



Inspection Technologies Co.
VT Lic. 143.0112840 NY Lic. 16000013385
VT Direct: (802) 233-9491 NY Direct: (518) 565-0379

Doc #: 202305-05592 Inspector: Michael C. Schirmer
Date: 6/1/2023
Dwelling Address: 333 Route 2
South Hero Vermont
Client Name: South Hero Town Hall
Naomi King
townclerk@southherovt.org
Client's Agent: N/A; Condition Report



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We attempt to give the client a comprehensive, clear-cut, unbiased view of the structure. The purpose of the inspection is to identify "MAJOR" problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas that may be of concern to us may not be of concern to the client and some items that may be of concern to the client may be considered minor to us, therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We do not perform verification of repairs, therefore, we advise client to obtain all paperwork from these professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

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GENERAL INFORMATION

MAJOR SYSTEMS - Our evaluation of major systems is both visual and functional, provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.**

INTERIOR: Our review of interior rooms is visual and evaluated with similar aged structures in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window may not always be reported. Inspector does not always make judgment as to whether or not defects should be addressed 'prior to closing'. It is the responsibility of the client and his/her agent to determine which defects are 'prior to closing' issues.

GENERAL CONDITIONS

0001. Inspector

Michael Schirmer.

0002. Structure Type

ACTION.

Built on a flat lot; Commercial Building.
 Structure is facing North.

This property falls under the definition of a public building. All public buildings (unless they meet an exemption) are required to be maintained in compliance with the Fire and Building Safety Code. Failure to maintain the property in compliance with the Fire and Building Safety Code can result in penalties up to \$10,000.00 per violation, plus up to \$200.00 per day and even denial of occupancy. The only way to determine compliance with the Fire and Building Safety Code is to arrange for an inspection from the appropriate Division of Fire Safety Regional Office (or appropriate municipal office in a municipality which has taken over enforcement from the State).

In Vermont, failure to comply with state and local land use permitting matters can impair the marketability of title under a line of Vermont Supreme Court decisions.

Therefore, if selling a property, the property is subject to the Fire and Building Safety Code.

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0003.	Levels	2 story structure.
0005.	Estimated Age	The structure was built approximately 1929.
0006.	Weather Conditions	Sunny; The temperature is 77 degrees and the relative humidity is 47%.
0007.	Occupant Status	Currently occupied.
0008.	Attending Inspection	Staff.
0009.	Start Time/Stop Time	The time of inspection was 10:30 to 1:00.

Exterior

Our exterior evaluation is visual only. Our review does not take into consideration normal wear, cosmetic issues or code/maker's specifications.

	Component	Comments
0101.	Driveway	MAINTENANCE. Crackfilling and sealcoating is coming due. Areas of crumbling is beyond normal crackfilling in sealcoating maintenance. These areas will need to be replaced as part of other work.



0102.	Walkways	MAINTENANCE. Asphalt. Crackfilling and sealcoating is coming due.
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- 0103. Fences/Gates
- 0104. Siding

Not Present.

ACTION.

Textured cinderblocks.
Reinforced concrete lintels.

Suggest caulking all penetrations through siding such as pipes, wires and vents as needed to avoid water intrusion and pests.



Missing caulking at all areas where cinderblocks and trim meet, including around all windows and door moldings. Without weeps (drainage in the bottom course of blocks), sealing around openings is imperative. Suggest caulking be performed to avoid water intrusion.

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Top to bottom step cracking is observed right side rearward, right side center, right side forward, front rightward, rear center, and rear leftward.

The step cracking includes mortar joints and through blocks; and continues through the structural concrete apron ledge. This is a structural concern. Step cracking is normally sign of structural impairment from settling and/or lateral movement.

It is your inspector's opinion that this is the result of rotting first floor floor joists shearing from atop the foundation and causing an outward pressure on the top of the foundation and on the base of the exterior structural walls.

Through-crack blocks will need to be replaced and mortar gaps re-tucked as part of major structural framing repairs. Consult a qualified structural contractor to contend or concur with our assertion and discuss corrective options with you.

See "Basement/Crawlspace" section of this report for additional information.

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A spalled and cracked lintel is observed over the rear leftward window.

