TOWN OF STAMFORD
ZONING BOARD OF ADJUSTMENT MEETING
June 25, 2025
(UNAPPROVED)

Present: Board Members: Jean E. Kurpiel, Chair, Theodore N. Dobbert, Sheila G. Lawrence, Sheila Pecor (by phone), and David Saldo.
Appellant: Barbara Dolle.
Visitors: Nelson Dunn, Jr., Kurt Gamari, Jedidiah Gramlin, Lisa Gramlin, Peter Greenbush, Kathleen Hull, Kenneth Jensen, Mary Opalenik-Jensen, Alyssa Larkin, William Levine, Natalie O'Neil, Diane Saldo, Stephanie Shelburne, James Stimpson, Christopher Vadnais, Walter Winship, and Douglas Wright.
Zoning Administrator: Debra Burchard.
Clerk: Lori A. Shepard.

Jean Kurpiel called the meeting to order at 6:00 p.m. and opened with the Pledge of Allegiance. All parties who expected to give testimony were sworn in at the beginning of the meeting and throughout the meeting in order to be heard.

The board entertained discussion on ZBA Permit #253 appealing the Zoning Administrator's decision that no permit is necessary regarding 818 Main Road, Stamford, VT and the appeal/enforcement of Permit #2023-8N regarding the installation of two utility farm accessory buildings on Klondike Road, Stamford, VT.

Party status was questioned. Jean Kurpiel, after investigation and research through the state, determined that Barbara Dolle is entitled to have her concerns heard and if deemed warranted, acted upon.

Dave Saldo acknowledged letters sent to the Select Board and a potential conflict of interest but felt he was capable of being unbiased and there was no need to recuse himself.

The appeal narrative was read aloud by the clerk. Barbara Dolle felt the narrative identified her concerns.

The first concern was the demolition of the garage at 818 Main Road without a permit. Jean Kurpiel did not feel the garage removal could be considered an alteration. The garage was not altered, it was removed. Stephanie Shelburne indicated that after receiving questions, she consulted with the state and filled out a permit for the demolition (attached as Exhibit A). She also stated that she used the inspection report of 818 Main Road which did not indicate any presence of asbestos or lead paint (attached as Exhibit B).

Deb Burchard indicated that our Zoning Bylaws do not have any regulations regarding change of use. The Bylaws regulate conditional use, but Deb Burchard stated that the conditional use is not applicable in this matter. The building is in a residential zone and has been in a grandfathered status since the town first adopted zoning. It was formerly used as a place for people to gather and is still being used as a place for people to gather. Deb Burchard said conditional use status runs with the land.

Stephanie Shelburne felt that she has been under attack. Jean Kurpiel felt sorry that she felt that way. Jean Kurpiel said she always enters a hearing without any preconceived opinion and with the intention of gaining information at the hearing. She felt the Zoning Board has no ill will.

The next concern was the potential contamination of the appellant's water supply on Klondike Road and the agricultural sheds being used as micro homes. Stephanie Shelburne stated that water runs downhill from Barbara Dolle's Klondike Road property to her Klondike Road parcel so there is no way her water could be contaminated. She said no one is living in the buildings, they are agricultural; there is no water and no power. Barbara Dolle explained the natural spring rights from the Michael Lot, presented a map of her property (attached as Exhibit C), and referenced the water rights in her deed. Stephanie Shelburne clarified that the stakes were put in the ground to identify the boundary. There was no evidence presented of water contamination. Jean Kurpiel stated that the town has no control over agriculture and she confirmed that in the future if Stephanie Shelburne intends to use the agricultural sheds for micro homes that she would need to obtain the proper permits through the town.

The meeting was very contentious and two people were asked to leave during the meeting. Sheila Lawrence reminded everyone that we all live in the same community and that we have to start getting along. Jean Kurpiel felt the board had worked through everything and suggested the board adjourn without any action. Dave Saldo felt the board should deliberate and provide a decision next week. Jean Kurpiel felt the matters had reached a conclusion and that it was time to move on.

Dave Saldo announced that he would be leaving the board. Jean Kurpiel felt the town would suffer a great loss without his service.

MOTION by Ted Dobbert to adjourn. SECONDED by Dave Saldo. All in favor. Motion APPROVED. The meeting ended at 7:30 p.m.

Respectfully submitted by

Lori A. Shepard, Clerk

/las

Exhibit A

Vermont Building Demolition Notification Form

1.

Building Demolition Notification Requirements

The Vermont Regulations for Asbestos Control section 9.1 require that prior to any demolition of a building or portion of a building, the building owner must determine through an asbestos assessment the presence of asbestos-containing materials. The assessment must be conducted by a Vermont-licensed asbestos inspector. Even if no asbestos-containing materials are found, the Department of Health must be notified of the demolition using this form 10 working days in advance of the demolition.

If no asbestos-containing materials are found:

The building owner must notify the Health Department within 10 working days before the demolition begins using this form.

If asbestos-containing materials are found, and these materials will be disturbed due to demolition, then:

The building owner must notify the Health Department within 10 working days before the demolition begins using this form.
Asbestos-containing materials must be removed by a Vermont-licensed asbestos abatement company before the demolition.

Enter the following information about the building to be demolished

1. Building name and description (e.g. Burlington City Hall or Smith private residence).

818 Main Road UNCFoundation Building formerly the John Bosco Catholic Church

2. Street number

818

3. Street name

Main Rd

4. Town or city

Stamford

5. Building owner's first name

UNC Foundation, Stephanie Shelburne Executive Director

6. Building owner's last name

UNC Foundation, Stephanie Shelburne Executive Director

7. Building owner's mailing address, city, state and zip code

751 Main Rd, Stamford, VT 05352

8. Building owner's email address.

stephanieshelburne@foundationunc.org

9. Enter your email address if different from the owner's email address.

stephanie@liveliferesources.com

10. Enter the date the building demolition work will begin

04/17/2025

11. If you are submitting this demolition notification less than 10 days prior to the demolition start date, explain why below. For example, describe the emergency situation that requires the building to be demolished quickly.

This carport has been demolished already based on inspection report from Norway Hills inspection, Identifying that it was structurally unsound and best removed as soon as possible.

Enter the following information about the asbestos inspection and report

12. Enter the name of the Vermont licensed asbestos consulting company that performed the asbestos inspection in preparation for the building demolition.

NA

13. Enter the date the asbestos inspection was performed.

10/26/2024

14. Was asbestos containing building material found during the asbestos inspection?

No

15. Upload the asbestos inspection report. Maximum allowable file size is 500 KB. Reduce the size of the file to upload it. If you are unable to upload it here, email it to ALRP@vermont.gov with the address of the property in the subject line of the email. The asbestos inspection report MUST be submitted to ALRP either by uploading it here or emailing it.

16. Enter any additional information about this demolition that the ALRP should be aware of.

I am including the garage/carport report from Norwich Hills. We used a licensed contractor to remove this structure. I was unaware any further action needed to be taken.

2. Thank You!

Thank you for submitting this demolition notification form. If you did not upload the asbestos inspection report to the survey, remember to email it to ALRP@vermont.gov with the address of the property in the subject line of the email. The asbestos inspection report MUST be submitted to ALRP.

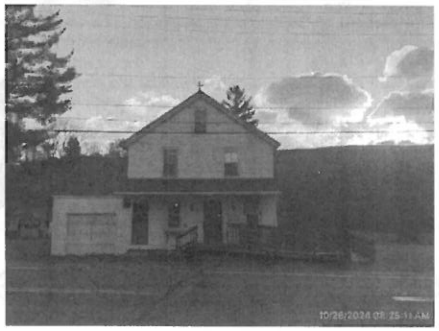
Asbestos and Lead Regulatory Program
Vermont Department of Health
ALRP@vermont.gov

Confidential Inspection Report

LOCATED AT:
818 Main Rd
Stamford, VT 05352

PREPARED EXCLUSIVELY FOR:
Lori Shepard

INSPECTED ON:
Saturday, October 26, 2024



Inspector, Wayne Swanson NH-0775 VT-143.0134109
Norway Hill Home Inspections
Inspector Email wayne@norwayhillhomeinspections.com

Saturday, October 26, 2024
Lori Shepard
818 Main Rd
Stamford, VT 05352

Dear Lori Shepard,

We have enclosed the report for the property inspection we conducted for you on Saturday, October 26, 2024 at:

818 Main Rd
Stamford, VT 05352

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. These symbols are **suggestions** and they may not reflect individual opinions. We would strongly advise you to review the full report. Below are the symbols and their meanings:
:

AOC = Areas of concern can have an impact on the operation of the home. Items in the area of concern should be evaluated by the appropriate trades, and they may or may not find more issues that will need to be addressed. We strongly encourage you to be fully aware of these items prior to purchase.

SAFE = This Item is a safety item. Although at the time the home was built this item may not have been required, we feel that it is important, but not required to bring this item up to modern standards for safety reasons.

UPG = Upgrade recommended, but not required

MNT = Maintenance may be required for this item and it should be put on a maintenance schedule

We thank you for the opportunity to be of service to you.

Sincerely,
Wayne Swanson

Inspector, Wayne Swanson
Norway Hill Home Inspections

Exhibit B

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

Orientation
1: DIRECTION: We will describe the locations of this property, left or right, as though viewing it from looking at the front door.

Notes
2: ESTIMATED AGE : The house was estimated to be approximately 80-90 years old.

3: HOME STATUS: The home was vacant at the time of the inspection.

4: WEATHER: Over the course of this inspection the temperature was estimated to be between 30 and 40 degrees.

5: WEATHER: Partly cloudy
6: PRESENT AT INSPECTION: Seller agent was present
7: PRESENT AT INSPECTION: Select board members was representing the listed client

8: DISCLAIMERS: We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

9: DISCLAIMERS: Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

10: DISCLAIMERS: The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

AOC **11:** DISCLAIMERS: This home is older than 50 years and the home inspector considers 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 this inspection makes every effort to point out safety issues, it does not inspect for code. 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. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basement could be years old from a problem but no longer exists. Or, it may still need further attention and repair. Determining this could be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects, or deterioration from moisture. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a qualified contractor inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer recalls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspections.

12: DISCLAIMERS: This home was built prior to 1990. Although many contaminants were removed from building products in the 1970's, their use continued for a number of years into the 1980's. Most of these contaminants require special licensing to test for and are not included in a standard home inspection. There is a possibility that this home contains one or more of the following hazardous substances: Lead Paint, Formaldehyde, creosote, asbestos in Vermiculite insulation, pipe insulation, flooring, popcorn ceiling, and many other building products. This is not a complete list, and if concerned we recommend securing the services of an industrial hygienist to determine if any of these substances exist.

13: DISCLAIMERS: Seller's disclosure form are an important part of the buying possess. We strongly encourage you to review the seller's disclosures and ask any questions on incomplete answers.

14: DISCLAIMERS: We do not inspect the interior of the chimney, condition and operation of wood or pellet stoves, standby generators, refrigerators, washer and dryer and other appliances that are not built in. Please see our service agreement for the full list of items not covered under a standard home inspection. We do recommend you have these items inspected by the appropriate trades.

15: DISCLAIMERS: This inspection does not include a review of trade specific fixtures, appliances or systems. Qualified personnel could be retained for evaluation of all such equipment. We do not review and/or confirm compliance with the ADA (Americans with Disabilities Act) requirements. We recommend the building be brought into compliance with ADA (Americans with Disabilities Act) requirements. Our inspection does not include review of the building and/or site for toxic materials or environmental hazards. We would recommend review by qualified personnel.

