River Valley Home Inspections LLC

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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: 5/26/2026
Weather: 58 Degrees and Sunny
Square Feet Inspected: 3,374

Primary Use Entrance Point Step/Stair To Home

PC/SI.
Front Porch.
~Stairway Handrail Configuration: Examination of the currently installed step rail system noted that it lacks a graspable profile; Modern guidelines advise that a graspable surface provides a more secure grip to aid in user stability; It is recommended that a qualified contractor be consulted to evaluate the installation of a graspable handrail.
~Porch Deck Guardrails: Observation identified the porch deck surface that sits greater than 30 inches above the surrounding grade without protective guards; Elevated walking surfaces without appropriate barriers present a fall hazard to occupants; It is recommended that a qualified building contractor be consulted to install approved guardrails to ensure safety.
~Porch Stair Handrail and Guard Requirement: Observation of the deck stairs identified that the assembly consists of four risers and exceeds 30 inches in height without a functional handrail or safety guards; For user stability and fall protection, modern safety standards require a graspable handrail and protective guards on both sides of the stairs when they reach this height; It is recommended that a qualified building contractor be consulted to install a graspable handrail and safety guards with openings no larger than a 4 inch sphere passing through to meet current safety rules.

Retaining Walls and Slopes

PC/SI.
All Impacted Retaining Walls.
~Retaining Wall Safety Guard: The retaining walls exceeds 30 inches in height in areas and lacks a secondary safety rail or guard system; To prevent accidental falls, especially during low-light hours, a permanent guardrail should be installed along the top of the wall; This is a safety necessity for anyone walking near the edge.
~Stone Walls: As a result of soil pressure and frost, the walls have shifted forward; A condition on stone walls over time, the walls will need to be reviewed and the area behind the stone walls excavated, the walls aligned, proper drainage added and graded to allow the stone wall to remain stable; The wall will fail over time if not corrected.

Perimeter Drain System Evidence

CN.
~PVC drain pipe 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, 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 basement.

Trees & Shrubs

CN.
~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.
~Maintain/Remove Vegetation: All vegetation and tree branches within at least 2 feet of the home (6 feet is preferred) needs to be removed; Vegetation close to homes allows moist conditions to form along the home promoting decay and algae growth as well as harboring pest that may find their way into the home.

Hot Tub, Pool and Exterior Sauna Safety

PC/SI.
~Hot Tub Safety and Maintenance: Observation of the property noted a hot tub that falls outside the primary scope of this home inspection; It is recommended that the current safety features, such as water

entrance alarms and locking covers, be professionally reviewed by a specialist; A full verification of the electrical grounding and GFCI protection systems is important to ensure occupant safety; All safety devices should be tested regularly in accordance with manufacturer recommendations.

Section 2: Exterior & Structure

Sliding and French Door(s)

PC.

~Sliding Glass Door Operation: Observation of the sliding glass door leading to the deck revealed that the assembly is difficult to open; The underlying cause of the binding or resistance remains unverified; It is recommended that a qualified contractor review, clean, lubricate, and adjust the rollers and track for ease of opening, closing, and latching.

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.

Deck

PC/SI.

Above Garage Doors.

~Deck Diagonal Brace Attachment: Observation of the diagonal bracing noted that the connection to the home is subject to downward force and lacks proper structural hardware; It is necessary that a qualified building contractor perform a review of the connection and its current fasteners to determine and implement the appropriate repair; This evaluation is essential to ensure the bracing is securely tied into the home's framing and provides the required structural support.

Out Building(s): Garden Shed/Sugar House/Pool House/Attached Barn

NM/PC.

~Lower Grade: To eliminate additional moisture damage to the lower shed over time, the grade should be lowered to allow water to flow away from the structure; The siding and sill will need to be reviewed after the grade is lowered to ensure decay has not damaged the area and repaired if damaged.

~Lower Siding and Trim Decline: As a result of being too close to the soil, the lower siding in areas is in decline due to water and snow contact; The areas should be reviewed and any decay or declining siding replaced to eliminate further damage and the grade lowered to eliminate this condition; A full review of the sill or connecting Girts will need to be performed at the time of repair to ensure they are in good order and not decayed.

Irrigation System

CN.

~Irrigation System Service and Winterization: Observation notes that the lawn and shrub irrigation system is outside the scope of a standard home inspection; It is recommended that a qualified professional fully review the system, including backflow prevention, operating pressure, controllers, and zone lines; If available, obtain records regarding the timing and history of the winterization process for the home records; Completing a formal seasonal shutdown is necessary to prevent freeze damage to the components before temperatures drop below freezing.

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.

Vent Stacks/Attic Vent Covers

CN.

~Please see Section 6: Plumbing: Interior and or Exterior Septic/Sewer Vent Stack Pipe notes.

Gutters & Downspouts

CN.
~Additional Gutter and Drainage Considerations: To aid in directing roof water runoff away from the home and foundation, the installation of a gutter system may be considered; Gutter type, size, and structural strength are critical factors in this geographic area due to heavy winter weather; Gutters, downspouts, and extensions must be engineered to withstand the weight and impact of snow and ice sliding from roof surfaces; Furthermore, the system must have the capacity to catch and carry large volumes of water resulting from steep roof pitches during heavy rain events; It is recommended that a professional gutter contractor be consulted to design a system that includes proper extensions to move water at least 6 to 10 feet away from the foundation.

Exterior Chimney Observations

CN/PC.
Displaced Flashing And Crown Maintenance Observed.
~2025/2026 Heating Season: Exterior Stone: The chimney exterior is visually in good condition but will need a hands on inspection to ensure the stones and mortar joints are secured, repaired if applicable, and sealed as part of the chimney inspection to eliminate mortar joint deterioration and crown damage over time; Visual observation is not enough and the interior inspection and cleaning of the chimney(s) before use including determining the liner condition and flue configuration will need to be performed; The chimney flashing (metal), counter flashing and crown will need to be inspected as part of the chimney service to ensure no water is entering the home from this area of the chimney; A professional Chimney Sweep will need to be consulted regarding the chimney service.

Interior Basement Chimney Observations

PC/SI.
~Boiler And Wood Stove Flue and Chimney Integrity: An important maintenance and safety assessment involves the inspection and cleaning of the venting system by a professional chimney sweep; This service is a necessary maintenance requirement to ensure the flue is clear and safe; It is recommended that a certified chimney sweep be consulted to perform a comprehensive evaluation of the flue prior to taking ownership; This professional review should determine the condition of the liner and identify any necessary repairs or installations required to ensure the system is venting safely and effectively.

Section 4: Garage

Garage General Observations

CN.
~Where applicable, all components of the Garage to include the floor, garage doors, openers, separation walls and doors, stairs and electrical is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Moisture

PC.
~Garage Wall Moisture Staining: Observation along the lower inside wall identified moisture staining from vehicle water runoff; Standing water and direct runoff against interior walls leads to material damage over time; It is recommended that a qualified contractor evaluate the area and implement options to redirect runoff and protect the wall.

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

PC/SI.
~Fire-Rated Door Hardware Adjustment: Evaluation of the door leading to the garage revealed that the self-closing mechanism is currently absent or non-functional; It is recommended that a qualified professional be consulted to install or adjust self-closing hardware to ensure the door closes and latches automatically, maintaining its intended fire-separation function.
~As a result of salt contact, the lower door surface has rusted and will need to be properly sealed.

Dwelling-Garage Separation Wall, Ceiling Adjacent, Penetrations To Adjoining Living Space

SI/PC.
~Mechanical Penetrations Like Piping and Vents: All adjoining walls and ceilings to the living space and attics need to be properly fire separated to slow the spread of flames and fumes from the garage; Any gaps or other penetrations need to be properly fire separated; It is recommended a professional building contractor be consulted about the proper material types and methods available to accomplish this safety improvement; All manufactures installation requirements will need to be followed to properly protect the interior home and its occupants.
~Garage Fire Separation and Penetrations: Observation of the garage identified that the walls, ceilings, and doors adjoining the living space or attic are not properly sealed for fire protection; All shared

surfaces, including access hatches and pull-down stairs, require taped sheetrock or other approved fire separation methods to slow the spread of flames and fumes; In addition, any penetrations such as ductwork, electrical lines, or pipes must be properly fire-stopped and approved fire doors fully trimmed; It is recommended that a qualified building contractor be consulted to install the correct materials and thickness conforming to all safety building construction requirements.

Flooring

NM.

~Garage Floor Crack Filling and Sealing: Observation of the garage floor identified cracking and surface wear; It is recommended that a qualified contractor professionally fill all cracks and apply a high-quality sealant or coating; All work should follow manufacturer recommendations to protect the concrete and ensure long-term durability.

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.

Support Post/Beams

PC.

