



Confidential Inspection Report

LOCATED AT:
Anywhere St
Anywhere, New Hampshire 00000

PREPARED EXCLUSIVELY FOR:
Sample Report

INSPECTED ON:
Sunday, January 1, 2017



Inspector, Kurtis J Grasset
Norway Hill Home Inspections



Sunday, January 1, 2017
Sample Report
Anywhere St
Anywhere, New Hampshire 00000

Dear Sample Report,

We have enclosed the report for the property inspection we conducted for you on Sunday, January 1, 2017 at:

Anywhere St
Anywhere, New Hampshire 00000

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

- AOC** = Area of concern that needs to be brought to your attention.
- MNT** = Maintenance may be required for this item and it should be put on a maintenance schedule
- UPG** = Upgrade recommended, but not required

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Kurtis J Grasset
Norway Hill Home Inspections



Norway Hill Home Inspections

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION

DIRECTION: We will describe the locations of this property, left or right, as though viewing it from looking at the front door.

NOTES

DISCLAIMERS: We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

DISCLAIMERS: Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

DISCLAIMERS: The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

DISCLAIMERS: We do not inspect the interior of the chimney, condition and operation of wood or pellet stoves, standby generators, refrigerators, washer and dryer and other appliances that are not built in. Please see our service agreement for the full list of items not covered under a standard home inspection. We do recommend you have these items inspected by the appropriate trades.

DISCLAIMERS: This inspection is provided for the seller as a pre-listing inspection. Systems will continue to age and changes will occur after the inspection. This inspection is designed to provide the seller with an overview of the condition of their property on the day of the inspection. It will not provide every detail of cosmetic issues or length of service for any component or system.

WEATHER: Over the course of this inspection the temperature was estimated to be between 70 and 80 degrees.

WEATHER: The weather was sunny at the time of our inspection.

The house was estimated to be approximately 15-20 years old.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION

LOCATION: Location: Covers whole building

INSPECTION METHOD

Our inspection of the majority of the roof was conducted from ground level only, with binoculars. Walking on the roof could be hazardous to the inspector and/or damaging to the surface materials. These comments are based on a limited visual inspection.

Our inspection of the front porch roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

SURFACE

The shingles show wear due to exposure but appear to have been properly installed and are in a condition deemed acceptable for their age. No action is indicated at this time.

MNT Moss was observed on the roof covering. Aggressive methods to remove moss may result in increased damage to the roof surface. We recommend less aggressive methods, such as sprays or the use of copper flashing. These areas of the roof covering will need to be monitored as they may be the first area to deteriorate.



AOC The shingles are damaged and deteriorated in some areas. Further evaluation by a qualified roofing contractor is needed to determine the exact cause and appropriate repair.



FLASHINGS: OVERALL

MNT No kick out flashing was observed where the roof line meets the siding. Kick out flashing will prevent roof runoff from from running down the siding and causing early deterioration. Most siding installations require Kick out flashing to meet manufacturers specification. A qualified person should install the proper kick out flashing.



CHIMNEY AT ROOF

A visual observation of the flue within the scope of a standard home inspection, may not detect defects beyond our limited view (12 - 18 inches) or where soot has accumulated. A more thorough inspection can be performed by a specialist.

There is no spark arrestor or rain cap above the flue to prevent the escape of hot embers or rain entry. We recommend that a chimney cap/spark arrestor be installed, in accordance with present standards.



PLUMBING VENTS

Vents ok

GUTTERS

The gutters are in serviceable condition but only portions of the roof are so equipped. No action is necessary, but it may be beneficial to collect and divert water from the roof, depending on soil conditions and drainage patterns.

GENERAL COMMENT

The roof covering shows wear but appears to have been properly installed and is in a condition deemed acceptable for its age. We observed no signs of unusual or excessive wear of the roofing that would suggest immediate attention is required.

Exterior/Site/Ground

VINYL SIDING

MNT Sections of the vinyl siding are punctured. We recommend these sections be repaired or replaced.



