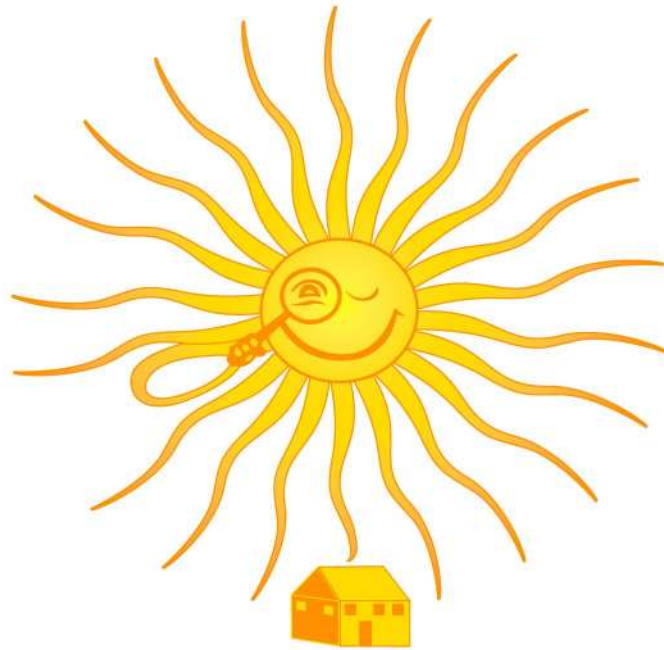




FREEDOM UNDER THE SUN_{LLC}

OUR HOME INSPECTION FACT BOOKLET

THIS IS WHAT SETS US APART FROM THE
COMPETITION

Email: Kirk@Vermont-HomeInspector.com

Web: www.Vermont-HomeInspector.com

Phone: 1-888-247 -1299

PRIOR TO THE INSPECTION, YOU WERE INSTRUCTED TO READ CAREFULLY BEFORE SIGNING and YOUR SIGNATURE IS ON FILE IN OUR OFFICE THAT YOU DID READ AND UNDERSTAND THE FOLLOWING STATEMENTS AND INFORMATION. THIS PORTION OF THE REPORT IS ONLY INCLUDED AS A COURTESY AND REMINDER OF THE CONDITIONS AND EXPECTATIONS OF OUR HOME INSPECTION REPORT, ITS CONTENTS AND ITS POSSIBLE USE.

Our representative from Freedom Under The Sun LLC agrees to conduct a non-invasive, visual inspection for the sole purpose of informing the CUSTOMER of the general condition of the property exposed to view and apparent as of the time/day of the inspection, including but not limited to any major deficiencies, subject to the UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY as stated below. Not all conditions are apparent at the time of inspection, so it is recommended, and the CUSTOMER herein agrees, to consult with the Seller of the property regarding any significant deficiencies/malfunctions known to exist to the Seller. Our inspection and report are performed and prepared of the sole, confidential, and exclusive use and possession of our CUSTOMER. The report is not a listing of repairs to be made and is not intended for use in re-negotiating a real estate transaction. The written report will include the following only:

An exterior evaluation includes site drainage, walkways, driveways, porches and decks, the roof system and flashing (including soffits and downspouts), chimneys, exterior sheathing, trim, and caulking, windows and storm windows (where applicable), stairs, foundation systems and/or basement exterior walls; and interior evaluation includes the basement/interior foundation walls and crawl spaces, heating system(s), chimneys and flues, water heater, cooling system (where applicable), plumbing systems (including fixtures), electrical systems (including permanent lighting fixtures), walls, doors, ceilings, floors, kitchen and bathes), major appliances, attic/crawl spaces (including insulation and ventilation), and miscellaneous items. It is agreed that the inspector is not, as part of the inspection, determining compliance with installation guidelines, construction documents, manufacturers specifications, building codes, local ordinances, zoning regulations, covenants, or other restrictions, including local interpretation thereof.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood and agreed that the COMPANY is not an insurer and that the inspection and report are not intended to be construed as a guarantee or warranty of the adequacy, performance, or condition of any structure, item, or system at the property address. It is understood by the CUSTOMER that the inspector is not an expert in every building craft and profession. The CUSTOMER hereby agrees to release and exempt the COMPANY and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any reported and/or unreported defect(s) or deficiency and for any consequential damage, property damage, or personal injury of any nature.