Roofing

Basic Information

16: LOCATION: Location: Covers whole building

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Saturday, October 26, 2024

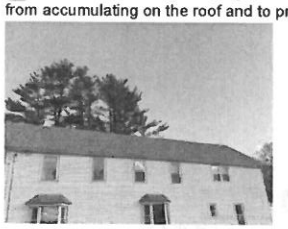
17: MATERIALS: Material: Asphalt composition shingle

Inspection Method

18: Our inspection of the roofing surfaces was conducted utilizing a drone.

Surfaces Asphalt Surface

MNT **19:** Trees were overhanging the roof in one or more areas. We recommend they be trimmed to prevent debris from accumulating on the roof and to prevent damage by abrasion.



MNT **20:** There was debris on the roof, requiring removal to prevent accelerated deterioration of the shingles. We recommend that the roof be monitored and periodically cleared of debris in the course of routine property maintenance.

MNT **21:** Moss/lichen/mildew was observed on the roof covering. Aggressive methods to remove moss may result in increased damage to the roof surface. These areas of the roof covering will need to be monitored as they may be the first area to deteriorate. We recommend having a qualified roofing contractor review the roofing surfaces and clean and/or repair areas as needed.

AOC **22:** The roofing surface was damaged and deteriorated on the pictured rear bump out. Further evaluation by a qualified roofing contractor is needed to determine the appropriate repair.

Flashings Flashings: Overall

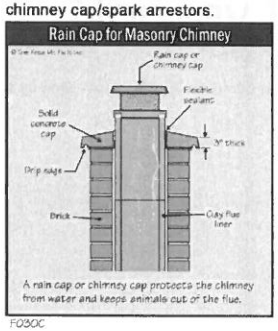
23: Metal flashing had been used to seal the connections and penetrations.

AOC **24:** No kick-out flashing was observed in one or more areas where the roofline meets the siding. Kick-out flashing will prevent roof runoff from running down the siding and causing early deterioration. Most siding installations require kick-out flashing to meet the manufacturer's specifications. A qualified person should install the proper kick-out flashing.

UPG **25:** Step flashing was not visible. There should be a gap of 1-2 inches between the roof covering and the siding to allow the siding to dry after a rain. We recommend having a qualified contractor to evaluate and repair or replace as needed.

Chimney/Flues/Caps Chimney Above Roof
26: The visible exterior portions of the chimney(s) were comprised of concrete.

UPG **27:** On one or more of the chimneys, there were no spark arrestors or rain caps above the flues to prevent the escape of hot embers or rain entry. As an upgrade, we recommend that a qualified mason contractor install chimney cap/spark arrestors.



FO30C

MNT **28:** The mortar cap showed signs of minor deterioration and should be repaired during routine property maintenance.

Chimney/Flues/Caps Plumbing Vents
29: No exterior roof plumbing vent was observed.

General Comment
30: The main structures roof was in satisfactory condition. Attention to the items noted above, together with routine maintenance, will maximize its useful life. We recommend having a qualified roofing contractor evaluate and repair or replace the items noted above as needed.

AOC **31:** The attached garage roof was beyond its expected service life. The conditions noted above create the opportunity for leakage and the need for replacement should be expected in the near future.

AOC **32:** In addition, the condition(s) and/or configuration noted above for the garage were conducive to moisture penetration and leakage. We recommend having a qualified roofing contractor evaluate and repair or replace the roof as needed.
33: The condition(s) and/or configuration noted above demands attention for the long term viability of the roofing surface. For necessary preventive maintenance, we recommend the advice and services of a licensed roofing contractor.

Exterior/Site/Ground

Basic Information

34: SITE GRADING: Site grading: Sloped towards structure, this can allow runoff to rest against the foundation and infiltrate into the basement area. Drainage corrections may be needed.

35: TOPOGRAPHY: General lot topography: Uneven lot
36: EXTERIOR PRIMARY FINISH: Primary exterior wall covering: Vinyl siding

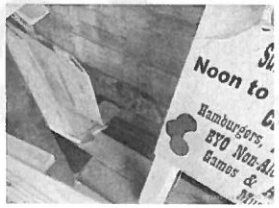
Foundation Concrete/block

MNT **37:** Hairline and/or small cracks, within normal tolerances, were visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.

Foundation Stone

AOC **38:** There had been problems with the stone foundation in the past and repairs had been performed. We recommend review of any engineering, plans and/or permits associated with this work.

MNT **39:** The mortar was deteriorated in some areas. To help prevent further damage, we recommend the mortar be repaired or 'pointed up' by a qualified contractor.

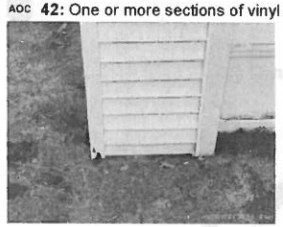


AOC **40:** There were moderate cracks visible in the stone foundation. We recommend further evaluation to determine the need for immediate repairs.

Surfaces Vinyl Siding

41: The siding may have been applied over the original material. There is no access or opportunity for inspection of the original surfaces and their condition is unknown.

AOC **42:** One or more sections of vinyl siding were damaged. We recommend repair or replacement as needed.

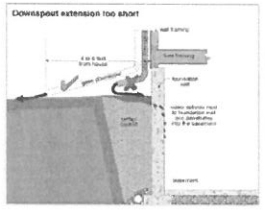


AOC **43:** In one or more areas, we noted gaps in the siding joints. We were unable to determine if moisture damage had occurred to the underlying building materials. We recommend having a qualified contractor evaluate and repair or replace as needed to prevent water entry.

MNT **44:** We noted dirt/ mildew on the vinyl siding. We recommend that the siding be cleaned for a better appearance and to maximize the life. Hidden deterioration may be discovered during cleaning. Any deteriorated/damaged areas should be repaired as needed

Grading & Drainage Downspouts

MNT **45:** Runoff water from the roof discharges next to the structure. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.



Grading & Drainage Grading

AOC **46:** Grading was sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems and/or water infiltrations. Regrading would help ensure that surface water flows away from the structure.

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MNT **47:** Erosion was noted at the exterior. This area should be corrected and stabilized to prevent further erosion from occurring.

Electrical Wiring

AOC **48:** We found exposed wiring. Even if insulated, we recommend all wiring be encased in a conduit or otherwise protected in accordance with present standards by a licensed electrician.

Electrical Outdoor Receptacles

SAFE **49:** GFCI PROTECTION: One or more of the GFCI receptacles tripped when tested but would not reset and remained dead. We recommend the source of the problem be identified by a qualified electrician and by corrected.

Doors & Windows Windows

AOC **50:** One or more windows, there was condensation between the panes of glass of double pane windows. This indicates a failed seal. We recommend the lens assemblies be replaced, which is the only method for correcting this deficiency. There may be failed seals and/or condensation between the panes of glass in other insulated glass windows; different weather conditions may reveal problems.

AOC **51:** Portions of the aluminum window trim were loose at the time of inspection. We would recommend repair of this condition to prevent water intrusion.

52: Aluminum wrap is covering the original wood sills and trim. We are unable to view the wooden components
53: GLAZING : Because it is harder to break and less likely to cause injury if broken, safety glass is now required in specified locations. These include, but are not limited to, all door glass, most large windows, and windows near doors and floors.

54: GLAZING : The older openings do not have safety glass, while the newer doors and/or windows are properly protected. Upgrading of the older openings is not required but should be considered in the more vulnerable locations.

MNT **55:** GLAZING : One or more of the windows glazing putty was dry and cracked. This condition is not urgent but should be attended to when the house is painted.

MNT **56:** GLAZING : One or more of the windows glazing was dry and cracked with some putty loose or missing. We recommend the putty be touched up and/or replaced to provide a watertight seal. A coat of paint on the putty will help prevent future deterioration.

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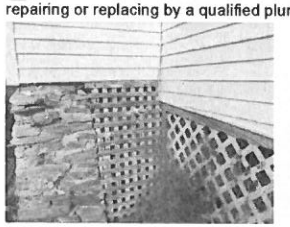
Exterior Plumbing / Vents Hose Bibs

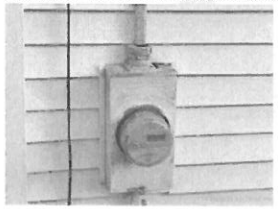
MNT **57:** One or more of the hose bibs did not work when turned on. It may be winterized. We recommend repairing or replacing by a qualified plumber.



Fuel System Oil Fill And Vent
58: The oil fill and vent was installed correctly with no issues present

Service Main Meter

AOC **59:** The sealant where the electrical wire enters the meter was old. Signs of movement of the cable were observed. We recommend the sealant be replaced to prevent water intrusion into the meter and electrical box.



Improvements Deck Surface
60: Like fences and other exposed wood construction, decks have a finite service life. Even the best maintained deck will need repair and eventual replacement. We urge regular treatment with combination wood preservative/UV inhibiting sealers.

MNT **61:** DECKING: There were older weathered deck boards on the surface of the deck. We recommend the eventual replacement of all damaged material by a qualified contractor.

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Improvements Deck Supports

MNT **62:** SUPPORT CONDITION : There was earth-to-wood contact at the bottoms of one or more of the ADA ramp support posts. This condition is conducive to infestation of wood-destroying pests/organisms. We recommend that all earth-to-wood contacts be broken and any damaged materials be replaced.


AOC **63:** LEDGER: There was no visible lag bolts securing the ledger board to the home. The ADA RAMP was attached to the home by a ledger nailed to the home. Although this may have been common practice at the time it was built, generally-accepted modern standards specify the use of lag screws to fasten ledgers. We recommend the addition of lag bolts about every 3 feet of or so by a qualified contractor.

AOC **64:** LEDGER: The joist hangers were damaged in areas. We would recommend further review and repair or replacement as needed by a qualified contractor.

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Improvements Stairs

UPG **65:** There was one or more of the stairs that had earth-to-wood contact, which makes the stairs.support vulnerable to deterioration. We recommend all earth-to-wood contacts be broken to prevent moisture or pest related damage.


UPG **66:** The steps were nonconforming. Standards require all steps to be almost identical in 'rise' and 'run' for safety. Ideally, the stairs should be rebuilt. If not, we recommend caution in the use of this stairway.

UPG **67:** The steps were nonconforming. Standards require all steps risers to only allow a 4" sphere or less to pass though. Ideally, the stairs should be paired or rebuilt. If not, we recommend caution in the use of this stairway.


Improvements Hand Railings

UPG **68:** One or more of the railing construction was deficient by present standards. Modifications to spacing no greater then 4 inches to eliminate hazards, especially for children, are recommended as an upgrade.


AOC **69:** One or more of the hand railings were not sturdy enough to resist a person's weight. We recommend that the railings be reinforced or replaced in accordance with present standards.


Improvements Guards

SAFE **70:** One or more of the guards were damaged. We recommend they be repaired or replaced.


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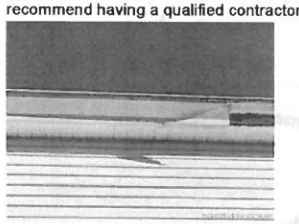
Fireplaces & Chimneys Chimney

71: One or more of the chimney cleanout and/or the door was damaged/stuck/heavily rusted. We recommend having a qualified contractor to evaluate and repair or replace as needed.

Other Features Trim

AOC **72:** The trim in some areas was damaged. This can allow moisture to infiltrate the framing of the structure. We recommend having a qualified contractor to evaluate and repair or replace as needed.



AOC **73:** Sections of trim was missing. For a better appearance and maximum protection of the joints and edges, we recommend all missing trim be replaced.

