



# Inspection Report

**Mr. John Q Homeowner**

**Property Address:**  
1 Hometown Lane  
Hometown VT



**Heritage Home Inspection, LLC**

**Bob Jack NH 65  
Heritage Home Inspection  
P.O. Box 196  
Springfield, VT 05156**

*Heritage Home Inspection, LLC*



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<b>Date:</b> 11/20/2006	<b>Time:</b> 10:00:00 AM	<b>Report ID:</b> 11200601
<b>Property:</b> 1 Hometown Lane Hometown VT	<b>Customer:</b> Mr. John Q Homeowner	<b>Real Estate Professional:</b> Betty Homeseller Homes-R-Use

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This home is older than 50 years and I consider this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While I make every effort to point out safety issues, I do not inspect for code compliance. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. I look for items that are not functioning as intended. I do not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

**Age Of Home:**

Over 50 Years

**Client Is Present:**

No

**Radon Test:**

Yes

**Water Test:**

Yes

**Weather:**

Cloudy

**Temperature:**

Below 32

**Rain in last 3 days:**

Yes

**1. Roofing / Chimneys / Roof Structure and Attic**

I will observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. I will: Describe the type of roof covering materials; and Report the methods used to observe the roofing. I normally do not: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

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**IN NI NP RR Items**

**1.0 ROOF COVERINGS**

**Viewed roof covering from:** Ground, Binoculars

**Roof Covering:** Asphalt/Fiberglass

**Attic access:** Walk up stairs

**Comments:**

The owner's representative said the roof was replaced within the year. My inspection indicates that this could be true. There were no obvious problems noted with the roof at this time.

**1.1 FLASHINGS**


**Comments:**

**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

**Chimney (exterior):** Brick

**Sky Light(s):** Four

**Comments:**

 ( Picture 1) The skylights in the sunroom, and room attached to the sunroom, show signs of water intrusion and damage. It was not raining at the time of inspection so it was not possible to determine if the wood damage was caused by window moisture, condensation, or active leaks. The skylight window frame should be repaired and treated, as required, to prevent further deterioration. Any active leaks should be repaired, as required.



1.2 Picture 1 rotted wood

**1.3 ROOF VENTILATION**

**Roof Ventilation:** Passive

**Comments:**

The attic ventilation is provided by operable windows located in the attic space. Keeping these windows open a small amount will help ventilate the attic space and reduce the chance of winter ice dams in the winter and premature shingle deterioration due to excessive heat build up in the summer.

**IN NI NP RR Items**

## IN NI NP RR Items

    1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)**Comments:**    1.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)**Roof-Type:** Gable, Hip, Geodesic**Method used to observe attic:** From entry, Walked**Roof Structure:** 2 X 6 Rafters, Sheathing**Ceiling Structure:** Not visible**Comments:**    1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)**Comments:**

There was one vent fan in the sunroom. This fan was not inspected.

    1.7 INSULATION IN ATTIC**Attic insulation:** Unknown**Comments:**

The attic area was completely covered with flooring, making inspection of any insulation impossible.

    1.8 VISIBLE ELECTRIC WIRING IN ATTIC**Comments:**

## IN NI NP RR Items

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The roof of the home was inspected and reported on with the above information. While I make every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. My inspection makes every attempt to find a leak but sometimes cannot. Please be aware that the I have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.


**2. Exterior**

During my inspection I shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. I shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. I normally do not inspect: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. I normally do not: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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## IN NI NP RR Items

    2.0 WALL CLADDING FLASHING AND TRIM**Siding Style:** Bevel, Shiplap, T-111, shakes, Clapboard style**Siding Material:** Wood**Comments:**

 (Picture1)(Picture 3) The decorative trim around the home, has several areas of deteriorated wood. The deteriorated trim areas should be replaced, and all of the trim repainted, to prevent further decay. The area seen in this picture, is especially bad, because the shrub is too close to the home, not

## IN NI NP RR Items

**IN NI NP RR    Items**

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allowing the siding or trim to fully dry. (Picture 2) The T-111 siding on the sunroom, is in contact with the ground, and has deteriorated from water contact. (Picture 4)(Picture 5) Wood siding should not be in contact with the ground. I recommend removing soil from this area, and repair or replace the affected siding. The situation observed in the picture, is a perfect avenue for termites to enter the structure.

( Picture 4 ) Open holes in the siding should be sealed to prevent water and insect entrance.

( Picture 5 ) There are several areas around the brick foundation where the mortar has deteriorated. I recommend these areas be repaired (re-pointed) as soon as possible to prevent further damage. This type of damage is typically cause by large volumes of water running off the roof onto the ground and splashing back onto the brick. Without gutters these areas need constant attention

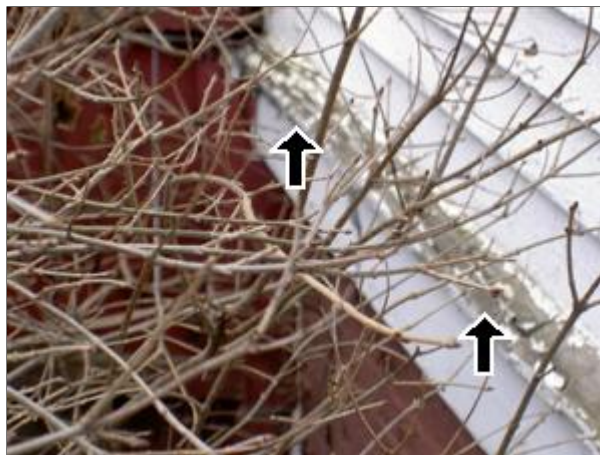
There is a large sheet of metal on the side of the house wall above the kitchen porch. This metal does not appear to be original and may have been added at a later date. I am not certain what the condition of the siding is behind the cladding. You may want to ask the current owners about the nature of this material.

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**IN NI NP RR    Items**

IN NI NP RR Items

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2.0 Picture 1 Deteriorated siding trim



2.0 Picture 2 Siding deteriorated



2.0 Picture 3 Exterior trim needs paint

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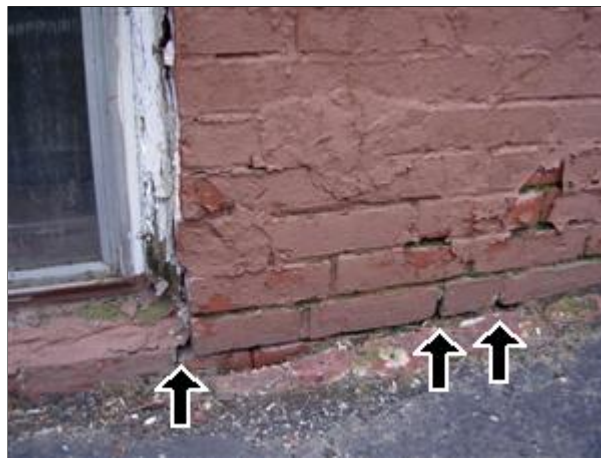
IN NI NP RR Items



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2.0 Picture 4 open holes



2.0 Picture 5 brick mortar deteriorated

2.1 DOORS (Exterior)

**Exterior Entry Doors:** Wood

**Comments:**

The kitchen door seal is torn and should be replaced. The front door needs a new weather seal.

