

LARKIN PROPERTY INSPECTION AND MANAGEMENT, LLC

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RESIDENTIAL INSPECTION

Sample Report Manchester VT 05254

William Larkin

DECEMBER 8, 2021



Inspector

Bill Larkin

InterNACHI Certified Home Inspector

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THANK YOU! Thank you for choosing Larkin Property Inspection and Management, LLC to perform this Property Inspection. We always endeavor to do our best to ensure that both the home and your investment in it are safe!

INSPECTION LIMITATIONS

The Inspection is Visual

The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. Although the inspector may use basic instruments, the inspection performed to provide data for this report was primarily visual and non-invasive. This inspection is not a guarantee or warranty of any kind. Its purpose is to identify potential safety hazards and defects in home systems and their major, readily visible components.

SCOPE of the INSPECTION

The inspection was performed in compliance with the Standards of Practice of the International Association of Certified Home Inspectors. The following conditions lie beyond the scope of the General Home inspection:

- Identification of building regulation violations;
- Conditions not readily observable;
- Failure to follow manufacturer's installation recommendations, or
- Any condition requiring research.

NOT TECHNICALLY EXHAUSTIVE

Please keep in mind that home inspectors are generalists, not specialists. Homes contain a huge variety of systems and components of different types, of varying quality and age, installed by those with varying skill levels in different climate zones.

To have the same level of expertise, library of knowledge, or to perform inspections to the same technical degree as would contractors specializing in each of those systems is not possible for a home inspector.

The General Home Inspection does not include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits, compliance with structure setback regulations, or other issues requiring special research.

Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the General Home Inspection. To understand more fully what is and is not included in a

General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors at <https://www.nachi.org/sop.htm>.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

Not Pass/fail

A property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection. Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

READ the REPORT!

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information.

REPAIRS, EVALUATIONS, and CORRECTIONS

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves. Be sure to take whatever actions are necessary before the expiration of your Inspection Object Deadline!

DO A FINAL WALK THROUGH! Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

WE'RE HERE to HELP! If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

NOTICE TO THIRD PARTIES This report is the joint property of the Inspection company that created it and the Client for whom it was prepared. Unauthorized transfer of this report to any third parties or subsequent buyers is not permitted and may place those in violation, or those who improperly depend on the information contained herein in jeopardy. This report and supporting inspection were performed according to a written agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely on the contents of this report but instead to retain the services of the qualified home inspector of their choice to provide them with an updated report.

SUMMARY



MODERATE
CONCERN/REPAIR



SERIOUS CONCERN/ACTION
NEEDED

- ⊖ 2.4.1 Roofing - Roof Drainage System: Downspouts: discharge to foundation- QC
- ⊖ 2.4.2 Roofing - Roof Drainage System: Gutters: Disconnected (long)- QC
- ⊖ 2.4.3 Roofing - Roof Drainage System: Gutters: end caps, missing- QC
- ⊖ 5.5.1 Exterior - Deck: Attachment: inadequate hardware- QC
- ⚠ 5.5.2 Exterior - Deck: Guardrails: lack of guardrail posts - QC
- ⊖ 5.5.3 Exterior - Deck: Stair handrail: non graspable handrail
- ⚠ 10.7.1 Interior - Stairs: Handrail assembly: balusters missing- QC

1: INSPECTION DETAILS

		IN	NI	NP	O
1.1	Attendees	X			
1.2	Attendees	X			
1.3	Occupancy	X			
1.4	Occupancy	X			
1.5	Utilities on/off	X			
1.6	Utilities on/off	X			
1.7	Animals onsite			X	
1.8	Animals onsite			X	
1.9	Inspection Conditions	X			
1.10	Inspection Conditions	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Attendees: Attendees
Client

Attendees: Portion Attended by Occupant
Review of inspection

Attendees: Attendees
Client

Attendees: Portion Attended by Occupant
Periodically

Occupancy: State of Occupancy
Owner occupied

Occupancy: State of Occupancy
Owner occupied

Utilities on/off: Utilities: all utilities on
All utilities were on at the time of the inspection.

Utilities on/off: Utilities: all utilities on
All utilities were on at the time of the inspection.