Other Features Paint/Stain

MNT **74:** Exposed portions of the exterior was weathering. For a better appearance, and to maximize the useful life of the surfaces, they should be refinished and/or repainted during the course of routine maintenance.

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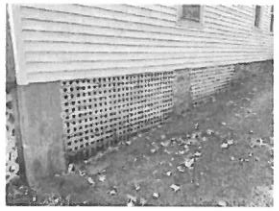
MNT **75:** There was peeling paint in one or more locations. We recommend this area be prepared and refinished.

Limitations

76: DISCLAIMERS : The aluminum wrapping was covering the original wood (trim, fascia, eaves, soffits, window sills, and/or other features). We were unable to view the wooden components. Without invasive inspection, we are unable to determine integrity of the wooden components and the extent of possible water intrusion. If concerned, a qualified contractor should be consulted for an invasive inspection.

General Comment

77: As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry. If caulking is needed for maintenance of any flashing or exterior trim, we suggest a high quality urethane sealant such as 'Sikaflex'. Latex, butyl, oil based, silicone or 'architectural grade' sealants should be avoided.

78: There was areas where exterior features are in need of attention. These conditions suggest lapses in maintenance. We make no attempt to list all cosmetic flaws but, do suggest attention to items relating to function and safety.



Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas can be limited. Our review of the garage door(s) does not include resistance testing of the pressure switch and/or correct balance of the door springs.

Roof Structure Sheathing

AOC **79:** The sheathing was deteriorated. We recommend having a qualified roofing contractor to evaluate and repair or replace as needed.

AOC **80:** The visible sheathing was sagging in one or more areas. We recommend this condition be evaluated and repaired, if necessary, to avoid further distortion and more significant damage.

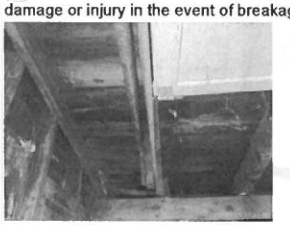
Structure Wall Framing

AOC **81:** The wall framing was damaged. Changes in use or other conditions could lead to additional damage or failure. We recommend the framing be repaired or replaced in accordance with present standards.

Doors & Windows Garage Doors/hardware

AOC **82:** One or more of the garage door was damaged. We recommend repair or replaced as needed.

SAFE **83:** SPRINGS: One or more of the garage door springs were not provided with safety restraints to eliminate damage or injury in the event of breakage, in accordance with present standards.



Electrical Receptacles

UPG **84:** INSTALLATION: There were no receptacles. This does not meet present standards. While not required, upgrading by installation of electrical receptacles in accordance with present standards might be considered.

Limitations

85: ACCESSIBLE: Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.

General Comment

86: We recommend all damaged materials be replaced. Because damage may extend into the inaccessible framing and associated members, the extent of concealed damage will not be known until repairs are in progress.

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Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

Plumbing Sink

87: There was no water at the second floor. Full testing of fixtures or components was not possible.

We recommend having a qualified plumber review and repair or replace as needed.

Plumbing Drain Traps

88: TRAP MATERIAL: One or more of the drain trap and associated piping was chromed metal.

UPG **89:** One or more of the drain trap was installed in a nonconforming configuration known as an 'S trap'. Under certain circumstances, this trap could allow venting of sewer gasses into the surrounding area. Modification would be proper and is recommended.

90: However, as a practical matter, the likelihood of problems is minimal. If odors are noticed, running a small amount of water into the trap will seal the line.

Electrical Receptacles

SAFE **91:** GFCI PROTECTION: There was no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

Appliances Stove

92: GENERAL: There was no stove at the time of the inspection.

Appliances Ventilation

UPG **93:** There was no exhaust fan in this kitchen. There was no requirement that a fan be installed, but depending on the style of cooking preferred, the lack of a fan could be an inconvenience.

Appliances Disposal

94: The kitchen was not equipped with a garbage disposal. Because this home has a septic system, we do not recommend installing a disposal. Disposals can place an unreasonable load on septic systems and requiring more frequent pumping.

General Comment

95: We recommend all damaged materials be replaced. Because damage may extend into the inaccessible framing and associated members, the extent of concealed damage will not be known until repairs are in progress.

1st Floor Interior Rooms

Surfaces Floor

96: GENERAL: The floor covering was a type that frequently contains asbestos. Actual asbestos content can only be determined by laboratory testing. Further information on asbestos can be obtained from a licensed asbestos consultant or abatement contractor.

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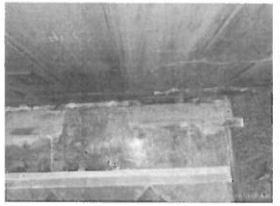
97: A separation from the wall on the right side was observed. This indicates past movement of the structure. Additional comments on the crawlspace are found in the crawlspace section.



Doors & Windows Windows

UPG **98:** There was water staining at the corners of one or more windows. We recommend the source of the moisture be identified and appropriate corrective action be taken to prevent damage.

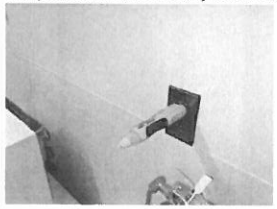
Electrical Wiring

UPG **99:** We found exposed wiring. Even if insulated, we recommend all wiring be encased in a conduit or otherwise protected in accordance with present standards by a qualified electrician.

Electrical Receptacles

100: INSTALLED: The receptacles were a combination of the two and three prong type. They appear to be properly installed were operational.

SAFE **101:** INSTALLED: There was one or more ungrounded three prong receptacles. We recommend they be properly grounded or restored to their original two prong configuration. These can be placed on a GFCI breaker and provide a level of safety that is not currently present.



Electrical Lights

MNT **102:** One or more of the light fixtures was loose. We recommend the fixture be secured in place/ repaired as needed.

Other Features Limitations

103: DOORS/WINDOWS : One or more of the windows were not operated. Plastic sheeting and/or lack of access prevented operation of the windows and we were unable to comment on their functionality.

Other Features General Comment

104: This area was in need of repair as noted above or in other sections of this report.

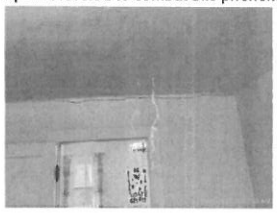
2nd floor Interior Rooms

Surfaces Walls

MNT **105:** One or more of the wall surfaces had blemishes and can be repaired in the course of routine maintenance.

MNT **106:** There was pealing paint in one or more areas on the wall. We would recommend refinishing these areas.

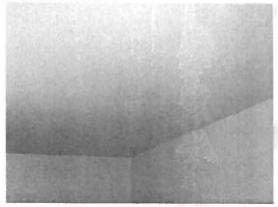
107: Separations between the walls and ceiling are routinely observed in older homes. This is a symptom of settling of the center support structure on the lower level. Most floors on the second floor have been shimmed, built up and leveled to combat this phenomenon.



Surfaces Ceiling

MNT **108:** The ceiling surface had blemished and can be repaired in the course of routine maintenance.

MNT **109:** One or more of the ceilings had minor cracks. This type of cracking in this material is common and does not indicate a structural deficiency. It should be understood that that this type of cosmetic cracking may recur due to minor movement in the structure. These can be patched, prepared, and finished in the course of routine maintenance.



MNT **110:** There was pealing paint in one or more areas on the ceiling. We would recommend refinishing these areas.

AOC **111:** There was water staining; however, no sign of active leakage was detected. If additional staining develops, the source of staining should be identified and necessary repairs performed. Prepare and refinish the ceiling to restore its appearance. Without an invasive inspection, we are unable to determine the integrity of the support system and the extent of possible water intrusion. If concerned, a qualified contractor should be consulted for an invasive inspection.

112: Slope

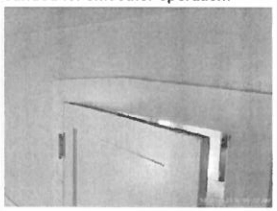
Surfaces Floor

AOC **113:** GENERAL: The floor was sloped. Individual perception and sensitivity to floor sloping varies greatly. However, the slope in this case was significant. See foundation and/or other sections of this report regarding this issue.

114: GENERAL: The floor covering was a type that frequently contains asbestos. Actual asbestos content can only be determined by laboratory testing. Further information on asbestos can be obtained from a licensed asbestos consultant or abatement contractor.

Doors & Windows Doors

MNT **115:** SWINGING: One or more of the doors rubs on the frame and/or the floor. We recommend it be planed or sanded for smoother operation.



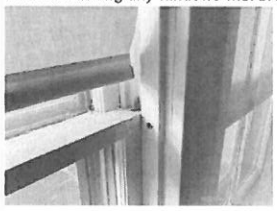
116: GENERAL: One or more doors had been removed. We recommend that doors be installed in all necessary openings and checked for proper operation.

Doors & Windows Windows

MNT **117:** One or more windows were stuck or had been painted shut and couldn't be opened. We recommend repair to restore functional use. Careful work with a razor knife may be sufficient.

UPG **118:** The sash cords were frayed on one or more of the windows and had a limited remaining useful life. When they break, the window will not stay open. Replacement of the sash cords the next time the room is painted is suggested.

AOC **119:** One or more of the windows sash cords were broken and windows do not operate properly as a result. Replacing these ropes is an involved procedure best done when the room is painted. We recommend great care when unlatching any windows with broken cords on the top sash.



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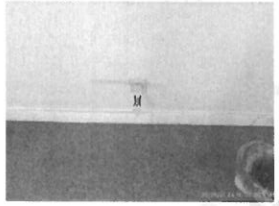
Electrical Wiring

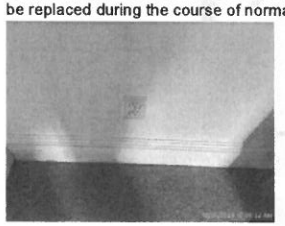
SAFE **120:** We found exposed wiring. Even if insulated, we recommend all wiring be encased in a conduit or otherwise protected in accordance with present standards by a qualified electrician.

Electrical Receptacles

SAFE **121:** INSTALLED: There was one or more ungrounded three prong receptacles. We recommend they be properly grounded or restored to their original two prong configuration.



122: COVER PLATES/ BOXES: One or more of the receptacle cover plates was damaged. We recommend they be replaced during the course of normal maintenance.



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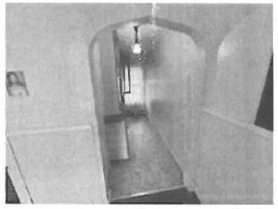
Electrical Lights

AOC **123:** One or more of the light fixtures were damaged. We recommend having a license electrician to evaluate and repair or replace as needed.

MNT **124:** One or more of the light fixtures was loose. We recommend the fixture be secured in place/ repaired as needed.

General Comment

125: This area was in need of repair as noted above or in other sections of this report.



Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Second Floor Rear Left

Plumbing Water Basin

126: There was no water at the second floor. Full testing of fixtures or components was not possible.

We recommend having a qualified plumber review and repair or replace as needed.

Plumbing Drain Traps

127: TRAP MATERIAL: One or more of the drain trap and associated piping was chromed metal.

UPG **128:** One or more of the drain trap was installed in a nonconforming configuration known as an 'S trap'. Under certain circumstances, this trap could allow venting of sewer gasses into the surrounding area. Modification would be proper and is recommended.

129: However, as a practical matter, the likelihood of problems is minimal. If odors are noticed, running a small amount of water into the trap will seal the line.

Plumbing Toilet

130: A toilet was previously installed in this location. It has been capped off.

Electrical Switches

131: NEAR WATER: The light in this area is controlled by a pull chain. This is an outdated configuration and is considered a shock hazard. Although not required, we strongly recommend an upgrade to a conventional, properly located, grounded switch.