2.2 WINDOWS

**Comments:**

There is a combination of new and old windows on the house. The old windows appear to be in overall, good condition, with no observed broken glass. The outside sills of the old windows, are showing signs of decay, and should be painted as soon as possible.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

**Porch/deck/balcony/ramp/:** Deck with steps, Covered porch

**Comments:**

IN NI NP RR Items

**IN NI NP RR**    **Items**

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(Picture1) The deck steps should have a handrail installed. (Picture 2) Front porch settling. (Picture 3) Rear porch settling. The porches have settled allowing the roof to pull away from the home, about an inch. At this time the situation does not appear severe. The porches should be monitored, and addressed, if further settling occurs. (Picture 4) The front steps have sunk into the ground, causing a pitch of the step from front to back. This condition could allow water to pool and freeze, which could cause a slip hazard.



2.3 Picture 1 deck without handrail



2.3 Picture 2 front porch settling



2.3 Picture 3 rear porch settling

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**IN NI NP RR**    **Items**

IN NI NP RR Items




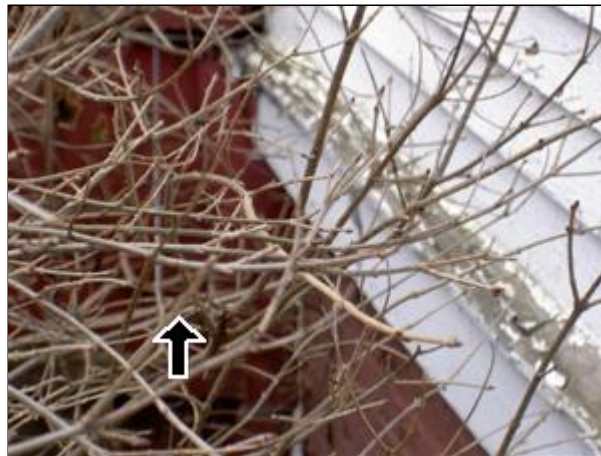
2.3 Picture 4 front step sagging

**2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

**Driveway:** Asphalt

**Comments:**


 (Picture1) Trees and bushes too close to the home, will inhibit the siding from drying. Constantly damp, improperly treated wood, is a formula for rot and mold. Trees and shrubs should be keep at least three feet away from the exterior of the home.



2.4 Picture 1 shrubs too close to home

**2.5 EAVES, SOFFITS AND FASCIAS**

**Comments:**

 Some of the exterior trim of the home, should be stripped and repainted. There are several areas of exposed wood, which should be painted, to reduce the chance of dry rot.

**2.6 PLUMBING WATER FAUCETS (hose bibs)**

**Comments:**

**2.7 OUTLETS (exterior)**

**Comments:**

IN NI NP RR Items

IN NI NP RR Items

The outlet on the kitchen porch is not GFCI-protected. All outdoor electrical outlets should be of the GFCI-type. I recommend replacement of this outlet. The electrical outlets on the rear deck were tested, and show the hot and neutral are reversed. A qualified technician should be contacted to rewire these outlets.

2.8 OTHER

Comments:

2.9 ADDITIONAL BUILDINGS ON PROPERTY

Comments:

IN NI NP RR Items

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### 3. Garage

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IN NI NP RR Items

3.0 GARAGE CEILINGS

Comments:

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments:

3.2 GARAGE FLOOR

Comments:

The garage floor is covered with plywood-like wood. The floor is soft and deteriorated. I was not able to ascertain what was under the wood.

3.3 GARAGE DOOR (S)

Garage Door Type: One manual

Garage Door Material: Wood

Comments:

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments:

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Auto-opener Manufacturer:

Comments:

The one car garage, is in overall, fair condition. There are several broken windows which are in need of repair. The floor is covered with plywood-like material, and was soft to walk on. I was unable to ascertain what was under the plywood. The roof is asphalt/fiberglass material. Due to the roof being partially covered with snow, it was impossible to determine the condition of the roofing material. What was visible, indicated a roof nearing the end of it expected useful life, of twenty, plus or minus years.

IN NI NP RR Items

IN NI NP RR Items

    **3.6 Garage electrical outlets**
**Comments:**

All electrical outlets in the garage, should be of the GFCI-type. The garage outlets are not GFCI-type. For your safety, I recommend replacing the outlets located in the garage with GFCI-type outlets.

IN NI NP RR Items

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**4. Kitchen Components and Appliances**

I will observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. I normally do not inspect: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. I normally do not operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

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IN NI NP RR Items


    **4.0 CEILINGS**
**Comments:**
    **4.1 WALLS**
**Comments:**
    **4.2 FLOORS**
**Comments:**
    **4.3 PANTRY/CLOSET DOORS**
**Comments:**
    **4.4 WINDOWS**
**Comments:**
    **4.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**
**Cabinetry:** Wood**Countertop:** Laminate**Comments:**
    **4.6 PLUMBING DRAIN AND VENT SYSTEMS**
**Comments:**
    **4.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES**
**Comments:**
    **4.8 OUTLETS WALL SWITCHES and FIXTURES**
**Comments:**
    **4.9 DISHWASHER**
**Dishwasher Brand:** GENERAL ELECTRIC**Comments:**

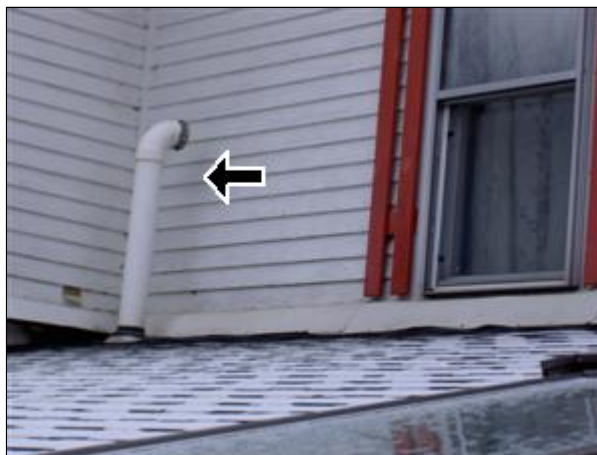
IN NI NP RR Items

IN NI NP RR

Items

   **4.10 RANGES/OVENS/COOKTOPS****Range/Oven:** GENERAL ELECTRIC**Comments:**   **4.11 RANGE HOOD****Exhaust/Range hood:** VENTED, BROAN**Comments:**   **4.12 TRASH COMPACTOR****Trash Compactors:** NONE**Comments:**   **4.13 FOOD WASTE DISPOSER****Disposer Brand:** IN SINK ERATOR**Comments:**   **4.14 MICROWAVE COOKING EQUIPMENT****Built in Microwave:** MAGIC CHEF**Comments:**   **4.15 CLOTHES DRYER VENT PIPING****Clothes Dryer Vent Material:** Flexible Metal**Dryer Power Source:** 220 Electric**Comments:**

 The laundry room dryer vent, appears to have not been connected properly, due to the excessive amount of lint in the basement. All clothes dryer vents, should be of either solid metal pipe, or approved flexible, metal pipe, vented to the outside of the home. I recommend replacement of the existing dryer vent system. (Picture 1) The owner's representative, stated this photo may be the dryer vent. If this is the dryer vent, I believe the length and height of the vent could pose a problem with proper venting, and the possibility of lint filling the low area of the vent stack. I recommend the installation of an approved, metal dryer vent, with the shortest exit from the home.