Inspection Conditions: Approximate Temperature at the Inspection
30s F

Inspection Conditions: Property Elevation
1000 feet/305 metres

Inspection Conditions: Weather at the Inspection
Light snow

Inspection Conditions: Weather, 2 days prior to the Inspection
Partly cloudy

Inspection Conditions: Weather-related Property Condition
Snow less than 2 inches

Inspection Conditions: Approximate Temperature at the Inspection
30s F

Inspection Conditions: Property Elevation
1000 feet/305 metres

Inspection Conditions: Weather at the Inspection
Snow showers

Inspection Conditions: Weather, 2 days prior to the Inspection
Partly cloudy

Inspection Conditions: Weather-related Property Condition
Damp from recent rain

Occupancy: Occupancy: regularly occupied
The home was occupied on a regular basis at the time the inspection was performed.

Occupancy: Occupancy: regularly occupied
The home was occupied on a regular basis at the time the inspection was performed.

2: ROOFING

		IN	NI	NP	O
2.1	Roof Structure Ext.		X		
2.2	Roof Configuration		X		
2.3	Underlayment		X		
2.4	Roof Drainage System	X			X
2.5	Flashing		X		
2.6	Vents	X			
2.7	Asphalt Shingles		X		

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Information

Roof inspection method

Ground

The inspector viewed the roof using this method.

Roof Drainage System: Drainage system materials

vinyl

Vents: Vents



Limitations

Inspection Method

ROOF IS NOT PART OF THE INSPECTION**Observations**

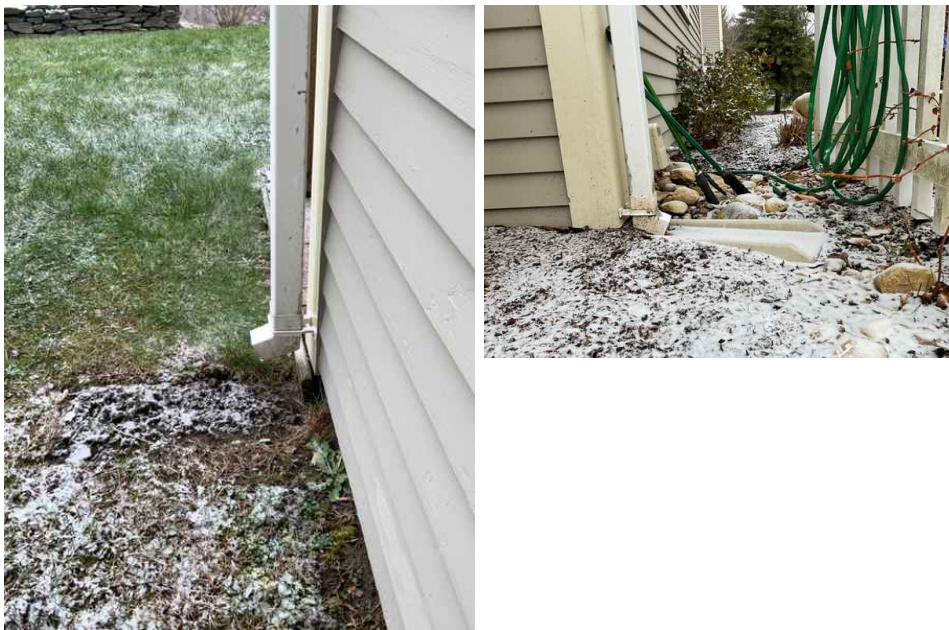
2.4.1 Roof Drainage System

— Moderate Concern/Repair**DOWNSPOUTS: DISCHARGE TO FOUNDATION- QC**

One or more downspouts discharged roof drainage next to the foundation. This condition can result in high moisture levels in soil at the foundation that can cause damage related to soil/foundation movement. Downspout extensions should be installed to discharge roof drainage away from the foundation.

Recommendation

Contact a qualified gutter contractor



2.4.2 Roof Drainage System

— Moderate Concern/Repair**GUTTERS: DISCONNECTED (LONG)- QC**

One or more gutter sections needed to be re-connected in order to properly control roof run-off. This condition can result in excessively high moisture levels in soil at the foundation. Excessive moisture levels in soil near the foundation can affect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. Repairs should be made as necessary by a qualified contractor.

Recommendation

Contact a qualified professional.



2.4.3 Roof Drainage System



Moderate Concern/Repair

**GUTTERS: END CAPS, MISSING-
QC**

Some gutters were missing end caps. This condition can result in excessively high moisture levels in soil near the foundation that can cause damage related to soil/foundation movement. Missing end caps should be replaced.

Recommendation

Contact a qualified professional.