Electrical Receptacles

SAFE **132:** GFCI PROTECTION: There was no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

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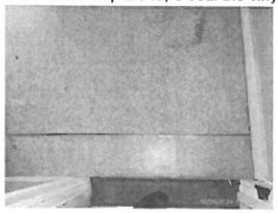
UPG **133:** INSTALLATION: There was one or more ungrounded two prong receptacles. We recommend the circuit be placed on a GFCI breaker in the circuit panel.

Surfaces Floor

MNT **134:** The vinyl flooring is coming loose at the edges. This can allow moisture to penetrate the subfloor. We recommend repairs to,re seal the vinyl flooring.



Doors & Windows Doors

135: GENERAL: One or more doors had been removed. We recommend that doors be installed in all necessary openings and checked for proper operation.

Doors & Windows Windows

MNT **136:** One or more windows were damaged. We recommend they be repaired or replaced as needed.

MNT **137:** One or more windows were stuck or had been painted shut and couldn't be opened. We recommend repair to restore functional use. Careful work with a razor knife may be sufficient.

Ventilation

UPG **138:** This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.

Limitations

AOC **139:** PLUMBING: The water supply was shut off/winterized and/or turned off in part if the building at the time of our inspection. We cannot offer opinions about its performance or general state of repair. We recommend inspection when service is restored.

General Comment

140: We recommend all damaged materials be replaced. Because damage may extend into the inaccessible framing and associated members, the extent of concealed damage will not be known until repairs are in progress.

Second Floor Right Rear

Plumbing Water Basin

141: There was no water at the second floor. Full testing of fixtures or components was not possible.

We recommend having a qualified plumber review and repair or replace as needed.

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Plumbing Drain Traps

142: TRAP MATERIAL: One or more of the drain trap and associated piping was chromed metal.

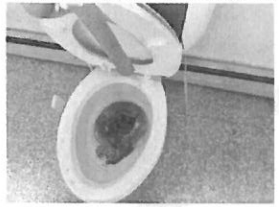
UPG **143:** One or more of the drain trap was installed in a nonconforming configuration known as an 'S trap'. Under certain circumstances, this trap could allow venting of sewer gasses into the surrounding area. Modification would be proper and is recommended.

144: However, as a practical matter, the likelihood of problems is minimal. If odors are noticed, running a small amount of water into the trap will seal the line.

Plumbing Toilet

145: There was no water at the second floor. Full testing of fixtures or components was not possible.

We recommend having a qualified plumber review and repair or replace as needed.



Plumbing Bathtub

146: There was no water at the second floor. Full testing of fixtures or components was not possible.

We recommend having a qualified plumber review and repair or replace as needed.

Electrical Lights

UPG **147:** One or more of the fluorescent light had a loud hum. This is usually an indication of a bad 'ballast', the transformer within the fixture. This can become a fire hazard. We recommend the ballast or the fixture be replaced by a licensed electrician.

Electrical Receptacles

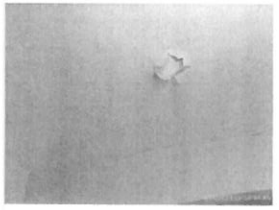
SAFE **148:** GFCI PROTECTION: There was no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

UPG **149:** INSTALLATION: There was one or more ungrounded two prong receptacles. We recommend the circuit be placed on a GFCI breaker in the circuit panel.

Surfaces Ceiling

MNT **150:** One or more of the ceilings had minor cracks. This type of cracking in this material is common and does not indicate a structural deficiency. It should be understood that this type of cosmetic cracking may recur due to minor movement in the structure. These can be patched, prepared, and finished in the course of routine maintenance.

MNT **151:** There was pealing paint in one or more areas on the ceiling. We would recommend refinishing these areas.



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Surfaces Walls

MNT **152:** There was pealing paint in one or more areas on the wall. We would recommend refinishing these areas.

Surfaces Floor

153: The floor appears to be properly installed and is in serviceable condition.

Surfaces Shower/ Tub Walls

MNT **154:** The joint caulking in and around the shower and or tub were in poor condition. The enclosure should be recaulked to prevent moisture penetration into the surrounding materials and subsequent damage.

AOC **155:** Because of the nature of bathroom surface materials and construction, water damage in concealed areas is common. Any repairs or upgrading should include further investigation, where possible, of concealed areas and repair, if necessary.

Ventilation

UPG **156:** This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.

General Comment

157: This area was in need of repair as noted above or in other sections of this report.

First Floor Rear

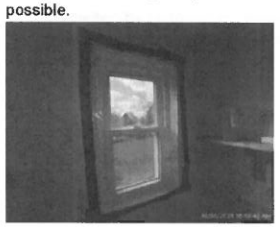
Plumbing Water Basin
158: The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

Plumbing Drain Traps
159: TRAP MATERIAL: One or more of the drain trap and associated piping was plastic.

Plumbing Toilet
160: The toilet was flushed and appeared to be functioning properly.

Surfaces Floor
161: The floor appears to be properly installed and is in serviceable condition.

Doors & Windows Windows
162: Plastic sheeting was present on one or more windows. Full testing or operation of these windows were not possible.



Ventilation
UPG **163:** This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.

General Comment
164: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Hallways

Stairs/Railings/Gaurds Railing
UPG **165:** One or more of the handrails did not terminate in a proper manner. We would recommend that the handrail ends at a newel post, wall or a safety terminal.

General Comment
166: This area was in need of repair as noted above or in other sections of this report.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

Overall Surface Condition
167: FLOORS: OVERALL : Some of the floors are older vinyl or asphalt tile which may contain asbestos. Actual asbestos content can only be determined by laboratory testing. Further information on asbestos can be obtained from a licensed asbestos abatement contractor.

Doors & Windows Doors: Overall
168: Several of the doors were older and overall do function, but many have loose handle or not fit the opening perfect (rub at jamb). Minor adjustments are usually all that is required to enjoy the charm of these older doors.

Doors & Windows Windows: Overall
169: SCREEN: Commenting on window and/or door screens is beyond the scope of this inspection.

170: SCREEN: Screens on several of the windows were damaged. We recommend they be repaired or replaced.

Safety Features Detectors: Overall
171: The smoke detectors were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with real or simulated smoke.

AOC **172:** More smoke/carbon monoxide detectors would be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement in accordance with the manufacturer's instructions and/or state requirements

Other Features Heat Source
173: We observed a permanent heat source in each room throughout the building.







Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening

only.

Access/Entry
174: LOCATION: The attic access was located in the hall.

175: LOCATION: An old access opening is located here in attic . Installation of a second hatch allows for easier access to the space

Roof Structure Rafters
176: The rafters were 2 x 6 placed 16 inches on center.

AOC **177:** Repairs had been made to the original rafter system. These repairs appear installed in a substandard manner. We recommend having a qualified contractor to evaluate and repair or replace as needed.

AOC **178:** One or more rafters was cracked. We recommend having a qualified contractor to evaluate and repair or replace as needed.

Roof Structure Sheathing
179: The roof sheathing appears to be properly installed and in good condition.

Roof Structure Roof Trusses

AOC **180:** The roof trusses were installed in an unusual manner. It is our opinion that deficiencies exist, but the manufacturer or local building official would be the final arbiter. We are unqualified to comment further and recommend additional research.

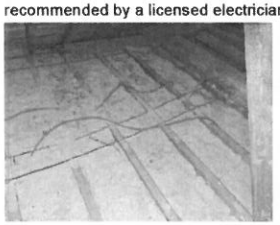
Moisture/Ventilation/Pest Attic Insulation
181: INSULATION TYPE: The attic appears insulated with some type of cellulose like material. In the inspectors opinion it appears closer to paper manufacturing pulp than traditional blown cellulose.

Moisture/Ventilation/Pest Ventilation
182: ATTIC: Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

AOC **183:** ATTIC: The attic was not vented. Modern construction requires vent openings. The temperature in the attic space can rise to a very high level. We recommend installation of vents for interior comfort and to prolong the life of the roofing materials.

Electrical Wiring

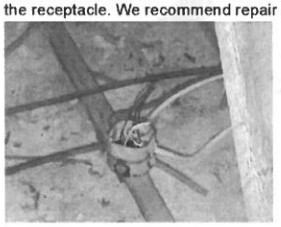
MNT **184:** We noted extension cord and/or improper wiring in use in this room. This type of wiring is easy to overload and can be easily damaged. Removal of all substandard wiring and replacement with proper circuitry is recommended by a licensed electrician.



AOC **185:** We noted running splices, which are improper connections outside of a junction box, were observed. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contact or mechanical damage by a licensed electrician.

Electrical Receptacles

186: CONDITION: Wire(s) at one or more receptacles was loose. This condition can effect the use and safety of the receptacle. We recommend repair or replacement as necessary.



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Plumbing Vent Lines

AOC **187:** The plumbing vent terminates in the attic, releasing sewer gases into the structure. This is considered a significant defect and a potential health hazard. We recommend it be routed to the exterior, in accordance with present standards.

188: The plumbing vent was not extended to the exterior when the roof and/or siding was installed. We recommend extending the vent to above the roof line to reduce moisture and odor penetration into the structures attic area. Damage to wood may occur.

Other Features Windows

AOC MNT **189:** One or more windows were damaged. We recommend they be repaired or replaced as needed.

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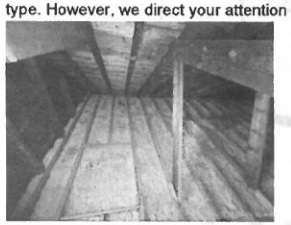
AOC **190:** Moisture was observed around one or more windows. It appears that the moisture has resulted from leakage. We recommend appropriate action be taken after determining the actual source of the leakage.

General Comment

191: All of the structural elements appear to be performing as would be expected for a building of this age and type. However, we direct your attention to the items noted above.









Basement

Basic Information

192: FOUNDATION: This home was supported by a field stone foundation. Fieldstone foundations can require more maintenance than a more modern concrete foundation.

193: SILL: Mudsill: Inaccessible, unknown if bolted, nailed or strapped

Access

194: The basement was accessible from an interior stair.

Foundation Stone

AOC **195:** The unreinforced stone foundation was crumbling and/or deteriorated. This type of foundation is obsolete by modern standards and subject to shifting in the event of seismic activity. We recommend review and repairing of the areas as needed by a qualified contractor.

MNT **196:** There may have had been problems with the stone foundation in the past, and repairs had been performed. Repairs may need maintenance from time to time. We are not qualified to evaluate the repairs and recommend reviewing any engineering plans and/or permits associated with this work.

UPG **197:** Minor rotation of the stone foundation was visible. This is common in older foundations designed like this one, and we observed no related conditions suggesting the need for immediate repairs. We recommend monitoring the foundation for continued movement. If ongoing movement is observed, further review by a qualified contractor would then be recommended to determine what corrective measures that would be necessary.

MNT **198:** The mortar was deteriorated in some areas. To help prevent further damage, we recommend the mortar be repaired or 'pointed up' by a qualified contractor.

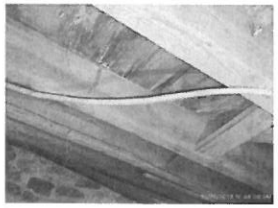
MNT **199:** Hairline and/or small cracks within normal tolerances are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.

Structure Mudsill

UPG **200:** The mudsill was the wood member resting directly on the foundation. The mudsill was embedded within the concrete of the foundation but was not anchored. This is no longer a permitted configuration, but no signs of movement were noted.