~Temporary Jack Post: Temporary jack posts were observed in use in the garage; The jacks, rated for a two year use in most cases, are used to support floor beams, stabilize floor sag and floor bouncing and will need to be replaced with permanent approved post; A plan will need to be put in place to replace the temporary jack post with the thicker walled metal permanent jack post or wood post approved and properly secured for long term permanent installation.

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 Moisture Management: Observation of the basement environment measured a relative humidity level of 50% which is at the upper limit of the ideal 45% to 50% range; While no active moisture or evidence of past intrusion was identified except for the walkout basement door area , the use of an enhanced dehumidification system is recommended to manage seasonal fluctuations and improve general air quality; Maintaining proper exterior grading and insulating cold water pipes are important steps to further reduce subterranean humidity levels; 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.

Foundation

CN.
~Finished Basement Observation Limitation: Examination of the interior basement confirmed that finished wall surfaces restricted a full visual assessment of the foundation; As a result of these finishes, the current structural condition and integrity of the foundation walls behind the materials remain unknown; The portions of the foundation that were visible and accessible for review appeared to be in satisfactory condition at the time of the inspection.

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 insulation between the first floor and the top of the foundation; In some instances, these materials are applied to all exposed interior basement walls 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.
~Stairway Handrail Height Configuration: Identification of the currently installed handrail system noted that the height is below the standard range of 34 to 38 inches, and the rail is in two pieces; It is recommended that a qualified contractor be consulted to adjust or replace the handrail to the proper height and unbroken status.
~ Non-Standard Stair Riser: Tall Top Stair Riser: Evaluation of the staircase revealed that the riser height at the top stair is inconsistent with the others; 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.

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

CN.
~ Finished Basement Inspection Limitations: This observation indicates that because of the finished basement surfaces, the main structural beams, floor joists, sub-flooring, and foundation sills were not fully visible for inspection; Therefore, the structural condition of these concealed components is unknown; The limited areas that remained exposed and accessible were found to be in satisfactory condition at the time of the inspection.
~Insulated Basement Inspection Limitations: This observation indicates that because of the installed insulation, the main structural beams, floor joists, sub-flooring, and foundation sills were not fully visible for inspection; Consequently, the structural condition of these concealed components is unknown; The limited areas that remained exposed and accessible were found to be in satisfactory condition at the time of the inspection.

Laundry Room

SI.
~Important Fire Protection Maintenance: Washer and Dryer Behind and Under Unit Clean-up: As 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.

Receptacles

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

Basement Walk Out Door

PC/SI.
~Missing Stairs: To properly and safely access the basement, steps will need to be installed in the walk out basement opening.
~Basement Walkout Door Moisture Seepage: Observation of the basement walkout door identified moisture staining and seepage at the threshold; It is recommended that the exterior door be properly sealed and flashed to redirect runoff and prevent future damage.

Section 6: Plumbing

Wellhead Location and Condition

CN.
~Multiple well locations were observed on the property; The other well locations near the front entrance and mid driveway were not inspected as part of this inspection scope; It is important to have the wells inspected and winterized if necessary and the water tested if utilized for potable water use.

Water Service

BP.
~Well: Pressure Tank, Cleanup, Cold Water Pipe Insulation and Catch-pan: If not completed, all dirt and debris and any nonessential items should be removed from around the homes water system; Condensation generated from cold water pipes and humid room conditions, common in this area, drip onto floors and drop ceilings if installed; Insulating cold water pipes and adding a drip catch pan below the well pump pressure gauge and piping area at the base of the tank will help lessen this impact.

Water Treatment

CN.
~Water Conditioning Unit Maintenance: Observation of the home noted an installed whole-house water conditioning system; It is recommended that the unit's viability and filtration function be determined and the system professionally cleaned and serviced to establish a baseline before taking possession; Yearly servicing is important to ensure the water conditioning system continues to operate correctly.
~Canister Filter: The home is equipped with two filters ; The filters cartridge should be changed per manufacturers recommended intervals; If a red or sometimes blue button is present on the top of the filter housing, the button will need to be pressed after closing the water supply to the filter to release pressure.

Sink Aerators and Shower Head Ports

BP.
~Clean Sink Aerators and Shower Head Water Ports: To improve general water pressure, cleaning sink aerators of debris and scale and cleaning shower heads of scale will improve water pressure.

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.

Sewage/Grey Water Ejector Pump Installed

CN.
~Basement Utility Sink Ejector Pump: Operating: The home is utilizing a lift pump to assist in the movement of waste water into the septic system; Foreign Matter: Septic pumps are susceptible to failure when foreign matter like wipes, dental floss, medical wipes, gauze and other items clog the pump systems; Items like this should not be put into the system.

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-Not Determined: 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.
~The boiler motor housing cover will not release and as a result, the motor unit was not inspected; The cause will need to be determined and corrected and the motor assembly fully inspected as part of the service.

Oil Tank(s)

PC.
~Vermont: At Equipment Service: Oil Delivery Company 2017 Tank Verification and Sign Off: The existing tank does not meet the current condition requirements and 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 tanks; In some cases, components of the tank or the whole tank are required to be replaced.

Heat Distribution

PC.
~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 infrared testing confirmed heat where the loops enter the floor, the full heat distribution across the floor area remains unknown; It is recommended that the system be allowed to heat completely over an extended period to ensure full, uniform coverage.
~Second Floor Hall Bath: Lack of heat tracing was observed when the thermostat was activated; It is recommended that a licensed HVAC technician be consulted to determine the cause and perform the necessary repairs to ensure heat distribution in the bathroom.

Section 7: Wood Stove

Wood Stove Service

PC/SI.
~2026/27 Heating Season: If not completed this year, the wood stove in the home will require cleaning, inspecting, and any safety deficiencies corrected before use by a professional chimney service/Chimney Sweep and ongoing on a yearly basis to ensure the stove and chimney are safe and function properly.
~Wood Stove Hearth Clearance: Evaluation of the heating area revealed that the current hearth does not provide the required 18 inches of clearance from combustible floor surfaces; wood-burning appliances require this specific buffer to protect against heat radiation and stray embers; the hearth will require the installation of additional non-combustible floor protection to meet safety standards; all modifications should be completed in accordance with manufacturer recommendations and local fire codes to ensure the safety of the residence.

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.

Interior Stairs and Balconies

PC/SI.
Main Stair.
~Stairway Handrail Height: Observation of the staircase identified that the handrail is installed too low, measuring below the minimum 34-inch height; A handrail at the correct height is essential for user balance and to prevent falls during the transition between floor levels; It is recommended that a qualified building contractor be consulted to adjust or replace the handrail to meet modern safety standards.
~Interior Stair Missing Guards: Observation of the interior stairs identified that the required protective guards are missing from the open side of the stairway; Elevated stairways without structural barriers create a distinct fall hazard for occupants; It is recommended that a qualified contractor be consulted to install approved guardrails to ensure user safety.

Loft Area.
~Loft Area Safety Requirements: Observation of the elevated loft area identified that proper protective guards and an approved access ladder are missing; Utilizing an elevated space without structural barriers and secure access creates a distinct fall hazard; It is recommended that a qualified contractor be consulted to install approved guardrails and an approved loft ladder to ensure safe use.

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.

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.

Cabinets
NM.
~Cabinets: Cabinet Doors: Adjustments; To maintain the life expectancy of the cabinets, adjustments and tightening the cabinet doors and drawer fronts should be made to properly operate the cabinets.

Disposal
PC.
~Some garbage disposal types may have a long term negative impact on septic systems and should be removed or properly filtered if recommended to be removed or corrected by the septic inspection company.

Range / Oven
PC.
~Burner Not Lighting Properly: The front center burner on the gas stove will not light properly when the knob/switch is turned on and the igniters activated; For safety and convenience reasons, the unit will need to be repaired.

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

Section 10: Bathroom 1

General Observations
CN.
Second Floor Hallway.
~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.

Ventilation
PC.
~Missing Bathroom Ventilation: Observation of the bathroom noted that a functional exhaust vent is

currently absent; Without a venting system, moisture from the shower can build up, which often leads to peeling paint or mold growth on the walls and ceiling; It is recommended that a qualified contractor be consulted to install a ducted exhaust fan to help manage humidity and protect the interior finishes.

Section 10: Bathroom 2

General Observations

CN.

Second Floor Center.

~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.

Ventilation

PC.

~Missing Bathroom Ventilation: Observation of the bathroom noted that a functional exhaust vent is currently absent; Without a venting system, moisture from the shower can build up, which often leads to peeling paint or mold growth on the walls and ceiling; It is recommended that a qualified contractor be consulted to install a ducted exhaust fan to help manage humidity and protect the interior finishes.

Section 12: Electrical

Generator

PC.

