



# River Valley Home Inspections LLC

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It was a pleasure completing your property inspection. As you will read, the inspection report consists of a detailed evaluation of different components and elements present in and outside the property with photographs of the property.

I have identified areas of the property that will need to be addressed to ensure the proper operation and function of those components. I recommend you obtain consultation from competent trade specialist as an aid in planning your future course of action for such elements listed in this report. Some additional potential reportable elements may be discovered during property repairs and upgrading.

Please feel free to contact me with any additional questions you may have concerning the report content. It has been a pleasure to serve your property inspection needs.

Thank You,  
Dave

David M. DeSimone  
River Valley Home Inspections LLC  
Board Certified and Licensed in New Hampshire and Vermont

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein.

REPORT DEFINITIONS

Your professionally prepared inspection report is divided into twelve to thirteen sections. Each section contains individual elements that are inspected during the inspection process. Each element is identified by one of five rating types describing their condition. The six rating types include:

- ~ Satisfactory: Satisfactory notes the generally accepted working condition of the item identified in the report at the time of the inspection.
- ~ NR: Needs Repair: A Needs Repair note indicates a more serious observation that will need to be addressed. Items dealing with safety or poor condition will warrant a Needs Repair notation.
- ~ PC: Professional Consultation: Conditions that are identified as Professional Consultation note a condition that will require follow-up by a competent or licensed trade specialist trained in the specific area of expertise.
- ~ NM: Needs Maintenance: Items identified as Needs Maintenance are normally less serious and do not pose an immediate problem but will need to be corrected to ensure the life of the identified item.
- ~ BP: Best Practice: New Hampshire and Vermont allows for the construction and repair of properties without building permit requirements and building inspection oversight in many areas of both states. The inspection report is not a code enforcement document. The use of the Best Practice notation is used to identify forms of construction and methods associated with correct building practices. Because the item is identified as Best Practice, does not mean the item must be completed.
- ~ Customer Note/ Sellers Note: CN/SN: Customer and Sellers notes will designate general information important for your awareness and knowledge.

For Your Information: Important Customer Note:

~Building code compliance is not a part of the inspection protocol. "Building code requirements generally apply to the construction of new buildings and alterations or additions to existing buildings, changes in the use of the building, and the demolition of buildings or portions of buildings at the ends of their useful lives. As such, building codes obtain their effect from the voluntary decisions of property owners to erect, alter, add to, or demolish a building in a jurisdiction where a building code applies, because these circumstances routinely require a permit. The plans are subject to review for compliance with current building codes as part of the permit application process. Generally, building codes are not otherwise retroactive except to correct an imminent hazard." Source: International Building Code

~Building Permits; The requirement to obtain construction permits varies from town to town throughout New Hampshire and Vermont. Many towns do not require construction permits and owners and contractors are on their own in constructing projects for the property. The requirement of obtaining proof of past permits is not part of the inspection process due to the variability, changing requirements and the nature of permits in general in Vermont and New Hampshire. I strongly recommend that you ask the question and research the requirements with the town where you are purchasing or selling your property if renovations like basement finishing, additions, or other major modifications have been performed. If permits are required, proof of the permit and all subsequent inspections, sign-offs and the close of the permit should be supplied to you or kept on record.

# Summary

## Site Grounds & Grading

### [Inspection Information](#)

08/29/2020: 59 Degrees and Drizzle

### [Trees & Shrubs](#)

NR.

~Declining Trees: Several trees with dead and declining branches were observed around the home; The branches/ trees need to be professionally assessed and removed (Deadwooding) to eliminate the failure of the branches into the yard, driveway, home, pets or individuals.

### [Spa and Pool Safety](#)

CN.

~Active Spa Installed At Home: While not a part of the home inspection protocol, safety features for spa installation has advanced to include specific home and water entrance alarms as well as locking spa covers and other safety features installed to keep individuals from entering spas accidentally when not monitored or in use; It is encouraged to have the spas current safety features reviewed to include all spa electrical grounding systems, current safety features and new advancements in spa safety explored for possible implementation.

## Exterior & Structure

### [Chimneys](#)

PC.

~Class 2 Inspection: All Chimneys: Before taking possession of chimneys, a minimum Class 2 Inspection will need to be performed to ensure the interior chimney is in good operating order.

~2020/2021 Winter Season: Brick: Interior Inspection, Cleaning: The brick chimney was observed in satisfactory condition with no visible exterior defects; Visual observation is not enough in the case of chimneys; If not completed for the 2020/21 heating season, a professional chimney service should be consulted for the interior inspection, cleaning and flue condition of the chimney(s) before use; The chimney flashing (metal) and counter flashing will need to be inspected as part of the chimney service to ensure no water is entering the home from this area of the chimney; All service records should be maintained as part of the home file.