Exposed structural steel reinforcement is noted. The purpose of a window opening lintel is to transfer the weight of the above-window blocks, structure, and roof around the window opening. This is a structural concern. This lintel will need to be replaced as part of other exterior cinderblock work.

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A rear leftward cinderblock as spalled away (1 block). Exposed hollow core noted is a structural concern. This cinderblock will need to be replaced as part of other exterior cinderblock work.



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0104a. Siding #2

MAINTENANCE.

Wood.
Clapboard.

Paint is peeling ALL areas of wooden siding.
Bare wood is noted. Maintenance and protection is needed to preserve the wood and extend its useful life.

Moisture damage/softwood observed on the left dormer tails.
Suggest further review by qualified Carpenter for replacing rotting wood as needed to avoid further damage.



Missing siding is observed on the backside of the left dormer.
Expose sheathing is noted. Recommend replacing missing siding to avoid moisture penetration to the sheathing and substructure.

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0105. Trim

MAINTENANCE.
Wood.

Paint is peeling ALL areas of fascia, soffits, and barge boards.

Bare wood is noted. Painting, with proper preparation and caulking should be anticipated to preserve the wood and prevent further deterioration.



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0106. Windows & Frames

MAINTENANCE.

Double hung; Vinyl.

More detailed information is available room-by-room within this report.

Paint is peeling ALL areas of frames and sills.
Bare wood is noted. Painting, with proper preparation and caulking should be anticipated to preserve the wood and prevent further deterioration.



Moisture damage/soft wood is observed on the rear leftward window casing.

Suggest further review by qualified Carpenter for replacing rotting wood as needed to avoid further damage.

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- 0107. Electrical Fixtures
- 0108. Gutters & Downspouts
- 0109. Hosebibs

Serviceable. Lighting.

Not Present.

MAINTENANCE.

Right side.

Hosebibb does not incorporate an anti-siphon device or vacuum break, which is now not allowed. Recommend replacing hosebibb with the anti-siphon type or never leave a water-filled hose attached to the hosebibb, which can contaminate your drinking water.

P2902.3.3 Hose connection.

Sillcocks, hosebibbs, wall hydrants and other openings with a hose connection shall be protected by an atmospheric-type or pressure-type vacuum breaker or a permanently attached hose connection vacuum breaker.

The hosebibb valve handle is missing.
Not operationally tested.

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- 0110. Sprinkler System
- 0111. Bell/Chime
- 0112. Exterior Doors

Not Present.

Not Present.

MAINTENANCE.

Metal clad.

Replace damaged weatherstripping at the front entrance for energy efficiency/conservation.



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0113. Chimney

MAINTENANCE.

Masonry.

Abandoned.

No appliance is connected to this chimney. We recommend a full Class II chimney inspection if recommissioning.

Patch spalling chimney block to preserve the chimney structure.



Water staining from the cleanout door is indicative of soot and ash exceeding the cleanout door.

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The cleanout door cemented shut further limits our review.



- | | | |
|-------|--------------------|---|
| 0114. | Lot/Grade Drainage | Serviceable. Flat lot. |
| 0115. | Gas Meter | Not Present. |
| 0116. | Exposed foundation | Serviceable. Poured concrete; horizontal forms. |

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Patio/Porch/Balcony/Area Ways

We suggest periodically checking concrete/wood and other materials for signs of deterioration. Suggest periodically treating all wood and monitoring drainage around concrete slabs to help prevent deterioration.

	Component	Comments
0201.	Cover	Serviceable. Portico.
0202.	Enclosure	Serviceable.
0205.	Deck	MAINTENANCE. Wood.

The ramp floor joists are only toenailed to the landing rim board.

Without ribbon strips, joist hangers are required. As the ramp floor joists are shearing from the landing rim board, is your inspector's opinion that they can be impacted back into position as part of installing the necessary engineer joist hangers.

R502.6 Bearing.

The ends of each joist, beam or girder shall have not less than 1.5 inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete except where supported on a 1-inch-by-4-inch (25.4 mm by 102 mm) ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.

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0206. Stairs/Stoops
0207. Railing

Serviceable. Wood.
COMMENTARY.
Metal; Wood.