MNT Moss was present on sections of the siding. We would recommend removing.



FOUNDATION

MNT CONCRETE/BLOCK: Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.



AOC **CONCRETE/BLOCK:** There are small and/or moderate cracks visible. We observed no related conditions suggesting the need for immediate repairs. We recommend these cracks be monitored. If ongoing movement is observed, further review would then be recommended.



PEST CONTROL

Rodents have been active. It is possible there is no current infestation. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator would be recommended if problems persist.



EXTERIOR PLUMBING

The plumbing on the exterior of the building and in the yard appears to be properly installed and in serviceable condition. We make no attempt to locate and test every hose bib. Testing of irrigation systems is beyond the scope of our inspection.

OIL FILL AND VENT

The oil fill and vent is installed correctly with no issues present

SERVICE DROP

The service drop appears to be properly installed and in good condition.

OUTDOOR RECEPTACLES

UPG GFCI protection was not found where this feature is now required. We recommend GFCI protection be installed.



GRADING

AOC Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. Regrading would help ensure that surface water flows away from the structure.



DOWNSPOUTS

MNT Runoff water from the roof discharges next to the house. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.



MNT Splash blocks, directing water away from the foundation, were not at the base of every downspout. We recommend that a splash block be installed for every downspout.



DECK

Like fences and other exposed wood construction, decks have a finite service life. Even the best maintained deck will need repair and eventual replacement. We urge regular treatment with combination wood preservative/UV inhibiting sealers.

DECK SUPPORTS

AOC There is earth-to-wood contact at the bottoms of some deck support posts. This condition is conducive to infestation of wood-destroying pests/organisms. We are unable to determine the depth or presence of a footing



STAIRS

UPG No stairs were present at the left. We would recommend installation.



RAILINGS

UPG There are no railings where needed in several areas. As a safety measure, we recommend that railings be installed.



VEGETATION

MNT A small tree is touching the structure at the rear. We consider this a potential threat to the structure. To eliminate the potential for damage, we recommend modification of the structure to accommodate the tree or removal of the tree.



We recommend the vegetation on the property be maintained to prevent over growth and encroachment onto the structure.

TRIM

MNT The trim is loose or improperly secured at the right. We recommend it be resecured in accordance with accepted standards.



GENERAL COMMENT

The exterior features of the building generally appear to be properly installed and in serviceable condition. Exceptions are discussed above and elsewhere in this report. Regular maintenance will prolong the service life of the 'weather shell'.

As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry.

If caulking is needed for maintenance of any flashing or exterior trim, we suggest a high quality urethane sealant such as 'Sikaflex'. Latex, butyl, oil based, silicone or 'architectural grade' sealants should be avoided.

Entry Area/Mud Room

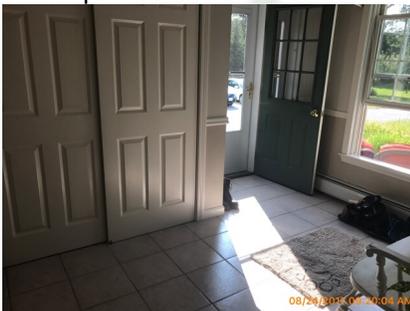
CEILING

We noted stains on the ceiling but were unable to identify their source. We recommend inquiries of the owner and/ or occupant, who may have further knowledge regarding their source and whether corrective repairs have been made.



GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

RECEPTACLES

GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

CEILING

We noted water stains on the ceiling but were unable to identify their source. We recommend inquiries of the owner and/or occupant, who may have further knowledge regarding their source and whether corrective repairs have been made.



WINDOWS

MNT One or more panes of glass are broken. We recommend all broken glass be replaced.



MNT There is condensation between the panes of glass of several double pane windows. This indicates a failed seal. We recommend the lens assemblies be replaced, which is the only method for correcting this deficiency.



APPLIANCES: OVERALL

All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

STOVE

GENERAL: The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

OVEN

The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

DISHWASHER

Not operated dishes were present in the dishwasher



GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.