### [Trim](#)

NM.

~Interim Paint: Trim: The homes exterior trim is fading in areas of higher moisture contact; To maintain the optimal protection of the homes trim between full paint cycles, the home should be reviewed and touched up in those areas that are fading and peeling; Full painting of the entire surface should be completed on 7 to 10 year cycles dependent on the paints condition.

## Roof

### [Roof Covering](#)

PC:

~Rear of Home: What appears to be a small opened seam with washed sealant was observed on the aerial rear standing seam roof review; The area will require further inspection and if confirmed as opened/aged, the area will need to be repaired to ensure the long term roof weather protection remains intact.

## Plumbing

### [Water Service](#)

PC.

~Well Chatter: As the pressure tank operated, chattering was heard at the pressure tank; In addition, sounding of the tank indicated no reserve of water was stored in the tank; Several causes create this generated sound to include pipe sizing, voltage fluctuations, pressure tank defects, etc; The cause needs to be determined to ensure the well pump and pressure tank system is in good operating order.

### [Water Heater](#)

NR.

~Newer Safety Standards.

~Master Mixing Valve: Missing: A Master Mixing Valve, also known as a temperature actuated mixing

valve and normally found above the hot water heater was required starting in 2005 for new hot water heater installation; The water heater is missing a temperature actuated mixing valve limiting device installed on water heaters today; Master mixing valve devices are mechanical in nature and help minimize individuals from getting scalded.

~Expansion Tank: 2012: Expansion tanks are an important safety feature installed on hot water heaters today allowing hot water to expand and pressure to be relieved on the hot water heater when the tank is heating water.

#### Waste

PC.

~Private: At the time of the inspection, the interior home septic system appeared to be functioning properly with adequate drain flow observed with no unusual septic odors in the home; A licensed septic professional will need to be consulted to ensure the septic system, tank and leach field is fully functional with no observable defects in the pipes leading the distribution box or leach field including the tanks condition; As a general rule, you should ideally empty out your septic tank once every three to five years.

#### Sink Aerators and Shower Head Ports

BP.

~Clean Sink Aerators and Shower Head Water Ports: To improve general water pressure, cleaning sink aerators of debris and scale and cleaning shower heads of scale will improve water pressure.

#### Water Treatment

CN.

~Sulfur Smell In Garage Bathroom: When running water in the bathroom the smell of sulfur was detected; The sulfur smell may be generated by empty p-traps as a result of the bathroom not being used or is generated by decaying iron bacteria associated with Iron in the water; If still present after filling the p-traps and flushing the water system including the water heater, additional options to include a water softening or carbon absorption system will need to be explored for the home.

~SED: The home is equipped with a whole house canister sediment filter; The sediment filter cartridge should be changed per manufacturers recommended intervals; If a red or sometimes blue button is present on the top of the filter housing, the button will need to be pressed after closing the water supply to the filter to release pressure.

#### Septic Alarm

CN.

~Pumps: The homes septic system is utilizing an injection or lift pump to assist in the movement of waste water in the system; In these cases, the home is equipped with a septic alarm; The alarm is located below a shelf to the left of the door when entering the utility room; If the the alarm sounds, use of the septic system should be stopped and the septic company contacted; The alarm and all pump systems will be checked during the septic inspection process.

#### Exterior Water Faucets

CN.

~Seasonal Use: After the end of the summer season it is important to remove all hoses and shut off outside water faucets.

## **Electrical**

#### Main Panel

NR: Electrical panel defects were observed and will need to be repaired.

Detached Garage.

~Several tripped and partially tripped breakers were observed in the garage panel; The panel needs to be fully reviewed and the breakers set/repared to determine the cause of their operation.

~Pest: Mouse Activity: The panel needs to be fully cleaned and all openings sealed; Mice in electrical panels are found electrocuted with collateral damage to the panel wires and circuit breakers.

#### Outlets, Fixtures, & Switches

NR: I observed electrical deficiencies in the course of the home inspection; A licensed electrician should be consulted about the appropriate repairs.

~Cloths Washing Machine and Adjacent Utility Sink: GFCI Needs To Be Installed: Requirements list clothing washing machines to be GFCI protected and any none kitchen sink location within 6 feet of the plug.

~Under Sink Plug Outlet: GFCI Needed: (2014) The plug and electrical circuit serving the dishwasher needs to be GFCI protected.