Structure Subflooring

AOC **201:** The subfloor and/or insulation had water stains in one or more areas. These areas were dry at the time of this inspection. We recommend monitoring this area to determine if a leak still exists and repair or replace as needed.



Structure Floor Joists

202: In the areas where the floor framing was visible, all components appear to be properly installed and were in good condition.

Structure Beams

AOC **203:** The girders or support beams of the floor structure were 'overspanned' by today's standards, and sagging was noted. This condition had existed for many years, but, in our opinion, repair would help prevent additional sagging.

MNT **204:** The beams were old and were starting to show some deterioration. This is common in an older home in this situation will need to be monitored to prevent deterioration to the point where the beam will start to lose its strength.

Structure Posts

UPG **205:** One or more of the floor supports were marginally connected and were subject to failure in the event of excessive soil movement and/or seismic activity. We recommend additional connections be installed.

UPG **206:** One or more of the posts had been shimmed. This is not good practice, but in this case, the amount of shimming was minor, and the work was well done. No action is indicated regarding the posts themselves. See other notes on 'foundation' and 'drainage.'

AOC **207:** Many of the posts had been shimmed. This is a poor practice and, in this case, the shimming was excessive and the attachment of the posts was minimal. We recommend the replacement of the shimmed posts with properly installed posts cut to exact length.

208: The floor system was supported by wooden posts.

Structure Piers

AOC **209:** Some of the concrete support piers are deteriorated, compromising their ability to provide proper support. We recommend all deteriorated piers be replaced.

Moisture/Ventilation/Pest Moisture

210: The basement was dry at the time of this inspection. However, we direct your attention to the items mentioned below.

211: The basement should be monitored during the rainy season to determine if excess moisture is present. If excessive moisture develops, drainage upgrading should be considered.

212: Due to changing weather conditions and variations in rainfall accumulation, we are unable to determine the extent of future foundation wall seepage, soil moisture and/or surface puddling and pooling in sustained and heavy rain.

213: We are also unable to determine the extent or presence of any perimeter foundation drainage systems that may have been installed, as their underground placement would render them inaccessible for our inspection.

214: We recommend that the basement be monitored during the winter and spring for signs of excessive moisture accumulation and that the drainage be upgraded if necessary.

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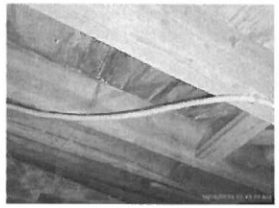
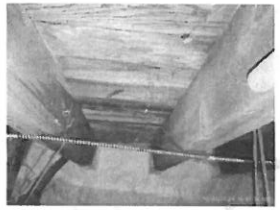
AOC **215:** Discoloration (potential microbial growth) had built upon the exposed surfaces. This can indicate that is moisture present. We recommend these surfaces be thoroughly cleaned and chemically treated to remove the growth. We did not test for the presence or absence of mold.





Moisture/Ventilation/Pest Vapor Barrier

216: The soil had been covered with plastic sheeting, probably installed in an attempt to reduce moisture levels in the basement atmosphere. This is considered a beneficial feature and is required in some jurisdictions.

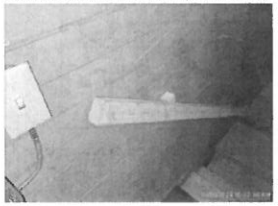
Moisture/Ventilation/Pest Ventilation

UPG **217:** The basement was inadequately vented and a musty odor pervades the basement. We recommend additional vents be installed around the perimeter to provide necessary air circulation and a means of dissipating basement moisture.

Stairs/Railings/Gaurds Railing

UPG **218:** One or more of the railings were substandard and was considered a potential hazard, especially for small children. We recommend the railings be modified in accordance with current standards. The local building authority can supply minimum present standards

UPG **219:** One or more of the handrails did not terminate in a proper manner. We would recommend that the handrail ends at a newel post, wall or a safety terminal.



Electrical Receptacles

SAFE **220:** COVER PLATES/ BOXES: One or more of the receptacles was missing its cover plate. We recommend it be replaced to reduce the risk of electrical shorts and hazardous shocks.

Limitations

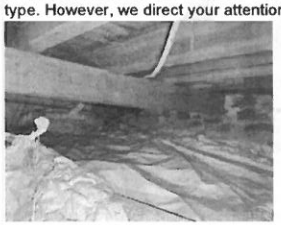
221: MUDSILL: All of the mudsill/rim joist areas were concealed behind insulation and/or finished ceiling. A full view of the sill and rim joist was not possible.

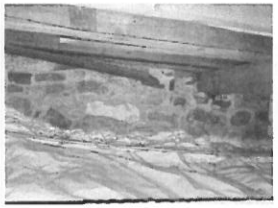
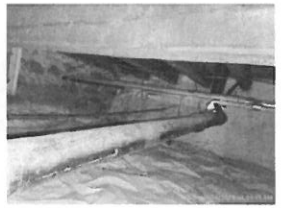
222: Access to the basement was restricted by heating ducts, plumbing lines, and/or low clearances. The basement could only be partially inspected in some areas. With adequate access and an opportunity for inspection, conditions in need of attention may be discovered.

223: The foundation was not visible in one or more areas due to the foam insulation.

General Comment

224: All of the structural elements appear to be performing as would be expected for a building of this age and type. However, we direct your attention to the items noted above.





225: There are newer, non-original items and/or construction features in this home. We suggest that you review all plans and permits.

226: Photos of area




Crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is

not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong. Crawlspaces may have areas that are not accessible. Our inspectors will not enter crawlspaces that are under 24 inches of access and headspace, or deemed hazardous or dangerous on the day of the inspections.

Access
227: The crawl space is accessible from the basement.

Foundation Stone
MNT **228:** There may have had been problems with the stone foundation in the past, and repairs had been performed. Repairs may need maintenance from time to time. We are not qualified to evaluate the repairs and recommend reviewing any engineering plans and/or permits associated with this work.

Floors Floor
UPG **229:** WOOD: The basement floor was dirt. This was the original configuration and is not considered a deficiency, even though, by present standards, it is a bit primitive. A slab could be poured for a cleaner, more useable space, or crushed stone and a vapor barrier can be added to make the basement area less primitive.

Structure Beams
AOC **230:** The girders or support beams of the floor structure were 'overspanned' by today's standards, and sagging was noted. This condition had existed for many years, but, in our opinion, repair would help prevent additional sagging.

Structure Piers
AOC **231:** Some of the concrete support piers are deteriorated, compromising their ability to provide proper support. We recommend all deteriorated piers be replaced.

AOC **232:** One or more of the support piers were installed in a substandard manner. While the existing configuration had performed reasonably well over the years, we recommend new piers be considered as an upgrade, especially if other major improvements are undertaken.

Moisture/Ventilation/Pest Moisture
233: The crawlspace was dry at the time of this inspection. However, we direct your attention to the items mentioned below.

234: The crawlspace should be monitored during the rainy season to determine if excess moisture is present. If excessive moisture develops, drainage upgrading should be considered.

235: Due to changing weather conditions and variations in rainfall accumulation, we are unable to determine the extent of future foundation wall seepage, soil moisture and/or surface puddling and pooling in sustained and heavy rain.

236: We were also unable to determine the extent or presence of any perimeter foundation drainage systems that may have been installed, as their underground placement would render them inaccessible for our inspection.

237: We recommend that the crawlspace be monitored during the winter and spring for signs of excessive moisture accumulation and that the drainage be upgraded if necessary.

Moisture/Ventilation/Pest Vapor Barrier
UPG **238:** There was no vapor barrier in place. A vapor barrier is considered a beneficial feature and we recommend one be installed.

239: This will help create a dry air space between the damp soil and the framing and limit the amount of moisture that is able to rise into the framing and reduce the possibility of future moisture damage.

240: The vapor barrier will also help keep the moisture content of the soil at an equilibrium and minimize changes in soil moisture that can cause movement in the support structure.

241: The preferred material for use as a vapor barrier over the soil in a basement would be 6 mil polyethylene, often referred to as 'Visqueen.'

Moisture/Ventilation/Pest Ventilation
UPG **242:** The crawlspace was inadequately vented and a musty odor pervades the crawlspace. We recommend additional vents be installed around the perimeter to provide necessary air circulation and a means of dissipating crawlspace moisture.

Moisture/Ventilation/Pest Pest Control
243: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

MNT **244:** Rodents had been active in the past. It's possible there was no current infestation. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator would also be recommended if problems persist.

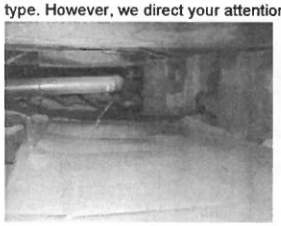
Electrical Receptacles
245: Bad box choice

Other Features Floor Insulation
246: There was no insulation beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

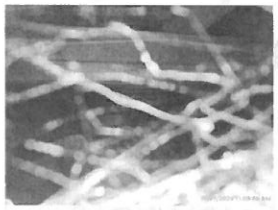
Other Features Chimney
UPG **247:** One or more of the chimneys cleanout were damaged. We recommend having a qualified masonry contractor to evaluate and repair or replace as needed.

Limitations
AOC **248:** ACCESS: There was material that may contain asbestos scattered on the ground. For the inspector's safety, we did not enter all areas of the crawlspace and/or there was a limited access, and there may be reportable conditions that were not visible. We would recommend consulting a licensed asbestos testing/abatement contractor for testing and any additional information. Further evaluation of this area will be needed once the material is identified.

General Comment
249: All of the structural elements appear to be performing as would be expected for a building of this age and type. However, we direct your attention to the items noted above.







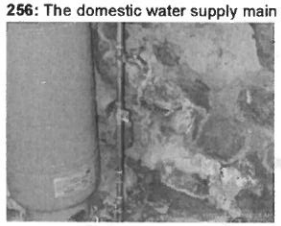
Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, 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. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

Basic Information
250: DOMESTIC WATER: Domestic water source: Private well water
251: MAIN WATER LINE: Main water line: Plastic
252: SUPPLY PIPING: Supply piping: Copper where seen
253: SUPPLY PIPING: Supply piping: pex
254: WASTE DISPOSAL: Waste disposal: Private on-site disposal
255: WASTE PIPING: Waste piping: Combination of PVC plastic and cast iron

Plumbing Water Shutoff Location
256: The domestic water supply main shut-off valve was in the basement.



Plumbing Water Shutoff Comments
257: The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

Plumbing Well system
258: All aspects of the well and related equipment were not inspected in detail. Detailed testing of the operation, integrity, and control functions for this system is beyond the scope of this inspection. For detailed inspection and maintenance we would recommend the advice of a well and/or well treatment contractor.

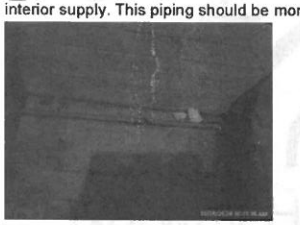

259: PRESSURE TANK: The well pressure tank appears to be installed properly, and there was adequate water pressure at the fixtures.

Plumbing Interior Supply

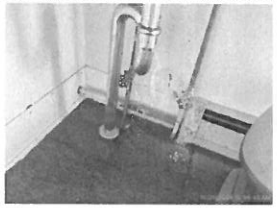
UPG **260:** We found unsecured water piping. We recommend it be fastened to the framing according to accepted standards.



MNT **261:** There was evidence of surface corrosion/oxidation, but no leakage, at the exposed and accessible interior supply. This piping should be monitored and repaired if necessary.