3: ATTIC

		IN	NI	NP	O
3.1	Attic Access		X		
3.2	Roof Structure		X		
3.3	Attic/Roof Structure Ventilation		X		
3.4	Thermal Insulation		X		
3.5	Attic Electrical, Plumbing and HVAC		X		
3.6	Radiant Barrier		X		

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Limitations

Attic Access

ATTIC ACCESS: VAULTED CEILINGS, NO INSPECTION

Vaulted ceilings in the home had no attic space and no access hatch was provided for inspection of roof framing, electrical or other components. The Inspector disclaims any responsibility for identifying any deficiencies that were not readily visible during inspection.

4: STRUCTURE

		IN	NI	NP	O
4.1	Foundation	X			
4.2	Floor Structure	X			

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Information

Foundation: Foundation Type
Basement



Foundation: Foundation Wall
Material
Concrete

5: EXTERIOR

		IN	NI	NP	O
5.1	Grounds		X		
5.2	Driveway	X			
5.3	Door/Window Exteriors	X			
5.4	Wall Exteriors	X			
5.5	Deck	X			X
5.6	Exterior Trim	X			

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Information

Driveway: Driveway Surface
Asphalt

Deck: Attachment to Home
Nailed ledger

Deck: Basic structure: wood
The basic deck structure was built of wood.

Deck: Deck Floor Material
Screwed

Deck: Deck Guardrail Materials
Wood/plastic composite

Deck: Deck Location
Attached, Rear of home, Right side

Deck: Deck Understructure Material
Wood

Deck: Finish Coating Type
Stained composite

Deck: Foundation Type
Not visible

Exterior Trim: Trim Material
Wood

Wall Exteriors: Mostly OK

The Inspector observed few deficiencies in the condition of the exterior walls. Notable exceptions will be listed in this report.

Hole in exterior siding was observed. This will allow heat and cooling loss as well as insects and small animals. Recommend a professional contractor to repair this area.

small paint chipping above exterior window on deck. Recommend a professional painter to touch up this area when the weather improves for exterior applications.



Hole in exterior siding.



Minor paint chipping

Deck: What's inspected

Inspection of decks typically includes visual examination of the following:

- Foundation;
- General structure;
- Stair components;
- Attachment to home; Floor planking; and
- Guardrail assemblies

Observations

5.5.1 Deck

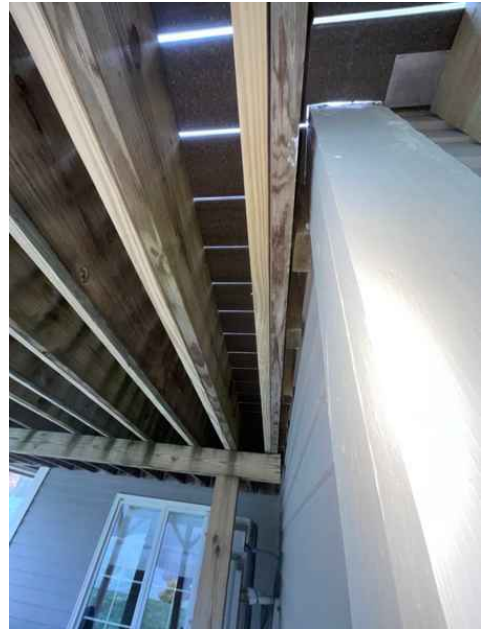
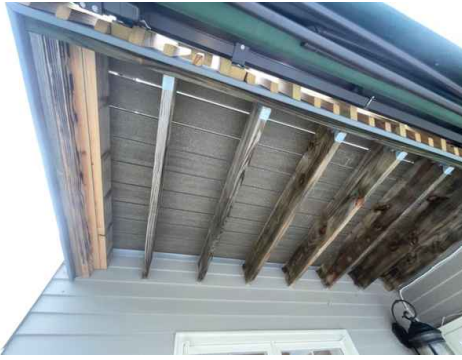
ATTACHMENT: INADEQUATE HARDWARE- QC

Moderate Concern/Repair

The hardware attaching the deck to the home appeared to be inadequate in some places. The existing deck was attached to the condominium with joists that extended from the condo interior to the exterior as the main support for the deck flooring. A larger deck was installed and the existing joists were extended outward to make the deck area wider as well as longer. The deck connection to the condo not supported by the existing floor joists appears to be nailed rather than attaching a ledger board and through bolts to secure the remaining deck structure to the exterior. Although no failure was visible at the time of the inspection that in the Inspector's experience could be attributed to this condition, the Inspector recommends having a qualified contractor evaluate the deck for proper connection to the exterior.