Dining Room/Area

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Living Room

SWITCHES

MNT GENERAL: There are switches for which no purpose was immediately obvious. We recommend inquiries of the owner to determine what is controlled by these switches.



WALLS

Trim was loose around fireplace. We would recommend repair or replacement.



WINDOWS

AOC Windows are lower than 24 inches at the front. We would recommend installing guards.



GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.



Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



Office

Second Floor Office

SWITCHES

GENERAL: There are switches for which no purpose was immediately obvious. We recommend inquiries of the owner to determine what is controlled by these switches.



FLOOR

MNT GENERAL: The floor squeaks when walked on. This does not affect the functional use of the floor. Squeaks can usually be eliminated, if desired, by additional attachment of the subfloor to the floor joists.



DOORS

MNT SWINGING: The entry door rubs on the frame. We recommend it be planed or sanded for smoother operation.



MNT SWINGING: The door doesn't latch. We recommend minor adjustments to the hardware to restore proper function.

WINDOWS

MNT One or more panes of glass are broken. We recommend all broken glass be replaced.



MNT There is condensation between the panes of glass of one double pane window. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.



GENERAL COMMENT

Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



Hallway

SMOKE DETECTOR

MNT The smoke detector is defective and should be replaced.



GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

First Floor / Hallway Bathroom

TOILET

The toilet was flushed and appeared to be functioning properly.

WATER BASIN

The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

RECEPTACLES

GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Second Floor / Hallway Bathroom

TOILET

The toilet was flushed and appeared to be functioning properly.

WATER BASIN

MNT The drain stop is defective, an adjustment is needed in order for the sink to hold water. We recommend it be repaired or replaced.



BATHTUB

The bathtub appears to be properly installed and in serviceable condition.

SHOWER

SHOWER: The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES

GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

SHOWER WALLS

MNT Mold and mildew have built up on the exposed shower walls. These surfaces should be cleaned and chemically treated to eliminate this growth and minimize recurrence.



BATHROOM FLOOR

MNT The floor edge at the base of the shower/tub is loose as a result of over-splash. The floor should be resecured and caulked to prevent moisture penetration and subsequent damage.



Minor slope in bathroom floor was present. There was no obvious indications of the exact cause. No Visible defects were noted.



Bedroom

First Floor / Right Rear Bedroom

GENERAL COMMENT

Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



Second Floor / Right Rear Bedroom

WINDOWS

UPG There is condensation between the panes of glass of several double pane windows. This indicates a failed seal. We recommend the lens assemblies be replaced, which is the only method for correcting this deficiency.



GENERAL COMMENT

Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



Second Floor / Left Rear Bedroom

CEILING

We noted water stains on the ceiling but were unable to identify their source. We recommend inquiries of the owner and/or occupant, who may have further knowledge regarding their source and whether corrective repairs have been made.



WINDOWS

UPG There is condensation between the panes of glass of one double pane window. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.



GENERAL COMMENT

Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



Second Floor / Front Bedroom

WINDOWS

UPG There is condensation between the panes of glass of several double pane windows. This indicates a failed seal. We recommend the lens assemblies be replaced, which is the only method for correcting this deficiency.



GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.



Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

SURFACES: OVERALL

The interior wall, floor, and ceiling surfaces were properly installed and generally in good condition, taking into consideration normal wear and tear.

WALLS & CEILINGS

The wall and ceiling surfaces appear to be properly installed and generally in serviceable condition, with exceptions noted below.

FLOORS: OVERALL

The floors have a good appearance and are in serviceable condition, with exceptions noted below.

DOORS: OVERALL

The interior doors appear to be properly installed and in good condition, with exceptions noted below.

WINDOWS: OVERALL

There may be failed seals and/or condensation between the panes of glass in several additional insulated glass windows. Different weather conditions may reveal more problems.

DETECTORS: OVERALL

The smoke detectors were tested with their test buttons. This method only verifies battery and horn function, but does not test the sensor in the unit. After occupancy, and regularly thereafter, we advise testing with real or simulated smoke.