In the event the COMPANY and/or its agents or employees are found liable due to breach of contract breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of the COMPANY and its agents and employees shall be limited to the sum equal to the amount the fee paid by the CUSTOMER for the inspection and report.

The Client(s) presence is preferred during the inspection. If the Client is not present at the time of the inspection or for any other reason is unable to sign this Contract at the time of inspection, acceptance of the Inspection Report shall constitute acceptance of the terms and conditions of the Contract as if signed by the party and shall constitute authorization to any person signing as Client to act as an agent in agreeing to the terms and conditions.

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YOUR HOME INSPECTION REPORT

Client's Name: Noel and Alison Hawke

Client's Current Mailing Address: 18 College Hill

City, State, Zip Code: Hanover New Hampshire 03755

Phone Number: 919-321-6822 Email: noel@nihgrantwriter.com

Inspected Property Address

Physical Address Location: 89 Trescott Road

City, State, Zip Code: Hanover, New Hampshire 03750

Your Realtor's Name, Office Information, Telephone Number

Sandy Allen, Coldwell Banker Redpath and Company, 603-643-6406

Client Was Present At Inspection? Yes For Entire Inspection? Yes

Inspection was conducted on Friday, the 12th day of September, 2008.

Weather Conditions and Approximate Temperature at time of inspection:

Overcast and 65 Degrees Fahrenheit

This report was prepared for the client named above. It is composed of three elements: the ongoing discussion(s) between the client and the inspector, the considerations of this report, and the checklist and notes contained in the report. Please rely on the elements of this report when making decisions. Please call us if you do not fully understand this information.

The purpose of this inspection was to inform you of any major and minor concerns in the condition of the property named above, providing those defects were visible at the time of the inspection. This home inspection report shall have assisted you in determining if there are any concerns that may require attention prior to the sale of the property..

Purchasing a home inspection, if you are selling this property, may assist you in convincing others you are not trying to hide anything. It may allow you to explain any concerns you feel need to be dealt with prior to sale. It may aid you in completing an accurate real estate disclosure statement. It may assist you in converting most physical concerns from contingencies to bargaining issues that can be dealt with immediately. A home inspection report should enable you to identify those areas where maintenance may need to be done. Remember that a home inspection lists what is in good condition too and that may assist you in selling your home at the best price.

Your signature is on file denoting you have read and understand this information.

Your payment was recorded as a PayPal Payment received in the amount of \$315.00.

This DID NOT include biological testing.

Exterior Evaluation

STRUCTURAL DESIGN

Type of Building: Single Family Roof Type: Gable

<u>Structure</u>	Foundation Wall: Concrete Block and Concrete	Posts/Columns: Steel
	Wall Structure: 2X4	Floor Structure: 2X6
	Roof Structure: Frame In Place	Other: N/A

Condition(s) Noted: There are signs of water and insect damage observed.

Garage or Carport: None Additional Outbuildings: None

Grading General Grading: The lot slopes south to north.
Slope: 2% average
Drainage: Positive with one exception; see Remarks.

Sidewalks and Walkways: Gravel

Driveway: Gravel

Retaining Walls: The dwelling has a stacked river stone retaining wall on the northwest corner.

Trees and Shrubbery: Overgrown

Fencing: None

Remarks

The front of the dwelling that faces Trescott Road has a finish grade that is banked up above the siding and will allow water to enter in to the foundation. It is exposing the sills to excess moisture. The finish grade of any structure should be at a minimum of six (6) inches below the bottom edge of the siding. Re-grading this location will be important and will reduce the amount of water getting into the basement.

Roof Covering(s)

The entire roof is covered with composite fiberglass shingles. The shingles range in age from 15 to 20 years and are in very poor condition.