Recommendation

Contact a qualified carpenter.





5.5.2 Deck

GUARDRAILS: LACK OF GUARDRAIL POSTS - QC

 Serious Concern/Action Needed



Posts supporting deck guardrail assemblies were not installed. Although physical testing using specialized measurement devices lies beyond the scope of the General Home Inspection, the lack of guardrail posts appeared to be structurally inadequate as fall protection. The Inspector recommends correction by a qualified contractor.



The image above shows a guardrail supported solely by balusters.

Guardrails should be supported by posts every 6 feet.



Recommendation
Contact a qualified carpenter.

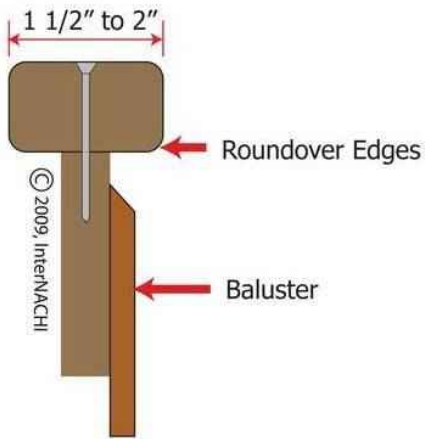
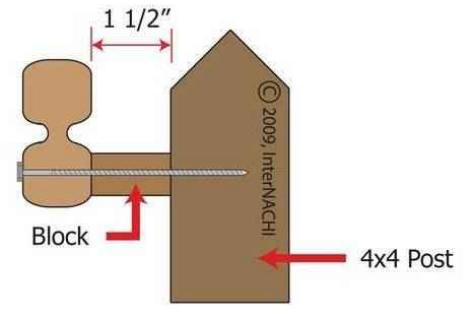
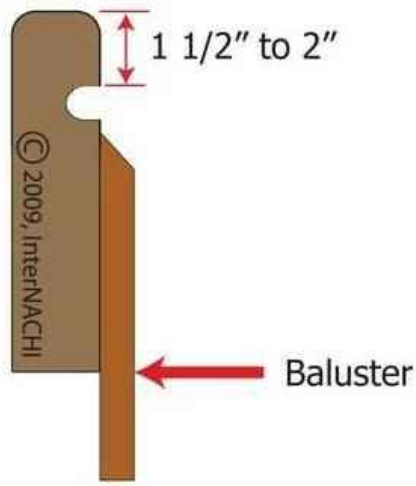
The image above depicts a deck guardrail post properly attached with brackets. Because of leverage, a 200-pound force pushing the deck's guardrail outward causes a 1,700-pound force at the upper bolt attaching the post. It is difficult to attach deck guardrail posts in a manner that is strong enough without using deck guardrail post brackets.

5.5.3 Deck

STAIR HANDRAIL: NON GRASPABLE HANDRAIL

 Moderate Concern/Repair

This deck staircase did not meet generally-accepted modern safety standards for the proper the size and dimensions of a graspable handrail. Recommend installing graspable handrail by a professional contractor.



6: GARAGE

		IN	NI	NP	O
6.1	Overhead Doors			X	
6.2	Automatic Opener			X	
6.3	Floors, Walls, & Ceiling			X	
6.4	Conventional Doors			X	
6.5	Garage Electrical			X	
6.6	Garage Roof Framing			X	
6.7	Garage Ventilation			X	

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Information

Garage Description

Not present

7: PLUMBING

		IN	NI	NP	O
7.1	Water Supply	X			
7.2	Drain, Waste and Vent (DWV)	X			
7.3	Water Heater	X			
7.4	Water Softener		X		

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Information

Water Supply: Distribution Pipe Bonding

Cold only bonded



Water Supply: Main water shut-off: location

The main water supply shut-off was located in the ____.



Water Supply: Water Service Pipe Material

1-inch, Copper

Water Supply: Water Source

Public

**Drain, Waste and Vent (DWV) :
Drain, Waste, & Vent Pipe
Materials**

Polyvinyl Chloride (PVC), 3-inch



**Drain, Waste and Vent (DWV) :
Sewer System**

Public

**Water Heater: Gas Water Heater
Efficiency**

High

**Water Heater: Water heater
location**

mechanical room

**Water Heater: Water Heater Tank
Capacity**

42 gallons

Water Heater: Water Heater Type

Natural gas, Indirect (sidearm)

Water Supply: Distribution Pipe Material

3/4-inch copper tubing, Polyethylene (black)



Water Heater: Indirect (sidearm) water heater

The home had an indirect water heater, sometimes called a "sidearm" water heater. An indirect water heater typically has no direct means (such as a burner) for heating water installed, but uses a fluid heated by another source such as a boiler. The hot fluid then circulates through coils in the water heater tank, transferring its heat to water in the tank.