4.15 Picture 1 dryer vent pipe too long

IN NI NP RR

Items

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The built-in appliances of the home were inspected and reported on with the above information. While I make every effort to find all areas of concern, some areas can go unnoticed. Please be aware that I have your best interest in mind. Any repair items mentioned in this report should be considered before



purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5. Rooms**

I will observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. I will: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. I normally do not inspect or report on: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

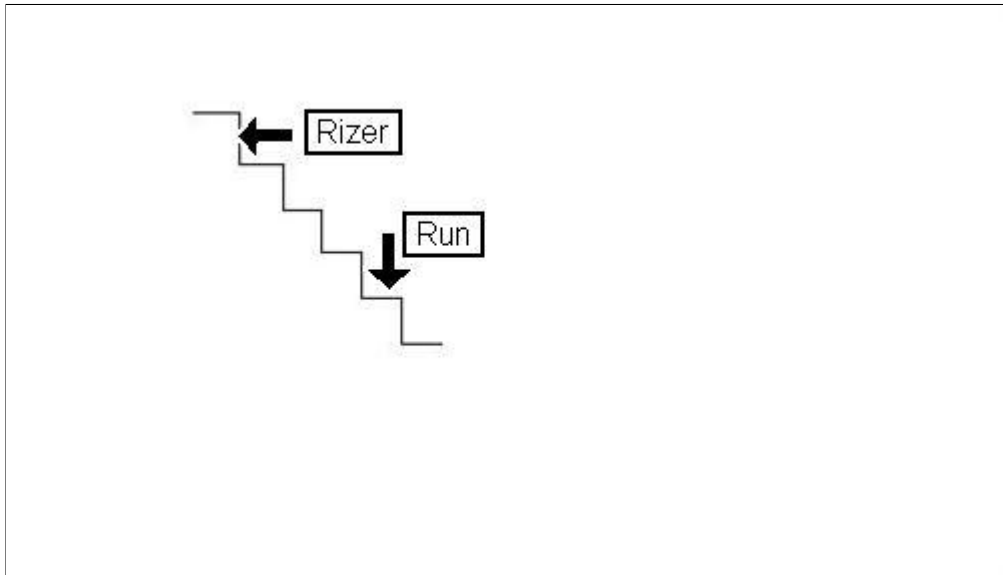
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**IN NI NP RR Items**

**5.0 CEILINGS**

**Ceiling Materials:** Sheetrock, Plaster, Suspended ceiling panels

**Comments:**



5.0 Picture 1

**5.1 WALLS**

**Wall Material:** Sheetrock, Plaster, Paneling, Wallpaper, Wood

**Comments:**

**5.2 FLOORS**

**Floor Covering(s):** Carpet, Vinyl, Wood

**Comments:**

**5.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Comments:**

The back stairway has a very short tread run. Caution should be taken when descending this stairway.

**5.4 DOORS (REPRESENTATIVE NUMBER)**

**Interior Doors:** Wood

**Comments:**

Several doors on the second floor, did not close or latch properly. This could be due to normal ageing and settling of the home. Adjustments may be made to correct this problem.

**IN NI NP RR Items**

**IN NI NP RR Items**

**5.5 WINDOWS (REPRESENTATIVE NUMBER)**

**Window Types:** Casement  
**Window Manufacturer:** UNKNOWN  
**Comments:**

(Picture 1) The window between the laundry room and the new sunroom, is not safety glass. Because of the location of this window, the possibility exists that a person could lean against the window, and break the glass, which could cause personal injury. I recommend replacing it with safety glass. The home has some new, and some original, older windows. A sampling of the windows was done. The windows inspected were in serviceable condition.



5.5 Picture 1 window not safety glass

**5.6 OUTLETS SWITCHES AND FIXTURES**

**Comments:**  
 This home had several, original push button switches, as well as two-prong, ungrounded outlets. It is my recommendation a licensed electrician be contacted, to evaluate the home's electrical system.

**5.7 CO DETECTORS**

**Comments:**  
 Any home that burns fossil fuels, should have at least one, properly working CO detector. I recommend the installation of two CO detectors, one on the main sleeping floor, and one in the basement, in the area where the fossil fuel burning appliance is located.

**IN NI NP RR Items**

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The interior of the home was inspected and reported on with the above information. While I make every effort to find all areas of concern, some areas can go unnoticed. I did not move any items to inspect areas obstructed from view. Please be aware that I have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**6. Bedroom**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**IN NI NP RR Items**


**6.0 OUTLETS**

**Comments:**

**IN NI NP RR Items**



IN NI NP RR Items

 The bedroom outlets are of the ungrounded-type. Adding GFCI outlets, will create a ground-fault-protected outlet. I recommend the the installation of GFCI outlets in these areas.

6.1 WINDOWS

Comments:

6.2 OVERHEAD FANS

Comments:

6.3 CEILING FOR EVIDENCE OF WATER LEAKING

Comments:

Some of the bedroom windows are the newer, replacement- type, and some appear to be original to the home.

IN NI NP RR Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

### 7(A). Hall Bath

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Items

7.0.A COUNTERS AND CABINETS

Comments:

7.1.A DOORS (REPRESENTATIVE NUMBER)

Comments:

7.2.A WINDOWS

Comments:

7.3.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS


Comments:

7.4.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments:

7.5.A OUTLETS SWITCHES AND FIXTURES

Comments:

 Electrical outlets located within three feet of a sink, should be of the GFCI-type. For your safety, I recommend replacing the existing outlets, to GFCI-type.

7.6.A EXHAUST FAN

Exhaust Fans: None

Comments:

7.7.A TOILET SECURITY

Comments:

IN NI NP RR Items

IN NI NP RR Items

    7.8.A FLOOR INCLUDING AROUND TUB AND SHOWER**Comments:**

The outlet nearest the tub/shower, is not GFCI-protected. For your safety, I recommend the installation of a GFCI-type outlet.

IN NI NP RR Items


IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**7(B). Master Bath**


IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Items

    7.0.B COUNTERS AND CABINETS**Comments:**    7.1.B DOORS (REPRESENTATIVE NUMBER)**Comments:**    7.2.B WINDOWS**Comments:**    7.3.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS**Comments:**

 The sink has an S-trap installed. Although S-traps were the standard for many years, they have been noted to allow the water trap to be sucked out during the drain cycle, allowing sewer gas (methane) to enter the home. I recommend the installation of a modern P-trap, to prevent the possibility of the problem occurring.

    7.4.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**Comments:**    7.5.B OUTLETS SWITCHES AND FIXTURES**Comments:**

 All electrical outlets in the master bathroom were of the non-GFCI-type. I recommend replacement of all bathroom electrical outlets, with GFCI-outlets, for your safety.

    7.6.B EXHAUST FAN**Exhaust Fans:** None**Comments:**    7.7.B TOILET SECURITY**Comments:**    7.8.B FLOOR INCLUDING AROUND TUB AND SHOWER**Comments:**

IN NI NP RR Items

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**8. Structural Components**

I will observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. I will describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. I will: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. I normally do not: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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**IN NI NP RR**    **Items**

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**8.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Foundation:** Brick, Rock

**Method used to observe Crawlspace:**

**Comments:**

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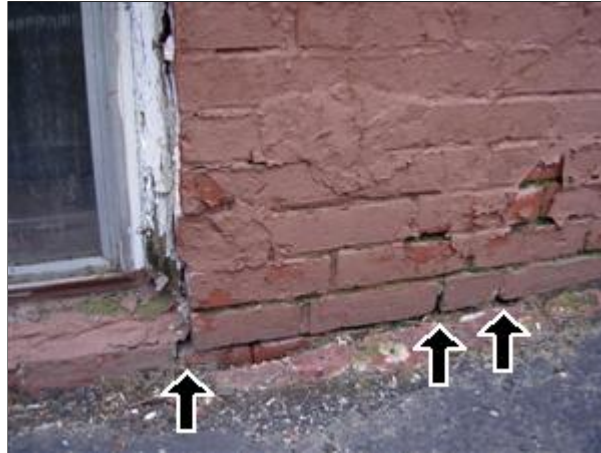
**IN NI NP RR**    **Items**

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**IN NI NP RR**    **Items**

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🏠 The home's foundation is brick-on-stone. (Picture 1) The brick on the outside of the foundation is experiencing mortar decay. This is caused from water running off the roof and splashing back onto the brick. Re-pointing of the brick is recommended to limit the further deterioration. (Picture 2) The cellar wall, at the exit of the hatchway, appears to be bowing inward, towards the cellar, on both sides of the hatchway. The hatchway appears to have been added in recent years, by cutting a section of the foundation. I recommend having a structural engineer evaluate this area. (Picture 3) The white substance on the wall in this picture, is called white effervescence, which is caused by a constant cycle of water or wetness, and drying. There is also a chance, the presence of the water in the winter could freeze, causing the wall to move inward.