The exterior front hand railings are not considered 'graspable' as determined by The Vermont Department of Public Safety for public buildings.

R311.5.6.3 Handrail grip size.

All required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a maximum cross section of dimension of 2 1/4 inches (57 mm).

2. Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below

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the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches (32 mm) to a maximum of 2 3/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inches (0.25 mm).



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Roof

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection. If such a review is desired, client should contact a qualified licensed roofing contractor.

	Component	Comments
0301.	Roofing Type & Materials	Serviceable. Metal; Sloped. Corrugated.
0302.	Number of Layers	Serviceable. One.
0303.	Flashings	Serviceable. Metal.
0304.	Conditions	Serviceable. Corrugated metal roofing has a life expectancy of up to 100 years depending on grade. Roofing appears to be 40 to 50 years old. Roofing shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were noted; appears to be in serviceable condition.
0305.	Skylights	Not Present.
0306.	Roof Penetrations	<p>ACTION.</p> <p>The sewer vent exits next to a window on the right side dormer.</p> <p>This will allow toxic sewer gases to enter the building through the nearby window.</p> <p>It is standard practice to vent sewer gases through the roof above all windows. We suggest re-routing or extending the sewer vent as needed to meet this code.</p> <p>P3103.5 Location of vent terminal.</p> <p>An open vent terminal from a drainage system shall not be located less than 4 feet (1219 mm) directly beneath any door, openable window, or other air intake opening of the building or of an adjacent building, nor shall any such vent terminal be within 10 feet (3048 mm) horizontally of such an opening unless it is at least 2 feet (610 mm) above the top of such opening.</p>

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Kitchen



The kitchen inspection is a combination of visual and operational testing. Appliances are operated (if power is supplied) using normal operating controls. Calibrations to cooking systems or their efficiencies are not evaluated nor are life expectancies given. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

	Component	Comments
1301.	Floor	Serviceable. Vinyl; Wood.
1302.	Walls	Serviceable. Paint.
1303.	Ceiling	Not Present.
1304.	Doors	Serviceable.
1305.	Windows/Screens	Serviceable.

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- 1306. Cabinets Serviceable.
- 1307. Counter Tops Serviceable. Laminated.
- 1308. Electrical Serviceable.
- 1309. Sinks Serviceable.



- 1310. Faucets Serviceable.
- 1311. Traps/Drain System Serviceable.
- 1312. Disposal Not Present.
- 1313. Dishwasher Serviceable.
- 1314. Stove/Cook Top Serviceable. Electric.
- 1315. Oven Serviceable. Electric.
- 1316. Hood/Fan/Light Not Present.
- 1317. Microwave Not Inspected. Free standing.
Unit is personal property and not within the scope of this inspection.
- 1318. Heat Source **COMMENTARY.**
Heat pump fan centers in the front entry and the meeting room.

Ceiling diffusers are abandoned.

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Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Minor cosmetic issues such as common rust, corrosion and stains may not always be reported.

	Component	Comments
1901.	Location	Serviceable. Front.
1902.	Floor	Serviceable. Vinyl.
1903.	Walls	Serviceable. Paint.
1904.	Ceiling	Serviceable. Paint.
1905.	Doors	MAINTENANCE. Door will not latch. Lock set is loose.
1906.	Windows/Screens	Not Present.
1907.	Electrical	Serviceable.
1908.	Exhaust Fan	Serviceable.
1909.	Heat Source	Not Present. Ceiling diffuser is abandoned.
1916.	Sink	Serviceable.
1917.	Sink Faucet	Serviceable.
1918.	Traps/Drain Supply	Serviceable.
1919.	Toilet	Serviceable. Proper ADA grab bars present.
1920.	Counter/Cabinets	Not Present.
1922.	Bathroom Comments	COMMENTARY. 1993.

Basement/Crawlspace

Water seepage and moisture penetration are common problems in basements usually resulting from inadequate water management above ground. Most causes can be corrected by improving drainage and grading. Our review of the basement cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: The presence of a sump pump can suggest water has or may enter the basement.

	Component	Comments
0701.	Access	ACTION. Access is located in the under-stairs closet floor scuttle hatch. Unable to access crawlspace fully due to standing water in ALL areas. Standing water and mud limits our review.