MNT **262:** There was evidence of surface corrosion and past leakage at the exposed and accessible supply piping. Although no current leaks were noted, this piping should be monitored for leakage and repaired if necessary.

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263: Old supply lines were present and uncapped. We would recommend capping and or removal of any unused lines.

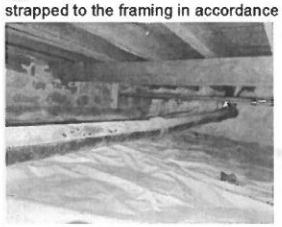
AOC **264:** In one or more areas, there was piping susceptible to freezing. We recommend that a qualified contractor repair this area to prevent damage from freezing pipes.

AOC **265:** In one or more areas, there were piping that could be susceptible to freezing and were insulated and/or had heat tape on them. We were unable to determine their ability to effectively keep the plumbing from freezing and recommend that a qualified contractor review and repair this area to prevent damage from freezing pipes as needed.

Drain/Waste/Vent Drain Lines

AOC **266:** There was surface deterioration and evidence of past leakage at the exposed and accessible piping. These lines should be monitored for further leakage and repaired or replaced when necessary.

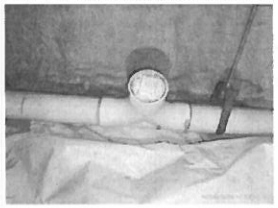
AOC **267:** There was a long section of the waste line that was not properly supported. We recommend it be strapped to the framing in accordance with present standards.



UPG **268:** Cast iron pipe was observed in the home. We were unable to determine if the drain lines in the enclosed walls is cast iron. Cast Iron pipe was used for many years, but is nearing the end of its useful life. Cast Iron pipe deteriorates from the inside out, we are unable to view the interior of the pipe. Replacement of cast iron pipe should be planned on as part of normal home maintenance.

Drain/Waste/Vent Main drain line clean out location

269: The main drain line clean-out was located in the crawl space at the rear



Fuel System Oil Tank And Piping

MNT **270:** The oil tank(s) was functioning as intended. Oil tanks can deteriorate from the inside out. Annual inspections of the tank should be normal maintenance.

271: We would recommend acquiring any documentation regrading routine inspections from the fuel provider and or seller. Routine inspections of oil tanks are required by the state of VT.

Water Heater

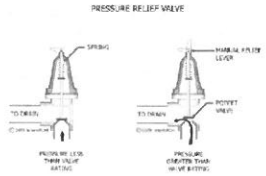
Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

Basic Information

272: LOCATION: Location: In the basement

T/P Release Valve

273: The water heater was equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

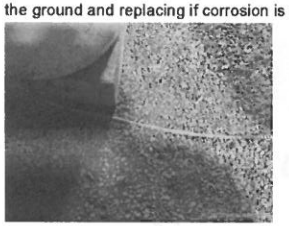


AOC **274:** DISCHARGE PIPING: The temperature and pressure relief valve lacks a discharge pipe. We recommend the installation of approved piping to an approved location.

Mixing Valve
275: A mixing valve was present and appeared to be installed correctly.

Water Connectors/Drain valve
276: Valves may leak when operated after a period of inactivity. For this reason, they were not tested during the home inspection.

Electrical
277: Electrical cable to the water heater is touching the ground and corroding. We recommend lifting the cable off the ground and replacing if corrosion is observed.



General Comment
278: There was hot water at the faucets indicating that the hot water heater was functioning. Attention to the items noted above, together with routine maintenance, will keep it functional and maximize its service life. There was no data plate, the data plate was unreadable, and/or the serial information was not able to be looked up; therefore, we were unable to verify the manufacture date. We would recommend further evaluation by a qualified technician to determine life expectancy.

Heat & Cooling

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.
Our inspection of the heating system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and is beyond the scope of our inspection.

Hot Water Heat

Basic Information
279: LOCATION: Boiler location: Basement
280: ENERGY SOURCE: Energy source: Oil

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281: RADIANT HEAT ZONES: Zones: Multiple zone system

Heating Equipment Service
AOC **282:** The heating system does not have a service tag present that would indicate service within the last year. We recommend all heating equipment be evaluated and serviced once per year. If the current owner has not serviced the heating unit with a record, we recommend a full cleaning service to fully evaluate the overall condition of the heating unit prior to closing.

Heating Equipment Relief Valve
283: The boiler is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

Venting/Combustion Vents
AOC **284:** The vent connector has insufficient upward slope, which causes improper flow of exhaust to the vertical flue and spillage of exhaust at the draft hood. This is hazardous and we recommend repair.

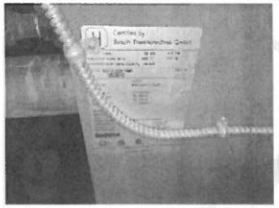
Controls Thermostat
285: The thermostat appears to be properly installed and the unit responded to the user controls.

Controls Emergency Shutoff Switch
286: The emergency shutoff switch was located at the top of the basement stairs.

Limitation
287: Our inspection of the heating system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and is beyond the scope of our inspection.

288: There was an additional heating unit that was not in service. We did not attempt to inspect the additional heating unit for its condition.

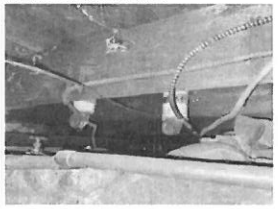
General Comment
289: The heating unit appeared to be in the middle of its expected service life and responded to normal operating controls. With routine maintenance should be reliable for a number of years.



Steam Heat

Distribution Water/Steam Piping
290: The heating system piping was insulated with a material likely to contain asbestos. The insulation is generally in serviceable condition. Information regarding asbestos can be obtained from a licensed asbestos abatement contractor.

AOC **291:** The heating system piping insulated with a material likely to contain some asbestos. The insulation was generally in poor condition. We recommend further evaluation, and removal if advised, by a licensed asbestos abatement contractor.



Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

Basic Information
292: SERVICE ENTRY: Service entry into building: Overhead service drop
293: VOLTAGE: Voltage supplied by utility: 120/240 volts
294: AMPERAGE: Capacity (available amperage): 200 amperes
295: GROUND: System grounding source: Driven copper rod
296: PROTECTION: Branch circuit protection: Circuit breakers
297: CONDUCTORS: Wiring material: Copper wiring where seen
298: WIRING METHOD: Wiring method: Non-metallic sheathed cable or 'romex'
299: WIRING METHOD: Wiring method: Older style non-metallic sheathed cable or 'romex'. A qualified electrician should review to determine if replacement is required.

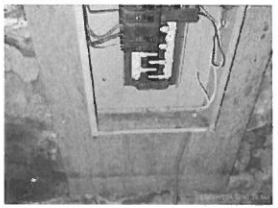
300: WIRING METHOD: Wiring method: Knob and tube wiring

Service Main Main Disconnect location
301: The main disconnect was incorporated into the electrical service panel.

Service Main Cb Main Service Panel

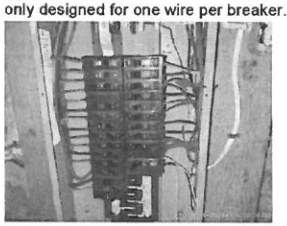
UPG **302:** GENERAL: The main service panel was in serviceable condition with circuitry installed and fused correctly. The service panel did not meet present standards but upgrades would be optional and would usually only be considered along with other improvements.

MNT **303:** PANEL: The service panel was rusted. We recommend it be primed and sealed to prevent further deterioration.



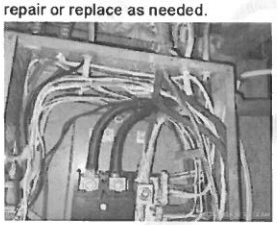
MNT **304:** BREAKER LABELING: The circuitry was not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

AOC **305:** BREAKERS: One or more double taps were observed on one or more of the breakers. Most breakers are only designed for one wire per breaker. A qualified electrician should repair as needed.



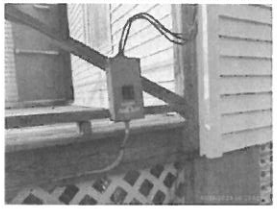
MNT **306:** CLEARANCE: The service panel had minimal clearance at the time of inspection. Although we were still able to inspect the panel, we recommend a minimum of 36 inches to the front, and 30 inches to sides be maintained to service the panel.

307: Cloth covering on old conductors is deteriorating. We recommend having a licensed electrician evaluate and repair or replace as needed.



Service Main Service Grounding
308: The system and equipment grounding appears to be correct.

Distribution Breaker Subpanel
309: GENERAL: Additional distribution panel(s), or subpanel(s), were located in the exterior porch



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AOC **310:** GENERAL: One or more of the subpanel(s) had been installed in a substandard manner. We recommend it be repaired or replaced.

AOC **311:** PANEL: One or more of the subpanel boxes was damaged, and not protected from the elements. We recommend it be replaced.

Branch Wiring Branch Circuitry

AOC **312:** Knob and tube wiring was present in this building. This is an outdated system, but is not necessarily hazardous simply because it is old. However, primarily because the knob and tube circuits are generally not grounded and because of its age, we recommend having a license electrician to evaluate and repair or replace as needed.

Conductors Conductor Material
313: The wiring in the 120 volt circuits was copper. One or more of the 240 volt circuits were aluminum.

Convenience Outlets Receptacles: Overall
314: For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.

315: There were ungrounded three prong receptacles in several areas that is noted above in this report. We recommend all ungrounded 3 pronged receptacles be properly grounded or protected by GFCI outlets or breakers.

316: A number of the receptacles were ungrounded, noted above in this report, as is typical in older homes. For maximum safety, all kitchen, bathroom, garage, and exterior receptacles should be grounded, or GFCI protected. The remaining plugs need not be grounded unless required by a specific use.

317: The number of receptacles in this building did not appear to meet present standards. This condition indicates nonprofessional work installed without permits or inspection. We recommend further review and additional receptacles where necessary.

Convenience Outlets Switches: Overall
318: We checked a representative number of switches and found them operating and generally in serviceable condition, with exceptions noted above in this report.

Convenience Outlets GFI Protection
SAFE **319:** GFCI devices were installed in some areas of this home. We recommend adding these devices at all locations currently requiring this protection. This includes receptacles near sink basins, in bathrooms, garages, basements, crawl spaces, and the exterior. In addition, we recommend upgrading all older devices (pre-2007) with newer devices for safety.

Limitations
320: DISCLAMER : Review of all low voltage wiring, including telephone, TV antenna, alarm, intercom, and stereo wiring is not within the scope of our inspection. Consult the appropriate service technician for full evaluation of their operating conditions.

321: DISCLAMER : The light fixtures on the outside walls of the structure were tested when possible. Testing the operation of the landscape lighting, including any low voltage lighting systems, is beyond the scope of this inspection.

General Comment
AOC **322:** There were significant potential hazards in the electrical system in its present configuration. The deficiencies listed above may not be a complete list. Other deficiencies may be discovered upon closer examination of this system.

323: In addition to the conditions we observed, others may exist which were hidden from view. Further evaluation of the electrical system by a licensed electrical contractor may uncover additional reportable conditions.

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Septic System

General Conditions
324: The septic plans were not provided at the time of this inspection, and our evaluation will be based on the conditions found. Reportable items, or unknown components, may be discovered if the septic plans are located. A return trip will incur additional fees.

325: The home was vacant or not under continuous, full time occupancy. This prevents us from carrying out a full and accurate assessment of the system, particularly the leaching field. During our inspection we will look for any indications of previous issues, however such conditions can sometimes not be apparent. A full and accurate assessment cannot be made until the system is under normal loading. We recommend a re-inspection after 3-6 months of normal use.