8.0 Picture 1 brick mortar decay



8.0 Picture 2 possible bow in cellar wall

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**IN NI NP RR**    **Items**

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IN NI NP RR Items

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8.0 Picture 3 white effervescence on cellar wall

8.1 WALLS (Structural)

Wall Structure: Wood

Comments:

8.2 COLUMNS OR PIERS

Columns or Piers: Wood piers

Comments:

8.3 FLOORS (Structural)

Floor Structure: 2 X 8, Wood joists, Wood beams

Comments:

8.4 CEILINGS (structural)

Comments:

8.5 INSULATION UNDER FLOOR SYSTEM

Floor System Insulation: none

Comments:

8.6 VENTILATION OF FOUNDATION AREA (crawlspce or basement)

Comments:


8.7 CELLAR STAIRS

Comments:

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IN NI NP RR Items

**IN NI NP RR Items**

 The cellar stairs have a marginal tread run. This means the tread top area, is very short. Caution should be observed when entering the cellar, using these stairs. (Picture1) The bottom step of the cellar stairs, shows signs of excessive moisture, as viewed and tested with a moisture meter device. This area should be treated and monitored, to reduce the possibility of the step deteriorating.



8.7 Picture 1 excessive moisture

**IN NI NP RR Items**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The structure of the home was inspected and reported on with the above information. While I make every effort to find all areas of concern, some areas can go unnoticed. Please be aware that I have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**9. Plumbing System**

I will observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. I will describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. I will operate a representative number plumbing fixtures, including their faucets and exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. I am not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**IN NI NP RR Items**

**9.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**


- Water Source:** Public
- Water Filters:** None
- Plumbing Water Supply (into home):** Copper
- Plumbing Water Distribution (inside home):** Copper
- Comments:**

**9.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

- Washer Drain Size:** 2" Diameter
- Plumbing Waste Line:** Cast iron
- Comments:**

**IN NI NP RR Items**

IN NI NP RR Items


 The shower stall, located in the basement, has the smell of escaping, methane gas. This could be due to the drain trap water, drying up, allowing the gas to pass into the house, or the lack of a proper trap. This shower appears not to have been used in quite some time, which increases the possibility of the trap water not being present. I recommend running some water down the drain to see if a gas seal is established.

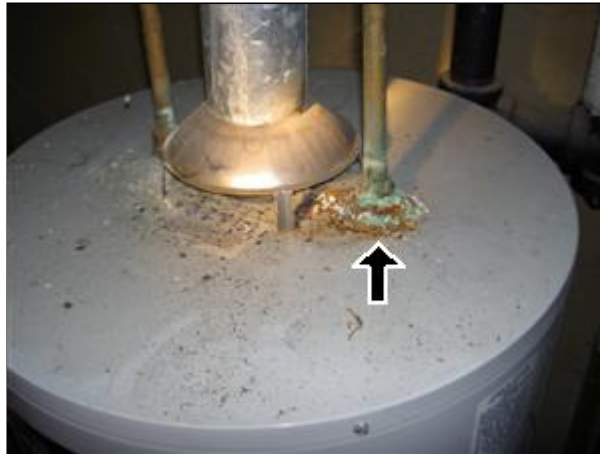
    **9.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**

**Water Heater Power Source:** Gas (quick recovery)

**Water Heater Capacity:** 40 Gallon (1-2 people)

**Comments:**

 (Picture1) There is excessive corrosion, at the cold water pipe entrance, to the hot water heater. This is a 40 gallon, gas fired, hot water system, normally designed for two-person consumption. The water heater could be nearing the end of its useful life.



9.2 Picture 1 corrosion at the cold water inlet

    **9.3 MAIN WATER SHUT-OFF DEVICE (Describe location)**

**Comments:**

I could not locate the main water shutoff. You would want to check with the current owners, as to the exact location of the shutoff valve.


    **9.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**

**Comments:**

IN NI NP RR Items



IN	NI	NP	RR	Items
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 (Picture1) One, unused oil tank outlet line, has been crimped to terminate it. The proper way to terminate any unused oil lines, is to install a proper, tight fitting cap. I recommend the installation of a correct cap. There is no installed oil filter, from the oil tank to the oil burner. The filter seen in photo has been disconnected. A filter is recommended to inhibit the entrance of foreign material and water, from entering the burner, which could affect or inhibit proper operation. (Picture 2) There is an exposed pipe coming into the basement, approximately twelve feet to the right, of the oil tank. I am uncertain what this pipe was used for. I recommend checking with the previous owners to see if there was, or is, a buried oil storage tank.



9.4 Picture 1 crimped oil tank outlet line



9.4 Picture 2 exposed pipe in the basement

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>9.5 MAIN FUEL SHUT OFF (Describe Location)</b>
-------------------------------------	--------------------------	-------------------------------------	--------------------------	---

**Comments:**

There is no shut off, for the oil to the oil burner. The shut off for the gas hot water heater, is located on the gas line, at the hot water heater.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>9.6 SUMP PUMP</b>
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**Comments:**

Because of the installation of wooden sides along the basement walls, a sump pump may be present, but was not visible.

IN	NI	NP	RR	Items
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IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The plumbing in the home was inspected and reported on with the above information. While I make every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is



turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that I have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Electrical System

I will observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. I will describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. I will report any observed aluminum branch circuit wiring. I will report on the presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. I am not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>10.0 SERVICE ENTRANCE CONDUCTORS</b>
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**Electrical Service Conductors:** Overhead service, Aluminum, 220 volts

**Comments:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>10.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS</b>
-------------------------------------	--------------------------	--------------------------	--------------------------	--

**Panel capacity:** 100 AMP

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** GE


**Comments:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>10.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE</b>
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**Branch wire 15 and 20 AMP:** Copper

**Wiring Methods:** Romex-like, Knob and Tube

**Comments:**

 (Picture 1)(Picture 2)(Picture 3) Two wires, installed on one circuit breaker, that is designed for only one wire, is called double tapping. This situation could cause overheating of the wires, and possibly a fire. I recommend having a qualified electrician, add additional circuit breakers, or replacing with approved, double tapped-type circuit breakers. The wiring in the home has some relatively new, Romex-type wiring, and there could possibly be some of the older, knob- and-tube wiring. This was impossible to determine, because most of the wiring is concealed behind walls. (Picture 4) The electric dryer sub-panel feed is tapped off of the main, 220 VAC input. This is not recommended. A separate disconnect breaker, should be installed in the main panel, to feed the dryer sub-panel. (Picture 5) There is a wire splice at the garage. I recommend a licensed electrician, install a proper circuit breaker, and repair the wire splice at the garage in the correct manner

( Picture 5 ) There is an exposed wire located at the side entry door of the garage. The wire has what appears to be either a repair or splice installed. Any wire connections should be made in an approved junction box. Any electrical wiring running outside the home in an area of possible personal contact should be run in a protective conduit. Recommend having a licensed electrician make the appropriate repairs.