~Standby Generator: Auto Transfer Switch; Active Control Status: The home is equipped with a 12 kW propane fired exterior power generation unit and auto transfer switch gear at the electrical panel in the basement; The unit is inspected for exterior defects, vegetation blocking air intake ports, and last service date indications; The unit is not live tested as part of the home inspection scope; A licensed electrical contractor or service company servicing the generator should be consulted about the current service status and verification of the units operation, all connecting service wires, oil condition, the electrical circuits and systems supported by the generator and all transfer switching off and back onto the utility service.

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.

~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.

~Neutral and Ground Conductor Separation: This entry refers to the electrical panel, which requires a professional review to ensure the proper isolation of neutral (white) and ground (copper) conductors; It is recommended that a licensed electrical contractor be consulted to determine the specific wiring requirements and to evaluate the number of conductors terminated per slot to ensure compliance with current safety standards.

~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.

~AFCI Circuit Protection Recommendation: It was noted that the panel lacks Arc-Fault Circuit Interrupter (AFCI) protection; Current safety standards require AFCI protection for nearly all 15 and 20-amp branch circuits in residential living areas, including bedrooms, living rooms, and hallways; It is recommended that these specialized breakers be installed to enhance the fire safety of the home's electrical system.

Sub Panel 1

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.

~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.
~Neutral and Ground Conductor Separation: This entry refers to the electrical panel, which requires a professional review to ensure the proper isolation of neutral (white) and ground (copper) conductors; It is recommended that a licensed electrical contractor be consulted to determine the specific wiring requirements and to evaluate the number of conductors terminated per slot to ensure compliance with current safety standards.
~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.
~AFCI Circuit Protection Recommendation: It was noted that the panel lacks Arc-Fault Circuit Interrupter (AFCI) protection; Current safety standards require AFCI protection for nearly all 15 and 20-amp branch circuits in residential living areas, including bedrooms, living rooms, and hallways; It is recommended that these specialized breakers be installed to enhance the fire safety of the home's electrical system.
~Electrical Panel Screws: Observation of the electrical panel identified that the cover screws were only partially installed; Loose or incomplete fastening leaves the panel cover unsecure, which can allow accidental contact with live electrical components; It is recommended that a licensed electrician evaluate the panel threads and fully install approved, blunt-tip panel screws to ensure safety.
~Double-Tapped Neutral Conductors: This entry refers to the observation of "double-tapped" neutral (white) wires, where two or more conductors are terminated into a single slot on the neutral bar; Electrical safety rules require only one neutral wire per slot to ensure a secure connection; These connections must be professionally separated to eliminate the risk of loose neutrals, which can cause arcing and potential fire hazards.

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.
~Hot Tub Electrical and Grounding Review: Observation of the hot tub noted the need for a full review of all associated electrical panels, GFCIs, conduits, and connection requirements; It is recommended that a licensed electrician verify the grounding and bonding systems to ensure safety; Regular testing of all safety devices should be completed according to the Manufacturer and Electrician's recommendations.
~Exterior Exposed Electrical Conductors: Side Wall Of Home And Rear Retaining Wall Near Shed: Observation of the home exterior identified exposed electrical conductors that lack protective conduit; Exposed wiring subject to outdoor elements may lead to wire deterioration and mechanical damage; It is recommended that a licensed electrician evaluate the circuit and install approved exterior conduit to ensure safety.

Detached Structure/Shops/Pool Houses/Greenhouses Fixtures and Switches

SI.
~Garden Shed Power: Observation identified that the electrical power supply to the garden shed is non-functional; Without live power, the safety and operation of the shed's electrical circuits cannot be verified; It is recommended that a licensed electrician determine the cause of the failure, restore power, and ensure the system is properly GFCI protected.

Basement/Crawlspace: Outlets, Fixtures, & Switches

SI.
~Basement and Finished Space GFCI Protection: Evaluation of the basement revealed that several 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.
~Open Light Bulbs: Light fixtures in all closet locations need to be properly covered; If not properly protected, open light bulbs pose a fire or breakage hazard in closet areas.

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.

Second Floor: Outlets, Fixtures, & Switches

SI.
~Open Light Bulbs: Light fixtures in all closet locations need to be properly covered; If not properly protected, open light bulbs pose a fire or breakage hazard in closet areas.

First Floor: Outlets, Fixtures, & Switches

SI.
~Open Light Bulbs: All Closets: Light fixtures in closet locations did not have appropriate bulb covers installed; If not properly protected, open light bulbs pose a fire or breakage hazard in closet areas.

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.

~Centrally Monitored Detection System: The home is equipped with a centrally monitored fire and safety system that was not tested during this evaluation; It is recommended that the monitoring company be contacted prior to taking possession to confirm the full scope of smoke, fire, and CO detection and to ensure the system is fully operational; Any missing, damaged, or aged units exceeding ten years should be replaced or upgraded; Ongoing maintenance should include weekly testing and battery replacements per the manufacturer's recommended intervals to ensure the continued safety of the home and its occupants.
~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:

https://www.nfpa.org/education-and-research/home-fire-safety/smoke-alarms/installing-and-maintaining-smoke-alarms
~Additional National Fire Protection Association CO Detection Information Link:
https://www.nfpa.org/education-and-research/home-fire-safety/carbon-monoxide

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: 5/26/2026
Time: Morning
Weather Conditions: Sunny
Present at time of inspection: Realtor, Buyer's Agent

Comments:
Date Of Inspection: 5/26/2026
Weather: 58 Degrees and Sunny
Square Feet Inspected: 3,374

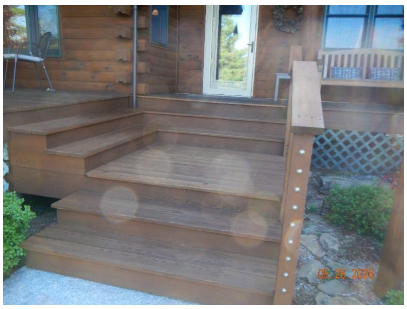
Driveway

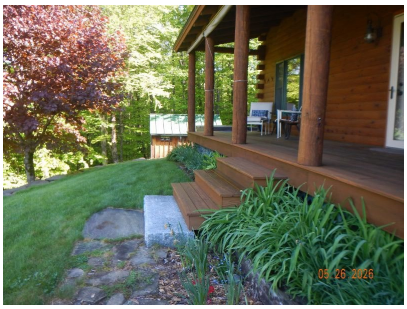
Condition: Satisfactory
Type: Gravel

Primary Use Entrance Point Step/Stair To Home

Condition: Professional Consultation/ Further Evaluation, Safety Improvement
Location: Front Center Of Home
Step Type(s): Wood

Comments:
PC/SI.
Front Porch.
~Stairway Handrail Configuration: Examination of the currently installed step rail system noted that it lacks a graspable profile; Modern guidelines advise that a graspable surface provides a more secure grip to aid in user stability; It is recommended that a qualified contractor be consulted to evaluate the installation of a graspable handrail.
~Porch Deck Guardrails: Observation identified the porch deck surface that sits greater than 30 inches above the surrounding grade without protective guards; Elevated walking surfaces without appropriate barriers present a fall hazard to occupants; It is recommended that a qualified building contractor be consulted to install approved guardrails to ensure safety.
~Porch Stair Handrail and Guard Requirement: Observation of the deck stairs identified that the assembly consists of four risers and exceeds 30 inches in height without a functional handrail or safety guards; For user stability and fall protection, modern safety standards require a graspable handrail and protective guards on both sides of the stairs when they reach this height; It is recommended that a qualified building contractor be consulted to install a graspable handrail and safety guards with openings no larger than a 4 inch sphere passing through to meet current safety rules.





Sidewalks / Walkways

Condition: Satisfactory
Type: Stone

Retaining Walls and Slopes

Condition: Professional Consultation/ Further Evaluation, Safety Improvement
Type: Stone
Location: Front Of Home

Comments:
PC/SI.
All Impacted Retaining Walls.
~Retaining Wall Safety Guard: The retaining walls exceeds 30 inches in height in areas and lacks a secondary safety rail or guard system; To prevent accidental falls, especially during low-light hours, a permanent guardrail should be installed along the top of the wall; This is a safety necessity for anyone walking near the edge.
~Stone Walls: As a result of soil pressure and frost, the walls have shifted forward; A condition on stone walls over time, the walls will need to be reviewed and the area behind the stone walls excavated, the walls aligned, proper drainage added and graded to allow the stone wall to remain stable; The wall will fail over time if not corrected.

General Grading / Drainage

Condition: Satisfactory

Grading at House Wall

Condition: Satisfactory

Perimeter Drain System Evidence

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~PVC drain pipe 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, 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 basement.

