Dryer Behind and Under Unit Clean-up: An important maintenance task for fire prevention, the areas behind the washer and dryer cleaned and vacuumed of all lint, dust and objects that find their way behind the units over time; The

dryer vent and all connecting venting hoses should be cleaned and if plastic vent pipes discovered replaced with metal and the termination point outside the home confirmed; The clothing washing machine plumbing and drain connections should be reviewed for proper installation and shut off ability; The clothing washing machine is not tested as part of the inspection due to the possibility of leaving water in the unit; Verification of the units operability should be made with the seller if the unit is part of the sale.

Section 9: Kitchen

General Observations

CN.

~Where applicable, all components of the kitchen to include the cabinets, counters, dishwasher (start and drain), disposal, flooring, microwave, moisture, range/oven, refrigerator, sink and ventilation is inspected: The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Receptacles

CN.

~Please see Section 12: Kitchen: Outlets, Fixtures, & Switches notes.

Section 11: Attic

General Conditions

CN.

~Where applicable, observed and accessible: All components of the Attic to include the stairs if applicable, roof framing, roof sheathing, attic venting, vent pipes and flashing, moisture, wire conditions and properly installed insulation are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Attic Ventilation

PC.

~Attic Ventilation: Observation of the attic space confirmed that the existing soffit vents are blocked or improperly installed; To provide the best venting condition, the installation of attic soffit baffles or an alternative method is recommended to allow heat to move effectively out of the space during summer months and moisture in the winter; It is suggested that a professional insulation and venting company be consulted to correct the airflow and ensure the attic remains dry and well-ventilated.

Insulation: Attic/Knee Wall

CN.

~Attic Insulation Present: Observation of the attic space confirmed the presence of Batted insulation with an estimated R-value of 32 (confirmation of the actual R-value will need to be made at the energy audit); This current level is below the newer recommendation of R-49 for this region; It is recommended that a professional insulation contractor be consulted to achieve the desired R-value; It is suggested that you contact your local electric utility provider to discuss available programs or rebates to determine the best next steps for improving the home's energy efficiency.

~Existing Insulation Removal and Preparation: Notice of the attic cavity identified that a complete removal of existing insulation, including vacuuming of the space, is the most effective preparation for an upgrade; This method allows for the removal of dated or pest-damaged material and provides clear access for a full electrical inspection; It is recommended that you contact your local electric utility provider for guidance on qualified contractors and potential rebates available for comprehensive air sealing and insulation removal.

Section 12: Electrical

Main Panel(s)

SI.

~New construction requirements are in place, and the electrical panel will need to be reviewed by a Licensed Electrician to perform the identified recommendations or other repairs identified by them in their assessment; In some cases, a need to upgrade the panel will be made based on the ability of the panel to accommodate the identified recommendations.

~Surge Protection for Sensitive Equipment: Evaluation of the electrical system revealed that a Surge Protective Device (SPD) is currently missing; Modern homes contain sensitive electronics and appliances that are vulnerable to high-voltage spikes; It is recommended that a whole-house surge protector be installed within the panel to mitigate the risk of damage from external power surges.

~Circuit Labeling and Verification: It is recommended that the labeling be professionally updated to

accurately reflect the current use of all areas in the home; Proper labeling is essential for safety during maintenance and in the event of an emergency.

Sub Panel 1

SI.

~ Circuit Labeling and Verification: It is recommended that the labeling be professionally updated to accurately reflect the current use of all areas in the home; Proper labeling is essential for safety during maintenance and in the event of an emergency.

~Sub-Panel Surge Protection: Evaluation of the electrical sub-panel revealed that a Surge Protective Device (SPD) is currently missing; Modern homes contain sensitive electronics and appliances that are vulnerable to high-voltage spikes; It is recommended that a licensed electrician evaluate the sub-panel to install an approved surge protector at their determination to mitigate the risk of damage from power surges.

General Observation(s): Outlets, Fixtures, and Switches

SI.

~Electrician Walkthrough and Repair Needed After The Areas Are Emptied: Home and Garage and Outbuildings If Present: Commonly found in most properties and sometimes as a result of limited observation due to items and furniture in the home, a room by room and area review will need to be completed; Any missing/ damaged light fixtures, light switch and plug covers, improperly terminated or loose wires, or missing junction box covers installed and not identified during the inspection will need to be repaired.

~Where Applicable: All GFCI to include exterior outlets, AFCI outlets and circuits will need to be tested at move in and ongoing per manufactures recommend intervals to ensure the outlets and circuits trip and reset properly.

~Licensed Electrician: All repairs will need to be performed by a licensed electrician.

Exterior: Outlets, Fixtures, & Switches

SI.

~Exterior GFCI Receptacle Failure: Observation of the exterior electrical outlets noted that they are not providing GFCI protection; When tested, the outlets failed to trip, indicating a defective status; It is necessary that a licensed electrician perform a full review and replace all defective receptacles; Additionally, it is essential to install weather-tight, "in-use" covers to ensure all exterior plugs are safe and operational.

Basement/Crawlspace: Outlets, Fixtures, & Switches

SI.

~Basement and Finished Space GFCI Protection To Include The Sump Pump: Evaluation of the basement revealed that electrical receptacles lack required Ground Fault Circuit Interrupter (GFCI) protection; Current safety standards identifies receptacles in below-grade, unfinished, and finished areas to be GFCI protected to mitigate the risk of electrical shock; It is recommended that a licensed electrical contractor be consulted to evaluate the installation of GFCI devices for all required basement circuits.

Laundry: Outlets, Fixtures, & Switches

SI.

~Laundry Area GFCI Protection: Evaluation of the laundry room revealed that the outlets serving the appliances (to include the dryer) may not have Ground Fault Circuit Interrupter (GFCI) protection; It is recommended that a licensed electrician be consulted to evaluate the circuit and install GFCI protection as needed; This upgrade is suggested to enhance safety in areas where water and electrical components are in close proximity.

Kitchen: Outlets, Fixtures, & Switches

SI.

