



# Norway Hill Home Inspections

## Inspection Report

### Sample Report

**Property Address:**  
123 Best Street Rd  
My Town NH 03000



### Norway Hill Home Inspections

**Kurtis J Grasset** 381  
58 Norway Hill Road  
Hancock NH 03449  
603-525-7025

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<b>Date:</b> 12/28/2014	<b>Time:</b> 10:24 AM	<b>Report ID:</b> sample 1
<b>Property:</b> 123 Best Street Rd My Town NH 03000	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b> Victor Tate Victor Realty

Dear Sample Report,

Thank you for allowing me to inspect your new home for you. I have reviewed all of your new homes' accessible components and systems and will complete your new homes "Story" through this report. This report is intended to give you information that will assist you in making decisions about your new home.

All homes have maintenance items, even brand new homes, so I have broken the report into Repair/Replace items as well as maintenance items. Some repair/replace items may require further evaluation by a qualified contractor, while other repair/replace items are relatively straightforward and a qualified person may be able to address. These decisions will be up to you as a prospective homeowner.

Once you have had a chance to review this report please feel free to contact me with any questions/concerns. My service to you does not end with the delivery of the report. I have a network of professionals that are available to assist you before as well as after you move into your new home.

Kurtis J Grassett

Norway Hill Home Inspections

#### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**  
Customer and their agent

**Type of building:**  
Single Family (1 story)

**Approximate age of building:**  
Over 10 Years

**Temperature:**  
Below 60

**Weather:**  
Cloudy

**Ground/Soil surface condition:**  
Wet

**Rain in last 3 days:**  
Yes

**Radon Test:**  
No

**Water Test:**  
No

## 1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Styles & Materials

**Viewed roof covering from:**

Ground

**Chimney (exterior):**

Brick

**Method used to observe attic:**

Walked

**Attic info:**

Attic access  
Pull Down stairs  
Storage  
Light in attic

**Roof-Type:**

Gable

**Sky Light(s):**

None

**Roof Structure:**

2 X 8 Rafters  
Plywood

**Attic Insulation:**

Batt  
Fiberglass  
R-30 or better

**Roof Covering:**

3-Tab fiberglass

**Roof Ventilation:**

Ridge vents  
Soffit Vents

**Ceiling Structure:**

2X8

		IN	NI	NP	MI	RR
1.0	Roof Coverings	•				
1.1	Flashings	•				
1.2	Skylights, Chimneys and Roof Penetrations	•				
1.3	Roof Ventilation	•				
1.4	Roof Drainage Systems (gutters and downspouts)	•				•
1.5	Roof Structure and Attic (Report leak signs or condensation)	•				
1.6	Ventilation Fans and Thermostatic Controls (Attic)			•		
1.7	Insulation in Attic	•				
1.8	Visible Electric Wiring in Attic	•				
		IN	NI	NP	MI	RR

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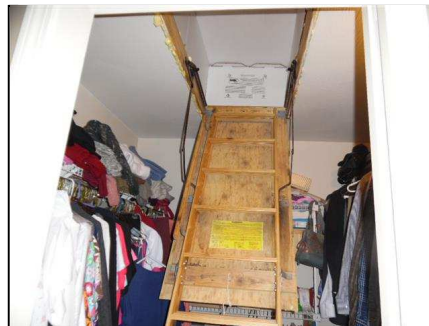
### Comments:

**1.4** The gutter downspout was observed to terminate about 15 inches above grade. This can lead to excessive splashing onto the siding. It is recommended that a qualified person extend the downspout down and away so that any runoff will drain away from the home



1.4 Item 1(Picture)

**1.5 (1)** Attic stairs are located in the Master bedroom closet. Light switch is on the inside wall next to the closet door.



1.5 Item 1(Picture) Drop down attic stairs

**1.5 (2)** Overview of attic and insulation at the time of the inspection.



1.5 Item 2(Picture) Attic

**1.5 (3)** Well placed soffit vents to aid in the ventilation.



1.5 Item 3(Picture) Soffit Vent

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



### Styles & Materials

**Siding Style:**

Lap

**Siding Material:**

Vinyl

**Exterior Entry Doors:**

Steel

Insulated glass

**Appurtenance:**

Deck with steps

Covered porch

Sidewalk

**Driveway:**

Asphalt

		IN	NI	NP	MI	RR
2.0	Wall Cladding, Flashing and Trim	•				
2.1	Doors (Exterior)	•			•	
2.2	Windows	•				
2.3	Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			•	•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•	
2.5	Eaves, Soffits and Fascias	•				
2.6	Plumbing Water Faucets (hose bibs)	•				
2.7	Outlets (Exterior)	•				
		IN	NI	NP	MI	RR

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### Comments:

**2.1** Side door casing needs to be scraped and painted. Allowing the wood to stay exposed to the weather will increase the chance for wood deterioration.