Trees & Shrubs

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~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.
~Maintain/Remove Vegetation: All vegetation and tree branches within at least 2 feet of the home (6 feet is preferred) needs to be removed; Vegetation close to homes allows moist conditions to form along the home promoting decay and algae growth as well as harboring pest that may find their way into the home.

Hot Tub, Pool and Exterior Sauna Safety

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

Comments:
PC/SI.
~Hot Tub Safety and Maintenance: Observation of the property noted a hot tub that falls outside the primary scope of this home inspection; It is recommended that the current safety features, such as water entrance alarms and locking covers, be professionally reviewed by a specialist; A full verification of the electrical grounding and GFCI protection systems is important to ensure occupant safety; All safety devices should be tested regularly in accordance with manufacturer recommendations.

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: 2003
Type: Single Family, Log Home

Exterior Wall Structure

Condition: Satisfactory
Type: Log

Exterior Wall Covering

Condition: Satisfactory
Type: Log

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

Condition: Satisfactory

Building Columns

Type: Wood

Sliding and French Door(s)

Condition: Professional Consultation/ Further Evaluation

Comments:
PC.
~Sliding Glass Door Operation: Observation of the sliding glass door leading to the deck revealed that the assembly is difficult to open; The underlying cause of the binding or resistance remains unverified; It is recommended that a qualified contractor review, clean, lubricate, and adjust the rollers and track for ease of opening, closing, and latching.

Exterior Foundation Observations

Condition: Satisfactory
Type: Concrete

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.

Deck

Comments:
PC/SI.
Above Garage Doors.
~Deck Diagonal Brace Attachment: Observation of the diagonal bracing noted that the connection to the home is subject to downward force and lacks proper structural hardware; It is necessary that a qualified building contractor perform a review of the connection and its current fasteners to determine and implement the appropriate repair; This evaluation is essential to ensure the bracing is securely tied into the home's framing and provides the required structural support.

Out Building(s): Garden Shed/Sugar House/Pool House/Attached Barn

Condition: Needs Maintenance, Professional Consultation/ Further Evaluation
Types : Garden Shed

Comments:
NM/PC.
~Lower Grade: To eliminate additional moisture damage to the lower shed over time, the grade should be lowered to allow water to flow away from the structure; The siding and sill will need to be reviewed after the grade is lowered to ensure decay has not damaged the area and repaired if damaged.
~Lower Siding and Trim Decline: As a result of being too close to the soil, the lower siding in areas is in decline due to water and snow contact; The areas should be reviewed and any decay or declining siding replaced to eliminate further damage and the grade lowered to eliminate this condition; A full review of the sill or connecting Girts will need to be performed at the time of repair to ensure they are in good order and not decayed.

Irrigation System

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~Irrigation System Service and Winterization: Observation notes that the lawn and shrub irrigation system is outside the scope of a standard home inspection; It is recommended that a qualified professional fully review the system, including backflow prevention, operating pressure, controllers, and zone lines; If available, obtain records regarding the timing and history of the winterization process for the home records; Completing a formal seasonal shutdown is necessary to prevent freeze damage to the components before temperatures drop below freezing.

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

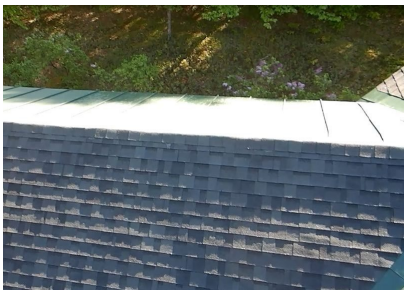
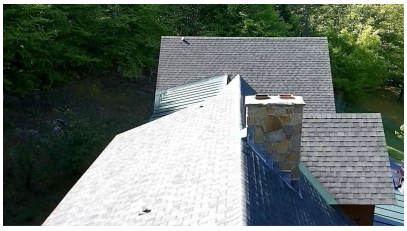
Type: Gable, Shed

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
Shingle Type: Architectural Asphalt Shingles
Metal Type: Standing Seam

Roof Side Wall and Valley Flashing

Condition: Satisfactory

Roof Leak Evidence

Condition: Satisfactory
Roof Leak(s) Observed: None Observed
Viewed From: Ground, Aerial Sky Stick Camera , Interior Home

Vent Stacks/Attic Vent Covers

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~Please see Section 6: Plumbing: Interior and or Exterior Septic/Sewer Vent Stack Pipe notes.

Gutters & Downspouts

Condition: Customer Note/ Sellers Note/ Owners Note
Type: Wood

Comments:
CN.
~Additional Gutter and Drainage Considerations: To aid in directing roof water runoff away from the home and foundation, the installation of a gutter system may be considered; Gutter type, size, and structural strength are critical factors in this geographic area due to heavy winter weather; Gutters, downspouts, and

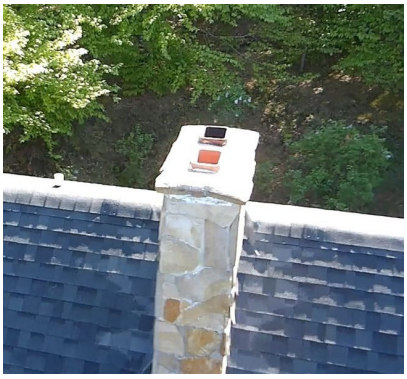
extensions must be engineered to withstand the weight and impact of snow and ice sliding from roof surfaces; Furthermore, the system must have the capacity to catch and carry large volumes of water resulting from steep roof pitches during heavy rain events; It is recommended that a professional gutter contractor be consulted to design a system that includes proper extensions to move water at least 6 to 10 feet away from the foundation.

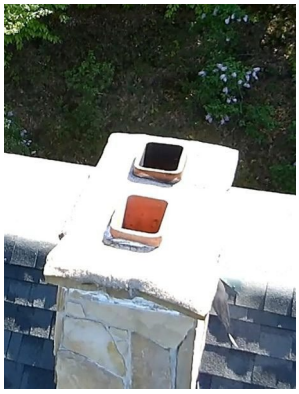
Exterior Chimney Observations

Condition: Professional Consultation/ Further Evaluation
Type: Stone

Comments:
CN/PC.
Displaced Flashing And Crown Maintenance Observed.
~2025/2026 Heating Season: Exterior Stone: The chimney exterior is visually in good condition but will need a hands on inspection to ensure the stones and mortar joints are secured, repaired if applicable, and sealed as part of the chimney inspection to eliminate mortar joint deterioration and crown damage over time; Visual observation is not enough and the interior inspection and cleaning of the chimney(s) before use including determining the liner condition and flue configuration will need to be performed; The chimney flashing (metal), counter flashing and crown will need to be inspected as part of the chimney service to ensure no water is entering the home from this area of the chimney; A professional Chimney Sweep will need to be consulted regarding the chimney service.

Displaced Flashing





Interior Basement Chimney Observations

Condition: Professional Consultation/ Further Evaluation
Type: Block

Comments:
PC/SI.
~Boiler And Wood Stove Flue and Chimney Integrity: An important maintenance and safety assessment involves the inspection and cleaning of the venting system by a professional chimney sweep; This service is a necessary maintenance requirement to ensure the flue is clear and safe; It is recommended that a certified chimney sweep be consulted to perform a comprehensive evaluation of the flue prior to taking ownership; This professional review should determine the condition of the liner and identify any necessary repairs or installations required to ensure the system is venting safely and effectively.

05.26.2026

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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
Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~Where applicable, all components of the Garage to include the floor, garage doors, openers, separation walls and doors, stairs and electrical 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
Degree of Moisture : Past Evidence , Staining

Comments:
PC.
~Garage Wall Moisture Staining: Observation along the lower inside wall identified moisture staining from vehicle water runoff; Standing water and direct runoff against interior walls leads to material damage over time; It is recommended that a qualified contractor evaluate the area and implement options to redirect runoff and protect the wall.

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

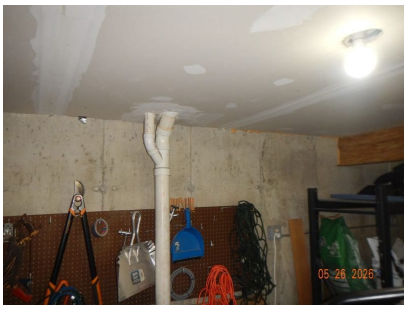
Condition: Safety Improvement
Type: Metal

Comments:
PC/SI.
~Fire-Rated Door Hardware Adjustment: Evaluation of the door leading to the garage revealed that the self-closing mechanism is currently absent or non-functional; It is recommended that a qualified professional be consulted to install or adjust self-closing hardware to ensure the door closes and latches automatically, maintaining its intended fire-separation function.
~As a result of salt contact, the lower door surface has rusted and will need to be properly sealed.