~Dishwasher GFCI Protection: Evaluation of the kitchen electrical system revealed that the dishwasher circuit may lack Ground Fault Circuit Interrupter (GFCI) protection; It is recommended that a licensed electrical contractor be consulted to determine the specific wiring requirements and to evaluate the installation of a GFCI receptacle or breaker; This safety enhancement is recommended to provide protection for electrical components in close proximity to water sources.

~Kitchen Island Electrical Outlet: Observation of the kitchen island revealed that the GFCI-protected outlet previously installed on the sidewall is no longer permitted; To maintain safety, it is recommended that the unused outlet be removed and the junction box properly covered; Power to the island should be preserved to allow for the future installation of a countertop-surface outlet; This professional modification is important to ensure the electrical system remains safe while providing a path for future upgrades.

Smoke and CO Detection

SI.
~Smoke and Carbon Monoxide Detection Compliance: Evaluation of the home's detection systems was limited to a visual confirmation of presence as units are not removed or tested during this inspection; It is recommended that a qualified professional be consulted prior to taking possession to verify the location, age, sensor type—specifically the use of ionization and photoelectric technology—and whether the units are hard-wired or battery-operated; The professional should confirm if CO detection is present or missing in current units and ensure the system meets State Fire Marshal standards; Any units exceeding ten years of age should be replaced and a maintenance schedule established for weekly testing and regular battery replacement.

Current Status.

~Smoke: Present
~CO: Confirmation Required When The Units Are Removed And Inspected.
Attachments Below.
~Vermont State Info: Sellers Responsibility In Vermont.
~Additional National Fire Protection Association Smoke Detection Information Link:
~Additional National Fire Protection Association Information: https://www.nfpa.org/education-and-research/home-fire-safety/home-fire-safety-information#aq=%40culture%3D%22en%22&cq=%40taglistingpage%3D%3D(%22Home%20Safety%20Info%22)%20%20

Section 1: Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Inspection Information

Date: 6/4/2026
Time: Morning
Weather Conditions: Sunny
Present at time of inspection: Realtor, Client, Seller's Agent, Owner

Comments:
Date Of Inspection: 6/4/2026
Weather: 75 Degrees And Sunny
Square Feet Inspected: 4,081

Driveway

Condition: Satisfactory
Type: Gravel

Primary Use Entrance Point Step/Stair To Home

Condition: Safety Improvement
Location: Rear Of Home
Step Type(s): Wood
Landing Type(s): Wood

Comments:
SI.
~Rear Porch Steps Evaluation: Assessment identified that the steps off the rear porch are unlevel or loose and require adjustment; Improperly positioned stairs create an uneven stepping surface and a potential trip hazard; It is recommended that a qualified contractor evaluate the rear porch stairs to secure, level, or replace the step assembly as needed for a safe transition.

Other Entrance Point(s) Step/Stair To Home

Condition: Safety Improvement
Location: Side Of Home
Step Type(s): Stone
Landing Type(s): Stone

Comments:
SI.
~Exterior Stair Riser Height Safety: Stone Side Stairs: Observation of the stone stairs noted a tall riser height, likely caused by settlement of the stone step; It is necessary for a qualified mason or hardscape specialist to reset the stones and level the surface to eliminate this discrepancy; Correcting the riser height is important to remove a tripping hazard and to ensure the stairs provide a safe and uniform transition.

Sidewalks / Walkways

Condition: Satisfactory
Type: Stone

General Grading / Drainage

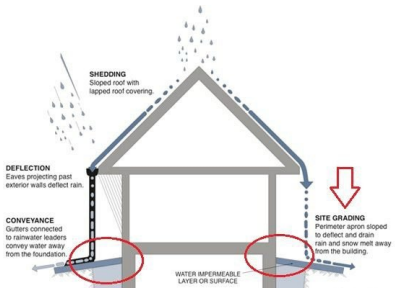
Condition: Satisfactory

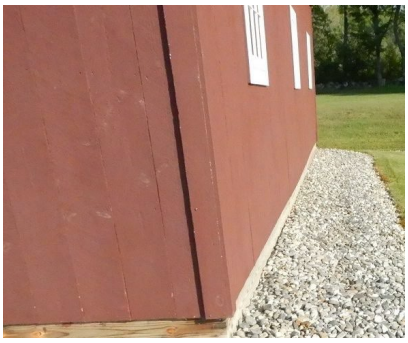
Grading at House Wall

Condition: Needs Maintenance

Comments:

NM.
~Ongoing General Grading Needs: The grade along the perimeter of the home is an important factor in keeping moisture away from homes and allowing water to flow away from the home's siding, sills and foundation; A plan should be implemented to upgrade the current grading along the foundation including the walk out door area if present and any planting beds of the home; Grading first with vapor barrier with stone on top should be added to allow water to flow away from the foundation and limit dirt and water splashing onto the siding of the home; The top of the stone border should be at least 6 inches below the edge of the siding when establishing the grade of 5/8th inch pitch per foot fall and/or drained to move water away from the foundation; If unseen decay is discovered in the course of grading improvements, any impacted siding will need to be addressed to include ensuring the sill and wall studs are intact behind the siding.





Grading At House Wall

Condition: Satisfactory

Perimeter Drain System Evidence

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~PVC drain pipe and drain covers was observed and is a part of a drain system for the homes exterior; After tracing and confirming the pipes functions, the pipe will need to be scoped (some septic professionals perform this task), flushed if required, all exit points located, cleaned and kept free of debris to allow moisture to flow from the pipes avoiding moisture backup along the homes foundation into the crawlspace.

Trees & Shrubs

Condition: Best Practice

Comments:
BP.
~Ongoing General Tree Care: The home is surrounded by larger trees; The trees should be fully assessed by a tree professional to determine the health and structural integrity of the trees including the removal of any dead or declining trees or dead and declining branches that may fall from the living trees; It is especially important to remove tree branching overhanging roofs that may damage roofs or allow for the development of moist roof condition promoting the growth of moss and lichens on the roof surface; Tree health and integrity should be monitored especially after storm events to include heavy wind, heavy snow or ice.