~Exterior GFCI Covers: Side Patio: All exterior electrical receptacles require GFCI protection and

covers; A damaged cover was observed and will need to be corrected.

~Improperly Terminated Wire(s): At electric Panel B in the basement; All terminated wires require an approved junction box and cover installed over them to protect individuals and the wire from accidental contact.

~Full Review: Detached garage : Multiple damaged plug and switch plate covers were observed and need to be repaired.

~The second floor office sink requires a GFCI protected outlet.

~Main Kitchen: Loose Junction Box: The plug to the left of the stove needs to be properly secured to the wall.

~Main Kitchen: Kitchen Island GFCI's: All receptacles along all counter-top areas greater than 15 inches wide requires and were tested for GFCI protection; All plugs on the island need to be GFCI protected; One plug at the island utility sink location tripped but the GFCI breaker to reset the plug was not located and will need to be located for accessibility.

~Catering Kitchen: All receptacles along all counter-top areas greater than 15 inches wide requires and were tested for GFCI protection; The plug along the rear wall counter is not GFCI protected.

~Detached Garage: GFCI Garage: (Required 1978): Not Installed: GFCI electrically protected receptacles are required in the garage; When tested the plugs did not trip off indicating lack of GFCI protection.

#### Service Entrance Cable

NR.

~Generator Service Cable Conduit Separation: The conduit protecting the high voltage underground service entrance cables is separated exposing the cable; The conduit needs to be repaired to properly protect the service entrance cable from damage or accidental contact and electrocution; The electric utility company serving the home should be contacted to determine repair responsibility.

~Detached Garage Electrical Panel: The separated conduit below the duct tape needs to be properly secured.

#### Smoke Detectors

CN.

~NH: Centrally Monitored System and Operation: The home is equipped with a centrally monitored fire detection system and CO units are present; As a result of the centrally monitored system, the system was not tested due to inadvertent security activation of the system; The company should be contacted to confirm the presence of CO, smoke and fire detection and to understand the full operating scope of the system to include the identification of all customer owned units that are in the home.

~Testing: All CO and Smoke Detection Testing: All installed systems should be tested and batteries replaced per the manufacturers recommended intervals.

#### Generator

PC.

~Control Panel Active: Standby Generator: Auto Transfer Switch; Active Control Status: The home is equipped with a 18kW propane fired exterior power generation unit and auto transfer switch gear at the electrical meter location; The unit is inspected for exterior defects, vegetation blocking air intake ports, and last service date indications; The unit is not live tested as part of the home inspection protocol; A licensed electrical contractor or service company servicing the generator should be consulted about the current service status and verification of the units operation, all connecting service wires, oil condition, the electrical circuits and systems supported by the generator and all transfer switching off and back onto the utility service.

\*Motor Mount Condition Verification: The interior engine and generator unit appear to have an unusual amount of movement indicating the possible failure of the motor/generator mounting brackets; Verification of the units engine stability needs to be made.

\*The spider web and leaf debris should be removed from the control compartment.

\*Service Date: Last service date tag was observed: 9/19.

\*Service Plan Availability: Service plans and emergency repair coverage are available for generators.

## **Interior**

### Fireplace

PC.

~Cleaned and Inspected: The fireplace(s), dampers, flues and chimneys throughout the home should be cleaned and inspected before use by a professional chimney service and ongoing on a yearly basis to ensure the all fireplace components function properly during use.

### Moisture & Mildew

PC.

~Basement Cedar Closet: Elevated Moisture Testing: Dark stained floor edges and an elevated level of moisture was identified along the floor and lower walls of the closet indicating moisture seepage into the space between the floor and wall; A more detailed inspection will need to be performed to determine the cause and corrective actions to eliminate the seepage.

#### Stairs / Railings

NR.

~Grasp Rails Added: All Stairs: Full Length and Unbroken: Flat rail systems found in earlier home designs do not provide proper grasp in the event of a trip or fall on the stairs; Proper grasp hand rail needs to be added to the stairs within the home so individuals can safely climb and descend the stairs; The rail needs to be continuous.

#### Laundry Room

CN.

~Important Fire Protection Maintenance: Washer and Dryer Behind and Under Unit Clean-up: As an important maintenance task for fire prevention, the washer and dryer should be removed from their space and the areas behind and under both units cleaned and vacuumed of all lint, dust and objects that find their way behind the units over time; The dryer vent and all connecting venting hoses should be cleaned and if plastic vent pipes discovered replaced with metal and the termination point outside the home confirmed; The clothing washing machine plumbing and drain connections should be reviewed for proper installation and shutoff ability; The clothing washing machine is not tested as part of the inspection due to the possibility of leaving water in the unit; Verification of the units operability should be made with the seller if the unit is part of the sale.