2.1 Item 1(Picture)

**2.3 (1)** There were no installed handrails at the time of the inspection. This is a safety issue. It is recommended that any stair system over 3 steps has a properly installed handrail. recommend a qualified person install a proper handrail system prior to close.



2.3 Item 1(Picture) No Handrail



**2.3 (2)** Maintenance Item. The bottom rail of the PVC railing has started to sag and is allowing the Balusters to drop out of the top rail. Recommend a qualified person add support for the bottom rail and re-insert the balusters into the top rail



2.3 Item 2(Picture) Rail Needs support

**2.3 (3)** Several of the porch roof support posts were showing signs of deterioration where they meet the porch floor. We recommend a qualified contractor replace the posts as needed, preferably before close. wood post bottoms should not rest directly on the wood deck.

There are various types of post bottoms that can be utilized to all the post bottom to dry out and not induce deterioration.



2.3 Item 3(Picture) Post deterioration

**2.3 (4)** There were no stairs off this exterior door. The door is locked from the inside but it is not secured in a manner that would prevent accidental operation. This is a safety hazard and need immediate attention.

We recommend a qualified contractor install a guard rail across the door or a set of stairs that will prevent a fall from occurring.



2.3 Item 4(Picture) No Stairs

**2.3 (5)** The side steps have no handrail. The recommendation is for any stair system over 3 steps have a secure handrail on at least 1 side. Options for a handrail system should be evaluated for inclusion into this stair system.



2.3 Item 5(Picture) no hadrail

**2.4** Leaves were piled up against the siding. these leaves should be removed and there should be at least 6 inches of foundation showing below the siding. This condition can allow moisture to soak up under the siding and deteriorate the underlayment. A qualified person should resolve this issue.



2.4 Item 1(Picture) leaves against the siding

**2.6** There are 2 outside faucets, one on each side.



2.6 Item 1(Picture) outside faucet

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



### 3. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Kitchen

#### Styles & Materials

**Dishwasher Brand:**  
WHIRLPOOL

**Range/Oven:**  
GENERAL ELECTRIC

**Cabinetry:**  
Wood  
Veneer

**Dryer Power Source:**  
220 Electric

**Disposer Brand:**  
NONE

**Built in Microwave:**  
GENERAL ELECTRIC

**Countertop:**  
Laminate

**Exhaust/Range hood:**  
RE-CIRCULATE  
GENERAL ELECTRIC

**Trash Compactors:**  
NONE

**Clothes Dryer Vent Material:**  
Flexible Metal

		IN	NI	NP	MI	RR
3.0	Ceiling	•				
3.1	Walls	•				
3.2	Floor	•				
3.3	Pantry/Closet Doors	•				
3.4	Windows	•				
3.5	Counters and a representative number of Cabinets	•				
3.6	Plumbing Drain and Vent Systems	•				
3.7	Plumbing Water Supply Faucets and Fixtures	•				
3.8	Outlets Wall Switches and Fixtures	•				•
3.9	Dishwasher	•				
3.10	Ranges/Ovens/Cooktops	•				
3.11	Range Hood	•				
3.12	Trash Compactor			•		
3.13	Food Waste Disposer			•		
3.14	Microwave Cooking Equipment	•				
3.15	Clothes Dryer Vent Piping			•		
		IN	NI	NP	MI	RR

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#### Comments:

**3.6 (1)** Kitchen Sink operated as intended at the time of the inspection.



3.6 Item 1(Picture) Kitchen Sink

**3.6 (2)** Drain Waste and vent system under the Kitchen sink  
Household products prevented us from inspecting the hot and cold water shutoffs. they were present, just not inspected.



3.6 Item 2(Picture) DWV System

**3.8 (1)** Outlets on either side of the stove did not work. We reset the GFCI and they still showed no power. Suggest a qualified electrician repair or replace as required



3.8 Item 1(Picture) outlet not working

**3.8 (2)** Outlets that did not function.



3.8 Item 2(Picture)

**3.9** The age of the dishwasher was not determined, but it appears to be original to the house. All functions operated at the time of the inspection.



3.9 Item 1(Picture) Dishwasher

**3.10 (1)** Range/Oven appears to be fairly new. All top burners were working, oven operated and appeared to come up to temperature at the time of the inspection.



3.10 Item 1(Picture) Range top

**3.10 (2)** Oven operated as intended at the time of the inspection.



3.10 Item 2(Picture) Oven

**3.11** Range hood and Microwave function as intended at the time of the inspection.



3.11 Item 1(Picture) Range Hood and microwave

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4(A) . Hallway and mudroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Mudroom

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**
Hardwood T&G  
Tile
**Interior Doors:**
Hollow core  
Masonite  
Raised panel
**Window Types:**

