

**BUILDING INSPECTION SERVICES OF VERMONT, INC.
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GREGORY JEFFERS

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INSPECTION SUMMARY

Subject Property:

45 Howard Street, Burlington, Vermont

Client: James Reagan

Email: JamesLReagan@gmail.com

Date: April 17, 2021

Date of Inspection: April 14, 2021

Following is a summary of an inspection performed at the request of the Client. The summary is intended to present a concise overview of the inspection findings with respect to possible deficiencies or items requiring additional analysis. It does not comment on items which are operating satisfactorily, or which are in normal functional condition. The summary does not stand alone and is intended to be reviewed in conjunction with the field notes. The field notes address all of the physical components of the home and rates them as to functionality – and where noteworthy – as to their remaining life expectancy. There may be items of significance to the Client that are contained in the field notes but not in the Summary. The Client is advised to carefully read the report in its entirety and to contact this office with any questions. Any cost estimates provided are at the request of the Client and are not warranted. Clients are advised to obtain pricing from reliable contractors.

For orientation purposes the house is presumed to face north.

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DEFICIENCIES AND REPAIR ITEMS

Outbuildings:

Siding on the garden shed is decaying behind the bottom trim board. The roofing needs to be replaced.

Exterior:

The back porch soffit has been repaired. Staining at the repair indicate possible continued leaking, or perhaps vermin nesting. An open gap in the cornice of the porch roof at the SE corner may be allowing pests into the porch roof.

Roofing:

The slate roof is in generally good condition. There are a couple missing slates that should be replaced. Slate roofs require maintenance every three or four years.

The one story asphalt shingle roofs, including the bay window, are nearing the end of their normal life expectancy.

Plumbing:

Waste lines under the first floor bathroom sink are corroded and will need replacement soon.

There is a slow drip at a shut-off valve below the pressure relief valve near the water meter.

Electrical:

Gas piping should be bonded to the electrical service ground.

In a home of this age ungrounded two prong receptacles are not considered a deficiency unless serving a major appliance. However, three prong receptacles connected to older conductors - and not grounded - are deficient and should be corrected.

The GFCI receptacle to the right of the kitchen sink has failed and should be replaced. The one to the left of the sink is ungrounded.

Other Deficiencies and Repair Items:

Older windows need maintenance type repairs consistent with their age and deferred maintenance. Some sash need glazing putty. There are no sash locks. The addition of plastic on the inside of the front bedroom windows may indicate drafty conditions. The probability of lead-based paint may be incentive to replace rather than repair.

Smoke detectors appear to be more than ten years old and should be replaced.

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COMMENTS

Extensive furniture, personal property and clothing prevented visibility of much of the flooring and prevented testing of some electrical receptacles, doors and windows.

The back porch steps have four risers. In new construction, most local jurisdictional authorities would require a handrail.

The roof systems are not ventilated to today's standards. Incomplete roof system ventilation can cause ice damming and roof leaking. Slate roofs are resistant to—but not immune from—this phenomenon. The lack of ventilation will also prematurely age wood shingles and asphalt-based roofing materials and may create excessive moisture levels that can promote the growth of mold.

Windows in the back bedroom do not meet current egress requirements but upgrading to current standards is not required for single family, owner-occupied homes. Nonetheless, it is important to ensure that habitable room occupants are able to escape through a window in the event of a fire and that fire personnel are able to get in.

There is no heat in the upstairs front bedroom or bathroom.

The basement stair opens onto the top two treads of the basement stairs and can be a fall hazard.

RECOMMENDATIONS

The dryer vent should be cleaned prior to occupancy and at least once monthly thereafter, depending on use.

Smoke detectors should be tested at the time of occupancy and monthly thereafter.

The access panel to the attic is screwed and painted shut and could not be opened without damaging the finishes. Reportedly, an energy audit was performed at the home. Energy improvements may have been made. This information should be made available to potential buyers at the time of listing or sale.

Distances between electrical receptacles are greater than currently allowed by the National Electrical Code. It may be necessary to install additional receptacles to prevent excessive use of extension cords.

Floor framing was modified to accommodate a return air grate for an old gravity furnace that was removed many years ago. Joist headers are undersized, and beam ends, and joists are not hung or supported in ways that would be currently employed.

There are no signs of structural failure, but remedial carpentry work might be beneficial for the long term.

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RECOMMENDED FOLLOW UP

The basement is not insulated. Additional insulation would be beneficial. It may be useful to have an energy audit performed at the home. The State or a local utility may provide this as a public service. There may be grant money or low interest loans available for improvements.

ADDENDUM

Vermont Statute § 2882. Installation (of smoke and carbon monoxide detectors)

(b) Any single-family dwelling when transferred by sale or exchange shall contain photoelectric-only-type smoke detectors in the vicinity of any bedrooms and on each level of the dwelling installed in accordance with the manufacturer's instructions and one or more carbon monoxide detectors installed in accordance with the manufacturer's instructions. A single-family dwelling constructed before January 1, 1994 may contain smoke detectors powered by the electrical service in the building or by battery, or by a combination of both. In a single-family dwelling newly constructed after January 1, 1994 that is provided with electrical power, smoke detectors shall be powered by the electrical service in the building and by battery. In a single-family dwelling newly constructed after July 1, 2005 that is provided with electrical power, carbon monoxide detectors shall be powered by the electrical service in the building and by battery.