Finished areas noted in the crawlspace.
Access to the original basement ceiling was not available due to wet/saturated/moldy Homasote (fiber board) now present.

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0704. Floor

As all areas of the floor structure above are not visible or accessible to the inspector without removal, they are excluded from this inspection.

ACTION.

Dirt.

Standing water and mud is observed ALL areas of crawlspace.

A crawlspace must be kept clean and dry to avoid moisture damage and wood deterioration to the structural beams and joists of the building.

Suggest further review by a qualified basement contractor for repairs as needed to ensure a dry basement.

See step 0711 below for additional information.

0705. Walls

Serviceable. Poured concrete.

0706. Floor Joists

ACTION.

2×10; 16" centers.

Extensive building flooding causing evaporation/condensation issues is propagating excessive molds on the underside of the floor structure.

The black mold is likely *Stachybotrys* species, the white mold is likely *Cladosporium* species, and the yellow mold is likely *Aspergillus* species.

ALL areas of floor joists and Homasote (fiber board) attached to the floor joists are saturated wet, and moldy.

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According to the US Environmental Protection Agency, when the amount of mold exceeds 9 ft.² - remediation should be performed by a flood damage/mold remediation professional.

Due to the amount of mold, it is your inspectors' opinion that the mold must be professionally remediated. Consult a qualified mold remediation company to contend or concur with our assertion and discuss remediation options with you.

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It appears that due to the flood damage, moisture rot is present on all visible floor joists at their end bearings on the foundation.

A lost sill plate may have allowed the floor joists to drop 2 inches; and the wet bearing ends, now sitting directly on the cement foundation, are beginning to shear off. This is a major structural concern as shearing floor joists may be pushing outward against the top of the right foundation wall and across the bottom of the right structural wall of the building. Unable to determine the extent of damage without destructive investigation.

It is your inspectors opinion that a large number of floor joists at their end bearings will need to be jacked back into position and reestablished as part of other flood damage repairs. Consult a qualified structural contractor to contend or concur with our opinion and discuss building-saving options with you.



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- 0708. Beams
- 0709. Windows/Screens
- 0710. Electrical
- 0711. Insulation/Vapor Barrier

Serviceable. Wood.

Not Present.

Serviceable.

ACTION.

No ground moisture barrier in crawlspace.

While air/vapor barriers are designed to keep the moisture within the building, moisture barriers are designed to keep it out. A typical area for the application of a moisture barrier (plastic sheet) would be an earth floor in a crawlspace. In today's building technologies it is imperative to isolate the earth from the building. Damp earth floors can allow a significant amount of moisture absorption into the air in a building and cause damage to flooring members and beams. One study revealed that the daily evaporation in a crawlspace dropped 95% with the installation of a moisture barrier.

There are four main steps to totally eliminating the dirt floor from having any negative effects on the rest of the building.

- 1) Fix any water leakage (above ground water management and sump pumps)
- 2) Isolate the building from the earth (ground moisture barrier)
- 3) Seal any outside air leaks
- 4) Condition the space (dehumidifier in summer and heat during winter)

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We strongly recommend you contact a crawlspace service to discuss corrective options with you. An example of one of several contractors that do this type of work can be found at <http://www.basementsystems.com/crawl-space.html>

Be sure to read the information regarding the negative effect of a dirt floor crawlspace in your building. Do-it-yourselfers should at least understand the building sciences regarding isolating the earth from the building before performing crawlspace or basement isolation on their own.

- 0712. Heat Source
- 0713. Ventilation
- 0722. Basement Comments

Not Present.

Not Present.

ACTION.

As some molds can be toxic, determining the toxicity of any molds that are present cannot be determined during a visual inspection such as the one performed by our company.

If you have any concerns based on the information provided in our report, or have any of the health-related issues such as allergic reactions, it is suggested that consultation be made with an environmental testing company for further evaluation.