Double-hung

**Window Manufacturer:**

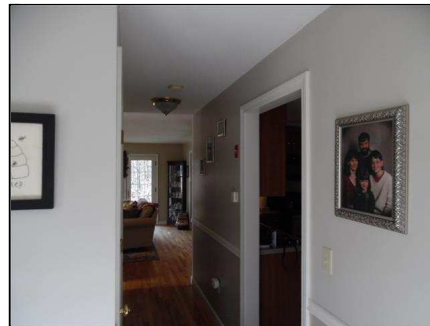
UNKNOWN

		IN	NI	NP	MI	RR
4.0.A	Ceilings	•				
4.1.A	Walls	•				
4.2.A	Floors	•				
4.3.A	Steps, Stairways, Balconies and Railings			•		
4.4.A	Doors (Representative number)	•				
4.5.A	Windows (Representative number)	•				
4.6.A	Outlets, Switches and Fixtures	•				
		IN	NI	NP	MI	RR

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### Comments:

#### 4.6.A Hall to living room



4.6.A Item 1(Picture) Hallway

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4(B) . Exercise Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Exercise Room

### Styles & Materials

**Ceiling Materials:**

Drywall

**Interior Doors:**

Hollow core  
Masonite  
Raised panel

**Wall Material:**

Drywall

**Window Types:**

Double-hung

**Floor Covering(s):**

Carpet

**Window Manufacturer:**

UNKNOWN

		IN	NI	NP	MI	RR
4.0.B	Ceilings	•				
4.1.B	Walls	•				
4.2.B	Floors	•				
4.3.B	Steps, Stairways, Balconies and Railings			•		
4.4.B	Doors (Representative number)	•				
4.5.B	Windows (Representative number)	•			•	
4.6.B	Outlets, Switches and Fixtures	•				
		IN	NI	NP	MI	RR

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### Comments:

**4.5.B** Window at the rear of the room would not open. The window seems in good condition, most likely paint has sealed the window shut. Recommend a qualified person repair as needed.



4.5.B Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4(C) . Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Living Room

### Styles & Materials

**Ceiling Materials:**

Drywall

**Interior Doors:**

Hollow core  
Masonite  
Raised panel

**Wall Material:**

Drywall

**Window Types:**

Double-hung

**Floor Covering(s):**

Hardwood T&G

**Window Manufacturer:**

UNKNOWN

		IN	NI	NP	MI	RR
4.0.C	Ceilings	•				
4.1.C	Walls	•				
4.2.C	Floors	•				
4.3.C	Steps, Stairways, Balconies and Railings	•				
4.4.C	Doors (Representative number)	•				
4.5.C	Windows (Representative number)	•				
4.6.C	Outlets, Switches and Fixtures	•				
		IN	NI	NP	MI	RR

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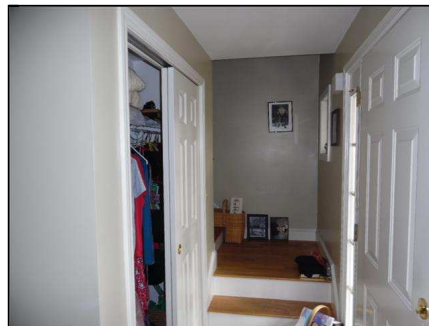
### Comments:

**4.2.C** There is a large area rug that prevented a full inspection of the hardwood floor. The floor that is visible is in good condition and looked well cared for, at the time of the inspection.



4.2.C Item 1(Picture)

**4.3.C (1)** The Stairs to the second floor are located off the living room.



4.3.C Item 1(Picture) Stairs to 2nd floor



**4.3.C (2)** Second floor stairs off the living room.

4.3.C Item 2(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4(D) . Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Dining room

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**
Area rug  
Hardwood T&G
**Interior Doors:**

None

**Window Types:**
Double-hung  
Sliders
**Window Manufacturer:**

UNKNOWN

		IN	NI	NP	MI	RR
4.0.D	Ceilings	•				
4.1.D	Walls	•				
4.2.D	Floors	•				
4.3.D	Steps, Stairways, Balconies and Railings			•		
4.4.D	Doors (Representative number)	•				
4.5.D	Windows (Representative number)	•				
4.6.D	Outlets, Switches and Fixtures	•				
		IN	NI	NP	MI	RR

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### Comments:

**4.2.D** There is a large area rug the prevented a full inspection of the hardwood floor. The floor that was visible appeared to be well maintained at the time of the inspection.



4.2.D Item 1(Picture) Area Rug under Table

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4(E) . Master Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Master bedroom

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet

**Interior Doors:**

Hollow core  
Masonite  
Raised panel  
Pocket Door

**Window Types:**

Double-hung

**Window Manufacturer:**

UNKNOWN

		IN	NI	NP	MI	RR
4.0.E	Ceilings	•				
4.1.E	Walls	•				
4.2.E	Floors	•				
4.3.E	Steps, Stairways, Balconies and Railings			•		
4.4.E	Doors (Representative number)	•				
4.5.E	Windows (Representative number)	•				
4.6.E	Outlets, Switches and Fixtures	•				
		IN	NI	NP	MI	RR