The latest standards require smoke detectors in all bedrooms at time of construction and when any significant work is done on the residence. Whether or not installation is required prior to sale of this building, upgrading should be considered.

HEAT SOURCE

We observed a permanent heat source in each room throughout the building.

GENERAL COMMENT

The interior surfaces, hardware, fixtures, doors and windows appear to be properly installed and generally in serviceable condition, with exceptions noted above.

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

DRYER VENT



The dryer vent has accumulated dirt and debris. We recommend it be cleaned.



WASHER/DRYER

The hookups for the washer and dryer were not inspected.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.



Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

LOCATION: The attic access is located in the front bedroom closet.

RAFTERS

The rafters are 2 x 8 placed 16 inches on center.

SHEATHING

AOC Discoloration was noted on the sheathing. This is most likely a condition caused by a lack of ventilation. We recommend increasing the ventilation.



VENT LINES

The vent piping for the waste system appears to be properly installed and in good condition.

WIRING

Much of the wiring in the attic is covered by insulation and could not be inspected. The visible wiring appears to be properly installed and the need for further investigation is not apparent.

VENTILATION

Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.



AOC The duct from the upstairs bathroom exhaust fan does not go to the exterior. This condition allows excessive moisture to be vented into the attic. We recommend this deficiency be corrected.



AOC Vents in the attic are blocked, reducing circulation. We recommend they be cleared.



MISCELLANEOUS

UPG Windows have lost thermal seal, we would recommend repair or replacement to have optimal energy efficiency.



Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ATTIC INSULATION

The attic has fiberglass batt insulation.

FLOOR INSULATION

MNT There are fiberglass batts in the basement have fallen out of place. We recommend this material be secured back in place.



Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a

qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

DOMESTIC WATER: Domestic water source: Private well water

MAIN WATER LINE: Main water line: Plastic

SUPPLY PIPING: Supply piping: Copper where seen

WASTE DISPOSAL: Waste disposal: Private on-site disposal

WASTE PIPING: Waste piping: Plastic where seen

WATER SHUTOFF LOCATION

The domestic water supply main shut-off valve is in the basement.



MAIN SUPPLY

There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

DRAIN LINES

The visible drain piping appears to be properly installed and in serviceable condition.

SEWER CLEANOUT

The sewer cleanout is located in the basement.



GENERAL COMMENT

The plumbing system appears to be in good condition, with the exceptions noted above.

AOC

There was a puddle of water near the boiler and pressure tank is. We are unable to determine cause. We recommend consulting owner for potential causes.



OIL TANK AND PIPING

AOC

Some surface rust was observed on the bottom of the oil tank. No weeping or drips were observed. A proper coating of rust resistance paint may help to prolong the life of the tank



Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

LOCATION: Location: In the basement

ENERGY SOURCE: Energy source: solar and boiler

TEMPERATURE SETTING: Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding

EXPANSION TANK

The water heater is equipped with an expansion tank that appears properly installed and in serviceable condition. However, review of this equipment is beyond the scope of this inspection.

GENERAL COMMENT

The water heater was operating. However, we recommend your attention be directed to the items noted above.

Basement

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which they belong. Older homes may have had repairs or upgrades to the structure or support system. Sometimes these repairs may not follow best construction practices, but may appear to work. We do not rate repairs or upgrades on current standards and methods, we inspect to determine if the repair is performing as intended.

BASIC INFORMATION

FOUNDATION: Foundation type: Raised perimeter

ACCESS

The basement is accessible from an interior stair.

The basement is accessible from the exterior of the house.

BASE FOUNDATION

MNT CONCRETE/BLOCK: There are small and/or moderate cracks visible. We observed no related conditions suggesting the need for immediate repairs. We recommend these cracks be monitored. If ongoing movement is observed, further review would then be recommended.



CONCRETE/BLOCK: There is a condition known as 'efflorescence' on portions of the foundation walls. This whitish, fuzzy material is a 'salt' deposit left when moisture in the foundation evaporates on the inside of the foundation.