Section 2: Exterior & Structure

Our inspection of the Exterior grounds includes the general condition of sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations, and most do not represent a structural problem. If major cracks are present along with rotation, we routinely recommend further evaluation be made by a qualified professional foundation expert. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, excessive wear, and general state of repair. Where snow, deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Building Information

Year Constructed: 1890
Type: Single Family

Comments:
CN.
~Circa 1800's: Buyer: Lead, Asbestos, Knob and Tube and Decay History Information; Many homes built before 1978 with minimal reconstruction work like original windows, original trim, wood clap siding and other original wood surfaces, may have paint that contains lead (called lead-based paint); In addition, homes of this age up through 1985, may have used asbestos containing products in the construction of the home including textured ceiling installation; Licensed professionals are available to test and document the presence or not of these materials if desired before sale or if reconstruction projects are undertaken and existing home materials are disturbed; Age of Home: Homes of this age have been exposed to years of varying weather and environmental conditions and construction evolution to include knob and tube wiring that may be found during renovation or upgrade projects; In some homes, construction methods and exposure to moisture will cause damage and rot to wood along the outside sill areas and in dirt crawlspaces that are unseen and will be discovered during reconstruction projects; If renovation work is planned after the home is purchased, your best efforts will need to be made to hire a professional building contractor to complete a review and estimate for repairs of the property before purchase.

Exterior Wall Structure

Condition: Satisfactory
Type: Post/Beam, Wood Frame

Exterior Wall Covering

Condition: Satisfactory
Type: Wood
Inspection Method Used: Visual Inspection and Area Probe

Eaves, Trim, Soffits, Fascia Boards and Exposed Roof Rafter Ends

Condition: Satisfactory

Exterior Door(s) Condition

Condition: Satisfactory
Type: Combination

Exterior Foundation Observations

Condition: Satisfactory
Type: Concrete, Block, Stone

Propane Tank, Metering When Applicable, and Exterior Piping

Condition: Customer Note/ Sellers Note/ Owners Note, Safety Improvement

Comments:
CN/SI.
~Propane tanks and their associated delivery systems are considered outside the scope of a standard home inspection; It is recommended that the propane delivery company be contacted prior to the transfer of ownership to confirm the tank's lease or ownership status and to perform a comprehensive safety evaluation; This professional review should verify the condition of the tank, all interior and exterior supply lines, shutoff valves, and regulators; It is essential for the provider to confirm that the regulators have proper venting protection and that the system is appropriately shielded from falling snow or ice; All safety checks and maintenance should be documented by a certified technician in accordance with manufacturer recommendations and state safety standards before taking ownership of the system.

Porch(s)

Condition: Satisfactory
Type: Wood

Section 3: Roof and Chimney(s)

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. The number of roof layers determination is determined by the exposed outside shingle edge and may be incorrect. Additional layers may be discovered by the roofing contractor when on the roof surface or at replacement. We examine the roof system for possible leaks, damage and conditions. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection, and we cannot confirm this condition. We suggest that an annual inspection, of the Attic area, if applicable, be performed where accessible to identify if any leaks are developing or evident. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~All components of the roof to include general covering condition, leaks, flashing, roof vents, skylights, and exterior roof structure, where applicable are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Roof Style

Type: Gable, Shed

Exterior Roof Structure

Condition: Satisfactory
Exterior Roof Structure Observation : No Noted Observations Out Of Normal Exterior Roof Structure Conditions

Exterior Roof Covering Condition

Condition: Satisfactory
Metal Type: Standing Seam

Roof Side Wall and Valley Flashing

Condition: Satisfactory

Roof Leak Evidence

Condition: Satisfactory
Roof Leak(s) Observed: None Observed

Skylight(s)

Condition: Customer Note/ Sellers Note/ Owners Note
Skylight Type : Mechanical

Comments:
CN.
~Mechanical Skylight Maintenance and Inspection: Observation of the installed skylights established the importance of a recurring service routine to ensure long-term performance; It is recommended that all mechanical units be opened annually—ideally in late fall—to clean and inspect the surrounding flashing and seals for signs of debris or damage; Any compromised or brittle seals should be replaced by a qualified professional to ensure the units remain watertight and in good operating order.

Vent Stacks/Attic Vent Covers

Condition: Satisfactory

Gutters & Downspouts

Condition: Best Practice
Type: Not Installed

Comments:
BP.
~Gutter and Drainage Considerations: Installing a gutter system should be considered to direct roof runoff away from the foundation; Due to regional winter weather and potential snow slides, any future system must be engineered with high-strength materials and proper sizing; It is recommended that a professional gutter contractor be consulted to design and install a system that safely moves water away from the home.

Exterior Chimney Observations

Condition: Professional Consultation/ Further Evaluation
Type: Brick

Comments:
PC.
~Brick Chimney Evaluation and Maintenance: Observation of the exterior brick chimney confirmed it is in generally satisfactory condition; It is recommended that a full interior inspection and cleaning be performed by a certified Chimney Sweep to determine the flue configuration and liner condition; Additionally, the flashing and crown should be checked as part of this service to ensure a weather-tight seal; This professional maintenance is important to protect the chimney's integrity and ensure safe operation.

Interior Basement Chimney Observations

Condition: Satisfactory
Type: Block

06.04.2026

Section 4: Garage

The Garage is inspected but can be limited due to parked cars or personally stored items. Due to cluttered or inaccessible areas, sections may not be fully inspected during our limited inspection. We suggest that a walk-through be performed once the home is vacant, and the garage is clear. Determining the presence of a Sheetrock heat separation firewall and fire separation doors is included, the fire resistance of any material or construction of the existing wall is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Garage General Observations

Type: Attached Garage

Dwelling-Garage Separation Door(s) and Attic Access Panels To Attic and Living Space

Condition: Safety Improvement
Type: Metal, Windows

Comments:
SI.
~Fire-Rated Garage Entry Door: Observation identified that the entry door between the garage and living space lacks required fire-rated characteristics and self-closing hardware; These doors must be free of unapproved windows or pet openings; It is recommended that a qualified contractor install an approved fire-rated door assembly and self-closing hardware to meet current building standards and ensure proper separation safety.