#### Exterior Doors

NM.

~Master Bedroom: The opening hardware on the left side door will not operate and as a result the second half of the door is in the locked position and will not open.

#### Energy Recovery Ventilator (ERV)

PC.

~Energy Recovery Ventilators (ERV's) Installed: 2 Units: Basement and Second Floor Attic Space: Used primarily in cold climates, Energy Recovery ventilators (ERVs) pass two air streams, one into the home from the outside and the other from inside the home to the outside pulling moisture and air impurities through filtration; To ensure optimal performance and air quality, the units should be inspected and maintained per manufacturers cleaning to include washing of filters, vacuuming and wiping down the units interior.

~Timer Units: The current units are on timers; If available for these units, more sophisticated humidity and temperature controls may be considered to optimize the units indoor air improvement functions.

### **Basement / Crawlspace**

#### Moisture & Mildew

CN.

~Please see Interior Moisture notes for the basement cedar closet location.

~No Current Moisture; Current Relative Humidity Level: The current relative humidity moisture reading for the basement measured 71%; The desired state for basement humidity levels is 45% to not greater than 50%; Higher levels of moisture are common in basements not utilizing dehumidification especially in the summer months; The continued and enhanced use of a dehumidification system will help improve the general conditions of any basement and crawl space area; Gutters, proper exterior grading, cold water pipe insulation, installed dehumidification or an air exchange unit in the basement and proper chimney covers if a chimney is present will aid in eliminating higher levels of humidity commonly found in basements during the summer months and improve air quality of home in general; For the total guaranteed elimination of moisture or if more severe water penetration is observed during rainy periods, heavy rain events or winter snow melts, a professional basement water specialist will need to be consulted about potential remedies.

#### Stairs / Railings

NR.

~Grasp Rails Added: All Stairs: Full Length and Unbroken: Flat rail systems found in earlier home designs do not provide proper grasp in the event of a trip or fall on the stairs; Proper grasp hand rail needs to be added to the stairs within the home so individuals can safely climb and descend the stairs; The rail needs to be continuous.



## **Oil Fired Hot Water Boiler**

### **Combustion Air**

PC.

~Added Outside Combustion Air: As a result of the basement finish and reduced utility room volume, an outside combustion air vent will need to be added to properly support the combustion air requirements for the boiler's BTU production.

### **Heat Distribution**

PC.

~Leaking Air Vent(s): A common condition on boilers is leaking air vents found above expansion tanks and distribution lines for the boiler; The air vents above the boiler needs to be replaced and all rust and corrosion cleaned up; Boiler water is corrosive and if not cleaned will further damage the metal over time.

~Leaking Shutoff Valve: Seepage: The shutoff valve above the boiler is seeping and needs to be repaired to ensure the seepage does not develop into an active leak.

### **Heating System**

PC.

~Boiler Service and Service/Warranty Plans: 2020/21 Heating Season: Last Service Date Tag- 2019: The boiler fired and ran during the inspection process; To set the boilers baseline condition before ownership, it is recommended a professional heating contractor be consulted to have the boiler serviced and cleaned and/or verification of the recent servicing documented if not completed this year in prep for the 2020/2021 heating season; In addition, the boiler shroud, and all connecting pipes should be cleaned of corrosion and scale and the interior vacuumed and the unit wiped down to eliminate dirt and debris on the boiler surfaces; Oil fired boilers should be serviced every year to ensure the mechanical workings of the boiler are in satisfactory condition; Yearly maintenance service plans and Home Warranty plans including emergency response coverage and cleaning may be available and will contribute to the longevity of existing or new boilers.

### **Unit Venting**

PC.

~Cleaning and Liner Status and Condition Determination: A common overlooked maintenance item is the chimney inspection and cleaning of the furnace or boiler chimney; Soot, ash, leaf debris and pest activity will build up over the years and wash into the chimney base filling the lower chamber of the chimney and in extreme cases eventually block the exhaust outlet; The chimney should be fully cleaned and brushed and follow-up cleanings scheduled per the maintenance company field recommendations; In some cases the chimney will require the installation or repair of a liner to ensure the safety of the chimney.

~A Barometric Damper (BD) is missing on the exhaust flue of the boiler; The BD allows for the control of draft conditions increasing efficiency, reducing venting damage and reducing appliance operating problems.

### **Oil tank**

PC.