IN	NI	NP	RR	Items
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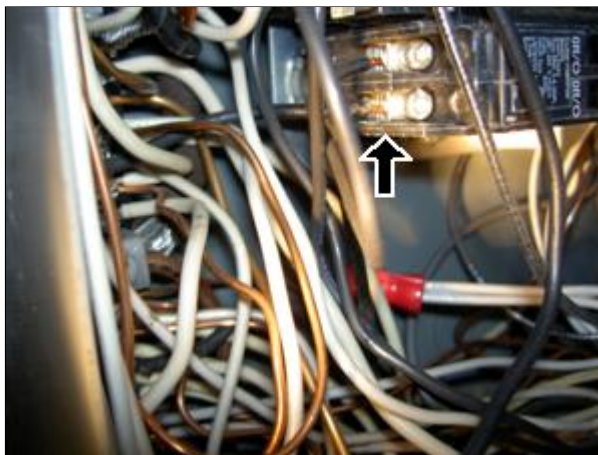
**IN NI NP RR**      **Items**

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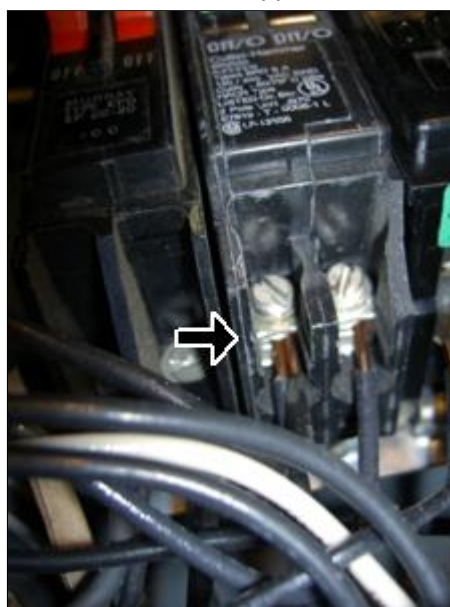
The back porch outlets were tested and indicate the neutral and hot wires are reversed. Recommend having a licence electrician rewire as required.

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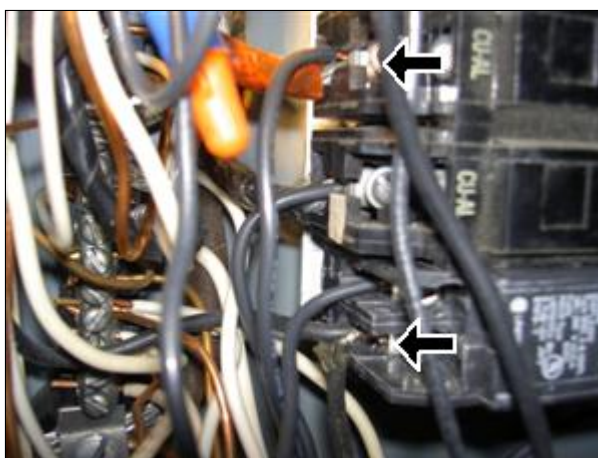
**IN NI NP RR**      **Items**



10.2 Picture 1 double tapped circuit breaker



10.2 Picture 2 double tapped circuit breaker



10.2 Picture 3 double tapped circuit breaker

IN NI NP RR Items

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10.2 Picture 4 dryer tapped power



10.2 Picture 5 wire splice at garage

**10.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**


**Comments:**

---

IN NI NP RR Items

IN NI NP RR

Items

 (Picture1) Extension cord in the basement, being use to power the overhead lights, is fastened to the floor joist, by bare metal staples. The staples could cut into the cord causing a short or possibly a fire. This cord should be removed, and a proper Romex-type conductor installed.




10.3 Picture 1 extension cord

#### 10.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE


##### Comments:

 Most of the electrical outlets in the home, do not have a ground circuit installed. With today's modern appliances the ground circuit is used to protect the operator from an electrical shock, by giving the shorted voltage a path back to ground. I recommend a qualified electrician install GFCI outlets in the bathrooms, kitchen, basement and garage.

#### 10.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

##### Comments:

 The home has a minimal amount of GFCI receptacles. Any location closer that three feet from a sink or tub, should have a GFCI. There are no GFCI outlets at any of the these areas, including the sink in the basement. It is recommend that GFCI outlets be installed in these areas.

#### 10.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

##### Comments:

The main, and sub-panel boxes', are located in the basement.

#### 10.7 SMOKE DETECTORS

##### Comments:

There were no smoke detectors noted. It is strongly recommended that each sleeping room, have an operable, photoelectric-type smoke detector.


#### 10.8 CARBON MONOXIDE DETECTORS

##### Comments:

IN NI NP RR

Items

IN NI NP RR Items

 Any home using fossil fuels, should have at least one CO detector, installed in the primary living quarters. It is recommended a working CO detector be installed in the area of the fossil burning appliance. The State of Vermont now requires that a working CO detector, be installed in the vicinity of all sleeping quarters.

IN NI NP RR Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The electrical system of the home was inspected and reported on with the above information. While I make every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that I have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 11. Heating / Central Air Conditioning

I will observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. I will describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. I will open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. I normally do not: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Items



### 11.0 HEATING EQUIPMENT

**Heat Type:** Steam boiler  
**Energy Source:** Oil  
**Number of Heat Systems (excluding wood):** One  
**Heat System Brand:** HB Smith  
**New:**  
**Comments:**

IN NI NP RR Items

IN NI NP RR

Items

(Picture1) The heating system was reported to be new, by the owners representative. The HB Smith Heating System appeared to be new and in good working order.



11.0 Picture 1 HB Smith boiler

   
**11.1 NORMAL OPERATING CONTROLS****Comments:**
   
**11.2 AUTOMATIC SAFETY CONTROLS****Comments:**
   
**11.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Ductwork:****Filter Type:****Filter Size:****Comments:**


IN NI NP RR

Items



IN NI NP RR


Items

 (Picture1) The steam pipes in the basement are covered with an asbestos-like material. I recommend you do some research about the presence of asbestos material in a home. The EPA web site has a host of information, regarding asbestos.



11.3 Picture 1 asbestos-like material

   
**11.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM****Comments:**
   
**11.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)****Comments:**

 (Picture1) The fuel clean out door, is completely corroded. The flue appears to be full of debris. I recommend having the chimney cleaned and inspected by a qualified chimney sweep. The top cap of the chimney, on the east side of the home, shows some deterioration of mortar between the bricks. A qualified mason should be contacted, for a professional inspection of this area.



11.5 Picture 1 flue clean out door

   
**11.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)****Types of Fireplaces:** Solid Fuel**Operable Fireplaces:** None**Number of Woodstoves:** None**Comments:**


IN NI NP RR

Items



IN NI NP RR

Items

 The fireplace in the living room has been closed off, and should not be used until it has been opened and inspected, by a professional mason or fireplace expert.