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## 4(F) . Bedroom 1

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Bedroom #1

### Styles & Materials

**Ceiling Materials:**

Drywall

**Interior Doors:**

Hollow core  
Masonite  
Raised panel

**Wall Material:**

Drywall

**Window Types:**

Double-hung

**Floor Covering(s):**

Carpet

**Window Manufacturer:**

UNKNOWN

		IN	NI	NP	MI	RR
4.0.F	Ceilings	•				
4.1.F	Walls	•				
4.2.F	Floors	•				
4.3.F	Steps, Stairways, Balconies and Railings			•		
4.4.F	Doors (Representative number)		•			
4.5.F	Windows (Representative number)		•			
4.6.F	Outlets, Switches and Fixtures		•			
		IN	NI	NP	MI	RR

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### Comments:

**4.6.F** bedroom #1 was full of personal effects. It was not possible to fully inspect this room. The areas that were visible appeared to be well maintained and functioning at the time of the inspection.



4.6.F Item 1(Picture) Items in the way

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4(G) . Bedroom 2

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Bedroom #2

### Styles & Materials

**Ceiling Materials:**

Drywall

**Interior Doors:**

Hollow core  
Masonite  
Raised panel

**Wall Material:**

Drywall

**Window Types:**

Double-hung

**Floor Covering(s):**

Carpet

**Window Manufacturer:**

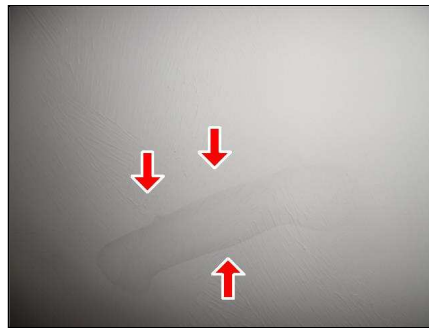
UNKNOWN

		IN	NI	NP	MI	RR
4.0.G	Ceilings	•			•	
4.1.G	Walls	•				
4.2.G	Floors	•				
4.3.G	Steps, Stairways, Balconies and Railings			•		
4.4.G	Doors (Representative number)	•				
4.5.G	Windows (Representative number)	•				
4.6.G	Outlets, Switches and Fixtures	•				
		IN	NI	NP	MI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, MI= Maintenance Item, RR= Repair or Replace

### Comments:

**4.0.G** There is a stain on the bedroom ceiling. There is no moisture present and there is no sign of leaks from above at the time of the inspection. A qualified person should lift the insulation in the attic to determine if repairs are needed.



4.0.G Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4(H) . Office

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Office

### Styles & Materials

**Ceiling Materials:**

Drywall

**Interior Doors:**

Hollow core  
Masonite  
Raised panel

**Wall Material:**

Drywall

**Window Types:**

Double-hung

**Floor Covering(s):**

Carpet

**Window Manufacturer:**

UNKNOWN

		IN	NI	NP	MI	RR
4.0.H	Ceilings	•				
4.1.H	Walls	•				
4.2.H	Floors	•				
4.3.H	Steps, Stairways, Balconies and Railings			•		
4.4.H	Doors (Representative number)	•				
4.5.H	Windows (Representative number)	•				•
4.6.H	Outlets, Switches and Fixtures	•				
		IN	NI	NP	MI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, MI= Maintenance Item, RR= Repair or Replace

### Comments:

**4.1.H** Office area had a significant amount of personal items around the office that limited our ability to inspect all parts of the room. Those areas that we could access were in adequate condition.



4.1.H Item 1(Picture)

**4.5.H** Window on the East side is foggy to the point that it impedes the ability to see through the window. Most likely the window has lost its seal between the window panes. Recommend a qualified contractor replace the window sash as needed.



4.5.H Item 1(Picture) Window was very foggy

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 4(I) . Basement

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Basement

### Styles & Materials

**Ceiling Materials:**

Unfinished

**Wall Material:**
Unfinished  
Cement
**Floor Covering(s):**
Unfinished  
Concrete
**Interior Doors:**

None

**Window Types:**

Sliders

**Window Manufacturer:**

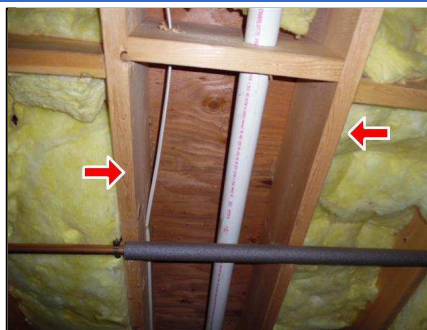
UNKNOWN

		IN	NI	NP	MI	RR
4.0.I	Ceilings	•			•	
4.1.I	Walls	•				
4.2.I	Floors	•				
4.3.I	Steps, Stairways, Balconies and Railings	•				•
4.4.I	Doors (Representative number)	•				
4.5.I	Windows (Representative number)	•				
4.6.I	Outlets, Switches and Fixtures	•				
		IN	NI	NP	MI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, MI= Maintenance Item, RR= Repair or Replace

### Comments:

**4.0.I** There was missing insulation in several areas of the basement ceiling at the time of the inspection. Recommend a qualified person install the missing insulation.