New Hampshire: At Boiler Service Call: While New Hampshire encourages homeowner to monitor the condition of their oil tanks and the tank meets the current standards, it is important to have the oil delivery company verify the tanks condition at the yearly service call.

## **Rennai, Empire or Other Wall Mounted Unit**

### **Heating System**

PC.

Detached Garage.

~Empire: Single Unit: The garages primary heating is utilizing an Empire gas unit; The unit's pilot light is burning but the unit would not turn on when the thermostat was activated; A review of the unit will need to be performed to ensure the unit is operational; Like any heating unit, the unit should be vacuumed, cleaned and serviced yearly to ensure the safe operation of the unit including all exhaust mechanicals.

## **Cooling**

### **Air Conditioning Unit**

PC.

~Units turned on and cooling.

~Full Service: To set the baseline air conditioning performance before taking possession of the unit, the unit will need to be serviced, cleaned and charged to ensure the full operating capacity of the system;

Yearly maintenance and service is recommended.

~Air Handlers: All air handlers associated with the air conditioning system located in the second floor bedroom attic space and Master bedroom knee wall access will need to be serviced to ensure they continue in good operating order.

#### Air Distribution

PC.

~Air Filters/Handlers: The air handler serving the AC air system needs to be fully cleaned, serviced for operational capacity and all air filters changed and serviced and maintained per manufactures recommendations.

### **Garage**

#### Separation Wall

NR.

Main Home.

~Wall Surfaces: Ceiling Openings: All adjoining walls to the living space and attic need to be sealed to slow the spread of flames and fumes from the garage; A relatively simple addition, any wall surfaces or penetrations like duct work, metal vents, electrical lines, PVC pipes and other penetrations need to be properly fire protected; Several types and methods are available to include Sheetrock, pipe collars, vent pipe sealants, etc; All manufactures installation requirements will need to be followed to properly protect the interior home and its occupants; A professional building contractor should be consulted about the proper material types and methods available to accomplish this safety feature.

#### Garage Stairs

NR.

Detached Garage.

~Guards Added: Guards are missing: All stairs higher than 30 inches from grade require a guard with spacing no more then 4 inches apart (balusters, cables, panels) to help keep individuals falling off the side of the stairs in the event of a trip or fall on the stairs.

#### Other Entrance Door

NM.

Detached Garage.

~Door Threshold Damage: The right side door threshold is in decline and will need to be corrected to eliminate further decline of the door base.

#### Support Post

PC.

Detached Garage.

~Temporary Jack Post: Multi Section Temporary jack post were observed in use in the garage; This is a common construction method used in homes and garages and will need to be corrected as temporary jacks fail during fire events; A plan should be created to replace the temporary jack post with the thicker walled single unit metal permanent jack post or wood post approved and properly secured for long term installation.

#### Trees and Vegetation

NM.

Detached Garage.

~All tree branches and vegetation needs to be cleared for around the garage allowing the roof and siding to dry properly: The moss forming on the rear garage roof needs to be treated; Moss growth will shorten the life of the roof surface.



## Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

### Inspection Information

**Date:** 08/29/2020

**Time:** Morning

**Weather Conditions:** Cloudy

**Present at time of inspection:** Realtor, Client, Buyer's Agent

**Comments:**

08/29/2020: 59 Degrees and Drizzle

### Sidewalks / Walkways

**Condition:** Satisfactory

**Type:** Stone

### Driveway

**Condition:** Satisfactory

**Type:** Gravel

### Steps to Building

**Condition:** Satisfactory

**Step Type:** Stone

**Landing Type:** Stone

**Railing:** No

### Retaining Walls

**Condition:** Satisfactory

**Type:** Stone

**Location:** Various

### Grading at House Wall

**Condition:** Satisfactory

### General Grading / Drainage

**Condition:** Satisfactory

### Patio / Terrace

**Condition:** Satisfactory

**Type:** Other

**Location:** Rear of home

## Trees & Shrubs

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**Condition:** Needs Repair

**Comments:**

NR.

~Declining Trees: Several trees with dead and declining branches were observed around the home; The branches/ trees need to be professionally assessed and removed (Deadwooding) to eliminate the failure of the branches into the yard, driveway, home, pets or individuals.



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## Fences and Gates

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**Condition:** Satisfactory

**Type:** Wood

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## Spa and Pool Safety

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**Condition:** Customer Note

**Comments:**

CN.

~Active Spa Installed At Home: While not a part of the home inspection protocol, safety features for spa installation has advanced to include specific home and water entrance alarms as well as locking spa covers and other safety features installed to keep individuals from entering spas accidentally when not monitored or in use; It is encouraged to have the spas current safety features reviewed to include all spa electrical grounding systems, current safety features and new advancements in spa safety explored for possible implementation.



## Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Barn Inspections If Completed.

Our inspection of the Barn includes the general condition of the barn structure to include the foundation, the exterior structure, roof, interior condition and electrical components of the barn. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. The materials or their nature of construction and condition of the underneath these coverings cannot be determined.

### Building Information

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**Year Constructed:** 1983

**Type:**Single

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### Wall Structure

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**Condition:** Satisfactory

**Type:**Wood Frame

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### Foundation

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**Condition:** Satisfactory

**Type:**Concrete

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### Exterior Wall Covering

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**Condition:** Satisfactory

**Type:**Wood, EIFS

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### Exterior Doors

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**Condition:** Satisfactory

**Type:**Combination

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### Gas Meter / Piping

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**Condition:** Satisfactory



Garage Location



Main Home




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## Chimneys

**Condition:** Professional Consultation

**Type:** Brick

**Comments:**

PC.

~Class 2 Inspection: All Chimneys: Before taking possession of chimneys, a minimum Class 2 Inspection will need to be performed to ensure the interior chimney is in good operating order.

~2020/2021 Winter Season: Brick: Interior Inspection, Cleaning: The brick chimney was observed in satisfactory condition with no visible exterior defects; Visual observation is not enough in the case of chimneys; If not completed for the 2020/21 heating season, a professional chimney service should be consulted for the interior inspection, cleaning and flue condition of the chimney(s) before use; The chimney flashing (metal) and counter flashing will need to be inspected as part of the chimney service to ensure no water is entering the home from this area of the chimney; All service records should be maintained as part of the home file.




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## Eaves & Soffits

**Condition:** Satisfactory

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## Trim

**Condition:** Needs Maintenance

**Type:** Wood

**Comments:**

NM.

~Interim Paint: Trim: The homes exterior trim is fading in areas of higher moisture contact; To maintain the optimal protection of the homes trim between full paint cycles, the home should be reviewed and touched up in those areas that are fading and peeling; Full painting of the entire surface should be completed on 7 to 10 year cycles dependent on the paints condition.



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## Exterior Windows

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**Condition:** Satisfactory

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## Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. The number of roof layers determination is determined by the exposed outside shingle edge and may be incorrect. Additional layers may be discovered by the roofing contractor when on the roof surface or at replacement. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

### Roof Style

**Type:**Gable, Hip

### Roof Covering

**Condition:** Professional Consultation

**Shingle Type:**Asphalt

**Metal Type:**Standing Seam

#### Observations

**Layers Observed:** 1

**Approximate Age:** Standing Seam: 37, Asphalt: 12 to 15 estimated

#### **Comments:**

PC:

~Rear of Home: What appears to be a small opened seam with washed sealant was observed on the aerial rear standing seam roof review; The area will require further inspection and if confirmed as opened/aged, the area will need to be repaired to ensure the long term roof weather protection remains intact.



Rear Roof: Open Seam



Satisfactory Roof Conditions



Satisfactory Roof Conditions

### Roof Leaks

**Condition:** Satisfactory

**Leaks Observed:**None Observed

**Viewed From:**Binoculars, Ground, Interior Attic

## Exposed Flashing

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**Condition:** Satisfactory

**Type:**Galvanized

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## Vent Stacks

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**Condition:** Satisfactory

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## Plumbing

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, 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 connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

### Water Service

**Condition:** Professional Consultation

**Type:**Private

**Comments:**

PC.

~Well Chatter: As the pressure tank operated, chattering was heard at the pressure tank; In addition, sounding of the tank indicated no reserve of water was stored in the tank; Several causes create this generated sound to include pipe sizing, voltage fluctuations, pressure tank defects, etc; The cause needs to be determined to ensure the well pump and pressure tank system is in good operating order.



### Water Heater

**Condition:** Needs Repair

**Fuel type:**Heating system

**Water Heater Data**

**Extension:**Present

**Relief valve:**Present

**Expansion tank:**Present

**Location & Capacity**

**Location:** Basement

**Capacity (gallons):** 79

**Age:** 17-2003

**Comments:**

NR.

~Newer Safety Standards.

~Master Mixing Valve: Missing: A Master Mixing Valve, also known as a temperature actuated mixing valve and normally found above the hot water heater was required starting in 2005 for new hot water heater installation; The water heater is missing a temperature actuated mixing valve limiting device installed on water heaters today; Master mixing valve devices are mechanical in nature and help minimize individuals from getting scalded.