   
**11.7 GAS/LP FIRELOGS AND FIREPLACES****Comments:**
   
**11.8 COOLING AND AIR HANDLER EQUIPMENT****Cooling Equipment Type:****Cooling Equipment Energy Source:****Central Air Manufacturer:****Number of AC Only Units:****Comments:**
   
**11.9 NORMAL OPERATING CONTROLS****Comments:**
   
**11.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM****Comments:**

IN NI NP RR

Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The heating and cooling system of this home was inspected and reported on with the above information. While I make every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that I have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## General Summary



Heritage Home Inspection, LLC

Heritage Home Inspection  
P.O. Box 196  
Springfield, VT 05156

### Customer

Mr. John Q Homeowner

### Address


1 Hometown Lane  
Hometown VT

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing / Chimneys / Roof Structure and Attic

### SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### Inspected, Repair or Replace

-  1. ( Picture 1) The skylights in the sunroom, and room attached to the sunroom, show signs of water intrusion and damage. It was not raining at the time of inspection so it was not possible to determine if the wood damage was caused by window moisture, condensation, or active leaks. The skylight window frame should be repaired and treated, as required, to prevent further deterioration. Any active leaks should be repaired, as required.

## 1. Roofing / Chimneys / Roof Structure and Attic



Item 1 - Picture 1 rotted wood

## 2. Exterior

### WALL CLADDING FLASHING AND TRIM

#### Inspected, Repair or Replace

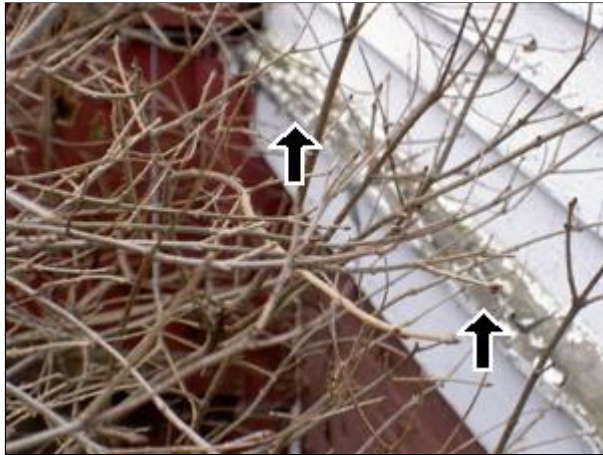
2. (Picture1)(Picture 3) The decorative trim around the home, has several areas of deteriorated wood. The deteriorated trim areas should be replaced, and all of the trim repainted, to prevent further decay. The area seen in this picture, is especially bad, because the shrub is too close to the home, not allowing the siding or trim to fully dry. (Picture 2) The T-111 siding on the sunroom, is in contact with the ground, and has deteriorated from water contact. (Picture 4)(Picture 5) Wood siding should not be in contact with the ground. I recommend removing soil from this area, and repair or replace the affected siding. The situation observed in the picture, is a perfect avenue for termites to enter the structure.

( Picture 4 ) Open holes in the siding should be sealed to prevent water and insect entrance.

( Picture 5 ) There are several areas around the brick foundation where the mortar has deteriorated. I recommend these areas be repaired (re-pointed) as soon as possible to prevent further damage. This type of damage is typically cause by large volumes of water running off the roof onto the ground and splashing back onto the brick. Without gutters these areas need constant attention

There is a large sheet of metal on the side of the house wall above the kitchen porch. This metal does not appear to be original and may have been added at a later date. I am not certain what the condition of the siding is behind the cladding. You may want to ask the current owners about the nature of this material.

2. Exterior



Item 2 - Picture 1 Deteriorated siding trim



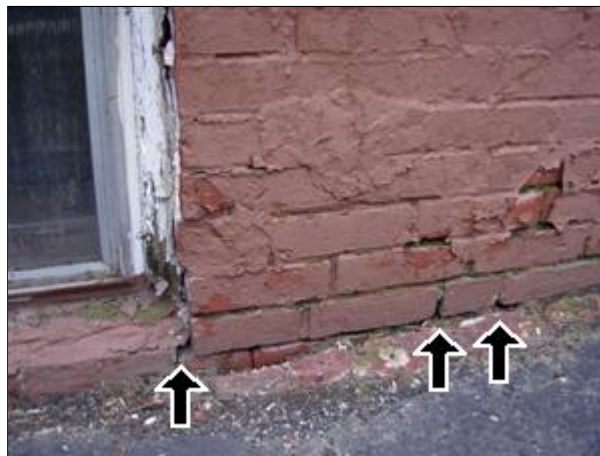
Item 2 - Picture 2 Siding deteriorated



Item 2 - Picture 3 Exterior trim needs paint



Item 2 - Picture 4 open holes



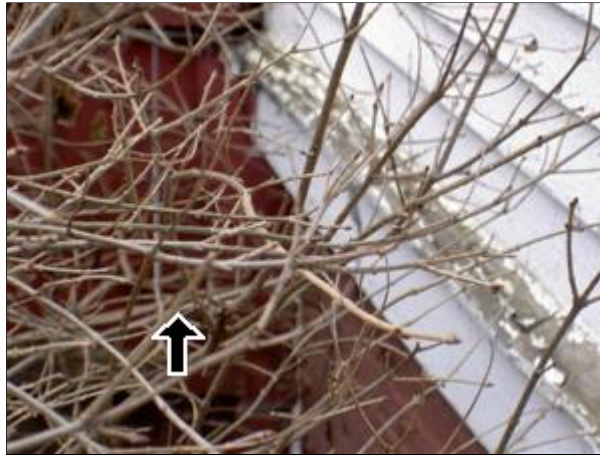
Item 2 - Picture 5 brick mortar deteriorated

**VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS  
(With respect to their effect on the condition of the building)**

**Inspected, Repair or Replace**

- 3. (Picture1) Trees and bushes too close to the home, will inhibit the siding from drying. Constantly damp, improperly treated wood, is a formula for rot and mold. Trees and shrubs should be keep at least three feet away from the exterior of the home.


## 2. Exterior



Item 3 - Picture 1 shrubs too close to home


### EAVES, SOFFITS AND FASCIAS

#### Inspected, Repair or Replace

-  4. Some of the exterior trim of the home, should be stripped and repainted. There are several areas of exposed wood, which should be painted, to reduce the chance of dry rot.

### OUTLETS (exterior)


#### Inspected, Repair or Replace

-  5. The outlet on the kitchen porch is not GFCI-protected. All outdoor electrical outlets should be of the GFCI-type. I recommend replacement of this outlet. The electrical outlets on the rear deck were tested, and show the hot and neutral are reversed. A qualified technician should be contacted to rewire these outlets.

## 3. Garage

### GARAGE FLOOR


#### Inspected, Repair or Replace

-  6. The garage floor is covered with plywood-like wood. The floor is soft and deteriorated. I was not able to ascertain what was under the wood.

## 4. Kitchen Components and Appliances

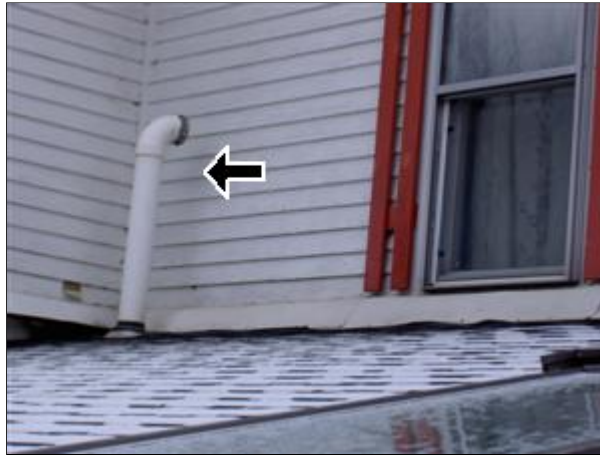
### CLOTHES DRYER VENT PIPING

#### Inspected, Repair or Replace

-  7. The laundry room dryer vent, appears to have not been connected properly, due to the excessive amount of lint in the basement. All clothes dryer vents, should be of either solid metal pipe, or approved flexible, metal pipe, vented to the outside of the home. I recommend replacement of the existing dryer vent system. (Picture 1) The owner's representative, stated this photo may be the dryer vent. If this is the dryer vent, I believe the length and height of the vent could pose a problem with proper venting, and the possibility of lint filling the low area of the vent stack. I recommend the installation of an approved, metal dryer vent, with the shortest exit from the home.