4.0.I Item 1(Picture) Missing Insulation

**4.3.I** At the time of the inspection there was no handrail system on the cellar stairs. This is a safety hazard. A qualified contractor should install a proper handrail system prior to close.



4.3.I Item 1(Picture) Cellar Stairs

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5(A) . Master Bath



Master Bathroom

### Styles & Materials

#### Exhaust Fans:

Fan with light

		IN	NI	NP	MI	RR
5.0.A	Counters and Cabinets	•				
5.1.A	Doors (Representative number)	•				
5.2.A	Windows	•				
5.3.A	Plumbing Drain, Waste and Vent Systems	•				•
5.4.A	Plumbing Water Supply and Distribution Systems and Fixtures	•				
5.5.A	Outlets Switches and Fixtures	•				
5.6.A	Exhaust fan	•				
		IN	NI	NP	MI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, MI= Maintenance Item, RR= Repair or Replace

### Comments:

**5.3.A** At the time of the inspection the plunger rod on both sinks were not connected and neither sink could hold water. Recommend a qualified person connect the plunger rod to the drain plunger under the sink.



5.3.A Item 1(Picture) Plunger rod

**5.4.A** Sink faucet



5.4.A Item 1(Picture)

**5(B) . 1/2 Bath****Styles & Materials****Exhaust Fans:**

Fan with light

		IN	NI	NP	MI	RR
5.0.B	Counters and Cabinets	•				
5.1.B	Doors (Representative number)	•				
5.2.B	Windows			•		
5.3.B	Plumbing Drain, Waste and Vent Systems	•				
5.4.B	Plumbing Water Supply and Distribution Systems and Fixtures	•				
5.5.B	Outlets Switches and Fixtures	•				
5.6.B	Exhaust fan	•				
		IN	NI	NP	MI	RR

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**Comments:****5.3.B** DWV piping with hot and cold water shutoff.

5.3.B Item 1(Picture)

## 6. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Basement

### Styles & Materials

**Foundation:**  
Poured concrete

**Method used to observe Crawlspaces:**  
Walked

**Floor Structure:**  
2 X 8

**Wall Structure:**  
Masonry

**Columns or Piers:**  
Steel lally columns  
Steel screw jacks

**Floor System Insulation:**  
Faced  
Batts  
Fiberglass  
R-19

		IN	NI	NP	MI	RR
6.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				•
6.1	Walls (Structural)	•			•	
6.2	Columns or Piers	•				•
6.3	Floors (Structural)	•				
6.4	Ceilings (Structural)	•				
6.5	Insulation under Floor System	•			•	
6.6	Vapor Retarders (On ground in crawlspace or basement)			•		
6.7	Ventilation of Foundation Area (crawlspace or basement)			•		
		IN	NI	NP	MI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, MI= Maintenance Item, RR= Repair or Replace

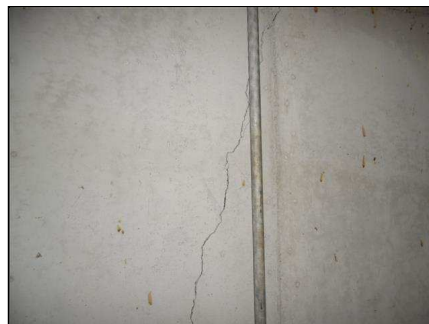
### Comments:

**6.0** Appears to be a water stain at the bottom of the cellar stairs. The area was not wet and further investigation may be required. This is in the front corner where there is evidence of a former gutter system at one time. The owner should be asked if there is any known history of a leak. A qualified contractor may have to evaluate to see if further investigation may be required.



6.0 Item 1(Picture)

**6.1** A small shrink crack was noticed over by the water tank. This does not appear to be an active crack at the time of the inspection, but it should be monitored over time. Shrinkage cracks are normal in the curing process of concrete.



6.1 Item 1(Picture)

**6.2** A screw jack column was observed under the stairs. These are for temporary use only, a qualified contractor should evaluate the need for a permanent column and repair and replace as required.



6.2 Item 1(Picture) Screw Jack column

**6.5** Some areas have missing insulation in the ceiling. A qualified person should replace the insulation as needed.



6.5 Item 1(Picture) missing insulation

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps, drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Well pressure tank

### Styles & Materials

**Water Source:**

Well

**Plumbing Water Distribution (inside home):**

Copper

**Water Heater Power Source:**

None (Boiler only)  
Solar Panels

**Water Heater Location:**

Basement

**Water Filters:**

Sediment filter

**Washer Drain Size:**

2" Diameter

**Water Heater Capacity:**

80 Gallon (plenty)

**Plumbing Water Supply (into home):**

Poly

**Plumbing Waste Line:**

PVC

**Water Heater Manufacturer:**

NOT VISIBLE

		IN	NI	NP	MI	RR
7.0	Plumbing Drain, Waste and Vent Systems	•				
7.1	Plumbing Water Supply and Distribution Systems and Fixtures	•				
7.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				
7.3	Main Water Shut-off Device (Describe location)	•				
7.4	Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•				
7.5	Main Fuel Shut-off (Describe Location)	•				•
7.6	Sump Pump			•		
		IN	NI	NP	MI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, MI= Maintenance Item, RR= Repair or Replace

### Comments:

7.2 (1) 80 Gallon hot water tank.