Water Heater: Water Heater Brand Buderus



Limitations

Water Heater

DATA PLATE: INACCESSIBLE

The data plate for this water heater was not accessible.

Water Softener

WATER SOFTENER: INSTALLED, NOT INSPECTED

The home had a water softener installed (not inspected). Inspection of water softeners lies beyond the scope of the General Home Inspection. You should contact the manufacturer for operation and maintenance details.

8: ELECTRICAL

		IN	NI	NP	O
8.1	Service Drop	X			
8.2	Electric Meter	X			
8.3	Service Panel	X			
8.4	Service Entrance Cables	X			
8.5	Service Grounding & Bonding	X			
8.6	Branch Circuits	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Service Drop: Service Conductors
Aluminum

Service Drop: Service Lateral: underground
Conductors supplying electricity to the home were buried underground.

Service Drop: Service Type
Underground

Service Drop: Type of Attachment
Side of structure

Electric Meter: Electric Meter Location
Right side

Electric Meter: Electric Meter Type
Electromechanical (conventional)

Service Panel: Service Panel Location
Mechanical room

Service Panel: Service Panel Type
Surface mount

Service Panel: Service Panel Ampacity
150 amp



Service Panel: Main Disconnect Type
Breaker

Service Panel: Overcurrent Protection Type

GFCI



Service Panel: Service Panel Exposure Rating

1

Service Entrance Cables: Service Entrance Cable Ampacity

2/0 aluminum/150 amps

Service Entrance Cables: Viewed Service Entrance Conductors at:

In the service panel

Service Grounding & Bonding: Grounding Electrode Type

Driven rod

Branch Circuits: Overcurrent Protection Type

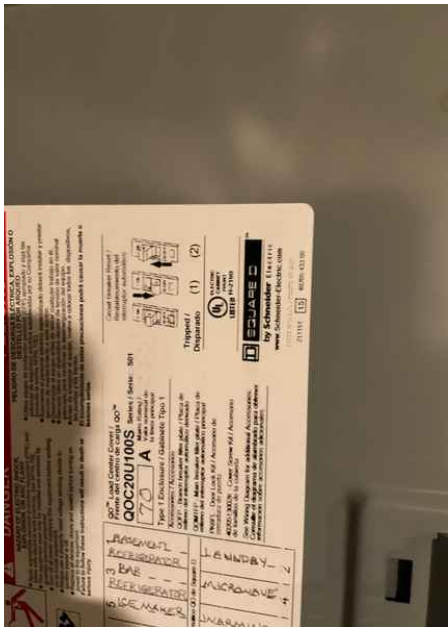
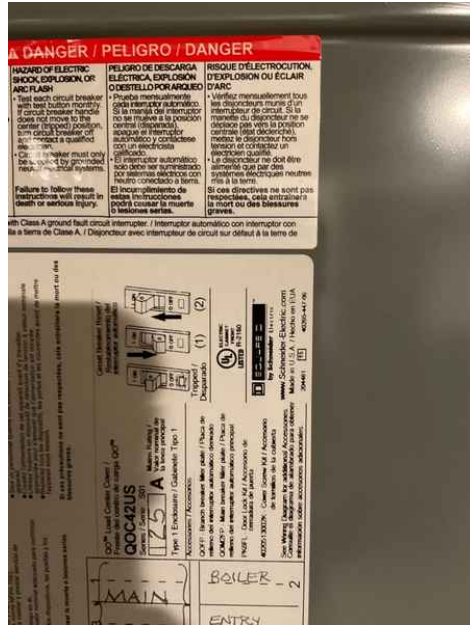
Circuit breakers, GFCI