#### 4. Kitchen Components and Appliances




Item 7 - Picture 1 dryer vent pipe too long

#### 5. Rooms


##### STEPS, STAIRWAYS, BALCONIES AND RAILINGS

###### Inspected, Repair or Replace

-  8. The back stairway has a very short tread run. Caution should be taken when descending this stairway.


##### DOORS (REPRESENTATIVE NUMBER)

###### Repair or Replace

-  9. Several doors on the second floor, did not close or latch properly. This could be due to normal ageing and settling of the home. Adjustments may be made to correct this problem.


##### OUTLETS SWITCHES AND FIXTURES

###### Inspected, Repair or Replace

-  10. This home had several, original push button switches, as well as two-prong, ungrounded outlets. It is my recommendation a licensed electrician be contacted, to evaluate the home's electrical system.

##### CO DETECTORS


###### Not Present, Repair or Replace

-  11. Any home that burns fossil fuels, should have at least one, properly working CO detector. I recommend the installation of two CO detectors, one on the main sleeping floor, and one in the basement, in the area where the fossil fuel burning appliance is located.

#### 6. Bedroom

##### OUTLETS


###### Inspected, Repair or Replace

-  12. The bedroom outlets are of the ungrounded-type. Adding GFCI outlets, will create a ground-fault-protected outlet. I recommend the the installation of GFCI outlets in these areas.

#### 7(A). Hall Bath

##### OUTLETS SWITCHES AND FIXTURES

###### Inspected, Repair or Replace

-  13. Electrical outlets located within three feet of a sink, should be of the GFCI-type. For your safety, I recommend replacing the existing outlets, to GFCI-type.

## 7(B). Master Bath

### PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Inspected, Repair or Replace

14. The sink has an S-trap installed. Although S-traps were the standard for many years, they have been noted to allow the water trap to be sucked out during the drain cycle, allowing sewer gas (methane) to enter the home. I recommend the installation of a modern P-trap, to prevent the possibility of the problem occurring.

### OUTLETS SWITCHES AND FIXTURES

#### Inspected, Repair or Replace

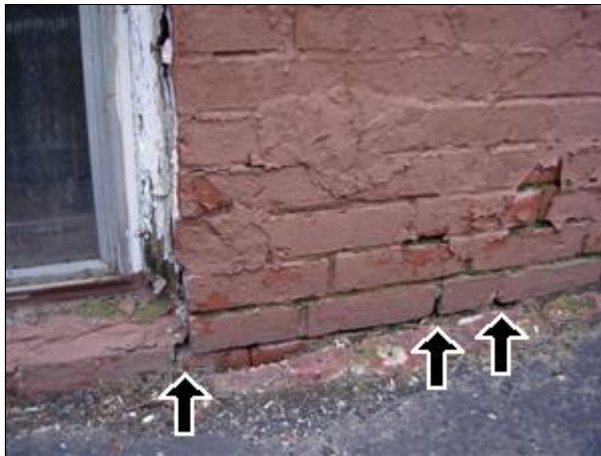
15. All electrical outlets in the master bathroom were of the non-GFCI-type. I recommend replacement of all bathroom electrical outlets, with GFCI-outlets, for your safety.

## 8. Structural Components

### FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

#### Inspected, Repair or Replace

16. The home's foundation is brick-on-stone. (Picture 1) The brick on the outside of the foundation is experiencing mortar decay. This is caused from water running off the roof and splashing back onto the brick. Re-pointing of the brick is recommended to limit the further deterioration. (Picture 2) The cellar wall, at the exit of the hatchway, appears to be bowing inward, towards the cellar, on both sides of the hatchway. The hatchway appears to have been added in recent years, by cutting a section of the foundation. I recommend having a structural engineer evaluate this area. (Picture 3) The white substance on the wall in this picture, is called white effervescence, which is caused by a constant cycle of water or wetness, and drying. There is also a chance, the presence of the water in the winter could freeze, causing the wall to move inward.



Item 16 - Picture 1 brick mortar decay



Item 16 - Picture 2 possible bow in cellar wall


## 8. Structural Components



Item 16 - Picture 3 white effervescence on cellar wall

### CELLAR STAIRS

#### Inspected, Repair or Replace

-  17. The cellar stairs have a marginal tread run. This means the tread top area, is very short. Caution should be observed when entering the cellar, using these stairs. (Picture1) The bottom step of the cellar stairs, shows signs of excessive moisture, as viewed and tested with a moisture meter device. This area should be treated and monitored, to reduce the possibility of the step deteriorating.




Item 17 - Picture 1 excessive moisture

## 9. Plumbing System


### PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Inspected, Repair or Replace

-  18. The shower stall, located in the basement, has the smell of escaping, methane gas. This could be due to the drain trap water, drying up, allowing the gas to pass into the house, or the lack of a proper trap. This shower appears not to have been used in quite some time, which increases the possibility of the trap water not being present. I recommend running some water down the drain to see if a gas seal is established.

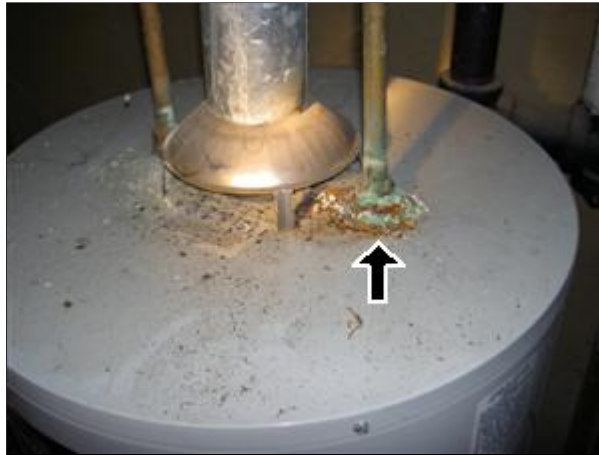
### HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

#### Inspected, Repair or Replace

-  19. (Picture1) There is excessive corrosion, at the cold water pipe entrance, to the hot water heater. This is a 40 gallon, gas fired, hot water system, normally designed for two-person consumption. The water heater could be nearing the end of its useful life.



## 9. Plumbing System



Item 19 - Picture 1 corrosion at the cold water inlet

### FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

#### Inspected, Repair or Replace

20. (Picture 1) One, unused oil tank outlet line, has been crimped to terminate it. The proper way to terminate any unused oil lines, is to install a proper, tight fitting cap. I recommend the installation of a correct cap. There is no installed oil filter, from the oil tank to the oil burner. The filter seen in photo has been disconnected. A filter is recommended to inhibit the entrance of foreign material and water, from entering the burner, which could affect or inhibit proper operation. (Picture 2) There is an exposed pipe coming into the basement, approximately twelve feet to the right, of the oil tank. I am uncertain what this pipe was used for. I recommend checking with the previous owners to see if there was, or is, a buried oil storage tank.