7.2 Item 1(Picture)



**7.2 (2)** There appears to be a solar system to aid in heating the hot water. This system was not inspected as part of the inspection. A qualified contractor should be consulted as to how this type of system operates.



7.2 Item 2(Picture) Solar hot water controller

**7.3** Main Water shutoff is located at the base of the pressure tank. At the time of the inspection It had a green quarter turn handle



7.3 Item 1(Picture)

**7.4** The fuel oil tank is located in the rear, near the bulkhead opening.



7.4 Item 1(Picture) Fuel oil tanks

**7.5** There is no main fuel shutoff located at the tank. A qualified contractor should install a fuel shutoff at this location.



7.5 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Overhead power lines

### Styles & Materials

#### Electrical Service Conductors:

Overhead service

#### Electric Panel Manufacturer:

CUTLER HAMMER

#### Panel capacity:

200 AMP

#### Branch wire 15 and 20 AMP:

Copper

#### Panel Type:

Circuit breakers

#### Wiring Methods:

Romex

		IN	NI	NP	MI	RR
8.0	Service Entrance Conductors	•				
8.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
8.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•				•
8.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				
8.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•				
8.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
8.6	Location of Main and Distribution Panels	•				
8.7	Smoke Detectors	•				
8.8	Carbon Monoxide Detectors			•		
		IN	NI	NP	MI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, MI= Maintenance Item, RR= Repair or Replace

### Comments:

8.0 Lines come in overhead

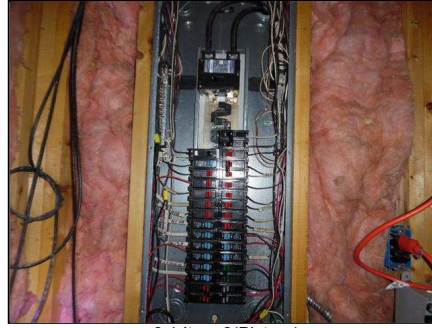


8.0 Item 1(Picture)

8.1 (1) 200 Amp main circuit disconnect.

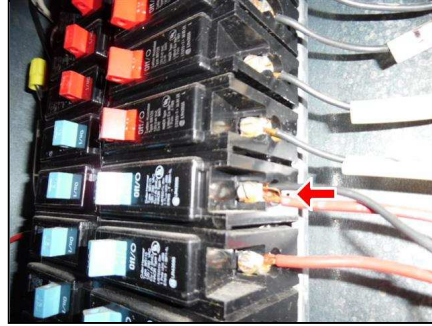


8.1 Item 1(Picture)

**8.1 (2)** Overview of the main circuit panel.

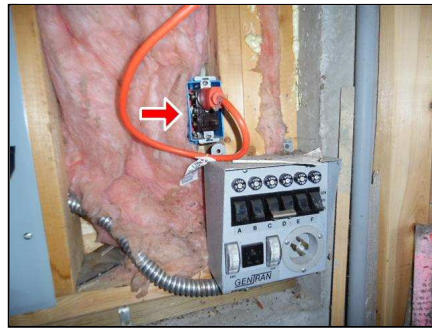
8.1 Item 2(Picture)

**8.2** There was a double tap observed on one breaker. Only certain circuit breakers are designed to accept a double tap and this does not appear to be one of them. A qualified electrician should evaluate and repair/replace as necessary.



8.2 Item 1(Picture)

**8.3** There is an outlet cover that is missing just above the generator switch box. a qualified person should install the cover. the generator switching device was not tested as part of this inspection. A qualified electrician should evaluate this type of device.



8.3 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

<b>Heat Type:</b> Hydronic	<b>Energy Source:</b> Oil	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> WEIL MCLEAN	<b>Ductwork:</b> N/A	<b>Filter Type:</b> N/A
<b>Filter Size:</b> N/A	<b>Types of Fireplaces:</b> Solid Fuel Pellet burning Insert	<b>Operable Fireplaces:</b> One
<b>Number of Woodstoves:</b> None	<b>Cooling Equipment Type:</b> Window AC	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Central Air Manufacturer:</b> NONE	<b>Number of AC Only Units:</b> One	