AOC **CONCRETE/BLOCK:** This bulkhead does not appear to be water tight. Repairs are needed to prevent further deterioration and damage.



WALLS

MNT There are stains from leakage on the basement walls. This appears to be a minor condition that may be an annoyance but, in our opinion, is not structurally significant. We recommend monitoring during periods of heavy rain.



MUDSILL

Some areas concealed behind insulation or finished ceiling and a full view of the sill and rim joist was not possible.



STAIRS



The basement stairs do not have a handrail. We strongly recommend a handrail be installed for safety.



FLOOR JOINTS

Limited view with insulation, we were unable to fully inspect.



POSTS



The floor system is supported by adjustable steel jacks, some engineers consider these temporary supports. If movement is noticed these should be replaced with a solid steel Lally column.



MOISTURE

The basement was damp at the time of our inspection, however, there were no adverse conditions or damage observed resulting from the moisture present to date. We are unable to determine the extent of the moisture intrusion during different weather conditions.

Due to changing weather conditions and variations in rainfall accumulation, we are unable to determine the extent of future foundation wall seepage, soil moisture and/or surface puddling and pooling in sustained and heavy rain.

We are also unable to determine the extent or presence of any perimeter foundation drainage systems that may have been installed, as their underground placement would render them inaccessible for our inspection.

VENTILATION

Ventilation in the basement is adequate. Good basement ventilation is important to keep moisture levels down. Keeping the vents clear of debris and vegetation should be part of regular maintenance. A dehumidifier should be used from May to October.

OTHER RECEPTACLES

MNT COVER PLATES: One of the receptacles is missing its cover plate. We recommend it be replaced to reduce the risk of electrical shorts and hazardous shocks.



GENERAL COMMENT

Personal items blocking areas of basement. We were not able to fully inspect.



Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit

protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

SERVICE ENTRY: Service entry into building: Overhead service drop

VOLTAGE: Voltage supplied by utility: 120/240 volts

AMPERAGE: Capacity (available amperage): 200 amperes

GROUND: System grounding source: Driven copper rod

PROTECTION: Branch circuit protection: Circuit breakers

CONDUCTORS: Wiring material: Copper wiring where seen

WIRING METHOD: Wiring method: Non-metallic sheathed cable or 'romex'

MAIN DISCONNECT

The main disconnect is incorporated into the electrical service panel.



CB MAIN PANEL MAIN HOME

GENERAL: The main service panel is in serviceable condition with circuitry generally installed and fused correctly, with only minor items worthy of attention.



AOC **PANEL:** At least one double tap was observed in the breaker panel. A double tap occurs when one fastener is used to connect 2 wires. One fastener will not secure both wires equally and may lead to heat buildup. Consultation with a qualified electrician will help determine if these need to be repaired.



BREAKERS: The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

SERVICE GROUNDING

The system and equipment grounding appears to be correct.

BRANCH CIRCUITRY

The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

CONDUCTOR MATERIAL

The accessible branch circuit wiring in this building is copper.

RECEPTACLES: OVERALL

Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

SWITCHES: OVERALL

We checked a representative number of switches and found them operating and generally in serviceable condition, with exceptions noted below.

LIGHTS: OVERALL

The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

GFCI protection is inexpensive and can provide a substantial increased margin of safety.

UPG GFCI devices are installed in this home. We recommend adding these devices at all locations currently requiring this protection. This includes receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior. In addition, we recommend upgrading all older devices (pre-2007) with newer devices for safety.

GENERAL COMMENT

The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Hot Water Heat

VENT

MNT The heating system vent connector is poorly connected at the opening into the brick chimney. We recommend the connection be made secure and air tight.



COMBUSTION AIR

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

There is adequate combustion air for this heating unit.

THERMOSTAT

The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.

EMERGENCY SHUT OFF SWITCH

The emergency shutoff switch is located in the hallway.



GENERAL COMMENT

The heating system responded to normal operating controls. Components appear to be properly installed and serviceable. This is an older system showing normal wear and tear, but we noted no conditions considered to be out of the ordinary.