Dwelling-Garage Separation Wall, Ceiling Adjacent, Penetrations To Adjoining Living Space

Condition: Professional Consultation/ Further Evaluation, Safety Improvement
Current Fire Separation Material Types : Wood

Comments:
SI/PC.
~Mechanical Penetrations Like Piping and Vents: All adjoining walls and ceilings to the living space and attics need to be properly fire separated to slow the spread of flames and fumes from the garage; Any gaps or other penetrations need to be properly fire separated; It is recommended a professional building contractor be consulted about the proper material types and methods available to accomplish this safety improvement; All manufactures installation requirements will need to be followed to properly protect the interior home and its occupants.
~Garage Fire Separation and Penetrations: Observation of the garage identified that the walls, ceilings, and doors adjoining the living space or attic are not properly sealed for fire protection; All shared surfaces, including access hatches and pull-down stairs, require taped sheetrock or other approved fire separation methods to slow the spread of flames and fumes; In addition, any penetrations such as ductwork, electrical lines, or pipes must be properly fire-stopped and approved fire doors fully trimmed; It is recommended that a qualified building contractor be consulted to install the correct materials and thickness conforming to all safety building construction requirements.



Flooring

Condition: Needs Maintenance
Type: Concrete

Comments:
NM.
~Garage Floor Crack Filling and Sealing: Observation of the garage floor identified cracking and surface wear; It is recommended that a qualified contractor professionally fill all cracks and apply a high-quality sealant or coating; All work should follow manufacturer recommendations to protect the concrete and ensure long-term durability.

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.

Garage Vehicle Doors

Condition: Satisfactory

Garage Door Opener(s)

Condition: Satisfactory

Support Post/Beams

Condition: Professional Consultation/ Further Evaluation

Comments:
PC.
~Temporary Jack Post: Temporary jack posts were observed in use in the garage; The jacks, rated for a two year use in most cases, are used to support floor beams, stabilize floor sag and floor bouncing and will need to be replaced with permanent approved post; A plan will need to be put in place to replace the temporary jack post with the thicker walled metal permanent jack post or wood post approved and properly secured for long term permanent installation.

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, Finished, Unfinished
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: Active Moisture , Humidity Level Above 50%

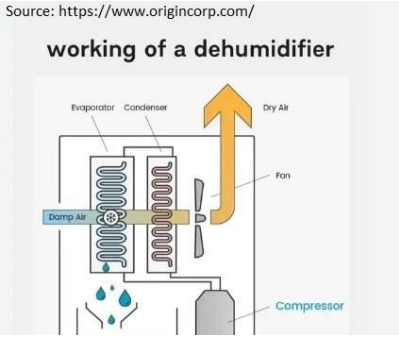
Comments:
CN.
~Basement Humidity and Moisture Management: Observation of the basement environment measured a relative humidity level of 50% which is at the upper limit of the ideal 45% to 50% range; While no active moisture or evidence of past intrusion was identified except for the walkout basement door area , the use of an enhanced dehumidification system is recommended to manage seasonal fluctuations and improve general air quality; Maintaining proper exterior grading and insulating cold water pipes are important steps to further reduce subterranean humidity levels; 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, Carpet, Tile

Foundation

Condition: Customer Note/ Sellers Note/ Owners Note
Type: Concrete
Foundation Visibility: Where Observed/ Partially Visible

Comments:
CN.
~Finished Basement Observation Limitation: Examination of the interior basement confirmed that finished wall surfaces restricted a full visual assessment of the foundation; As a result of these finishes, the current structural condition and integrity of the foundation walls behind the materials remain unknown; The portions of the foundation that were visible and accessible for review appeared to be in satisfactory condition at the time of the inspection.

Insulation

Presence : Top Of Basement Foundation, Basement Ceiling

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 insulation between the first floor and the top of the foundation; In some instances, these materials are applied to all exposed interior basement walls to enhance thermal performance; It is recommended that a professional insulating contractor be

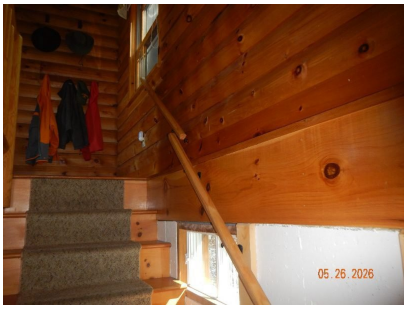
consulted to discuss the various options and ensure that any current or future installations meet specific ventilation and fire-safety standards.

Example

Basement Stairs / Railings

Condition: Safety Improvement
Type: Wood

Comments:
SI.
~Stairway Handrail Height Configuration: Identification of the currently installed handrail system noted that the height is below the standard range of 34 to 38 inches, and the rail is in two pieces; It is recommended that a qualified contractor be consulted to adjust or replace the handrail to the proper height and unbroken status.
~ Non-Standard Stair Riser: Tall Top Stair Riser: Evaluation of the staircase revealed that the riser height at the top stair is inconsistent with the others; 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.



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

Condition: Customer Note/ Sellers Note/ Owners Note
Visibility: Not Fully Visible As A Result Of Fiberglass Insulation Along The Top Of The Foundation., Limited Visibility As A Result Of The Finished Space., Ceiling: Limited Visibility As A Result Of Ceiling Insulation.

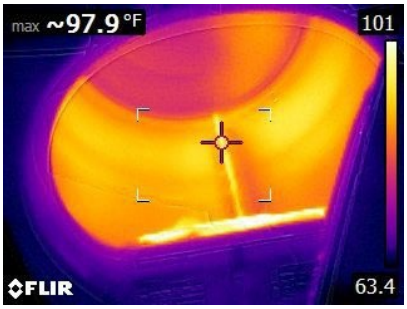
Comments:

CN.
~ Finished Basement Inspection Limitations: This observation indicates that because of the finished basement surfaces, the main structural beams, floor joists, sub-flooring, and foundation sills were not fully visible for inspection; Therefore, the structural condition of these concealed components is unknown; The limited areas that remained exposed and accessible were found to be in satisfactory condition at the time of the inspection.
~Insulated Basement Inspection Limitations: This observation indicates that because of the installed insulation, the main structural beams, floor joists, sub-flooring, and foundation sills were not fully visible for inspection; Consequently, the structural condition of these concealed components is unknown; The limited areas that remained exposed and accessible were found to be in satisfactory condition at the time of the inspection.

Laundry Room

Condition: Safety Improvement
Dryer: Electric
Washing Machine : Not Inspected: Verification Required

Comments:
SI.
~Important Fire Protection Maintenance: Washer and Dryer Behind and Under Unit Clean-up: As 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

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: Professional Consultation/ Further Evaluation, Safety Improvement

Comments:
PC/SI.
~Missing Stairs: To properly and safely access the basement, steps will need to be installed in the walk out basement opening.
~Basement Walkout Door Moisture Seepage: Observation of the basement walkout door identified moisture staining and seepage at the threshold; It is recommended that the exterior door be properly sealed and flashed to redirect runoff and prevent future damage.

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 : Side Of Home
Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~Multiple well locations were observed on the property; The other well locations near the front entrance and mid driveway were not inspected as part of this inspection scope; It is important to have the wells inspected and winterized if necessary and the water tested if utilized for potable water use.

Main Wellhead Location Per Owner

Water Entrance Material Type

Condition: Satisfactory
Type: Plastic
Location: Basement

Water Service

Condition: Best Practice
Type: Private

Comments:
BP.
~Well: Pressure Tank, Cleanup, Cold Water Pipe Insulation and Catch-pan: If not completed, all dirt and

debris and any nonessential items should be removed from around the homes water system; Condensation generated from cold water pipes and humid room conditions, common in this area, drip onto floors and drop ceilings if installed; Insulating cold water pipes and adding a drip catch pan below the well pump pressure gauge and piping area at the base of the tank will help lessen this impact.

Water Treatment

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
~Water Conditioning Unit Maintenance: Observation of the home noted an installed whole-house water conditioning system; It is recommended that the unit's viability and filtration function be determined and the system professionally cleaned and serviced to establish a baseline before taking possession; Yearly servicing is important to ensure the water conditioning system continues to operate correctly.
~Canister Filter: The home is equipped with two filters ; The filters cartridge should be changed per manufacturers recommended intervals; If a red or sometimes blue button is present on the top of the filter housing, the button will need to be pressed after closing the water supply to the filter to release pressure.

Sink Aerators and Shower Head Ports

Condition: Best Practice

Comments:
BP.
~Clean Sink Aerators and Shower Head Water Ports: To improve general water pressure, cleaning sink

aerators of debris and scale and cleaning shower heads of scale will improve water pressure.