Plumbing

	Component	Comments
1001.	Plumbing Supply System	Serviceable. Property has public water supply. Shut off location is at the street tee in the front yard.
1002.	Plumbing Waste System	Serviceable. On site waste disposal system noted. As per the Inspection Agreement, these underground systems are not within the scope of our visual review. Only conditions in the area above the system can be observed if the location is known. A large quantity of water is drained during the inspection and all drainage appeared free-flowing and functional at the time of inspection unless otherwise noted. Cleanout is located at the main sewer stack right side in the crawlspace.
1003.	Supply Pipes	Serviceable. Copper.
1004.	Waste Pipes	Serviceable. ABS Plastic.
1005.	Pipe Insulation	Not Present.

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| 1006. | Pipe
Strapping/Supports | Serviceable. |
| 1008. | Water Heater | ACTION.
Electric.
120 V; 1440 W.
Bosch model.
3 gallon electric water heater is located in the under-sink cabinet. |



Hot water was noted at all tested plumbing fixtures indicating the electric water heater elements were functioning properly at the time of inspection. These elements are not visible or accessible to the inspector and are not specifically tested at the time of inspection. No warranty, guarantee or certification is given as to future failures.

The general life expectancy of a water heater of this type is 8 to 12 years. Be aware that this water heater is 27 years old. We recommend monitoring and begin budgeting for replacement soon.

- | | | |
|-------|---------------------------|--------------|
| 1009. | Exhaust Venting
System | Not Present. |
| 1010. | Sump Pit | Not Present. |
| 1011. | Cross Connections | Not Present. |

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Heating & A/C

	Component	Comments
0901.	Heating	<p>Serviceable. Electric.</p> <p>Heat pumps functioned properly when tested using normal operating controls.</p> <p>Condensers are located on the exterior left side of the building.</p> <p>Unitary wall mount evaporators/fan centers are located in the meeting room, the entry hall, the main office, and the front office.</p>
0902.	Conditions	<p>ACTION.</p> <p>Heat pumps as the only heat source in northern climates is not ideal.</p> <p>Modern heat pumps can only extract heat from the ambient outdoor air temperatures down to approximately 28°.</p> <p>When the outdoor temperatures are below 28°, and no other central heating exists, occupants may not be happy with indoor temperatures.</p> <p>R303.8 Required heating.</p> <p>When the winter design temperature in Table R301.2(1) is below 60°F (16 °C), every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68°F (20 °C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in all habitable rooms at the design temperature. <u>The installation of one or more portable space heaters shall not be used to achieve compliance with this section.</u></p>
0904.	Thermostat	Serviceable.
0905.	Ducting	<p>COMMENTARY.</p> <p>Ceiling diffusers and associated ducting is abandoned.</p>
0906.	Air Conditioning System	<p>Serviceable. Electric. Three condensers are located on the exterior left side of the building.</p> <p>The AC/heat pumps are Daikin models. Appear to be 2019 model year.</p>
0907.	A/C Temperature Differences	<p>Serviceable. Temperature difference was within the 15 to 20 degree normal operating range at time of inspection. Units functioned properly when tested.</p> <p>Appeared to be serviceable at time of inspection.</p>

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0908. Heating & A/C
Comments

ACTION.

An abandoned buried oil tank was noted on this property. The inspector is not equipped or qualified to inspect these tanks for leaks or other environmental issues. The EPA, Federal and State laws control the inspections, removal and repair of these tanks. Suggest that a review by a qualified specialist be performed prior to closing to determine the condition of the tank. Client should also obtain information from the above listed agencies on regulations pertaining to buried/abandoned oil tanks prior to closing. The long-term result has been that below-ground oil storage is no longer acceptable in Vermont, and this in turn can lead to a potential problem for a building owner whose property has a below-ground tank. In simple terms, the options are to prove that the underground tank is safe and is not leaking or to remove the tank altogether.

Insurance companies are reluctant to cover properties that have buried tanks. That means that the owner's best or only option is to remove it. In real terms, that means paying between \$1,800 and \$3,200, depending on how accessible the buried tank is for removal.

We also have to consider the volume of waste sludge remaining in the tank we are removing.

The State of Vermont's Petroleum Cleanup Fund (PCF) offers up to \$150,000 a year, and building owners are entitled to grants of up to \$1,000 if an underground tank is removed or an above-ground tank is improved. For more information, go to

<https://dec.vermont.gov/waste-management/storage-tanks/underground/removal>

or call 802-241-3888.