~Expansion Tank: 2012: Expansion tanks are an important safety feature installed on hot water heaters today allowing hot water to expand and pressure to be relieved on the hot water heater when the tank is heating water.



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## Drain

**Condition:** Satisfactory

**Type:** Plastic

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## Vent Pipes

**Condition:** Satisfactory

**Type:** Plastic

---

## Waste

**Condition:** Professional Consultation

**Pipe type:** Cast iron, Plastic

**Septic type:** Public

**Comments:**

PC.

~Private: At the time of the inspection, the interior home septic system appeared to be functioning properly with adequate drain flow observed with no unusual septic odors in the home; A licensed septic professional will need to be consulted to ensure the septic system, tank and leach field is fully functional with no observable defects in the pipes leading the distribution box or leach field including the tanks condition; As a general rule, you should ideally empty out your septic tank once every three to five years.

---

## Pipes

**Condition:** Satisfactory

**Type:** Copper

**Flow rate:** Satisfactory

## Water Entrance

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**Condition:** Satisfactory

**Type:** Plastic

**Location:** Basement

---

## Sink Aerators and Shower Head Ports

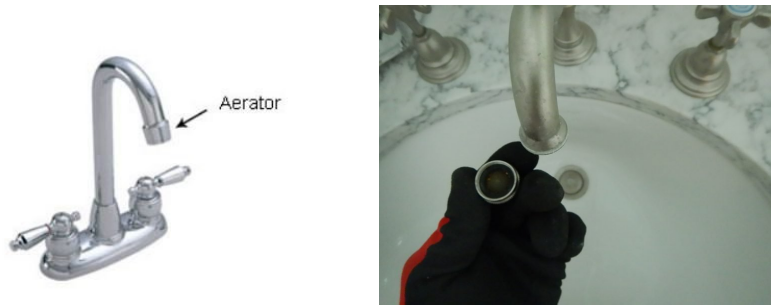
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**Condition:** Best Practice

**Comments:**

BP.

~Clean Sink Aerators and Shower Head Water Ports: To improve general water pressure, cleaning sink aerators of debris and scale and cleaning shower heads of scale will improve water pressure.



---

## Water Treatment

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**Condition:** Professional Consultation

**Comments:**

CN.

~Sulfur Smell In Garage Bathroom: When running water in the bathroom the smell of sulfur was detected; The sulfur smell may be generated by empty p-traps as a result of the bathroom not being used or is generated by decaying iron bacteria associated with Iron in the water; If still present after filling the p-traps and flushing the water system including the water heater, additional options to include a water softening or carbon absorption system will need to be explored for the home.

~SED: The home is equipped with a whole house canister sediment filter; The sediment filter cartridge should be changed per manufacturers recommended intervals; If a red or sometimes blue button is present on the top of the filter housing, the button will need to be pressed after closing the water supply to the filter to release pressure.



---

## Septic Alarm

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**Condition:** Customer Note

**Comments:**

CN.

~Pumps: The homes septic system is utilizing an injection or lift pump to assist in the movement of waste water in the system; In these cases, the home is equipped with a septic alarm; The alarm is located below a shelf to the left of the door when entering the utility room; If the the alarm sounds, use of the septic system should be stopped and the septic company contacted; The alarm and all pump systems will be checked during the septic inspection process.



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## Exterior Water Faucets

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**Condition:** Customer Note

**Comments:**

CN.

~Seasonal Use: After the end of the summer season it is important to remove all hoses and shut off outside water faucets.

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## Well Head Location

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**Condition:** Satisfactory





## Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

### Service Entrance Cable

**Volts:**240 - 120V

**Type:**Underground

**Capacity:** 2-200 Amp Services

**Location:** Detached Garage Yard

**Comments:**

NR.

~Generator Service Cable Conduit Separation: The conduit protecting the high voltage underground service entrance cables is separated exposing the cable; The conduit needs to be repaired to properly protect the service entrance cable from damage or accidental contact and electrocution; The electric utility company serving the home should be contacted to determine repair responsibility.

~Detached Garage Electrical Panel: The separated conduit below the duct tape needs to be properly secured.



Generator and Home Service Line



Detached Garage

### Main Panel

**Condition:** Needs Repair

**Location:** Both Garages

**Volts:**240 - 120V

**Capacity:**200 A

**Type:**Circuit-breakers

**Grounding & Bonding**

**Grounding:**Grounded

**Bonding:**Bonded

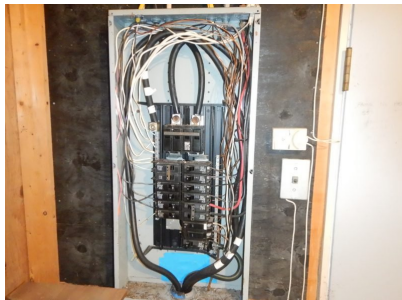
**Comments:**

NR: Electrical panel defects were observed and will need to be repaired.