Branch Circuits: Branch Circuit Conductor Type

Copper



Service Panel: Service Panel Brand Square D

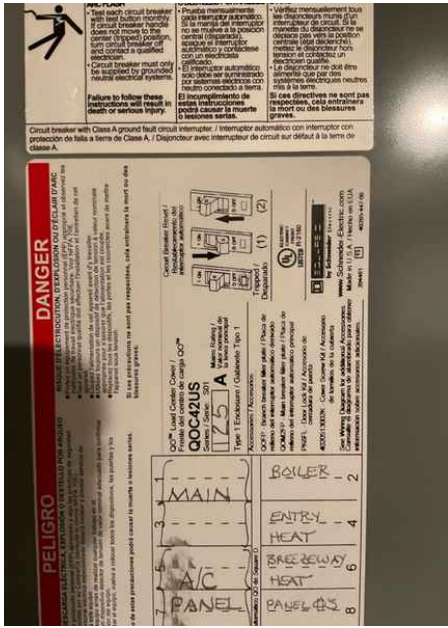


Service Panel: Main Disconnect Ampacity 150 amps



Service Panel: Exposure rating: 1

The service panel cabinet was a type 1, rated for indoor use primarily to provide a degree of protection against limited amounts of airborne dirt.



Service Entrance Cables: Service Entrance Cable Ampacity

2/0 aluminum/150 amps



Service Grounding & Bonding: Grounding electrode system: driven rod

The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service panel and that was properly clamped to the top of a driven rod that serves as the grounding electrode. Driven rods are typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.



9: HVAC

		IN	NI	NP	O
9.1	Cooling	X			
9.2	Fireplace		X		
9.3	Boiler: Hydronic Heating	X			
9.4	Heat Pump	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Cooling: AC Brand
Daikin

Cooling: Whole-house Fan Location
Not present

Fireplace: Fireplace Type
Gas-fired

Boiler: Hydronic Heating: Boiler Brand
Buderus

Boiler: Hydronic Heating: Boiler Fuel Type
Natural gas

Boiler: Hydronic Heating: Date of manufacture
The boiler date of manufacture was August 27, 2019.



Boiler: Hydronic Heating: Serial number

The boiler serial number was 87470208-03-9239-1034.

Boiler: Hydronic Heating: Shut-off: gas, photo

The boiler gas shut-off is shown in the photo.



Heat Pump: Heat pump: brand

The heat pump brand was Daikin.



Heat Pump: Heat Pump Brand
Daikin

Heat Pump: Heat pump: date of manufacture

The heat pump date of manufacture appeared to be February 2020.

Heat Pump: Heat pump: serial number

The heat pump serial number was E000120.

Cooling: AC: compressor data plate, photo

Information from the air-conditioner compressor unit data plate is shown in the photo.

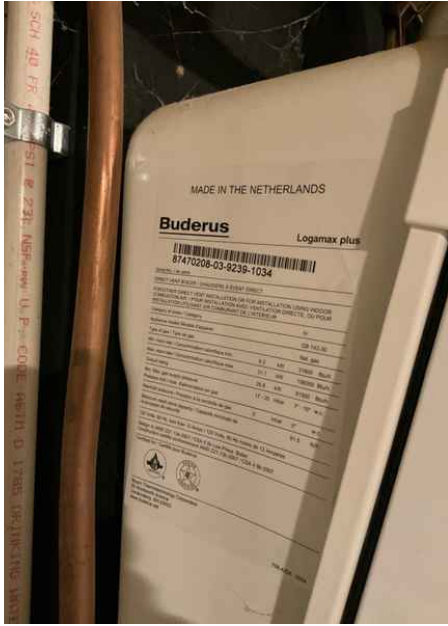


Cooling: AC: SEER rating, 18.

The efficiency rating of the air-conditioning system was 18 Seasonal Energy Efficiency Ratio (SEER). Modern recommendations are 13 SEER for new installations.

Boiler: Hydronic Heating: Data plate: photo

The photo shows information marked on the boiler label or data plate such as the manufacturer, model and serial numbers.