The roof was observed by visual and physical review.

The conditions noted were: degranulation of the shingles, curling , split, broken tabs, loose shingles, missing shingles, exposed underlayment, exposed roof sheathing, missing shingles, blistered shingles, exposed fasteners, the roof leaks (per the Seller's Disclosure), there are wavy roof surfaces, and a sagging ridge.

Exterior Windows

The dwelling has some single glazed windows, some double glazed double hung windows, and some double glazed casement windows; see Remarks.

Exterior Evaluation (continued)

Storm Windows

The dwelling is provided with aluminum storm windows; see Remarks.

Flashing

Aluminum, Lead, Galvanized metals; see Remarks

Remarks

1. The entire roof should be evaluated for replacement. You should anticipate that some roof sub sheathing will need to be replaced and there may be some rafters that will need to be repaired and/or additional rafters installed. When the roof is replaced proper ventilation should be supplied at one square foot of ventilation per one hundred and fifty square feet of ceiling. This is not currently provided. Also the ridge of the main dwelling should be inspected at the time the roof is replaced, or before purchasing, to insure it is not damaged. The low shed roof will need to have large snow loads regularly removed.
2. There are several windows that will not close due to improper installation and the building is settling. This prevents the windows from closing completely.
3. The side porch is in structural failure. It is presenting a great deal of stress on the windows. They are breaking apart and will, more than likely, need to be replaced once the porch is repaired.
4. There are several windows that have sills damaged from water. The sills need to be replaced, as well as some trim that is soft and punky.
5. The single glazed windows should be replaced with vinyl replacement windows and all of the broken windows should be repaired before winter.
6. There are several storm windows missing sashes and screens.
7. The chimney flashing is not properly protecting the structure where the chimney is coming loose from the dwelling.

Wall Sheathing

Vinyl siding; see Remarks.

Chimney(s)

There are two masonry chimneys; see Remarks

Trim

The dwelling has pine board trim with some of it covered in metal; see Remarks.

Gutters and Downspouts

Partial System; see Remarks

Caulking

The dwelling has not been caulked and sealed; see Remarks.

Landings and Stairs

There is one landing made of masonry on the rear of the dwelling.

Patio and Terraced Areas

None

Exterior Evaluation (continued)

Porches

There is an enclosed side porch; see Remarks.

Remarks

1. There are several locations where the vinyl siding has been damaged. These penetrations will need to be sealed to prevent moisture from damaging the structural material within the wall cavity.
2. The white masonry chimney is failing. It has settled away from the dwelling and is showing signs the masonry is in very poor condition. The white chimney is now putting excess stress on the other chimney and has cracked the grey chimney at the third course of masonry near the top. The clay tile liner in the white chimney is cracked at the top and needs to be replaced. The white chimney will need to be removed and reconstructed to make the necessary repairs. The grey chimney will need to have some repairs made to it once the white chimney is removed.
3. The metal covering the pine board trim in several locations is not correctly installed and it is allowing water to infiltrate.
4. The dwelling should be provided with a complete gutter system.
5. This dwelling should have all locations where siding meets trim caulked, sealed, and painted. There also should be caulking provided where the fascia meets soffit and the soffit meets siding.
6. The enclosed porch has structural issues. The rear exterior wall is compromised from moisture and has rotted out the siding. This wall and the front entrance wall, perpendicular to this rear wall, are sitting on a metal post and concrete blocks. These supporting materials are failing to adequately support this corner of the porch. The porch should be placed on properly installed footings. The porch has dropped far enough away from the dwelling to break apart the replacement windows. They will not close properly. The windows are no longer plumb and level. This porch requires a considerable amount of work to repair it correctly.

Interior Evaluation

BASEMENT AND LOWER LEVEL

Basement

The dwelling is provided with a full unfinished basement constructed of masonry and concrete; see Remarks.

Floor

The basement has a partial concrete floor; see Remarks.

Floor Drain

None

Sump Pump

There is a sump pump; see Remarks.

Interior Evaluation (continued)

Dampness in Basement

The basement has standing water and is very damp.