Electrical System

	Component	Comments
1101.	Electrical Main Box	<p>Serviceable. Amps. The main electrical service is approximately 200 amps. Branch circuit wiring is copper. Breakers present to provide overload protection. Main conductor is aluminum. Main disconnect noted. Service entrance is overhead. System appears to be properly grounded. The main panel is located in the front storage room.</p> <p>Voltage. The main electrical service is approximately 240 volts.</p>

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1102. Sub Panels/Location Serviceable. Sub panel is located at next to main panel.



1103. Smoke Detectors **ACTION.**
The fire extinguisher certification expired March 2023.
Re-certification would be required as part of a Vermont
Department of Public Safety inspection.

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The smoke detector is greater than 10 years old and beyond its service life expectation.

Replacement would be required as part of a Vermont Department of Public Safety inspection.

NFPA 101; Section 24.3.4.1.1; Section 9.6.2

3. Smoke alarms shall not remain in service longer than 10 years from the date of manufacture.

Proper lighted exit signs are installed.

1104. Electrical System
Comments

ACTION.

Clearance in front of the electric panels should be 30 in. wide and 36 in. deep to allow for access (NEC 3305.2).

Relocate storage items.

When the electric panels are located in an area designated for storage, a Vermont Department of Public Safety inspection would require the installation of signage.

E3405.2 Working clearances for energized equipment and panelboards.

Except as otherwise specified in Chapters 34 through 43, the dimension of the working space in the direction of access to panelboards and live parts likely to require examination, adjustment, servicing or maintenance while energized shall be not less than 36 inches (914 mm) in depth. Distances shall be measured from the energized parts where such parts are exposed or from the enclosure front or opening where such parts are enclosed. In addition to the 36-inch dimension (914 mm), the work space shall not be less than 30 inches (762 mm) wide in front of the electrical equipment and not less than the width of such equipment. The work space shall be clear and shall extend from the floor or platform to a height of 6.5 feet (1981 mm) or the height of the equipment, whichever is greater. In all cases, the work space shall allow at least a 90-degree (1.57 rad) opening of equipment doors or hinged panels. Equipment associated with the electrical installation located above or below the electrical equipment shall be permitted to extend not more than 6 inches (152 mm) beyond the front of the electrical equipment.

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Example:



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Other Interior Areas

Component	Comments
2201. Location	<p>ACTION.</p> <p>The back office hand railing is not considered 'graspable' as determined by the Vermont Department of Public Safety.</p> <p>R311.5.6.3 Handrail grip size.</p> <p>All required handrails shall be of one of the following types or provide equivalent graspability.</p> <p>1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a maximum cross section of dimension of 2 1/4 inches (57 mm).</p> <p>2. Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches (32 mm) to a maximum of 2 3/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inches (0.25 mm).</p>

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No guard railings are present at the open side of stairs.
Caution should be observed to ensure safety.

R312.1 Guards required.

Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

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No landing present at the top of stairs.

A door should NEVER open out over a staircase. This is a fall hazard. Recommend reversing the swing of this door or installing a landing as a safety enhancement to the property. This would be required as part of the Vermont Department of Public Safety inspection.

R311.5.4 Landings for stairways.

There shall be a floor or landing at the top and bottom of each stairway.

Exception: A floor or landing is not required at the top of an interior flight of stairs, provided a door does not swing over the stairs.

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- 2202. Floor
- 2203. Walls
- 2204. Ceiling

Serviceable. Wood; Carpet.
Serviceable. Paneled; Paint.

ACTION.

Often the "fiber tile ceilings" up until 1979 can contain asbestos fibers.

When in good condition, the EPA suggests just leaving it alone or continuing to paint over it. The need to identify the presence of any asbestos fibers in these materials may often be necessary prior to alteration, remediation, or removal of such material.

Asbestos is a health threat to humans. However, asbestos fibers are only dangerous if they are disturbed (such as during building renovation or demolition), or in poor condition and bumped - which causes fibers to float in the air, allowing them to be easily inhaled. Exposure to asbestos can cause serious lung problems and cancer.