Water Heater

Condition: Professional Consultation/ Further Evaluation

Water Heater Data

Extension: Present

Location & Capacity

Location: Basement
Date Of Manufacturing : 2002
Capacity (gallons): 115
Thermostatic Mixing Valve (TMV) Installed : Yes

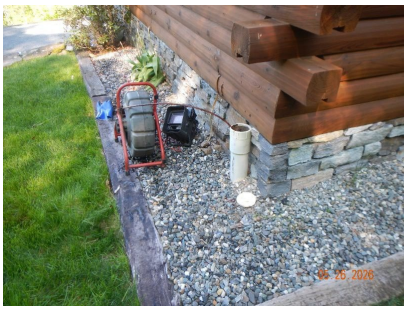
Comments:
PC.
~Over time, mineral sediment from the water supply settles at the bottom of the tank; This buildup forces the heating elements to work harder, which reduces efficiency and can cause premature failure; for optimal performance and to prolong the life of the water heater, it is recommended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

IR Hot Water Heater Heat Tracing

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.



Sewage/Grey Water Ejector Pump Installed

Condition: Customer Note/ Sellers Note/ Owners Note
Ejector Pump Alarm Test: Tested

Comments:
CN.
~Basement Utility Sink Ejector Pump: Operating: The home is utilizing a lift pump to assist in the movement of waste water into the septic system; Foreign Matter: Septic pumps are susceptible to failure when foreign matter like wipes, dental floss, medical wipes, gauze and other items clog the pump systems; Items like this should not be put into the system.

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

Condition: Satisfactory
Type:PVC
Flow rate: Satisfactory

Water Pipes, Valves Conditions

Condition: Satisfactory
Type: Copper

Interior and or Exterior Septic/Sewer Vent Stack Pipe

Condition: Professional Consultation/ Further Evaluation
Type:PVC

Comments:
PC.
~Vent Pipe Height: Observation of the plumbing vent pipes identified that the current height may be insufficient for winter conditions; Low vent pipes are susceptible to blockage from snow accumulation, which can disrupt the drainage system; It is recommended that a licensed plumber evaluate and extend the vent pipes to an appropriate height to ensure proper venting year-round and meet current building standards for this area.

Exterior Water Faucets and Shower If Present

Condition: Customer Note/ Sellers Note/ Owners Note
Faucet Type: Frost Free And Anti Siphon Prevention

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: 2001
Boiler Capacity Unit: 196,000 @ 1.4 GPH
Thermostat Location(s): Various

Comments:
PC.
~2026/2027: Operational: Heating Season Servicing: Service Plans: Last service date tag-Not Determined: 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.
~The boiler motor housing cover will not release and as a result, the motor unit was not inspected; The cause will need to be determined and corrected and the motor assembly fully inspected as part of the service.

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 does not meet the current condition requirements and 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 tanks; In some cases, components of the tank or the whole tank are required to be replaced.

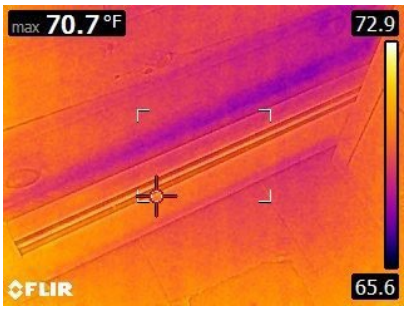
Heat Distribution

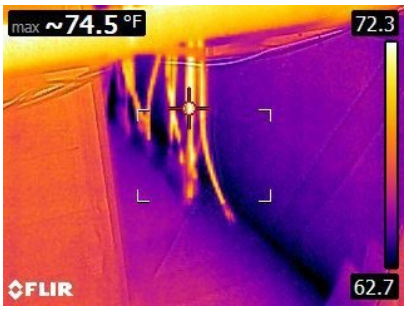
Condition: Customer Note/ Sellers Note/ Owners Note, Professional Consultation/ Further Evaluation
Type: Baseboard, Radiant

Comments:
PC.
~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 infrared testing confirmed heat where the loops enter the floor, the full heat distribution across the floor area remains unknown; It is recommended that the system be allowed to heat completely over an extended period to ensure full, uniform coverage.
~Second Floor Hall Bath: Lack of heat tracing was observed when the thermostat was activated; It is recommended that a licensed HVAC technician be consulted to determine the cause and perform the

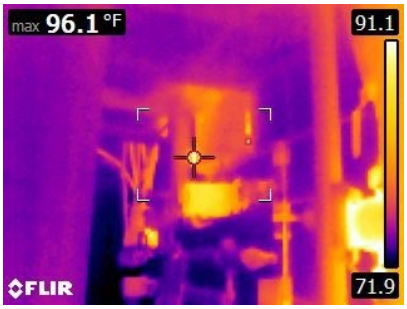
necessary repairs to ensure heat distribution in the bathroom.

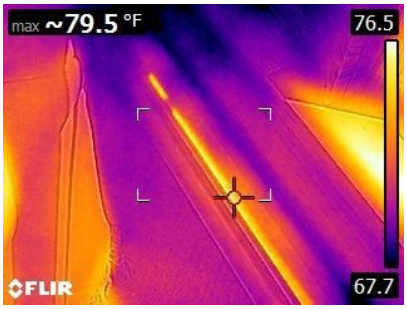
Bath Zone

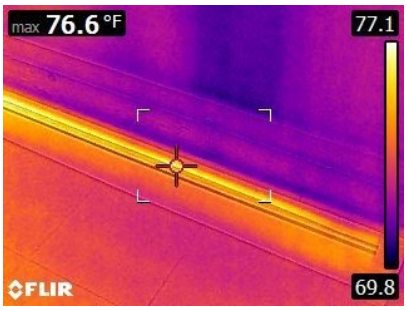


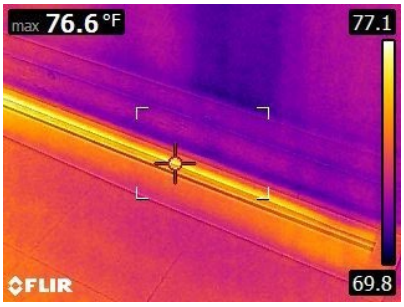


IR Radiant Floor Heat Tracing









Section 7: Wood Stove

Wood Stove Service

Condition: Professional Consultation/ Further Evaluation, Safety Improvement
Location: First Floor

Comments:
PC/SI.
~2026/27 Heating Season: If not completed this year, the wood stove in the home will require cleaning, inspecting, and any safety deficiencies corrected before use by a professional chimney service/Chimney Sweep and ongoing on a yearly basis to ensure the stove and chimney are safe and function properly.
~Wood Stove Hearth Clearance: Evaluation of the heating area revealed that the current hearth does not provide the required 18 inches of clearance from combustible floor surfaces; wood-burning appliances require this specific buffer to protect against heat radiation and stray embers; the hearth will require the installation of additional non-combustible floor protection to meet safety standards; all modifications should be completed in accordance with manufacturer recommendations and local fire codes to ensure the safety of the residence.

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

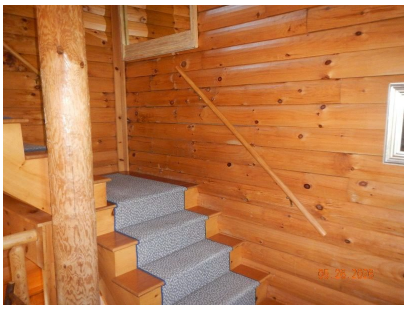
Condition: Customer Note/ Sellers Note/ Owners Note

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: Professional Consultation/ Further Evaluation, Safety Improvement

Comments:
PC/SI.
Main Stair.
~Stairway Handrail Height: Observation of the staircase identified that the handrail is installed too low, measuring below the minimum 34-inch height; A handrail at the correct height is essential for user balance and to prevent falls during the transition between floor levels; It is recommended that a qualified building contractor be consulted to adjust or replace the handrail to meet modern safety standards.
~Interior Stair Missing Guards: Observation of the interior stairs identified that the required protective guards are missing from the open side of the stairway; Elevated stairways without structural barriers create a distinct fall hazard for occupants; It is recommended that a qualified contractor be consulted to install approved guardrails to ensure user safety.
Loft Area.
~Loft Area Safety Requirements: Observation of the elevated loft area identified that proper protective guards and an approved access ladder are missing; Utilizing an elevated space without structural barriers and secure access creates a distinct fall hazard; It is recommended that a qualified contractor be consulted to install approved guardrails and an approved loft ladder to ensure safe use.



Ceilings

Condition: Satisfactory

Walls

Condition: Satisfactory

Interior Doors

Condition: Satisfactory

Windows

Condition: Satisfactory
Type: Double hung
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

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.

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.