326: Changes in loading of the septic field can have an effect on the length of life. Increase in occupant loading can shorten the life and decreasing the occupant load can increase the life. Individual life styles can also have a positive or negative affect. These factors make estimating remaining life difficult and any reference to the life remaining do not take these factors into effect.

327: TIPS/ GOOD PRACTICES: When it comes to septic systems you want to be carful what you flush down the drains. Do not flush greases, paints, flushable wipes/ feminine products, an excess amount of cleaning products with bleach, etc. These items/ products can prevent the system from functioning as intended, and can lessen the life of the system.

328: TIPS/ GOOD PRACTICES: It is important of knowing where the location of your system. This would include the tank, the EDA (Leeching area) and everything in between to prevent accidental damage from occurring. Septic systems unless specifically designed are not meant to be driven over. When driven over you run the risk of damage to the systems components. Septic systems also can be damaged by vegetation (roots). We recommend keeping the septic system clear of any vegetation.

Septic Tank
AOC **329:** It appears no septic tank was present. The line from the building was discharging directly into the soil. This is a substandard installation. We would recommend review by a licensed designer and repair/replace as needed.

Inlet Line
UPG **330:** The inlet line was comprised of cast iron piping. Cast iron will deteriorate over time and eventually require replacement. We are unable to determine the exact life expectancy.

Septic field General

AOC **331:** It appears no leaching system was present. We observed a cast iron pipe discharging directly into the soil of filled with soil from the opening in the inlet line, at the depression in the yard. This is a substandard installation. We would recommend review by a licensed designer and repair/replace as needed.




Limitations
332: INLET LINE: Multiple 90 degree elbows in the line only allowed us to scope roughly 10ft of the line from the clean out located in the crawl space. The remainder of the line was not able to be viewed.

End of Inspection Checklist

Thermostats Reset
333: The thermostats were reviewed and set back to the setting we found them at prior to leaving the home.

Attic Hatch area Clean
334: The attic hatch area was reviewed and put back in the manner we found it.

Access panels / covers reinstalled
335: All covers have been re-installed to the manner we found them.

Conclusion

Comments
336: If performed routinely, this type of construction requires only routine maintenance to keep it in serviceable condition.

337: The home is an older home that was built before modern construction standards. These homes can require additional maintenance and specialty contractors. Over all this home is in livable conditions with notes about areas that will require maintenance as the house continues to age.

338: Most of the items that are in need of immediate attention and/or possible major cost items that would require repair in the near future are listed in the summary page, but a full review of the report is needed to fully understand the overall condition of the home. Please be sure to refer to this document for further useful information.

339: There were areas that were not accessible at the time of the inspection. If access is gained to these areas it is possible that reportable items maybe encountered.

340: Many homes built prior to 1996 lack modern safety and energy efficient items.

341: It appears that one or more sections of this structure had been added to, upgraded, and/or remodeled/renovated. The owner may have pertinent information regarding both the extent of the work performed and the status of all permits that were required, issued and signed by the appropriate authorities. Although the home may be in good cosmetic condition, the client must understand that new paint and carpet does not make a new house. Every effort should be made to acquire as much information about the previous condition as possible.
342: Older homes have their unique characteristics. Over the years wood has deteriorated and repairs have been made. We attempt to locate and assess all areas, but there may be other repairs or deterioration that may be found as upgrades are completed on the the home.

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Introductory Notes

AOC **s-11:** DISCLAIMERS: This home is older than 50 years and the home inspector considers 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 this inspection makes every effort to point out safety issues, it does not inspect for code. 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. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basement could be years old from a problem but no longer exists. Or, it may still need further attention and repair. Determining this could be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects, or deterioration from moisture. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a qualified contractor inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer recalls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspections.

Roofing Surfaces Asphalt Surface

AOC **s-22:** The roofing surface was damaged and deteriorated on the pictured rear bump out. Further evaluation by a qualified roofing contractor is needed to determine the appropriate repair.

Roofing Flashings Flashings: Overall

AOC **s-24:** No kick-out flashing was observed in one or more areas where the roofline meets the siding. Kick-out flashing will prevent roof runoff from running down the siding and causing early deterioration. Most siding installations require kick-out flashing to meet the manufacturer's specifications. A qualified person should install the proper kick-out flashing.

Roofing General Comment

AOC **s-31:** The attached garage roof was beyond its expected service life. The conditions noted above create the opportunity for leakage and the need for replacement should be expected in the near future.

AOC **s-32:** In addition, the condition(s) and/or configuration noted above for the garage were conducive to moisture penetration and leakage. We recommend having a qualified roofing contractor evaluate and repair or replace the roof as needed.

Exterior/Site/Ground Foundation Stone

AOC **s-38:** There had been problems with the stone foundation in the past and repairs had been performed. We recommend review of any engineering, plans and/or permits associated with this work.

AOC **s-40:** There were moderate cracks visible in the stone foundation. We recommend further evaluation to determine the need for immediate repairs.

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Exterior/Site/Ground Surfaces Vinyl Siding

AOC **s-42:** One or more sections of vinyl siding were damaged. We recommend repair or replacement as needed.

AOC **s-43:** In one or more areas, we noted gaps in the siding joints. We were unable to determine if moisture damage had occurred to the underlying building materials. We recommend having a qualified contractor evaluate and repair or replace as needed to prevent water entry.

Exterior/Site/Ground Grading & Drainage Grading

AOC **s-46:** Grading was sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems and/or water infiltrations. Regrading would help ensure that surface water flows away from the structure.

Exterior/Site/Ground Electrical Wiring

AOC **s-48:** We found exposed wiring. Even if insulated, we recommend all wiring be encased in a conduit or otherwise protected in accordance with present standards by a licensed electrician.

Exterior/Site/Ground Electrical Outdoor Receptacles

SAFE **s-49:** GFCI PROTECTION: One or more of the GFCI receptacles tripped when tested but would not reset and remained dead. We recommend the source of the problem be identified by a qualified electrician and by corrected.

Exterior/Site/Ground Doors & Windows

AOC **s-50:** One or more windows, there was condensation between the panes of glass of double pane windows. This indicates a failed seal. We recommend the lens assemblies be replaced, which is the only method for correcting this deficiency. There may be failed seals and/or condensation between the panes of glass in other insulated glass windows; different weather conditions may reveal problems.

AOC **s-51:** Portions of the aluminum window trim were loose at the time of inspection. We would recommend repair of this condition to prevent water intrusion.

Exterior/Site/Ground Service Main Meter

AOC **s-59:** The sealant where the electrical wire enters the meter was old. Signs of movement of the cable were observed. We recommend the sealant be replaced to prevent water intrusion into the meter and electrical box.

Exterior/Site/Ground Improvements Deck Supports

AOC **s-63:** LEDGER: There was no visible lag bolts securing the ledger board to the home. The ADA RAMP was attached to the home by a ledger nailed to the home. Although this may have been common practice at the time it was built, generally-accepted modern standards specify the use of lag screws to fasten ledgers. We recommend the addition of lag bolts about every 3 feet of or so by a qualified contractor.

AOC **s-64:** LEDGER: The joist hangers were damaged in areas. We would recommend further review and repair or replacement as needed by a qualified contractor.

Exterior/Site/Ground Improvements Hand Railings

AOC **s-69:** One or more of the hand railings were not sturdy enough to resist a person's weight. We recommend that the railings be reinforced or replaced in accordance with present standards.

Exterior/Site/Ground Improvements Guards

SAFE **s-70:** One or more of the guards were damaged. We recommend they be repaired or replaced.

Exterior/Site/Ground Other Features Trim

AOC **s-72:** The trim in some areas was damaged. This can allow moisture to infiltrate the framing of the structure. We recommend having a qualified contractor to evaluate and repair or replace as needed.

AOC **s-73:** Sections of trim was missing. For a better appearance and maximum protection of the joints and edges, we recommend all missing trim be replaced.

Garage Roof Structure Sheathing

AOC **s-79:** The sheathing was deteriorated. We recommend having a qualified roofing contractor to evaluate and repair or replace as needed.

AOC **s-80:** The visible sheathing was sagging in one or more areas. We recommend this condition be evaluated and repaired, if necessary, to avoid further distortion and more significant damage.

Garage Structure Wall Framing

AOC **s-81:** The wall framing was damaged. Changes in use or other conditions could lead to additional damage or failure. We recommend the framing be repaired or replaced in accordance with present standards.

Garage Doors & Windows Garage Doors/hardware

AOC **s-82:** One or more of the garage door was damaged. We recommend repair or replaced as needed.

SAFE **s-83:** SPRINGS: One or more of the garage door springs were not provided with safety restraints to eliminate damage or injury in the event of breakage, in accordance with present standards.

Kitchen Electrical Receptacles

SAFE **s-91:** GFCI PROTECTION: There was no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

1st Floor Interior Rooms Electrical Receptacles

SAFE **s-101:** INSTALLED: There was one or more ungrounded three prong receptacles. We recommend they be properly grounded or restored to their original two prong configuration. These can be placed on a GFCI breaker and provide a level of safety that is not currently present.

2nd floor Interior Rooms Surfaces Ceiling

AOC **s-111:** There was water staining; however, no sign of active leakage was detected. If additional staining develops, the source of staining should be identified and necessary repairs performed. Prepare and refinish the ceiling to restore its appearance. Without an invasive inspection, we are unable to determine the integrity of the support system and the extent of possible water intrusion. If concerned, a qualified contractor should be consulted for an invasive inspection.

2nd floor Interior Rooms Surfaces Floor

AOC **s-113:** GENERAL: The floor was sloped. Individual perception and sensitivity to floor sloping varies greatly. However, the slope in this case was significant. See foundation and/or other sections of this report regarding this issue.

2nd floor Interior Rooms Doors & Windows

AOC **s-119:** One or more of the windows sash cords were broken and windows do not operate properly as a result. Replacing these ropes is an involved procedure best done when the room is painted. We recommend great care when unlatching any windows with broken cords on the top sash.

2nd floor Interior Rooms Electrical Wiring

SAFE **s-120:** We found exposed wiring. Even if insulated, we recommend all wiring be encased in a conduit or otherwise protected in accordance with present standards by a qualified electrician.

2nd floor Interior Rooms Electrical Receptacles

SAFE **s-121:** INSTALLED: There was one or more ungrounded three prong receptacles. We recommend they be properly grounded or restored to their original two prong configuration.

2nd floor Interior Rooms Electrical Lights

AOC **s-123:** One or more of the light fixtures were damaged. We recommend having a license electrician to evaluate and repair or replace as needed.

Second Floor Rear Left Bathroom Electrical Receptacles

SAFE **s-132:** GFCI PROTECTION: There was no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

Second Floor Rear Left Bathroom Limitations

AOC **s-139:** PLUMBING: The water supply was shut off/winterized and/or turned off in part if the building at the time of our inspection. We cannot offer opinions about its performance or general state of repair. We recommend inspection when service is restored.

Second Floor Right Rear Bathroom Electrical Receptacles

SAFE **s-148:** GFCI PROTECTION: There was no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

Second Floor Right Rear Bathroom Surfaces Shower/ Tub Walls

AOC **s-155:** Because of the nature of bathroom surface materials and construction, water damage in concealed areas is common. Any repairs or upgrading should include further investigation, where possible, of concealed areas and repair, if necessary.

Interior Safety Features Detectors: Overall

AOC **s-172:** More smoke/carbon monoxide detectors would be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement in accordance with the manufacturer's instructions and/or state requirements

Attic Roof Structure Rafters

AOC **s-177:** Repairs had been made to the original rafter system. These repairs appear installed in a substandard manner. We recommend having a qualified contractor to evaluate and repair or replace as needed.