Flooring

Condition: Needs Maintenance
Type: Concrete

Comments:
NM.
~Garage Floor Crack Sealing: Assessment identified cracking on the garage floor surface; Unsealed cracks allow moisture and road salts to enter the slab, accelerating freeze-thaw degradation over time; It is recommended that a qualified contractor clean, fill, and seal the cracks and apply a protective floor coating in accordance with manufacturer recommendations.

Floor Drain

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~Garage Floor Drain Maintenance: Survey of the garage noted a floor drain(s) that was not functionally tested during this evaluation; It is recommended that the drain be flushed and cleared of debris annually as part of a regular maintenance routine to include the exit point of the drain; Homeowners should verify local municipal or insurance requirements, as some policies or local codes may require these drains to be professionally sealed.

Section 5: Basement / Crawlspace/ Frost Wall/ Slab/Lower Level

Many of the building's structural elements and portions of its mechanical systems are visible inside the Basement and Crawlspace if present. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Basement and Crawl Space areas, and we advise annual inspections of these areas. Significant or frequent water accumulation can affect the structure's foundation and support system and would indicate the need for further evaluation by a professional drainage contractor or basement water specialist. We advise you to monitor your Basement and Crawlspace during the rainy and snow melt seasons.
Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Basement Description

Condition: Customer Note/ Sellers Note/ Owners Note
Type: Full
Access: Stairs, Exterior opening

Comments:
CN.
~Where applicable, all components of the basement/crawlspace to include the floor, columns, moisture, stairs, insulation when visible, floor joist and sub-floor where visible, and receptacles is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Moisture

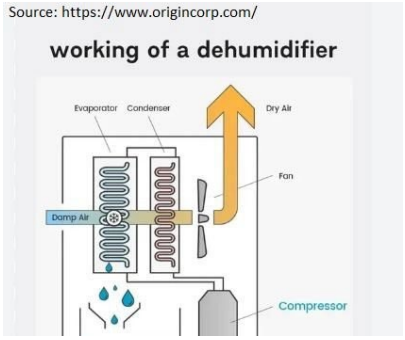
Condition: Customer Note/ Sellers Note/ Owners Note
Moisture Conditions Observed: No Moisture , Efflorescence

Comments:
CN.
~Basement Humidity and Past Moisture Assessment: Observation of the basement environment measured a relative humidity level of 37% which currently falls within the standard target range of 45% to 50%; While no active moisture was identified during the inspection, visible wall discoloration (efflorescence) in areas along the perimeter indicates past dampness or condensation along the lower walls and floor; It is recommended that a dehumidification system be maintained to manage seasonal fluctuations and improve general air quality; This proactive moisture management is essential to prevent the development of organic growth and to protect the home's structural framing; If more severe water penetration is observed during heavy rain or snow melts, it is advised that a professional basement waterproofing specialist be consulted to explore permanent solutions.

Dehumidifier and Heat Recovery Ventilation (HRV)

Condition: Best Practice

Comments:
BP.
Options Or Both.
~Unit Not Observed: Enhanced Dehumidifier: During the year, primarily in the summer months, ventilation and dehumidification of the basement/crawl space areas if present is recommended; Humidify levels maintained at 45% to 50% improve the overall living space conditions eliminating excess moisture generated in the basement.
~Unit Not Observed In Basement: Heat Recovery Ventilators (HRV's): Used primarily in cold climates, Heat Recovery Ventilators (HRV's) pass two air streams, one into the home from the outside and the other from inside the home to the outside reducing moisture and air impurities through filtration; To ensure optimal performance and air quality, the units will need to be maintained and operated per the manufacturer schedule to include washing of the filters, vacuuming, wiping down the units interior, and cleaning the exterior intake vents.
~It is recommended that dehumidification and air exchange be added to all below grade areas after corrections to reduce moisture are implemented.



Basement/Crawlspace Floor Structure

Condition: Satisfactory
Covering Type (s): Concrete

Floor Drain

Condition: Customer Note/ Sellers Note/ Owners Note
Visibility: Visible

Comments:
CN.
~Basement Floor Drain Evaluation: Identification of the basement area disclosed the presence of a floor drain; The drain was not tested as part of the home inspection scope due to the risk of water damage if the system fails to operate; It is recommended that a licensed plumbing professional be consulted to scope the line and locate the exterior discharge point; This professional review is necessary to ensure the drain remains clear of vegetation or pest obstructions; Yearly maintenance is essential to ensure the exit point remains unobstructed.

Foundation

Condition: Satisfactory
Type: Block
Foundation Visibility: Fully Visible

Insulation

Condition: Customer Note/ Sellers Note/ Owners Note
Presence : Not Installed

Comments:
CN.
~Basement Insulation and Blocking Methods: Observation of the basement area noted that modern energy efficiency improvements often involve the installation of spray foam or non-papered fiberglass insulation between the first floor and the top of the foundation; In some instances, these materials are applied to all interior basement walls and wood blocking within crawlspaces to enhance thermal performance; It is recommended that a professional insulating contractor be consulted to discuss the various options and ensure that any current or future installations meet specific ventilation and fire-safety standards.

Example

Basement Stairs / Railings

Condition: Safety Improvement
Type: Wood

Comments:
SI.

~Non-Standard Stair Riser and Tread Ratios: Top Of Stairs: Evaluation of the staircase revealed that the riser heights and tread depths (runs) are inconsistent or do not meet standard safety ratios; It is recommended that a qualified building contractor be consulted to determine the specific cause of these dimensional variations and to evaluate options for bringing the staircase into alignment with modern safety standards.
~Basement Stairway Guardrail Requirements: Observation of the basement staircase identified that the stairs lack protective guardrails along the open-sided portions and landings; Modern safety protocols advise that guardrails be provided for any elevated transition where a fall hazard exists; It is recommended that a qualified contractor be consulted to install a code-compliant guardrail system with balusters spaced no more than a four inch sphere passing through.

Observed Structure: Rim Joist, Sill Plate, Floor Joists, Sub-Floor, Support Beams, and Columns

Condition: Satisfactory
Type: Conventional

Receptacles

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~Please see Section 12: Basement/Crawlspace: Outlets, Fixtures, & Switches notes.