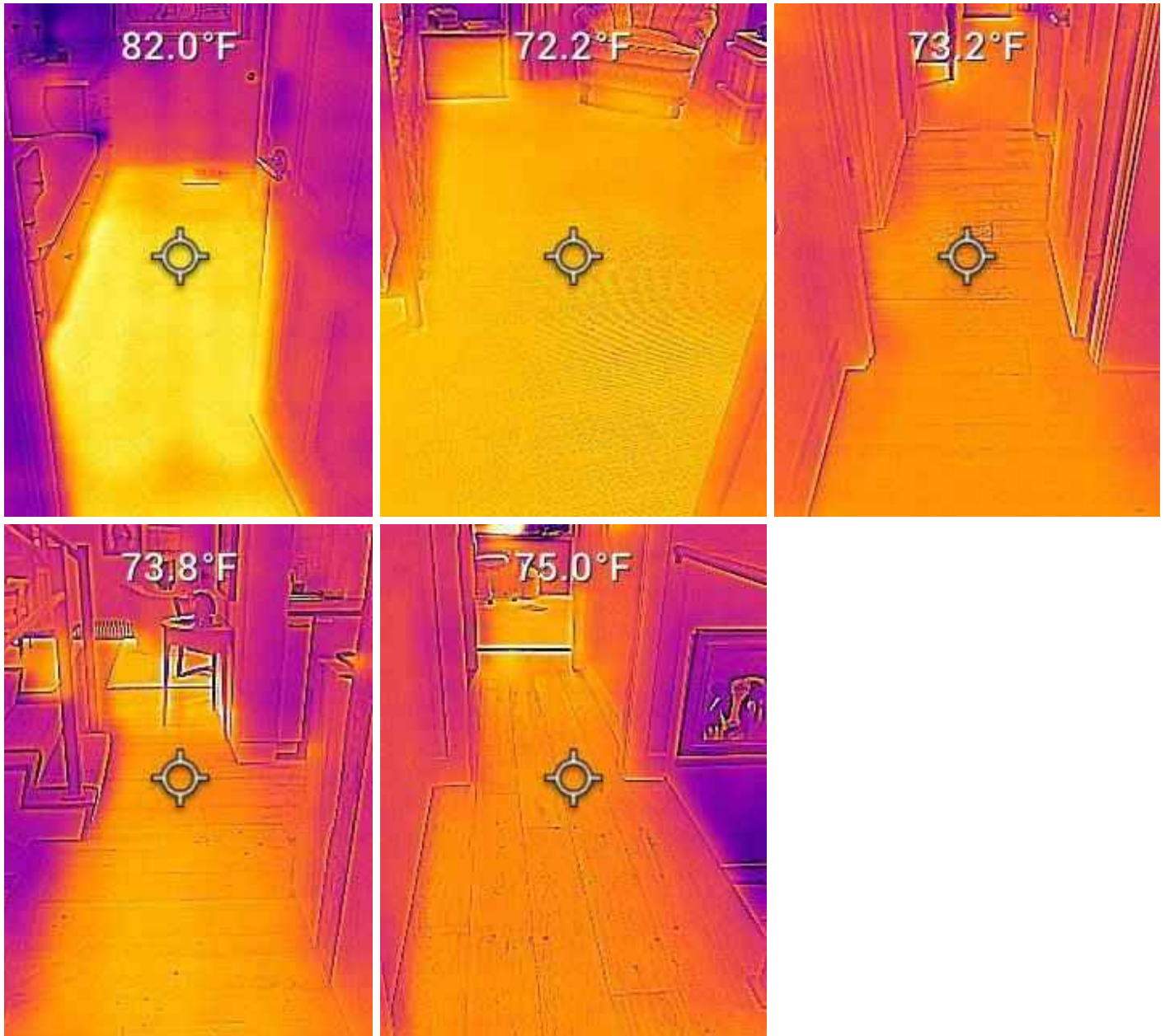
Boiler: Hydronic Heating: Expansion tank: installed

The boiler had an expansion tank installed to allow for thermal expansion of water in the plumbing pipes. The expansion tank appeared to be properly installed.



Boiler: Hydronic Heating: Radiant floor system installed

Home heat was distributed by fluid heated by the boiler and circulated through pipes installed in the floor structure. The circulation pipes radiate heat into the living space. This is called a "radiant in-floor" heating system.

**Heat Pump: Heat pump installed**

The home HVAC system included a heat pump. Heat pumps work in a manner similar to a refrigerator, taking heat from one area and expelling it to another area. For residential applications, the heat pump can be reversed. It can pull heat from outside and discharge it inside the home (heating the home), or it can take heat from inside the home and discharge it outside (cooling the home).