Cabinets

Condition: Needs Maintenance

Comments:
NM.
~Cabinets: Cabinet Doors: Adjustments; To maintain the life expectancy of the cabinets, adjustments and tightening the cabinet doors and drawer fronts should be made to properly operate the cabinets.

Counters

Type: Solid surface

Disposal

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
PC.
~Some garbage disposal types may have a long term negative impact on septic systems and should be removed or properly filtered if recommended to be removed or corrected by the septic inspection company.

Range / Oven

Condition: Professional Consultation/ Further Evaluation
Fuel: Gas

Comments:

PC.
~Burner Not Lighting Properly: The front center burner on the gas stove will not light properly when the knob/switch is turned on and the igniters activated; For safety and convenience reasons, the unit will need to be repaired.

Ventilation

Condition: Satisfactory

Refrigerator

Ice Maker : Ice Present

Receptacles

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 Hall
Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
Second Floor Hallway.
~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.

Bathtub

Type: Built-in

Ventilation

Condition: Professional Consultation/ Further Evaluation
Bathroom window present: Yes

Comments:
PC.
~Missing Bathroom Ventilation: Observation of the bathroom noted that a functional exhaust vent is currently absent; Without a venting system, moisture from the shower can build up, which often leads to peeling paint or mold growth on the walls and ceiling; It is recommended that a qualified contractor be consulted to install a ducted exhaust fan to help manage humidity and protect the interior finishes.

Shower

Type: Fiberglass

Floor

Type: Ceramic tile

Section 10: Bathroom 2

General Observations

Location: Second Floor Center Hallway
Condition: Customer Note/ Sellers Note/ Owners Note

Comments:
CN.
Second Floor Center.
~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.

Bathtub

Type: Built-in

Ventilation

Condition: Professional Consultation/ Further Evaluation
Bathroom window present: Yes

Comments:
PC.
~Missing Bathroom Ventilation: Observation of the bathroom noted that a functional exhaust vent is currently absent; Without a venting system, moisture from the shower can build up, which often leads to peeling paint or mold growth on the walls and ceiling; It is recommended that a qualified contractor be consulted to install a ducted exhaust fan to help manage humidity and protect the interior finishes.

Section 10: Bathroom 3

General Observation

Location: First Floor Hall Half Bath
Condition: Satisfactory

Comments:
First Floor Half Bath.
~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.

Floor

Type: Ceramic tile

Section 10: Bathroom 4

General Observations

Location: Primary Bath
Condition: Satisfactory

Comments:
Primary Bath.
~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 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: Side Of Home

Generator

Condition: Professional Consultation/ Further Evaluation

Comments:
PC.
~Standby Generator: Auto Transfer Switch; Active Control Status: The home is equipped with a 12 kW propane fired exterior power generation unit and auto transfer switch gear at the electrical panel in the basement; The unit is inspected for exterior defects, vegetation blocking air intake ports, and last service date indications; The unit is not live tested as part of the home inspection scope; A licensed electrical contractor or service company servicing the generator should be consulted about the current service status and verification of the units operation, all connecting service wires, oil condition, the electrical circuits and systems supported by the generator and all transfer switching off and back onto the utility service.

Main Panel(s)

Condition: Safety Improvement
Location: Garage
Volts:120/240
Capacity:200 A
Type and Presence : Circuit-breakers, AFCI Breaker(s) Not Present
Panel Manufacturer (s) : Siemens
Subpanel Designation : No

Properly Grounding & Bonding

Grounding: Not Grounded Properly

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.
~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.
~Neutral and Ground Conductor Separation: This entry refers to the electrical panel, which requires a professional review to ensure the proper isolation of neutral (white) and ground (copper) conductors; It is recommended that a licensed electrical contractor be consulted to determine the specific wiring requirements and to evaluate the number of conductors terminated per slot to ensure compliance with current safety standards.
~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.
~AFCI Circuit Protection Recommendation: It was noted that the panel lacks Arc-Fault Circuit Interrupter (AFCI) protection; Current safety standards require AFCI protection for nearly all 15 and 20-amp branch circuits in residential living areas, including bedrooms, living rooms, and hallways; It is recommended that these specialized breakers be installed to enhance the fire safety of the home's electrical system.

Wiring Methods Observed In The Structure

Type of wiring: Non-Metallic Sheathed Cable

Sub Panel 1

Condition: Safety Improvement
Location: Basement
Volts:120- 240V
Capacity:100 A
Type and Presence : Circuit-breakers, AFCI Breaker(s) Not Present
Panel Manufacturer (s) : Siemens
Subpanel Designation : Yes

Properly Grounding & Bonding

Grounding: Not Grounded Properly

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.
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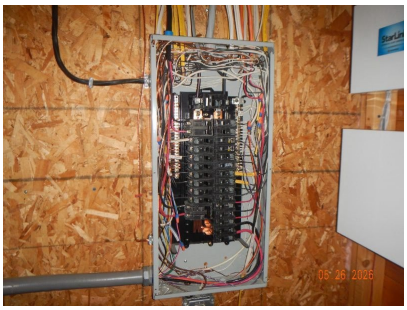
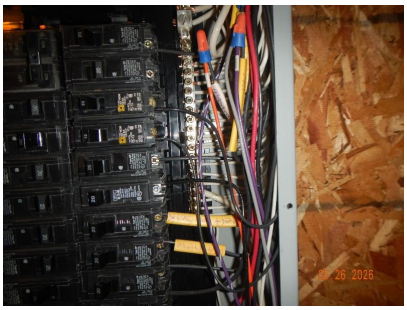
~AFCI Circuit Protection Recommendation: It was noted that the panel lacks Arc-Fault Circuit Interrupter (AFCI) protection; Current safety standards require AFCI protection for nearly all 15 and 20-amp branch circuits in residential living areas, including bedrooms, living rooms, and hallways; It is recommended that these specialized breakers be installed to enhance the fire safety of the home's electrical system.
~Electrical Panel Screws: Observation of the electrical panel identified that the cover screws were only partially installed; Loose or incomplete fastening leaves the panel cover unsecure, which can allow accidental contact with live electrical components; It is recommended that a licensed electrician evaluate the panel threads and fully install approved, blunt-tip panel screws to ensure safety.
~Double-Tapped Neutral Conductors: This entry refers to the observation of "double-tapped" neutral (white) wires, where two or more conductors are terminated into a single slot on the neutral bar; Electrical safety rules require only one neutral wire per slot to ensure a secure connection; These connections must be professionally separated to eliminate the risk of loose neutrals, which can cause arcing and potential fire hazards.

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.
~Hot Tub Electrical and Grounding Review: Observation of the hot tub noted the need for a full review of all associated electrical panels, GFCIs, conduits, and connection requirements; It is recommended that a licensed electrician verify the grounding and bonding systems to ensure safety; Regular testing of all safety devices should be completed according to the Manufacturer and Electrician's recommendations.
~Exterior Exposed Electrical Conductors: Side Wall Of Home And Rear Retaining Wall Near Shed: Observation of the home exterior identified exposed electrical conductors that lack protective conduit; Exposed wiring subject to outdoor elements may lead to wire deterioration and mechanical damage; It is recommended that a licensed electrician evaluate the circuit and install approved exterior conduit to ensure safety.

Detached Structure/Shops/Pool Houses/Greenhouses Fixtures and Switches

Condition: Safety Improvement

Comments:
SI.
~Garden Shed Power: Observation identified that the electrical power supply to the garden shed is non-functional; Without live power, the safety and operation of the shed's electrical circuits cannot be verified; It is recommended that a licensed electrician determine the cause of the failure, restore power, and ensure the system is properly GFCI protected.

Basement/Crawlspace: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:
SI.
~Basement and Finished Space GFCI Protection: Evaluation of the basement revealed that several 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.
~Open Light Bulbs: Light fixtures in all closet locations need to be properly covered; If not properly

protected, open light bulbs pose a fire or breakage hazard in closet areas.

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.

Second Floor: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:
SI.
~Open Light Bulbs: Light fixtures in all closet locations need to be properly covered; If not properly protected, open light bulbs pose a fire or breakage hazard in closet areas.

First Floor: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:
SI.
~Open Light Bulbs: All Closets: Light fixtures in closet locations did not have appropriate bulb covers installed; If not properly protected, open light bulbs pose a fire or breakage hazard in closet areas.