Basement Walk Out Door

Condition: Satisfactory

Section 6: Plumbing

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the water supply, drain waste, vent, faucets, fixtures, valves, drains, exposed pipes, and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors, and ceiling voids. A septic/sewer lateral test is necessary to determine the condition of the underground septic/sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, wells, well pumps, or on site and/or private water storage supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. Qualified specialist are available to perform these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Wellhead Location and Condition

Location : Rear Of Home
Condition: Needs Maintenance

Comments:
NM.
~Drilled Well Head Maintenance: Observation of the drilled well head identified a need for general maintenance around the perimeter; It is advised that vegetation and debris be cleared, the soil graded to slope away from the casing, and a gravel base installed; Performing this landscaping upkeep is important to ensure surface water drains away from the well head.

Water Entrance Material Type

Condition: Satisfactory
Type: Plastic
Location: Basement

Water Service

Condition: Satisfactory
Type: Private

Water Heater

Condition: Professional Consultation/ Further Evaluation
Fuel type: Heating system

Location & Capacity

Location: Basement
Date Of Manufacturing : Not Determined: Label Blocked
Capacity (gallons): 40
Thermostatic Mixing Valve (TMV) Installed : Yes

Comments:
PC.
~Over time, mineral sediment from the water supply settles at the bottom of the tank; This buildup forces the heating elements to work harder, which reduces efficiency and can cause premature failure; for optimal performance and to prolong the life of the water heater, it is recommended that the tank be flushed annually to remove accumulated sediment; This maintenance task should be performed by a qualified licensed plumbing contractor.

Waste

Condition: Professional Consultation/ Further Evaluation
Pipe type:PVC
Septic type: Private Per Listing/Agent/Owner

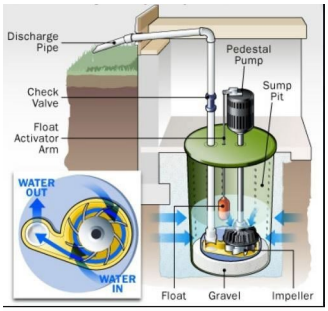
Comments:
PC.

~Private Septic System Evaluation: This observation indicates that at the time of the inspection, the interior portions of the septic system are functioning with adequate drain flow and no unusual septic odors within the home; However, a comprehensive evaluation of the exterior components is outside the scope of this inspection; A licensed septic professional must be consulted to verify the integrity and functionality of the septic tank, the distribution box, and the leach field; This assessment should include an inspection of the piping and a review of the tank's current condition and pumping history before taking possession of the home.

Sump Pump

Condition: Professional Consultation/ Further Evaluation
Status: Unit Unplugged
Type: Submersible

Comments:
PC.
~Sump Pump Installation and Drainage: It was noted during the inspection that the sump pump should be installed within a dedicated pit featuring a gravel perimeter, a secure lid, and a proper PVC discharge line equipped with necessary check valves; the exterior discharge piping must be specifically designed for winter operation to prevent freezing and routed to ensure water is moved significantly away from the home's foundation; it is recommended that a qualified professional perform the installation to ensure the system effectively manages groundwater and prevents moisture accumulation in the lower levels.



The use of a pedestal or submersible pump is acceptable

Waste And Drain Lines Interior Basement/Crawlspace/Above The Slab

Condition: Satisfactory
Flow rate: Satisfactory

Water Pipes, Valves Conditions

Condition: Satisfactory
Type: Copper

Interior and or Exterior Septic/Sewer Vent Stack Pipe

Condition: Satisfactory
Type:PVC

Exterior Water Faucets and Shower If Present

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~Seasonal Use: After the end of the summer season it is important to remove all hoses, trace and shut off outside water faucets if applicable; If installed, all outdoor shower systems need to be winterized.

Section 7: Oil Fired Hot Water/Steam Boiler

Our examination of any heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design and are not part of the inspection standards of practice. They must be completely removed from the heating system type to be fully evaluated. Our inspection does not include disassembly of the heating system or determining the heating adequacy of the heating system. The inspector cannot activate heating systems where emergency switches are in the off position. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend servicing of heating systems before taking possession of the unit(s) if applicable and annual servicing and inspections by a qualified heating specialist going forward. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

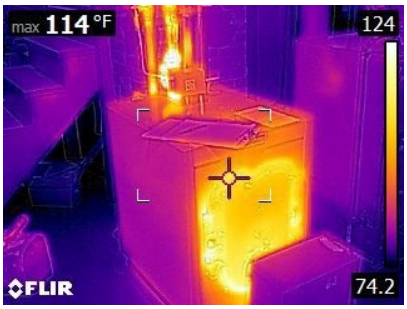
Oil Fired Heating System

Condition: Professional Consultation/ Further Evaluation
Type: Boiler
Fuel Type: Oil

Heating System Data

Boiler Location Unit: Basement
Boiler Date Of Manufacturing Unit: 2007
Thermostat Location(s): Various

Comments:
PC.
~2026/2027: Operational: Heating Season Servicing: Service Plans: Last service date tag-9/2024: To set the baseline operating condition of the boiler before taking possession of the equipment, the boiler to include all attached heat distribution components like circulation pumps and other parts, needs to be fully reviewed and serviced if required; It is recommended a professional heating contractor be consulted to have the boiler serviced and fully cleaned; In addition, the boiler shroud, and all connecting pipes should be cleaned of corrosion and scale and the interior vacuumed and the unit wiped down to eliminate dirt and debris on the boiler surfaces; Oil fired boilers should be serviced every year to ensure the exhaust and mechanical workings of the boiler are in a safe and satisfactory operating condition; In many cases, if available for the boiler, home owners will join a service plan or home warranty service to have the boiler protected for emergency repairs and service.
~Dual-Fuel Wood and Oil Boiler System: Assessment identified a wood-fired boiler system with hot water storage that is controls-integrated with a separate oil-fired boiler; The wood-fired system was turned off and not operating at the time of inspection, limiting a full evaluation of the shared controls and auto-switchover capabilities; Because the last service date is unknown, it is recommended that a qualified wood-and-oil dual-fuel HVAC specialist fully service, inspect, and test the integrated system, storage tank, and linked controls prior to taking possession; Ongoing maintenance going forward should include a regular chimney inspection and cleaning by a certified chimney sweep to prevent creosote buildup and ensure proper venting.



