



Confidential Inspection Report

LOCATED AT:
Address not specified

PREPARED EXCLUSIVELY FOR:
Sample Report

INSPECTED ON:
Tuesday, April 29, 2025

Inspector, Kurtis GRASSETT NH381, VT
Norway Hill Home Inspections
Inspector Email kurtis@norwayhillhomeinspections.com

Norway Hill Home Inspections

Dear Sample Report,

We have enclosed the report for the property inspection we conducted for you on Tuesday, April 29, 2025 at:

Address not specified

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. These symbols are **suggestions** and they may not reflect individual opinions. We would strongly advise you to review the full report. Below are the symbols and their meanings:

:

AOC = Areas of concern can have an impact on the operation of the home. Items in the area of concern should be evaluated by the appropriate trades, and they may or may not find more issues that will need to be addressed. We strongly encourage you to be fully aware of these items prior to purchase.

MNT = Maintenance may be required for this item and it should be put on a maintenance schedule

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

Sincerely,



Inspector, Kurtis GRASSETT
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.

Septic System

General Conditions

1: The septic plans were not provided at the time of this inspection, and our evaluation will be based on the conditions found. Reportable items, or unknown components, may be discovered if the septic plans are located. A return trip will incur additional fees.

2: Changes in loading of the septic field can have an effect on the length of life. Increase in occupant loading can shorten the life and decreasing the occupant load can increase the life. Individual life styles can also have a positive or negative affect. These factors make estimating remaining life difficult and any reference to the life remaining do not take these factors into effect.

MNT 3: This home had water treatment in use that will backwash to the septic system. Data on the overall effect of backwash is mixed and not conclusive. Dry well systems are allowed for the backwash of water treatment systems. This may be a beneficial upgrade for the backwash system.

4: TIPS/ GOOD PRACTICES: When it comes to septic systems you want to be careful what you flush down the drains. Do not flush greases, paints, flushable wipes/ feminine products, an excess amount of cleaning products with bleach, etc. These items/ products can prevent the system from functioning as intended, and can lessen the life of the system.

5: TIPS/ GOOD PRACTICES: It is important of knowing where the location of your system. This would include the tank, the EDA (Leeching area) and everything in between to prevent accidental damage from occurring. Septic systems unless specifically designed are not meant to be driven over. When driven over you run the risk of damage to the systems components. Septic systems also can be damaged by vegetation (roots). We recommend keeping the septic system clear of any vegetation.

Septic Tank

6: Tank type was concrete.

7: Tank location was in the rear of the building.



8: The estimated tank(s) size was 1000-1250. Confirmation of tank size can be determined when they pump the tank.

9: The estimated tank(s) depth was 8 - 12" below grade.

AOC 10: The septic tank was in need of pumping. We would recommend pumping of the tank. Septic Tanks should be pumped every 2-3 years, depending upon loading.

Inlet Line

11: The inlet line was scoped with a camera and was determined to be in satisfactory condition.

Inlet Baffle

12: The inlet baffle was intact and was in serviceable condition.



Outlet Baffle

13: The outlet baffle was inspected and in serviceable condition.



Filter

MNT 14: The outlet filter was dirty before the inspection, and during the inspection, we cleaned the filter.



Outlet Lines

15: The outlet line was scoped with a camera and was determined to be in satisfactory condition.

Distribution Box

16: The D box was located and appears to be in serviceable condition for its age.



Septic field General

17: The estimated septic field depth was 8 - 12" below grade.

AOC 18: The leaching system was holding effluent. This was an indication that the leaching system was at or near the end of its life. Consultation with a licensed designer will help provide options for extending its useful life or replacing the system if required.



Septic field Eljen

AOC 19: FIELD CONDITION: POOR : The field was comprised of a Eljen system. There was staining and or standing effluent within the sand around the leaching system. This is an indication of advanced aging. We would recommend a consultation with a licensed septic designer.



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:

Septic System Septic Tank

AOC s-10: The septic tank was in need of pumping. We would recommend pumping of the tank. Septic Tanks should be pumped every 2-3 years, depending upon loading.

Septic System Septic field General

AOC s-18: The leaching system was holding effluent. This was an indication that the leaching system was at or near the end of its life. Consultation with a licensed designer will help provide options for extending its useful life or replacing the system if required.

Septic System Septic field Eljen

AOC s-19: FIELD CONDITION: POOR : The field was comprised of a Eljen system. There was staining and or standing effluent within the sand around the leaching system. This is an indication of advanced aging. We would recommend a consultation with a licensed septic designer.

Norway Hill Home Inspections