Kitchen: Outlets, Fixtures, & Switches

Condition: Safety Improvement

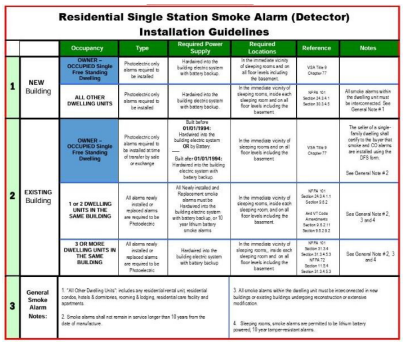
Comments:

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

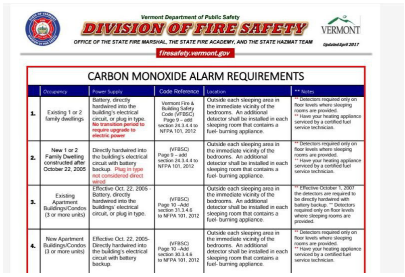
Condition: Safety Improvement

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.
~Centrally Monitored Detection System: The home is equipped with a centrally monitored fire and safety system that was not tested during this evaluation; It is recommended that the monitoring company be contacted prior to taking possession to confirm the full scope of smoke, fire, and CO detection and to ensure the system is fully operational; Any missing, damaged, or aged units exceeding ten years should be replaced or upgraded; Ongoing maintenance should include weekly testing and battery replacements per the manufacturer's recommended intervals to ensure the continued safety of the home and its occupants.
~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:
https://www.nfpa.org/education-and-research/home-fire-safety/smoke-alarms/installing-and-maintaining-smoke-alarms
~Additional National Fire Protection Association CO Detection Information Link:
https://www.nfpa.org/education-and-research/home-fire-safety/carbon-monoxide



Residential Single Station Smoke Alarm (Detector) Installation Guidelines

		Occupancy	Type	Required Power Supply	Required Locations	Reference	Notes
1	NEW Building	OWNER – OCCUPIED Single Free Standing Dwelling	Photoelectric only alarms required to be installed	Hardwired into the building electric system with battery backup	In the immediate vicinity of sleeping rooms and on all floor levels including the basement	VSA Title 9 Chapter 77	
		ALL OTHER DWELLING UNITS	Photoelectric only alarms required to be installed	Hardwired into the building electric system with battery backup	In the immediate vicinity of sleeping rooms, inside each sleeping room and on all floor levels including the basement	NFPA 101 Section 24.3.4.1 Section 30.3.4.1	All smoke alarms within the dwelling unit must be interconnected. See General Note # 1
2	EXISTING Building	OWNER – OCCUPIED Single Free Standing Dwelling	Photoelectric only alarms required to be installed at time of transfer by sale or exchange	Built before **01/01/1994**: Hardwired into the building electric system **OR** by Battery Built after **01/01/1994**: Hardwired into the building electric system with battery backup	In the immediate vicinity of sleeping rooms and on all floor levels including the basement	VSA Title 9 Chapter 77	The seller of a single-family dwelling shall certify to the buyer that smoke and CO alarms are installed, using the CPS form See General Note # 2
		1 or 2 DWELLING UNITS IN THE SAME BUILDING	All alarms newly installed or replaced alarms are required to be Photoelectric	All Newly installed and Replacement smoke alarms shall be Hardwired into the building electric system with battery back-up, or 10 year lithium battery smoke alarms	In the immediate vicinity of sleeping rooms, inside each sleeping room, and on all floor levels including the basement.	NFPA 101 Section 24.3.4.1.1 Section 9.6.2 And VT Code Amendments Section 2.8.2.11 Section 9.6.2.9.3	See General Note # 2, 3 and 4
		3 OR MORE DWELLING UNITS IN THE SAME BUILDING	All alarms newly installed or replaced alarms are required to be Photoelectric	Hardwired into the building electric system with battery backup	In the immediate vicinity of sleeping rooms, inside each sleeping room, and on all floor levels including the basement.	NFPA 101 Section 31.3.4 Section 31.3.4.5.3 NFPA 72 Section 11.8.4 Section 21.4.3.2	See General Note # 2, 3 and 4
3	General Smoke Alarm Notes:	1. "All Other Dwelling Units" includes any residential/rental unit, residential condos, hotels & dormitories, rooming & lodging, residential care facility and apartments 2. Smoke alarms shall not remain in service longer than 10 years from the date of manufacture.			3. All smoke alarms within the dwelling unit must be interconnected in new buildings or existing buildings undergoing reconstruction or extensive modification 4. Sleeping rooms, smoke alarms are permitted to be lithium battery powered, 10 year long-term-resistant alarms.		



Vermont Department of Public Safety

DIVISION OF FIRE SAFETY

OFFICE OF THE STATE FIRE MARSHAL, THE STATE FIRE ACADEMY, AND THE STATE HAZMAT TEAM

firesafety.vermont.gov

VERMONT

Updated April 2017

CARBON MONOXIDE ALARM REQUIREMENTS

	Occupancy	Power Supply	Code Reference	Location	** Notes
1.	Existing 1 or 2 family dwellings	Battery, directly hardwired into the building's electrical circuit, or plug in type. **No transition period to require upgrade to electric power**	Vermont Fire & Building Safety Code (VFBSC) Page 9 – add section 24.3.4.4 to NFPA 101, 2012	Outside each sleeping area in the immediate vicinity of the bedrooms. An additional detector shall be installed in each sleeping room that contains a fuel- burning appliance.	** Detectors required only on floor levels where sleeping rooms are provided. ** Have your heating appliance serviced by a certified fuel service technician.
2.	New 1 or 2 Family Dwelling constructed after October 22, 2005	Directly hardwired into the building's electrical circuit with battery backup. Plug in type not considered direct wired	(VFBSC) Page 9 – add section 24.3.4.4 to NFPA 101, 2012	Outside each sleeping area in the immediate vicinity of the bedrooms. An additional detector shall be installed in each sleeping room that contains a fuel- burning appliance.	** Detectors required only on floor levels where sleeping rooms are provided. ** Have your heating appliance serviced by a certified fuel service technician.
3.	Existing Apartment Buildings/Condos (3 or more units)	Effective Oct. 22, 2005: Battery, directly hardwired into the buildings' electrical circuit, or plug in type.	(VFBSC) Page 10 –Add section 31.3.4.4 to NFPA 101, 2012	Outside each sleeping area in the immediate vicinity of the bedrooms. An additional detector shall be installed in each sleeping room that contains a fuel- burning appliance.	** Effective October 1, 2007 the detectors are required to be Hard Wired with battery backup. ** Detectors required only on floor levels where sleeping rooms are provided.
4.	New Apartment Buildings/Condos (3 or more units)	Effective Oct. 22, 2005: Directly hardwired into the building's electrical circuit with battery backup.	(VFBSC) Page 10 –Add section 30.3.4.4 to NFPA 101, 2012	Outside each sleeping area in the immediate vicinity of the bedrooms. An additional detector shall be installed in each sleeping room that contains a fuel- burning appliance.	** Detectors required only on floor levels where sleeping rooms are provided. ** Have your heating appliance serviced by a certified fuel service technician.
5.	Existing Hotels, Motels, Dormitories, and Rooming and Lodging	Effective Oct. 22, 2005 the power may originate from battery, direct wire, or plug in type.	(VFBSC) Page 9–Add section 29.3.4.6 to NFPA 101, 2012	Outside the guest rooms in the corridor spaced in accordance with the manufacturer's installation instructions. Inside each bedroom where there is no corridor, and in each sleeping room provided with a fuel-burning appliance.	** Detectors must be installed in accordance with the manufacturer's installation instructions. Effective October 1,2007 battery detectors shall be up - graded to direct wire with battery backup.
6.	New Hotels, Motels, Dormitories, and Rooming and Lodging built after Oct. 22, 2005	Effective Oct. 22, 2005: Directly hardwired into the building's electrical circuit with battery backup.	(VFBSC) Hotels, Dormitories- Page 9 (28.3.4.6) Rooming & Lodging Page 9 (26.3.3.5.4)	Outside the guest rooms in the corridor spaced in accordance with the manufacturer. Inside each bedroom where there is no corridor, and in each sleeping room provided with a fuel - burning appliance.	** Detectors must be installed in accordance with the manufacturer's installation instructions.
7.	New Educational Facilities	Effective Oct. 1, 2016	(VFBSC) Section 14.3.4.4.1 NFPA 101, 2015	On ceilings of rooms containing permanently installed fuel-burning appliances. Occupiable spaces served by first supply air register from HVAC system.	** Detection equipment shall be installed in accordance with NFPA 720
8.	Single-family owner occupied home	Effective 7-01-05, new homes directly wired into the house electrical circuit. Existing homes battery, directly wired into house circuit, or plug in.	9 VSA Chapter 77 VFBSC – page 39	Outside each sleeping area in the immediate vicinity of the bedrooms. An additional detector is recommended in any sleeping room that contains a fuel-burning appliance.	** Detectors required only on floor levels where sleeping rooms are provided. ** Have your heating appliance serviced by a certified fuel service technician.

"Install and maintain detectors in accordance with the manufacturer's installation instructions and NFPA 720"

<end of report>