Crawl Space

There is a very small crawl space where the well head is located.

Remarks

1. The footing on the rear of the dwelling is cracked and settling.
2. The basement floor has a large settlement crack in the concrete floor. There are also places where ledge is jutting out of the floor.
3. The sump pump needs to be installed in a proper sump well. The power supply to the sump pump should be installed as a GFCI outlet and not an extension cord. In addition, a back up alarm system should be provided to warn if the pump fails to operate.
4. Several of the steel shoring columns are ready to be replaced as the bottoms are corroded and some have rusted through. The screw type shoring columns are not proper columns for permanent use. Steel concrete filled columns with proper base plates and top plates should be installed. The columns supporting the main carrying beams are not properly spaced to evenly distribute the loads imposed. These columns should be spaced equally apart but no greater than 10 feet center to center.
5. There are signs of damage from wood boring insects on the sills near the furnace vent.
6. There is, in the basement, a shoring technique that is supposed to provide support to a beam. This system is not correct as the new beam is not tight against the existing beam, not anchored to the wall, and not bearing on a proper masonry pilaster. It is also important to note that the column is not anchored to the beam and the new beam is not anchored properly to the beam it is supposed to be supporting.

ELECTRICAL SYSTEM

Service Entrance

The dwelling is provided with an overhead service entrance. The service is grounded to a rod and the conductors are made of aluminum which is an acceptable installation method.

Main Electrical Panel

The main electrical panel is located in the basement. The system is not bonded but is provided with automatic circuit breakers. The electrical system is provided with a 100 ampere main disconnect.

Circuit and Conductors

There are 12 circuit breakers for this panel and there are more than twelve circuits. All of the branch wiring is copper; see Remarks.

Outlets, Fixtures, and Switches

The outlets, light fixtures and switches were randomly tested and found to be serviceable; see Remarks.

Smoke and Carbon Monoxide Detectors

The dwelling is provided with battery operated smoke detectors.

Interior Evaluation (continued)

Remarks

1. The main electrical panel has improperly terminated wires in the panel which are still hot or live. There are several breakers which have been double tapped and this is not permitted. There is also another panel on the first floor that was not accessible. There are circuits which the amperage for the circuit breakers exceeds the wire size. The entire electrical system should be reviewed by a licensed electrician and any deficiencies corrected. This panel does not have sufficient room for all of the circuits installed and will need to be upgraded.
2. All broken outlets should be replaced. All missing switch covers should be installed. All junction boxes missing covers should be installed correctly and safely.
3. All open grounded outlets should be supplied with GFCI protection.

HEATING AND COOLING SYSTEMS

Heating System Fuel: Oil Type of System: Forced Hot Air

When the thermostat was turned on it fired.
Number 1 Capacity was 150,000 BTUH and its age was 13 years old.

Fuel Supply: Oil tank in the basement

Heat Exchanger: Not Observable – enclosed combustion.

Distribution: Duct work the second floor does not have a heat run.

Humidifier None

Filter: Disposable

Supplementary Heat Source

There is an older wood fired cook stove in the kitchen.

Cooling System

None

Remarks

1. The oil fill piping and vent piping are not properly sized. They are not equal in size and when under pressure, while filling the tank, this may cause excess pressure on the fuel tank causing it to leak or even burst depending on the condition of the tank over time. Seeking the opinion of your fuel company will be necessary as to whether this item must or should be changed.
2. The heating system should be reviewed, cleaned, and serviced by a qualified service technician prior to the heating season.
3. The entire vent piping system is rusted through for the furnace and needs to be replaced before winter. This condition will allow carbon monoxide to escape into the dwelling presenting a very unsafe environment.

Interior Evaluation (continued)

4. The hot water heater vent to the furnace vent is not properly installed. The connection should be by a properly installed thimble connection. Cutting a hole into the main vent and sticking the pipe into the hole could cause it to become blocked and back vent into the dwelling causing a very serious health and safety risk.