IR Boiler Operation Heat Tracing

Wood Boiler

Hot Water Storage

Oil Tank(s)

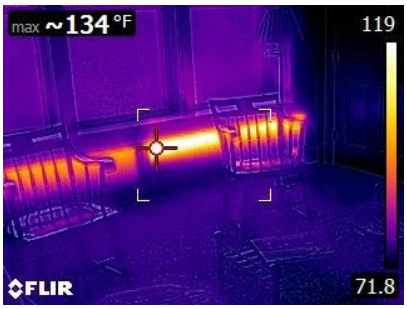
Condition: Professional Consultation/ Further Evaluation

Comments:
PC.
~Vermont: At Equipment Service: Oil Delivery Company 2017 Tank Verification and Sign Off: The existing tank is operational but proof of the 4 year inspection requirement was not verified; 2017 oil tank inspection and regulatory requirements require the oil company to inspect the tank every 4 years; It is recommended the oil delivery company be contacted to have the tank inspected and signed off as acceptable for fuel oil delivery before taking possession of the tank.

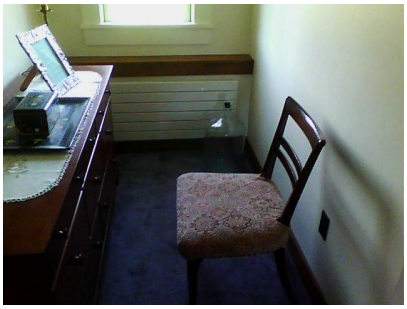
Heat Distribution

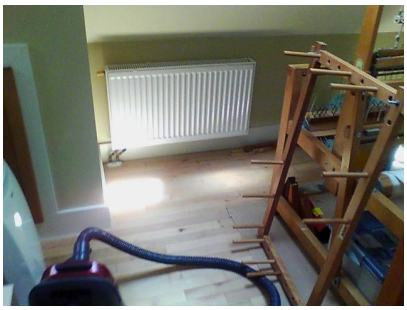
Condition: Satisfactory
Type: Baseboard, Convectors, Radiant

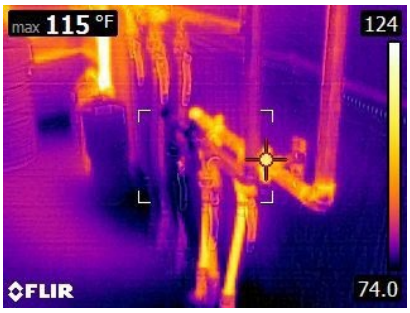
Comments:
CN.
~Radiant Floor System Testing: Observation of the radiant floor system was limited due to warm weather conditions and the time required for the system to reach full operating temperature; While the boiler fired when zones were activated and circulation pumps operated and infrared testing confirmed heat where the loops enter the floor, the full heat distribution across the floor area remains unknown until the system is brought up to full temperature; It is recommended that the system be allowed to heat completely over an extended period to ensure full, uniform coverage.



IR Heat Tracing







Unit Venting

Condition: Professional Consultation/ Further Evaluation

Comments:
PC/SI.
~Cleaning, Liner Status and Condition Determination: An important safety/maintenance item is the inspection and cleaning of the boiler chimney/liner; The chimney/liner will need to be fully inspected and cleaned, and follow-up cleanings scheduled per the maintenance company field recommendations; In some cases the chimney will require the installation or repair of a liner to ensure the safety of the chimney.

Section 8: Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather, and lighting conditions. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~Where applicable, all components of the interior to include floor structure, ceilings, interior doors, moisture damage, windows, and stairs are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Interior Stairs and Balconies

Condition: Satisfactory

Ceilings

Condition: Satisfactory

Walls

Condition: Satisfactory

Interior Doors

Condition: Satisfactory

Windows

Condition: Satisfactory
Type: Double hung, Awning
Material: Wood
Glass Properties: Insulated glass

Interior Floor Structure

Floor Structure Condition: Does Not Include Floor Covering Types Condition To Include Cracks, Finish, Separation, Wear and Tear, Stains, Etc (not in inspection scope): Satisfactory
Floor Covering Types: Hardwood, Carpet, Ceramic tile, Vinyl

Energy Savings Tip: Air Sealing

Condition: Best Practice

Comments:
BP.
~Source: Energy.gov: "Reducing the amount of air that leaks in and out of your home is a cost-effective way to cut heating and cooling costs, improve durability, increase comfort, and create a healthier indoor environment; Caulking and weather-stripping are two simple and effective air-sealing techniques that offer quick returns on investment, often one year or less; Caulk is generally used for cracks and openings between stationary house components such as around door and window frames, and weather-stripping is used to seal components that move, such as doors and operable windows;" Properly sealing wall light switches and electrical receptacles is another area for improved air sealing.

Full Home Energy Audit

Condition: Best Practice

Comments:
BP.
Please Contact Your Electric Utility Provider.
~A home energy audit, also known as a home energy assessment, can help you understand the whole picture of your home's energy use; An audit can help you determine how much energy your home uses, where your home is losing energy, and which problem areas and fixes you should prioritize to make your home more efficient and comfortable; A home energy audit should be your first step before making energy-saving home improvements, as well as before adding a renewable energy system to your home.

Laundry Room

Condition: Safety Improvement
Dryer: Electric
Washing Machine : Not Tested: Confirmation Needed For New Buyer

Comments:
SI.
~Important Fire Protection Maintenance: At Move In And Ongoing: Washer and Dryer Behind and Under Unit Clean-up: An important maintenance task for fire prevention, the areas behind the washer and dryer cleaned and vacuumed of all lint, dust and objects that find their way behind the units over time; The dryer vent and all connecting venting hoses should be cleaned and if plastic vent pipes discovered replaced with metal and the termination point outside the home confirmed; The clothing washing machine plumbing and

drain connections should be reviewed for proper installation and shut off ability; The clothing washing machine is not tested as part of the inspection due to the possibility of leaving water in the unit; Verification of the units operability should be made with the seller if the unit is part of the sale.