Conclusion

COMMENTS

A home warranty can help alleviate an unplanned expense on some of the systems that may be nearing the end of their life. If a home warranty is purchased please read the fine print to be sure your home warranty will work in conjunction with your home inspection and not against it.

This structure appears to be of standard quality, in need of miscellaneous repair and upgrading. There is also maintenance in need of attention. Examples of these conditions have been described in this report.

If performed routinely, this type of construction requires only routine maintenance to keep it in serviceable condition.

Most of the items that are in need of immediate attention and/or possible major cost items that would require repair in the near future are listed in the summary page, but a full review of the report is needed to fully understand the overall condition of the home.. Please be sure to refer to this document for further useful information.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

WATER SHUTOFF LOCATION

PLUMBING

The domestic water supply main shut-off valve is in the basement.



SEWER CLEANOUT

PLUMBING

The sewer cleanout is located in the basement.



MAIN DISCONNECT

ELECTRICAL SYSTEM

The main disconnect is incorporated into the electrical service panel.



Hot Water Heat

EMERGENCY SHUT OFF SWITCH

HEAT

The emergency shutoff switch is located in the hallway.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We do provide some of these services as additional tests with associated fees. These reports, if ordered, will come under different reports. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. Please see any additional reports and include them as part of you decision process. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

SURFACE

COMPOSITION SHINGLE ROOFING

AOC 1: - The shingles are damaged and deteriorated in some areas. Further evaluation by a qualified roofing contractor is needed to determine the exact cause and appropriate repair.

FOUNDATION

EXTERIOR/SITE/GROUND

AOC 2: - CONCRETE/BLOCK: There are small and/or moderate cracks visible. We observed no related conditions suggesting the need for immediate repairs. We recommend these cracks be monitored. If ongoing movement is observed, further review would then be recommended.

GRADING

EXTERIOR/SITE/GROUND

AOC 3: - Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. Regrading would help ensure that surface water flows away from the structure.

DECK SUPPORTS

EXTERIOR/SITE/GROUND

AOC 4: - There is earth-to-wood contact at the bottoms of some deck support posts. This condition is conducive to infestation of wood-destroying pests/organisms. We are unable to determine the depth or presence of a footing

WINDOWS

LIVING ROOM

AOC 5: - Windows are lower than 24 inches at the front. We would recommend installing guards.

WINDOWS

SECOND FLOOR / LEFT REAR BEDROOM

UPG 6: - There is condensation between the panes of glass of one double pane window. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.

SHEATHING

ATTIC

AOC 7: - Discoloration was noted on the sheathing. This is most likely a condition caused by a lack of ventilation. We recommend increasing the ventilation.

VENTILATION

ATTIC

AOC 8: - The duct from the upstairs bathroom exhaust fan does not go to the exterior. This condition allows excessive moisture to be vented into the attic. We recommend this deficiency be corrected.

AOC 9: - Vents in the attic are blocked, reducing circulation. We recommend they be cleared.

GENERAL COMMENT

PLUMBING

AOC 10: - There was a puddle of water near the boiler and pressure tank is. We are unable to determine cause. We recommend consulting owner for potential causes.

OIL TANK AND PIPING

PLUMBING

AOC 11: - Some surface rust was observed on the bottom of the oil tank. No weeping or drips were observed. A proper coating of rust resistance paint may help to prolong the life of the tank

BASE FOUNDATION

BASEMENT

AOC 12: - CONCRETE/BLOCK: This bulkhead does not appear to be water tight. Repairs are needed to prevent further deterioration and damage.

STAIRS

BASEMENT

UPG 13: - The basement stairs do not have a handrail. We strongly recommend a handrail be installed for safety.

CB MAIN PANEL MAIN HOME

ELECTRICAL SYSTEM

AOC 14: - PANEL: At least one double tap was observed in the breaker panel. A double tap occurs when one fastener is used to connect 2 wires. One fastener will not secure both wires equally and may lead to heat buildup. Consultation with a qualified electrician will help determine if these need to be repaired.