PLUMBING SYSTEM

System Status is operational. Primary Supply Lines are public.
Type of lines: Copper

Condition of Supply Lines: Generally Satisfactory

Primary Waste Lines are Plastic, Copper, and Cast Iron.
Type of lines: Private

Condition of Drain Lines: Generally Satisfactory
Venting is adequate.

Water Heater is fueled by propane. There is one unit. It is approximately 15 years old. The capacity is 40 gallons and this is adequate for the size of this dwelling and a family of four.

Conditions of the: Tanks: Satisfactory
 Combustion Chamber: Satisfactory
 Flue: Improperly connected to Furnace vent
 Flue/Cap: Satisfactory
 Temperature Pressure Relief Valve: Satisfactory
 Supply Couplings: Satisfactory

Remarks

The waste water system was reviewed by a special technician. It was reported to be in very poor condition.

PLUMBING SYSTEMS CONTINUED

 This property has one bathroom.
It is located on the first floor.

 It has a: Built-In Tub with a shower, Toilet, Lavatory, Vanity, and a Window.
 The shower wall covering is Plastic.
 The room floor covering is Linoleum Tile.

Conditions noted included caulking around the tub may need to be removed and replaced to insure that water does not get behind the tub.

Signs of past leaking were observed under the vanity but it was not wet at the time of the inspection. The commode was secure. The sink was satisfactory. Moisture damage was noted under the Vanity. There was operable means of natural ventilation.

Remarks

The bathtub was quite dirty. There was some staining that cleaning may not remove.

Interior Evaluation (continued)

APPLIANCES AND KITCHEN CONDITIONS

<u>Sink Unit</u>	Satisfactory
<u>Range/Oven</u>	Satisfactory
<u>Microwave Unit</u>	Satisfactory
<u>Refrigerator</u>	Satisfactory
<u>Clothes Dryer</u>	Operating
<u>Clothes Washer</u>	Operating
<u>Overhead Cabinets</u>	Satisfactory
<u>Base Cabinets</u>	Satisfactory
<u>Countertops</u>	Satisfactory

Remarks

1. The kitchen flooring is not complete throughout the entire kitchen area and portions are in relatively poor condition.
2. The kitchen outlets within six (6) feet of the sink should be provided with GFCI protection.

Floors

Plywood, Carpet, linoleum tile,

Walls

Drywall; see Remarks

Ceilings

Drywall

Stairs

Steps: 9 inches Risers: 8 inches

Railings

Adequate

Remarks

1. The ceiling in the second floor sleeping area is only 5 feet 8 inches. This could pose a serious risk in the event of a fire. Also the window off the second floor is too small for proper egress or rescue. These windows should have a 5.7 square foot net clear opening.
2. There is a considerable amount of unfinished sheet rock.
3. There are closets with drywall finishes that are not complete and properly trimmed out.
4. The ceiling in the bathroom is cracking at the joints and will need to be repaired.

DOORS

Interior Doors include: Solid Panel Doors

Exterior Doors include: Metal Insulated Doors.

Interior Evaluation (continued)

Fireplaces and Wood or Coal Burning Stoves

There was one wood burning cook stove noted at this property.
It was located in the kitchen area and the conditions were noted as such:
The hearth to the wood stove did not extend 18 inches in front of the stove.

Attic

Access

Only access behind knee walls

Moisture Stains

Some noted

Storage

Light storage behind knee walls

Insulation

3.5 inches in the rafters or R-11; see Remarks

Ventilation

The attic and rafter spaces are very poorly ventilated and this should be corrected; see Remarks.

Remarks

1. When the roof is replaced, or evaluated prior to the sale, proper roof and attic ventilation should be supplied at one square foot of ventilation per one hundred and fifty square feet of ceiling.
2. The insulation standards today require a minimum of R-38 to be properly insulated.

This concludes your home inspection report.

We anticipate your phone call after you feel you have had sufficient time to review this information and should you have any questions or concerns. You may reach us by calling us at 1-802/888-247-1299. Please remember we are not expecting results from biological testing.

We remain your dedicated servants as you work through this process and for as long as you feel you need us. Please do not hesitate to call on us.

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