IR Dryer Operation

Moisture

Condition: Satisfactory

Section 9: Kitchen

Inspection of ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home. Some kitchens with private septic systems are outfitted with garbage disposals. The use of garbage disposals in general and type of garbage disposal should be discussed with the septic professional to determine the impact of garbage disposal use and the long term impact on the septic system. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Location : First Floor
Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~Where applicable, all components of the kitchen to include the cabinets, counters, dishwasher (start and drain), disposal, flooring, microwave, moisture, range/oven, refrigerator, sink and ventilation is inspected: The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Counters

Type: Solid surface

Flooring

Type: Hardwood

Range / Oven

Fuel: Electric

Refrigerator

Ice Maker : Ice Present

Receptacles

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~Please see Section 12: Kitchen: Outlets, Fixtures, & Switches notes.

Section 10: Bathroom 1

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops, and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Location: Second Floor Bedroom
Condition: Satisfactory

Comments:
Second Floor Bedroom.
~Where applicable, all components to include the tub, ventilation, toilets, sinks, showers, GFCI's, moisture, and flooring is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Floor

Type: Vinyl (Linoleum)

Section 10: Bathroom 2

General Observations

Location: First Floor Hallway
Condition: Satisfactory

Comments:
First Floor Center Hall.
~Where applicable, all components to include the tub, ventilation, toilets, sinks, shower, GFCI's, moisture, flooring, entrance door and water pressure is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Shower

Type: Fiberglass

Floor

Type: Ceramic tile

Section 10: Bathroom 3

General Observation

Location: First Floor Hall
Condition: Satisfactory

Comments:
First Floor Hall.
~Where applicable, all components to include the tub, ventilation, toilets, sinks, shower, GFCI's, moisture, flooring, entrance door and water pressure is inspected; All of the components inspected satisfactory unless listed.

Shower

Type: Ceramic tile

Floor

Type: Ceramic tile

Section 11: Attic

Our inspection of the Attic includes a visual examination of the roof framing, roof sheathing, plumbing, electrical, and mechanical systems. There are often additional items like heating/cooling ducts, bathroom vent ducts, electrical wiring, chimneys and other appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, and venting. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Conditions

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~Where applicable, observed and accessible: All components of the Attic to include the stairs if applicable, roof framing, roof sheathing, attic venting, vent pipes and flashing, moisture, wire conditions and properly installed insulation are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Stair Rails/ Stair Opening Protection/Pull Down

Condition: Satisfactory

Interior Roof Structure

Condition: Satisfactory
Type: Rafter framing, Dimensional Lumber Sheathing

Moisture Evidence

Condition: Satisfactory

Attic Ventilation

Condition: Professional Consultation/ Further Evaluation
Type: Gable Louvers

Comments:

PC.
~Attic Ventilation: Observation of the attic space confirmed that the existing soffit vents are blocked or improperly installed; To provide the best venting condition, the installation of attic soffit baffles or an alternative method is recommended to allow heat to move effectively out of the space during summer months and moisture in the winter; It is suggested that a professional insulation and venting company be consulted to correct the airflow and ensure the attic remains dry and well-ventilated.

Insulation: Attic/Knee Wall

Condition: Customer Note/ Sellers Note/ Owners Note
Type of Insulation Present: Batts
Insulation Location(s): In-floor

Comments:
CN.
~Attic Insulation Present: Observation of the attic space confirmed the presence of Batted insulation with an estimated R-value of 32 (confirmation of the actual R-value will need to be made at the energy audit); This current level is below the newer recommendation of R-49 for this region; It is recommended that a professional insulation contractor be consulted to achieve the desired R-value; It is suggested that you contact your local electric utility provider to discuss available programs or rebates to determine the best next steps for improving the home's energy efficiency.
~Existing Insulation Removal and Preparation: Notice of the attic cavity identified that a complete removal of existing insulation, including vacuuming of the space, is the most effective preparation for an upgrade; This method allows for the removal of dated or pest-damaged material and provides clear access for a full electrical inspection; It is recommended that you contact your local electric utility provider for guidance on qualified contractors and potential rebates available for comprehensive air sealing and insulation removal.

Section 12: Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, overcurrent protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, and wiring methods. We inspect for adverse conditions such as improper grounding, over fusing, exposed wiring, open air wire splices, and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection. Any electrical repairs need to be completed by a licensed electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection. Smoke Alarms should be installed per state requirements and maintained and changed per manufacturer recommendations to include monthly testing. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Service Entrance

Condition: Satisfactory
Volts:120/240
Type: Underground
Capacity: 200
Location: Front Of Home

First Disconnect(s)

Condition: Satisfactory
Location: Basement
Capacity:200 A

Main Panel(s)

Condition: Safety Improvement
Location: Basement
Volts:120/240
Capacity:200 A
Type and Presence : Circuit-breakers, AFCI Breaker(s) Present and Tested, Ongoing GFCI and AFCI Testing Per Manufactures Recommended Intervals At Move In and Going Forward
Panel Manufacturer (s) : Square D

Properly Grounding & Bonding

Grounding: Grounded

Comments:
SI.
~New construction requirements are in place, and the electrical panel will need to be reviewed by a Licensed Electrician to perform the identified recommendations or other repairs identified by them in their assessment; In some cases, a need to upgrade the panel will be made based on the ability of the panel to accommodate the identified recommendations.
~Surge Protection for Sensitive Equipment: Evaluation of the electrical system revealed that a Surge Protective Device (SPD) is currently missing; Modern homes contain sensitive electronics and appliances that are vulnerable to high-voltage spikes; It is recommended that a whole-house surge protector be installed within the panel to mitigate the risk of damage from external power surges.
~Circuit Labeling and Verification: It is recommended that the labeling be professionally updated to accurately reflect the current use of all areas in the home; Proper labeling is essential for safety during maintenance and in the event of an emergency.