Item 20 - Picture 1 crimped oil tank outlet line



Item 20 - Picture 2 exposed pipe in the basement

## 10. Electrical System

### BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

#### Inspected, Repair or Replace

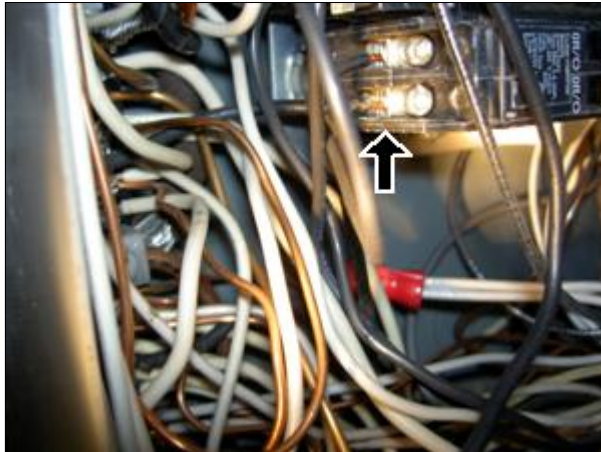
21. (Picture 1)(Picture 2)(Picture 3) Two wires, installed on one circuit breaker, that is designed for only one wire, is called double tapping. This situation could cause overheating of the wires, and possibly a fire. I recommend having a qualified electrician, add additional circuit breakers, or replacing with approved, double tapped-type circuit breakers. The wiring in the home has some relatively new, Romex-type wiring, and there could possibly be some of the older, knob- and-tube wiring. This was impossible to determine, because most of the wiring is concealed behind walls. (Picture 4) The electric dryer sub-panel feed is tapped off of the main, 220 VAC input. This is not recommended. A separate disconnect breaker, should be installed in the main panel, to feed the dryer sub-panel.

**10. Electrical System**

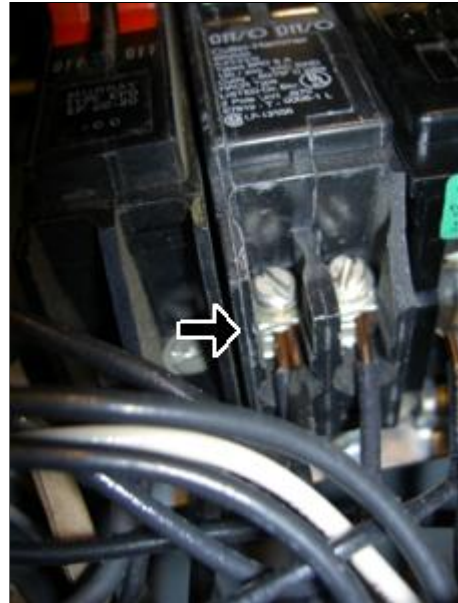
(Picture 5) There is a wire splice at the garage. I recommend a licensed electrician, install a proper circuit breaker, and repair the wire splice at the garage in the correct manner

( Picture 5 ) There is an exposed wire located at the side entry door of the garage. The wire has what appears to be either a repair or splice installed. Any wire connections should be made in an approved junction box. Any electrical wiring running outside the home in an area of possible personal contact should be run in a protective conduit. Recommend having a licensed electrician make the appropriate repairs.

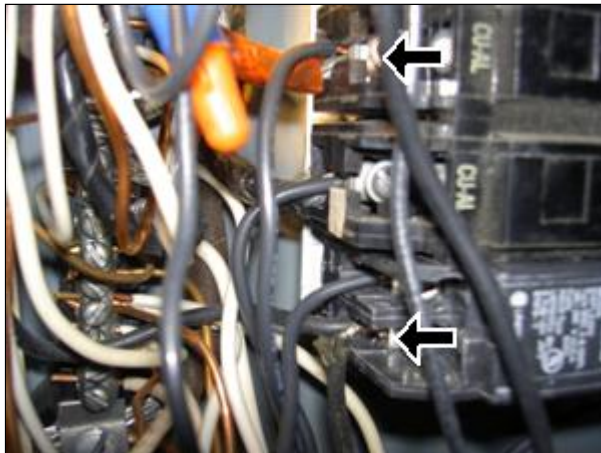
The back porch outlets were tested and indicate the neutral and hot wires are reversed. Recommend having a licence electrician rewire as required.



Item 21 - Picture 1 double tapped circuit breaker



Item 21 - Picture 2 double tapped circuit breaker



Item 21 - Picture 3 double tapped circuit breaker



Item 21 - Picture 4 dryer tapped power


## 10. Electrical System



Item 21 - Picture 5 wire splice at garage

**CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Inspected, Repair or Replace**


-  **22.** (Picture1) Extension cord in the basement, being use to power the overhead lights, is fastened to the floor joist, by bare metal staples. The staples could cut into the cord causing a short or possibly a fire. This cord should be removed, and a proper Romex-type conductor installed.



Item 22 - Picture 1 extension cord

**POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Inspected, Repair or Replace**

-  **23.** Most of the electrical outlets in the home, do not have a ground circuit installed. With today's modern appliances the ground circuit is used to protect the operator from an electrical shock, by giving the shorted voltage a path back to ground. I recommend a qualified electrician install GFCI outlets in the bathrooms, kitchen, basement and garage.

**OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Inspected, Repair or Replace**



## 10. Electrical System

24. The home has a minimal amount of GFCI receptacles. Any location closer than three feet from a sink or tub, should have a GFCI. There are no GFCI outlets at any of these areas, including the sink in the basement. It is recommended that GFCI outlets be installed in these areas.

### CARBON MONOXIDE DETECTORS

#### Inspected, Repair or Replace

25. Any home using fossil fuels, should have at least one CO detector, installed in the primary living quarters. It is recommended a working CO detector be installed in the area of the fossil burning appliance. The State of Vermont now requires that a working CO detector, be installed in the vicinity of all sleeping quarters.

## 11. Heating / Central Air Conditioning

### DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Inspected, Repair or Replace

26. (Picture1) The steam pipes in the basement are covered with an asbestos-like material. I recommend you do some research about the presence of asbestos material in a home. The EPA web site has a host of information, regarding asbestos.



Item 26 - Picture 1 asbestos-like material

### CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)


#### Inspected, Repair or Replace

27. (Picture1) The fuel clean out door, is completely corroded. The flue appears to be full of debris. I recommend having the chimney cleaned and inspected by a qualified chimney sweep. The top cap of the chimney, on the east side of the home, shows some deterioration of mortar between the bricks. A qualified mason should be contacted, for a professional inspection of this area.

**11. Heating / Central Air Conditioning**

Item 27 - Picture 1 flue clean out door

**SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)****Inspected, Repair or Replace**

-  28. The fireplace in the living room has been closed off, and should not be used until it has been opened and inspected, by a professional mason or fireplace expert.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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*Heritage Home Inspection, LLC*



## INVOICE

Heritage Home Inspection, LLC  
 Heritage Home Inspection  
 P.O. Box 196  
 Springfield, VT 05156  
 Inspected By: Bob Jack

Inspection Date: 11/20/2006  
 Report ID: 11200601

Customer Info:	Inspection Property:
Mr. John Q Homeowner P.O. Box 555 Hometown VT  <b>Customer's Real Estate Professional:</b> Betty Homeseller Homes-R-Use	1 Hometown Lane Hometown VT

### Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,501 - 3,000	375.00	1	375.00
Radon air test	85.00	1	85.00
Water Test	85.00	1	85.00

**Tax \$0.00**

**Total Price \$545.00**

**Payment Method:** Check

**Payment Status:** Paid At Time Of Inspection

**Note:** check #555



## Heritage Home Inspection, LLC

Bob Jack

Heritage Home Inspection  
P.O. Box 196  
Springfield, VT 05156