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2205. Doors Serviceable.
2206. Windows/Screens **MAINTENANCE.**
Replaced torn screen right wall rearward for insect tightness.
- Right wall windows bind in tracks and are difficult to operate.
See "Basement/Crawlspace" section of this report for additional information.
2207. Electrical Serviceable.
2208. Closets/Wardrobe Serviceable.
2209. Heat Source **COMMENTARY.**
Unitary wall mount fan centers for heat pumps.
See "Heating/AC" section of this report for additional information.
- Ceiling diffusers are abandoned.

Other Interior Areas #2

2201.2. **Component**
Location

Comments
COMMENTARY.
2nd level.

We refrain from commenting on finish materials that appear to be beyond the end of useful life.

Loose and missing Homasote Fiber Boards; damaged or missing floor finishes; deteriorated, chalking, flaking or alligating paint, damaged sheet rock and paneling, etc. are normally signs of finish material present that are beyond the end of their useful life. In these areas, we direct our attention to potential structural problems only.



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2202.2. Floor
2204.2. Ceiling

Serviceable.

ACTION.

Often the cement board material on the second floor walls and ceilings from this time period will contain asbestos fibers (asbestos cement).

The need to identify the presence of asbestos fibers in these materials may often be necessary prior to alteration, remediation, or removal of such material. When in poor condition, we highly recommend testing and removal. Recommend further review by a qualified environmental consultant to contend or concur with our assertion and discuss testing and removal options with you.

Asbestos is a health threat to humans. However, asbestos fibers are only dangerous if they are disturbed (such as during building renovation or demolition), or in poor condition and bumped - which causes fibers to float in the air, allowing them to be easily inhaled. Exposure to asbestos can cause serious lung problems and cancer.

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2205.2. Doors

Serviceable.

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2206.2. Windows/Screens

ACTION.

Alligating, chalking and flaking paint observed at all second floor windows.

Maintenance and protection is needed to ensure that the painted surfaces are safe. If client has concerns regarding lead in paint, we recommend contacting the State of Vermont Lead Hotline at 1-800-439-8550.

Client may also wish to download information regarding lead paint from our website at

<http://www.inspect-tech.net/download/epalead.pdf>



2207.2. Electrical

ACTION.

All second floor electrical is disconnected and abandoned. Remove abandoned electrical equipment for safety.

NEC110.12(D) Defective Discontinued Electrical Equipment

(1) Where accessible, unused defective and damaged, or obsolete electrical equipment, shall be removed from service and discarded.

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2209.2. Heat Source Not Present.

Attic

Water stains around roof penetrations such as chimneys, plumbing vents, and heating vents are very common. It is difficult to determine if these stains are active. Insulation in the attic is one of the best ways to improve the energy efficiency of a structure. Our report measures insulation materials by thickness. Generally, the greater the thickness the more resistance to heat loss.

	Component	Comments
0401.	Access	Serviceable. Attic access is located in the second level rear wall scuttle hatch door.
0402.	Framing	Serviceable. Rafters. 2×10 - 24 inches on center. Ridge board design.

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0403. Sheathing

Serviceable. Wood plank.



0404. Insulation/Vapor Barrier

COMMENTARY.
Blown in; Cellulose.

Insulation thickness varies approximately from 11 inches. Approximately R-33. This insulation value was standard at the time of adding insulation. Today, the minimum requirement for northern climates is R-42.

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0405. Ventilation

MAINTENANCE.

One window only is closed shut.

Venting appears to be inadequate.

This can cause moisture damage to the attic area, excessive heat in summer months and ice damming in winter months. Ideally, all of the moisture laden air within the building could be prevented from migrating through the insulation to cold areas by the presence of an air/vapor barrier.

However, this is never practical. Therefore, it is wise to ventilate cold areas wherever possible. Attics are the easiest areas to ventilate. The recommended ventilation rate is one square foot of ventilation for every three hundred square feet of attic space. Ideally, ventilation should be provided in such a way to allow for good air flow from end to end and from bottom to top.

R806.1 Ventilation required.

Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth,

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perforated vinyl or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7. Required ventilation openings shall open directly to the outside air and shall be protected to prevent the entry of birds, rodents, snakes and other similar creatures.

NOTES: