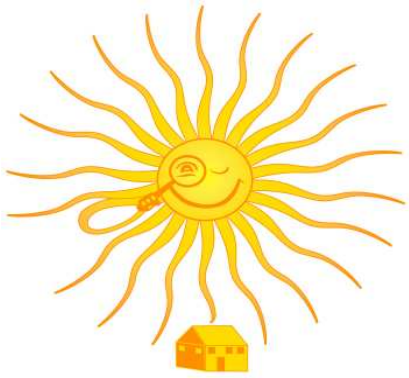




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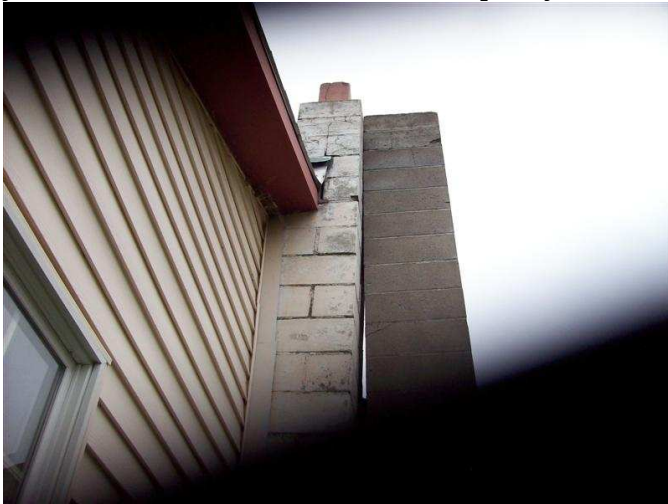
The service entrance cable, from the drip loop to the meter and from the meter to the main panel, has no weather protection. The sheathing is no longer water tight and very tender. This cable can now allow moisture to enter in among the conductors.



The front of the dwelling, toward Trescott Road, has a finish grade that is banked up above the siding. This condition allows water into the foundation and it is exposing the sills to moisture. The finish grade of any structure should be, at a minimum, six (6) inches below the bottom of the siding. Re-grading this location will be important and will reduce the amount of water accessing the basement.



The windows facing Trescott Road, and some of the others, are single glazed windows in poor condition. Replacing them would improve the overall insulation value. Some sills, jambs, and window trim are soft and punky from water damage.



This white masonry chimney is failing. The chimney has settled away from the house and is showing signs that the masonry is in very poor condition. The white chimney is now placing preventable stress on the other chimney. It has cracked the grey chimney at the third course of masonry near the top.



The oil fill pipe and vent pipe are not equal in size. When under pressure during filling the tank could cause excess pressure on the fuel tank. Seeking the opinion of your fuel company will be necessary as to whether this item should be changed.



Vinyl siding has been damaged in several locations. These penetrations will need to be sealed to prevent moisture from damaging the structural material within the wall cavity.



This window sill is soft and punky and will require repair.



This photo shows the soffits and fascia boards need to be scraped, primed and painted.



The rear exterior wall of this porch is damaged from moisture. It has rotted the siding. This wall and the front entrance wall perpendicular to this rear wall, are positioned on a metal post and concrete blocks. These materials are not properly supporting this corner of the porch. The porch should be placed on properly installed footings. The porch has dropped far enough to break apart the replacement windows and they will not close properly. The windows are no longer plumb and level.



This is a photo of the vinyl windows being pulled apart.



This is a closer view of the water damage to the siding.



This photo shows the windows bowing under the pressure.



This pipe column is no longer plumb and vertical. The column has damaged the supporting materials. The concrete blocks, utilized for temporary support, are not on proper footings and are no longer stable in supporting the load.



The damage to the porch is being transferred across the front of the entire porch.



The exterior outlets are not protected by Ground Fault Circuit Interrupters (GFCI).



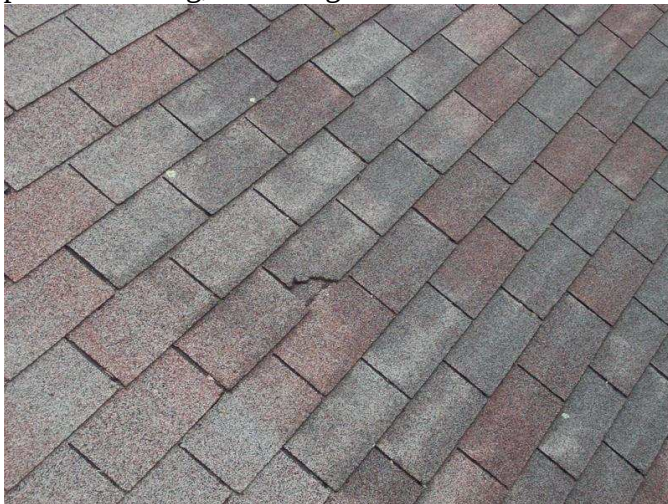
This is a closer view of the porch and the moisture damage.



The porch stairs require proper handrails in an effort to prevent a fall.



Both valleys of the roof have signs of damaged shingles, patching in an attempt to prevent leaking, and shingles that are curled from sun and age.



There are several damaged shingles and broken tabs.



The valley on the other side is showing signs that water is penetrating the valley and this is noted in the Seller's Disclosure. There are several places where the shingles are damaged and curled.



The overall roof is very curled and the shingles are in poor condition.



The lower west hip roof is in very poor condition with missing shingles, heavy degradation, and exposed sheathing. The sheathing on the hip along the south edge is no longer attached and will require review by a roofing contractor or builder.



The drip edge flashing is quite rusted and not protected by the roof covering. There are locations where fasteners are exposed.



This is the flue of the white chimney. The first tile is cracked and will need to be replaced.



This is the flue for the woodstove off the kitchen it appeared to be clean and intact.



This view of the grey chimney shows that the masonry will need some repair as the block surface has spalled off. The third course of block is also split vertically from the pressure transferring from the other chimney.



This portion of the roof has several nails poking out of the shingles. These could produce leaks.



This is a view of the very poor condition of the white masonry chimney. The blocks are coming apart and the flashing is no longer properly sealing out moisture.



This is a photo of a hole through the shingles.



This photo shows the sag in the ridge of the main portion of the dwelling.



This photo shows a different view of the sag in the ridge. The sag may be from normal settling but could also be a sign of a deteriorated ridge. Very minimal ventilation is provided for the attic space.



This photo shows the wavy roof surface. If the roof is stripped and replaced there may be some sub sheathing that will need to be replaced as well as some rafters should be reviewed. The roofing system has a very minimal ventilating system installed.



This roof over the covered porch has a wavy surface and from the inside shows that moisture has gotten through at some point. This will and can soften the sheathing and cause it to be wavy.



This is the underside of the covered porch showing the water stains.



More damaged roofing



The aluminum ice guard has a hole in it.



This is an additional photo showing the damage to the ice guard on the roof.



More broken shingles and some algae is growing on the roof.



This gutter has a hole in it.



The metal fascia is not installed properly to protect the wood fascia from water damage.



This photo shows the wood sub sheathing is showing through the roofing shingles as well as exposed fasteners.



This valley flashing is not properly completed and the drip edge is not complete.



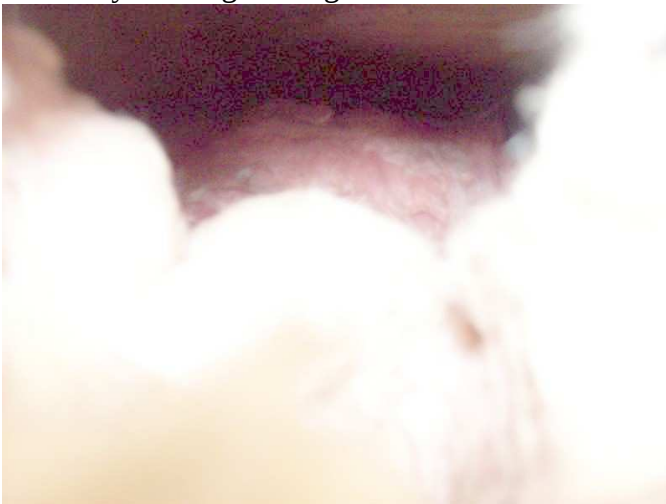
This photo shows a casement window has broken trim. It also shows some broken tabs of shingle on the roof.



This is a view looking up the valley showing the very poor condition of the shingles.



This is the underside of the valley. Here the soffit and fascia are very soft and punky from the valley flashing leaking.



This photo is a view through one of the small ventilation holes supplied in the fascia. This demonstrates there are no vapor retarders keeping the insulation off the sheathing. This could lead to damage of the sub sheathing for the roof.



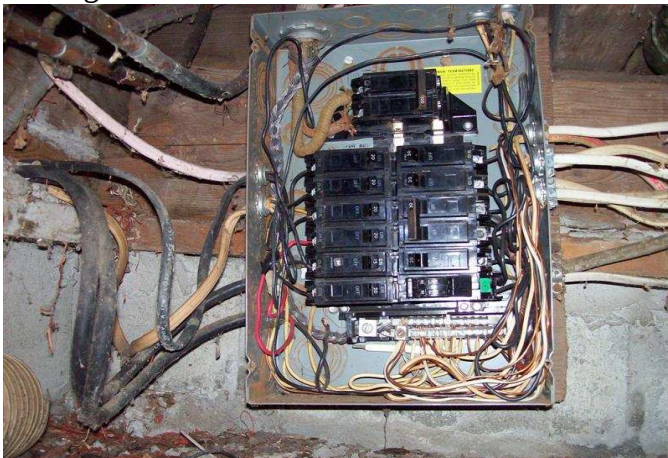
This window sill will need to be replaced as it is very soft and punky.



This is a photo of the footing on the rear of the dwelling. The footing is cracked and settling.



These pipe columns are not appropriate for supporting a structure. The columns should be concrete filled with proper base and top plates securely anchored. Also the column spacing on all the basement columns is not adequate to uniformly support the load bearing beams.



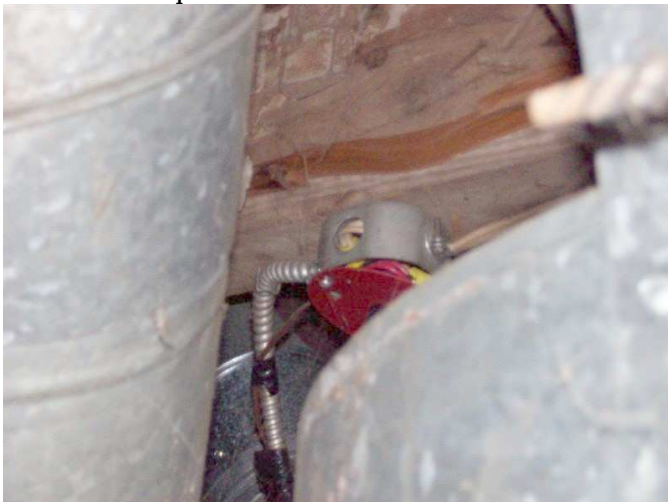
The main electrical panel has improperly terminated wires in the panel which are still hot or live. There are several breakers which have been double tapped and this is not permitted. There is also another panel on the first floor. It was not accessible. There are circuits in which the amperage of circuit 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 enough room for all the circuits installed and will need to be upgraded.



This 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 not an extension cord. Also a back up alarm system should be provided should the pump fail to operate.



Several of the steel shoring columns are ready to be replaced. The bottoms of the columns are quite corroded and some have rusted completely through.



The thermal safety shut off for the furnace is not properly installed.



The vent piping for the boiler is completely compromised and rusted through. This must be replaced as soon as possible as it is a carbon monoxide hazard.



This is another location where the vent to the furnace is rusted through and the barometric damper is not functioning properly.



This is a photo showing there are signs of wood boring insect damage. It is also important to note that this combustible wood is too close to the vent from the furnace.



This column in the basement is rusted through and ready for replacement.



This system of repairing a beam is not correct. 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 supporting.



This is another view of the shoring beam.



This photo shows the large settlement crack in the concrete floor.



This light fixture in the basement should be removed if it can not be repaired.



The connection of 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 risks to health and safety.



This photo shows that mice have been nesting in the insulation for the basement.



This photo shows the porch windows failing under the stress of the porch as it is settling. The window to the left will not close properly over the screen insert. It touches at the top on the left but not on the top on the right.



Under the bathroom vanity in the laundry area the water supply piping has had a leak and damaged the floor of the cabinet.



The bath tub is quite stained and the caulking is very poor. This will need to be repaired to keep the water from getting behind the tub.



The finish wall covering is peeling off the wall.



The wall to the bathroom is showing some signs of settling and it needs to be sealed properly.



The ceiling in the bathroom is poorly finished and should be repaired.



The interior of the dwelling has several locations where the corners of the sheetrock are not finished. There are openings for closets and interior doors not completed with trim.



This closet is not finished.



This door opening is not finished.



This wall is not finished with tape and sheetrock mud.



This window will not close as the window is not installed plumb and straight or there is settling in the exterior wall that is pulling the window casing out of plumb.



This window is broken and will need to be repaired. The repair is not simply getting a glass cut to fit the entire lower window sash. It will have to be taken out and taken to a glazing shop so they can order a replacement panel to repair the window.



There are several locations at the ceiling in the living room that are incomplete and need to be finished.