		IN	NI	NP	MI	RR
9.0	Heating Equipment	•				
9.1	Normal Operating Controls	•				
9.2	Automatic Safety Controls	•				
9.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
9.4	Presence of installed heat source in each room	•				
9.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				
9.6	Solid Fuel heating Devices (Fireplaces, Woodstove)		•			
9.7	Gas/LP Firelogs and Fireplaces			•		
9.8	Cooling and Air Handler Equipment			•		
9.9	Normal Operating Controls			•		
9.10	Presence of installed cooling source in each room			•		
		IN	NI	NP	MI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, MI= Maintenance Item, RR= Repair or Replace

### Comments:

**9.0** Oil fired boiler, appears to be 121 MBTU boiler that also supplies the hot water.



9.0 Item 1(Picture) Boiler

**9.6** At the time of the inspection there was a pellet stove insert in the fireplace. The pellet stove was not inspected and it prevented the fireplace from being inspected as well.



9.6 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Home Warranty Information

10.0	This home is eligible for a one year Home Warranty offer!

### Comments:

**10.0 Items included in the one year home warranty if purchased are:** *Furnaces, Boilers, Heat Pumps, Central Air Conditioners, Electrical System, Thermostats, Water heater System, Plumbing, Polybutylene lines, Sump Pump, WhirlPools, Dishwasher, Food Waste Disposer, Cooking Range/Oven, Microwave, Kitchen Refrigerator, Trash Compactor, Plumbing Fixtures and Faucets, Domestic Water Softener, Clearing of Line Stoppage, Well Water System, Refrigerant Recapture and Disposal, Permits in conjunction with a covered repair, Code Violations in conjunction with a covered repair, Improper installation or modification, Removal of defective equipment, Fireplace gas burner, Attic and Exhaust fans, Humidifiers, Dehumidifiers, Electronic Air Filtering Devices, Door bell System, Lighting Fixtures, Septic Lines, Ejector pump.* **For more information and to compare warranties or purchase this warranty, please click on the Warranty offer beside your uploaded report.**



## General Summary



# Norway Hill Home Inspections

Norway Hill Home Inspections

58 Norway Hill Road  
Hancock NH 03449  
603-525-7025

**Customer**  
Sample Report

**Address**  
123 Best Street Rd  
My Town NH 03000

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Roofing / Chimneys / Roof Structure and Attic

#### 1.4 Roof Drainage Systems (gutters and downspouts) Inspected, Repair or Replace

The gutter downspout was observed to terminate about 15 inches above grade. This can lead to excessive splashing onto the siding. It is recommended that a qualified person extend the downspout down and away so that any runoff will drain away from the home



1.4 Item 1(Picture)

### 2. Exterior

#### 2.1 Doors (Exterior) Inspected, Maintenance Item

Side door casing needs to be scraped and painted. Allowing the wood to stay exposed to the weather will increase the chance for wood deterioration.



## 2. Exterior



2.1 Item 1(Picture)

### 2.3 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

#### Inspected, Maintenance Item, Repair or Replace

(1) There were no installed handrails at the time of the inspection. This is a safety issue. It is recommended that any stair system over 3 steps has a properly installed handrail. recommend a qualified person install a proper handrail system prior to close.



2.3 Item 1(Picture) No Handrail

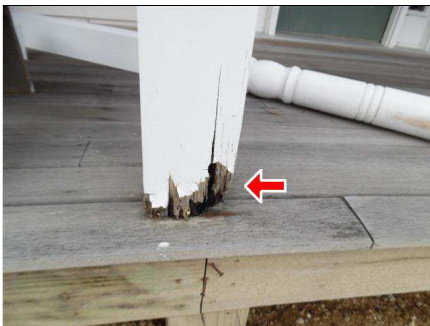
(2) Maintenance Item. The bottom rail of the PVC railing has started to sag and is allowing the Balusters to drop out of the top rail. Recommend a qualified person add support for the bottom rail and re-insert the balusters into the top rail



2.3 Item 2(Picture) Rail Needs support

(3) Several of the porch roof support posts were showing signs of deterioration where they meet the porch floor. We recommend a qualified contractor replace the posts as needed, preferably before close. wood post bottoms should not rest directly on the wood deck.

There are various types of post bottoms that can be utilized to all the post bottom to dry out and not induce deterioration.



2.3 Item 3(Picture) Post deterioration

(4) There were no stairs off this exterior door. The door is locked from the inside but it is not secured in a manner that would prevent accidental operation. This is a safety hazard and need immediate attention.

We recommend a qualified contractor install a guard rail across the door or a set of stairs that will prevent a fall from occurring.

## 2. Exterior



2.3 Item 4(Picture) No Stairs

(5) The side steps have no handrail. The recommendation is for any stair system over 3 steps have a secure handrail on at least 1 side. Options for a handrail system should be evaluated for inclusion into this stair system.



2.3 Item 5(Picture) no hadrail

## 3. Kitchen Components and Appliances

### 3.8 Outlets Wall Switches and Fixtures

#### Inspected, Repair or Replace

(1) Outlets on either side of the stove did not work. We reset the GFCI and they still showed no power. Suggest a qualified electrician repair or replace as required



3.8 Item 1(Picture) outlet not working

(2) Outlets that did not function.