AOC **s-178:** One or more rafters was cracked. We recommend having a qualified contractor to evaluate and repair or replace as needed.

Attic Roof Structure Roof Trusses

AOC **s-180:** The roof trusses were installed in an unusual manner. It is our opinion that deficiencies exist, but the manufacturer or local building official would be the final arbiter. We are unqualified to comment further and recommend additional research.

Attic Moisture/Ventilation/Pest Ventilation

AOC **s-183:** ATTIC: The attic was not vented. Modern construction requires vent openings. The temperature in the attic space can rise to a very high level. We recommend installation of vents for interior comfort and to prolong the life of the roofing materials.

Attic Electrical Wiring

AOC **s-185:** We noted running splices, which are improper connections outside of a junction box, were observed. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contact or mechanical damage by a licensed electrician.

Attic Plumbing Vent Lines

AOC **s-187:** The plumbing vent terminates in the attic, releasing sewer gases into the structure. This is considered a significant defect and a potential health hazard. We recommend it be routed to the exterior, in accordance with present standards.

Attic Other Features Windows

AOC MNT **s-189:** One or more windows were damaged. We recommend they be repaired or replaced as needed.

AOC **s-190:** Moisture was observed around one or more windows. It appears that the moisture has resulted from leakage. We recommend appropriate action be taken after determining the actual source of the leakage.

Basement Foundation Stone

AOC **s-195:** The unreinforced stone foundation was crumbling and/or deteriorated. This type of foundation is obsolete by modern standards and subject to shifting in the event of seismic activity. We recommend review and repairing of the areas as needed by a qualified contractor.

Basement Structure Subflooring

AOC **s-201:** The subfloor and/or insulation had water stains in one or more areas. These areas were dry at the time of this inspection. We recommend monitoring this area to determine if a leak still exists and repair or replace as needed.

Basement Structure Beams

AOC **s-203:** The girders or support beams of the floor structure were 'overspanned' by today's standards, and sagging was noted. This condition had existed for many years, but, in our opinion, repair would help prevent additional sagging.

Basement Structure Posts

AOC **s-207:** Many of the posts had been shimmed. This is a poor practice and, in this case, the shimming was excessive and the attachment of the posts was minimal. We recommend the replacement of the shimmed posts with properly installed posts cut to exact length.

Basement Structure Piers

AOC **s-209:** Some of the concrete support piers are deteriorated, compromising their ability to provide proper support. We recommend all deteriorated piers be replaced.

Basement Moisture/Ventilation/Pest Moisture

AOC **s-215:** Discoloration (potential microbial growth) had built upon the exposed surfaces. This can indicate that is moisture present. We recommend these surfaces be thoroughly cleaned and chemically treated to remove the growth. We did not test for the presence or absence of mold.

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Basement Electrical Receptacles

SAFE **s-220:** COVER PLATES/ BOXES: One or more of the receptacles was missing its cover plate. We recommend it be replaced to reduce the risk of electrical shorts and hazardous shocks.

Crawl Space Structure Beams

AOC **s-230:** The girders or support beams of the floor structure were 'overspanned' by today's standards, and sagging was noted. This condition had existed for many years, but, in our opinion, repair would help prevent additional sagging.

Crawl Space Structure Piers

AOC **s-231:** Some of the concrete support piers are deteriorated, compromising their ability to provide proper support. We recommend all deteriorated piers be replaced.

AOC **s-232:** One or more of the support piers were installed in a substandard manner. While the existing configuration had performed reasonably well over the years, we recommend new piers be considered as an upgrade, especially if other major improvements are undertaken.

Crawl Space Limitations

AOC **s-248:** ACCESS: There was material that may contain asbestos scattered on the ground. For the inspector's safety, we did not enter all areas of the crawlspace and/or there was a limited access, and there may be reportable conditions that were not visible. We would recommend consulting a licensed asbestos testing/abatement contractor for testing and any additional information. Further evaluation of this area will be needed once the material is identified.

Plumbing Interior Supply

AOC **s-264:** In one or more areas, there was piping susceptible to freezing. We recommend that a qualified contractor repair this area to prevent damage from freezing pipes.

AOC **s-265:** In one or more areas, there were piping that could be susceptible to freezing and were insulated and/or had heat tape on them. We were unable to determine their ability to effectively keep the plumbing from freezing and recommend that a qualified contractor review and repair this area to prevent damage from freezing pipes as needed.

Plumbing Drain/Waste/Vent Drain Lines

AOC **s-266:** There was surface deterioration and evidence of past leakage at the exposed and accessible piping. These lines should be monitored for further leakage and repaired or replaced when necessary.

AOC **s-267:** There was a long section of the waste line that was not properly supported. We recommend it be strapped to the framing in accordance with present standards.

Water Heater T/P Release Valve

AOC **s-274:** DISCHARGE PIPING: The temperature and pressure relief valve lacks a discharge pipe. We recommend the installation of approved piping to an approved location.

Hot Water Heat & Cooling Heating Equipment Service

AOC **s-282:** The heating system does not have a service tag present that would indicate service within the last year. We recommend all heating equipment be evaluated and serviced once per year. If the current owner has not serviced the heating unit with a record, we recommend a full cleaning service to fully evaluate the overall condition of the heating unit prior to closing.

Hot Water Heat & Cooling Venting/Combustion Vents

AOC **s-284:** The vent connector has insufficient upward slope, which causes improper flow of exhaust to the vertical flue and spillage of exhaust at the draft hood. This is hazardous and we recommend repair.

Steam Heat & Cooling Distribution Water/Steam Piping

AOC **s-291:** The heating system piping insulated with a material likely to contain some asbestos. The insulation was generally in poor condition. We recommend further evaluation, and removal if advised, by a licensed asbestos abatement contractor.

Electrical System Service Main Cb Main Service Panel

AOC **s-305:** BREAKERS: One or more double taps were observed on one or more of the breakers. Most breakers are only designed for one wire per breaker. A qualified electrician should repair as needed.

Electrical System Distribution Breaker Subpanel

AOC **s-310:** GENERAL: One or more of the subpanel(s) had been installed in a substandard manner. We recommend it be repaired or replaced.

AOC **s-311:** PANEL: One or more of the subpanel boxes was damaged, and not protected from the elements. We recommend it be replaced.

Electrical System Branch Wiring Branch Circuitry

AOC **s-312:** Knob and tube wiring was present in this building. This is an outdated system, but is not necessarily hazardous simply because it is old. However, primarily because the knob and tube circuits are generally not grounded and because of its age, we recommend having a license electrician to evaluate and repair or replace as needed.

Electrical System Convenience Outlets GFI Protection

SAFE **s-319:** GFCI devices were installed in some areas of this home. We recommend adding these devices at all locations currently requiring this protection. This includes receptacles near sink basins, in bathrooms, garages, basements, crawl spaces, and the exterior. In addition, we recommend upgrading all older devices (pre-2007) with newer devices for safety.

Electrical System General Comment

AOC **s-322:** There were significant potential hazards in the electrical system in its present configuration. The deficiencies listed above may not be a complete list. Other deficiencies may be discovered upon closer examination of this system.

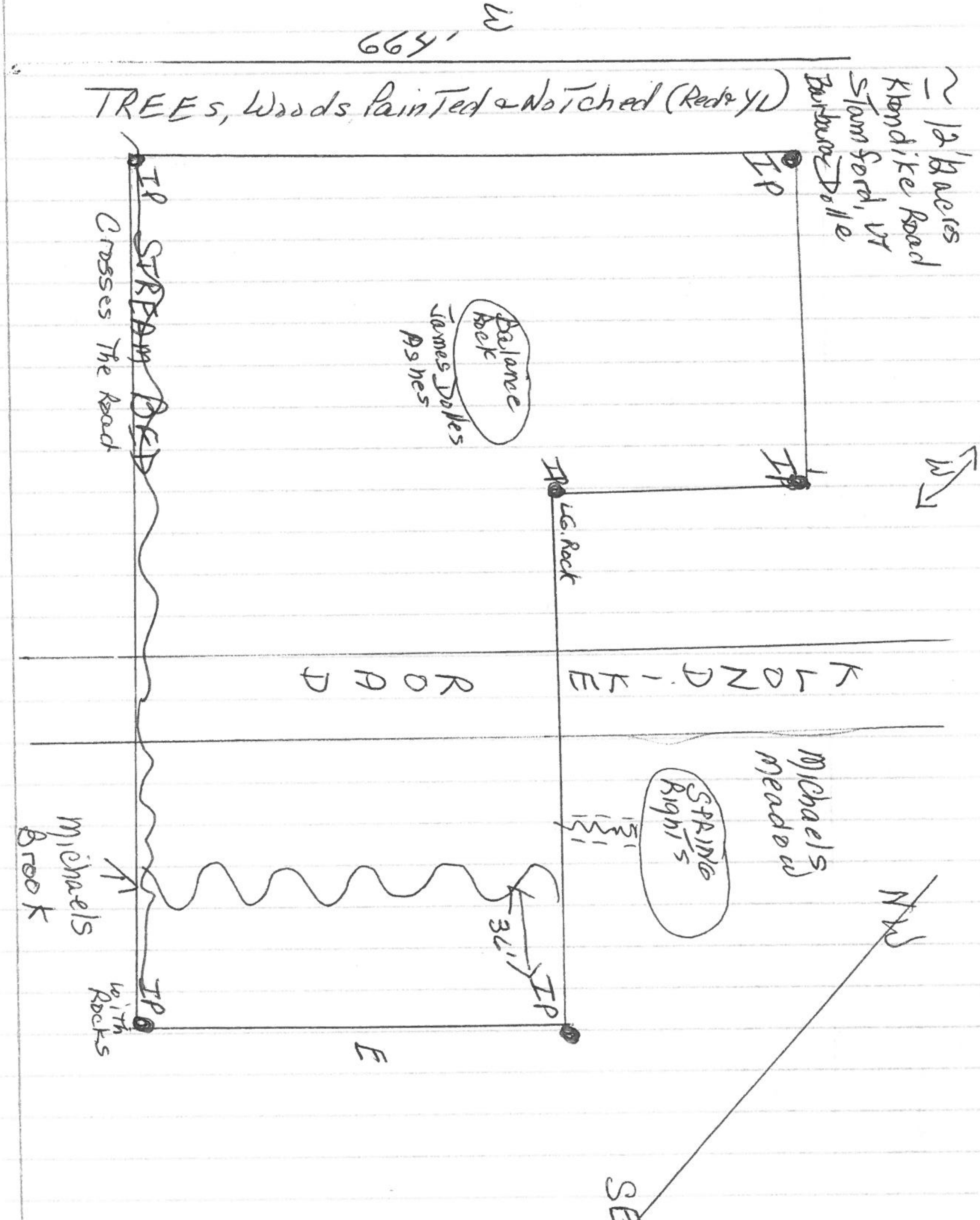
Septic System Septic Tank

AOC **s-329:** It appears no septic tank was present. The line from the building was discharging directly into the soil. This is a substandard installation. We would recommend review by a licensed designer and repair/replace as needed.

Septic System Septic field General

AOC **s-331:** It appears no leaching system was present. We observed a cast iron pipe discharging directly into the soil of filled with soil from the opening in the inlet line, at the depression in the yard. This is a substandard installation. We would recommend review by a licensed designer and repair/replace as needed.

Exhibit C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James Dolles Ashes
STREAM BED
Crosses The Road
LG. Rock
KLONDIKE ROAD
Michaels Meadow
SPRING Rights
Michaels Brook
36'
with Rocks
E
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