Limitations

Fireplace

GAS FIREPLACE: DISCLAIMER

The home contained a gas-burning fireplace. Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>

10: INTERIOR

		IN	NI	NP	O
10.1	General Interior	X			
10.2	Door/Window/Skylight	X			
10.3	Kitchen	X			
10.4	Laundry Room	X			
10.5	Bathroom	X			
10.6	Bedroom	X			
10.7	Stairs	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General Interior: General Floor Materials

Carpet

General Interior: Thermal Insulation, Walls

Not accessible

Door/Window/Skylight : Interior Door Types

Medium density fiberboard (MDF)

Door/Window/Skylight : Window Frame Material

Aluminum

Door/Window/Skylight : Window Glazing Type

Double-pane

Door/Window/Skylight : Window Style(s)

Casement

Kitchen: Built-in Oven(s)

Not present

Kitchen: Dishwasher Brand

Bosch

Kitchen: Kitchen Floor Materials

Natural hardwood



Kitchen: Kitchen Floor Materials

Natural hardwood

Kitchen: Range/Cooktop Brand

Not present

Kitchen: Range Hood Type

Vent to exterior

Kitchen: Range/Oven/Cooktop Type

Gas-fired range, Gas cooktop



Bathroom: Bathroom Configuration

Pedestal sink and toilet, 1 sink in cabinet/toilet/shower, 2 sinks in cabinet/toilet/tub

Bathroom: Bathroom Floor Materials

Ceramic tile

Bathroom: Flooring Material

Tile

Bathroom: Number of Bathrooms

3 bathrooms

Bathroom: Room Ventilation

Exhaust fan



Bedroom: Bedroom Floor Materials

Carpet

Bedroom: Fireplace Type

Not in bedrooms

Stairs: Type of staircase

U-shaped w/landings

General Interior: Smoke detectors: hard-wired

The home had smoke detectors that were interconnected through the home branch wiring. This means that when one detector is activated, all will be activated. Each detector should be checked occasionally to make sure it has power. If a detector has power, the indicator light will be illuminated. A number of types of smoke detectors exist and effective testing methods are not always obvious. The Inspector recommends that you take the time to learn how to check all detectors for proper operation.



Kitchen: Kitchen - What's inspected?

Inspection of kitchens typically includes the following:

ROOM

- Wall, ceiling and floor;
- Windows, skylights and doors

APPLIANCES

- Range/cooktop (basic functions, anti-tip) ;
- Range hood/downdraft (fan, lights, type);
- Dishwasher (operated only at the Inspector's discretion)

CABINETS

- Exterior and interior;
- Door and drawer

SINK

- Basin condition;
- Supply valves;
- Adequate trap configuration
- Functional water flow and drainage
- Disposal

ELECTRICAL

- Switch operation;
- Outlet placement, grounding, and GFCI protection

Note: Appliances are operated at the discretion of the Inspector

Kitchen: Range: gas-fired, what's inspected?

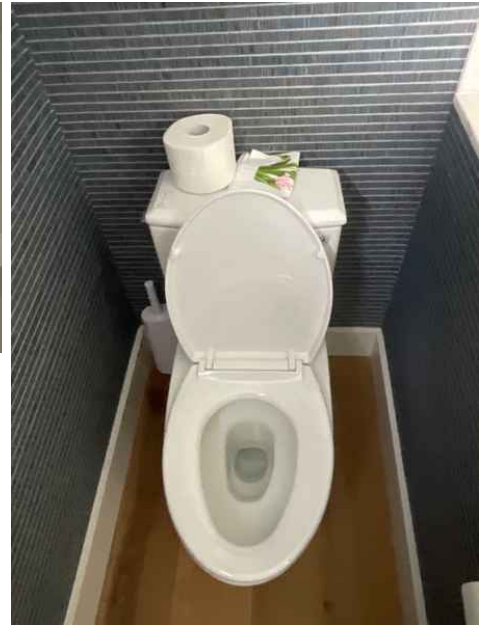
The range was gas-fired. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

Kitchen: Cabinets



Bathroom: Toilet type(s)

Low-flow



Bedroom: AFCI receptacles: installed

Arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in the bedrooms.

Limitations

Laundry Room

DRYER EXHAUST DUCT: VISUAL INSPECTION ONLY

A dryer exhaust duct connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the duct, which is a potential fire hazard. The Inspector recommends that you have the dryer exhaust duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed ducts. All work should be performed by a qualified contractor.

Observations

10.7.1 Stairs

HANDRAIL ASSEMBLY: BALUSTERS MISSING- QC

Serious Concern/Action Needed

The handrail assembly at this staircase was missing balusters. For safety reasons all missing balusters should be replaced by a qualified contractor.

Recommendation

Contact a qualified carpenter.



STANDARDS OF PRACTICE

Inspection Details

YOUR STANDARDS OF PRACTICE