3.8 Item 2(Picture)

## 4(B). Exercise Room

### 4.5.B Windows (Representative number)

#### Inspected, Maintenance Item

**4(B). Exercise Room**

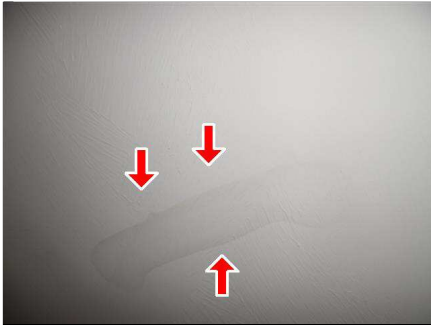
Window at the rear of the room would not open. The window seems in good condition, most likely paint has sealed the window shut. Recommend a qualified person repair as needed.



4.5.B Item 1(Picture)

**4(G). Bedroom 2****4.0.G Ceilings****Inspected, Maintenance Item**

There is a stain on the bedroom ceiling. There is no moisture present and there is no sign of leaks from above at the time of the inspection. A qualified person should lift the insulation in the attic to determine if repairs are needed.



4.0.G Item 1(Picture)

**4(H). Office****4.5.H Windows (Representative number)****Inspected, Repair or Replace**

Window on the East side is foggy to the point that it impedes the ability to see through the window. Most likely the window has lost its seal between the window panes. Recommend a qualified contractor replace the window sash as needed.



4.5.H Item 1(Picture) Window was very foggy

**4(I). Basement****4.3.I Steps, Stairways, Balconies and Railings****Inspected, Repair or Replace**

At the time of the inspection there was no handrail system on the cellar stairs. This is a safety hazard. A qualified contractor should install a proper handrail system prior to close.

**4(I). Basement**

4.3.I Item 1(Picture) Cellar Stairs

**5(A). Master Bath****5.3.A Plumbing Drain, Waste and Vent Systems****Inspected, Repair or Replace**

At the time of the inspection the plunger rod on both sinks were not connected and neither sink could hold water. Recommend a qualified person connect the plunger rod to the drain plunger under the sink.



5.3.A Item 1(Picture) Plunger rod

**6. Structural Components****6.0 Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)****Inspected, Repair or Replace**

Appears to be a water stain at the bottom of the cellar stairs. The area was not wet and further investigation may be required. This is in the front corner where there is evidence of a former gutter system at one time. The owner should be asked if there is any known history of a leak. A qualified contractor may have to evaluate to see if further investigation may be required.



6.0 Item 1(Picture)

**6.2 Columns or Piers****Inspected, Repair or Replace**

A screw jack column was observed under the stairs. These are for temporary use only, a qualified contractor should evaluate the need for a permanent column and repair and replace as required.

## 6. Structural Components



6.2 Item 1(Picture) Screw Jack column

### 6.5 Insulation under Floor System Inspected, Maintenance Item

Some areas have missing insulation in the ceiling. A qualified person should replace the insulation as needed.



6.5 Item 1(Picture) missing insulation

## 7. Plumbing System

### 7.5 Main Fuel Shut-off (Describe Location) Inspected, Repair or Replace

There is no main fuel shutoff located at the tank. A qualified contractor should install a fuel shutoff at this location.



7.5 Item 1(Picture)

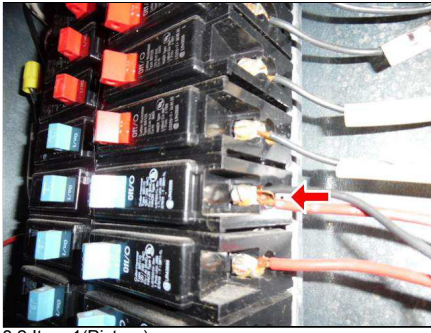
## 8. Electrical System

### 8.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage Inspected, Repair or Replace

There was a double tap observed on one breaker. Only certain circuit breakers are designed to accept a double tap and this does not appear to be one of them. A qualified electrician should evaluate and repair/replace as necessary.



## 8. Electrical System



8.2 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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## INVOICE



# Norway Hill Home Inspections

Norway Hill Home Inspections  
 58 Norway Hill Road  
 Hancock NH 03449  
 603-525-7025  
 Inspected By: Kurtis J Grassett

Inspection Date: 12/28/2014  
 Report ID: sample 1

Customer Info:	Inspection Property:
Sample Report 123 Best Street Rd My Town NH 03000	123 Best Street Rd My Town NH 03000
Customer's Real Estate Professional: Victor Tate Victor Realty	

### Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:  
 Payment Status:  
 Note:



# Norway Hill Home Inspections

Norway Hill Home Inspections

58 Norway Hill Road  
Hancock NH 03449  
603-525-7025

## Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Agreement](#)

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