Wiring Methods Observed In The Structure

Type of wiring: Non-Metallic Sheathed Cable

Sub Panel 1

Condition: Safety Improvement
Location: Garage
Volts:120- 240V
Capacity:100 A
Type and Presence : Circuit-breakers
Panel Manufacturer (s) : Square D
Subpanel Designation : Yes

Properly Grounding & Bonding

Grounding: Grounded

Comments:
SI.
~ Circuit Labeling and Verification: It is recommended that the labeling be professionally updated to accurately reflect the current use of all areas in the home; Proper labeling is essential for safety during maintenance and in the event of an emergency.
~Sub-Panel Surge Protection: Evaluation of the electrical sub-panel revealed that a Surge Protective Device (SPD) is currently missing; Modern homes contain sensitive electronics and appliances that are vulnerable to high-voltage spikes; It is recommended that a licensed electrician evaluate the sub-panel to install an approved surge protector at their determination to mitigate the risk of damage from power surges.

General Observation(s): Outlets, Fixtures, and Switches

Condition: Safety Improvement

Testing Information

Testing Method: GFCI Test Light

Outlets Tested For

·Reverse polarity
·Non-GFCI
·Ungrounded

Comments:
SI.
~Electrician Walkthrough and Repair Needed After The Areas Are Emptied: Home and Garage and Outbuildings If Present: Commonly found in most properties and sometimes as a result of limited observation due to items and furniture in the home, a room by room and area review will need to be completed; Any missing/ damaged light fixtures, light switch and plug covers, improperly terminated or loose wires, or missing junction box covers installed and not identified during the inspection will need to be repaired.
~Where Applicable: All GFCI to include exterior outlets, AFCI outlets and circuits will need to be tested at move in and ongoing per manufactures recommend intervals to ensure the outlets and circuits trip and reset properly.
~Licensed Electrician: All repairs will need to be performed by a licensed electrician.

Exterior: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.
~Exterior GFCI Receptacle Failure: Observation of the exterior electrical outlets noted that they are not providing GFCI protection; When tested, the outlets failed to trip, indicating a defective status; It is necessary that a licensed electrician perform a full review and replace all defective receptacles; Additionally, it is essential to install weather-tight, "in-use" covers to ensure all exterior plugs are safe and operational.

Basement/Crawlspace: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:
SI.
~Basement and Finished Space GFCI Protection To Include The Sump Pump: Evaluation of the basement revealed that electrical receptacles lack required Ground Fault Circuit Interrupter (GFCI) protection; Current safety standards identifies receptacles in below-grade, unfinished, and finished areas to be GFCI protected to mitigate the risk of electrical shock; It is recommended that a licensed electrical contractor be consulted to evaluate the installation of GFCI devices for all required basement circuits.

Laundry: Outlets, Fixtures, & Switches

Condition: Safety Improvement

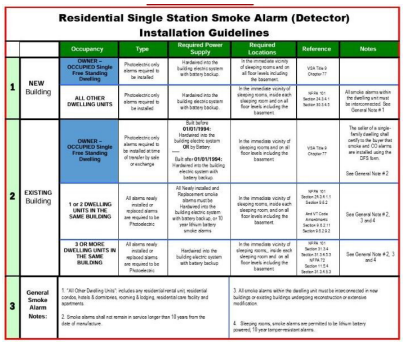
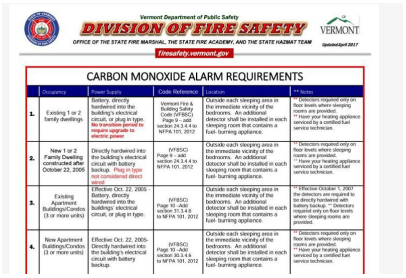
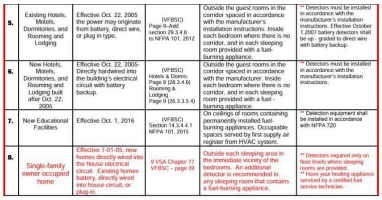
Comments:
SI.
~Laundry Area GFCI Protection: Evaluation of the laundry room revealed that the outlets serving the appliances (to include the dryer) may not have Ground Fault Circuit Interrupter (GFCI) protection; It is recommended that a licensed electrician be consulted to evaluate the circuit and install GFCI protection as needed; This upgrade is suggested to enhance safety in areas where water and electrical components are in close proximity.

Kitchen: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:
SI.
~Dishwasher GFCI Protection: Evaluation of the kitchen electrical system revealed that the dishwasher circuit may lack Ground Fault Circuit Interrupter (GFCI) protection; It is recommended that a licensed electrical contractor be consulted to determine the specific wiring requirements and to evaluate the installation of a GFCI receptacle or breaker; This safety enhancement is recommended to provide protection for electrical components in close proximity to water sources.
~Kitchen Island Electrical Outlet: Observation of the kitchen island revealed that the GFCI-protected outlet previously installed on the sidewall is no longer permitted; To maintain safety, it is recommended that the unused outlet be removed and the junction box properly covered; Power to the island should be preserved to allow for the future installation of a countertop-surface outlet; This professional modification is important to ensure the electrical system remains safe while providing a path for future upgrades.

Smoke and CO Detection

Condition: Safety Improvement

Comments:
SI.
~Smoke and Carbon Monoxide Detection Compliance: Evaluation of the home's detection systems was limited to a visual confirmation of presence as units are not removed or tested during this inspection; It is recommended that a qualified professional be consulted prior to taking possession to verify the location, age, sensor type—specifically the use of ionization and photoelectric technology—and whether the units are hard-wired or battery-operated; The professional should confirm if CO detection is present or missing in current units and ensure the system meets State Fire Marshal standards; Any units exceeding ten years of age should be replaced and a maintenance schedule established for weekly testing and regular battery replacement.
Current Status.
~Smoke: Present
~CO: Confirmation Required When The Units Are Removed And Inspected.
Attachments Below.
~Vermont State Info: Sellers Responsibility In Vermont.
~Additional National Fire Protection Association Smoke Detection Information Link:
~Additional National Fire Protection Association Information: https://www.nfpa.org/education-and-research/home-fire-safety/home-fire-safety-information#aq=%40culture%3D%22en%22&cq=%40taglistingpage%3D%3D(%22Home%20Safety%20Info%22)%20%20