Detached Garage.

~Several tripped and partially tripped breakers were observed in the garage panel; The panel needs to be fully reviewed and the breakers set/repared to determine the cause of their operation.

~Pest: Mouse Activity: The panel needs to be fully cleaned and all openings sealed; Mice in electrical panels are found electrocuted with collateral damage to the panel wires and circuit breakers.



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**Sub Panel**

**Condition:** Satisfactory

**Location:** Basement and Master Bedroom Knee Wall Area

**Volts:**240 - 120V

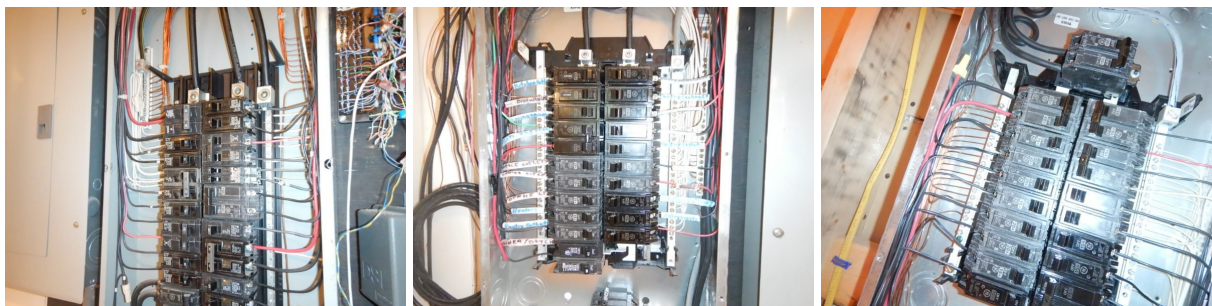
**Capacity:**100 A

**Type:**Circuit-breakers

**Grounding & Bonding**

**Grounding:**Grounded

**Bonding:**Bonded



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**Smoke Detectors**

**Condition:** Customer Note

**Smoke Detectors:**Tested

**Comments:**

CN.

~NH: Centrally Monitored System and Operation: The home is equipped with a centrally monitored fire detection system and CO units are present; As a result of the centrally monitored system, the system was

not tested due to inadvertent security activation of the system; The company should be contacted to confirm the presence of CO, smoke and fire detection and to understand the full operating scope of the system to include the identification of all customer owed units that are in the home.

~Testing: All CO and Smoke Detection Testing: All installed systems should be tested and batteries replaced per the manufacturers recommended intervals.

---

## **Outlets, Fixtures, & Switches**

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**Condition:** Needs Repair

### **Testing Information**

**Testing Method:** GFCI Test Light

**Number Tested:** All visible

### **Outlets**

- Reverse polarity
- Non-GFCI
- Ungrounded

### **Comments:**

NR: I observed electrical deficiencies in the course of the home inspection; A licensed electrician should be consulted about the appropriate repairs.

~Cloths Washing Machine and Adjacent Utility Sink: GFCI Needs To Be Installed: Requirements list clothing washing machines to be GFCI protected and any none kitchen sink location within 6 feet of the plug.

~Under Sink Plug Outlet: GFCI Needed: (2014) The plug and electrical circuit serving the dishwasher needs to be GFCI protected.

~Exterior GFCI Covers: Side Patio: All exterior electrical receptacles require GFCI protection and covers; A damaged cover was observed and will need to be corrected.

~Improperly Terminated Wire(s): At electric Panel B in the basement; All terminated wires require an approved junction box and cover installed over them to protect individuals and the wire from accidental contact.

~Full Review: Detached garage : Multiple damaged plug and switch plate covers were observed and need to be repaired.

~The second floor office sink requires a GFCI protected outlet.

~Main Kitchen: Loose Junction Box: The plug to the left of the stove needs to be properly secured to the wall.

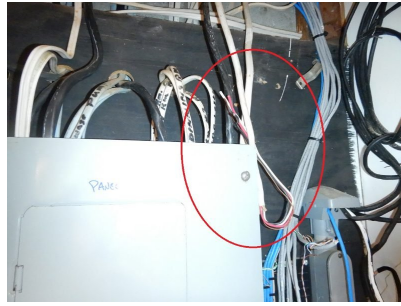
~Main Kitchen: Kitchen Island GFCI's: All receptacles along all counter-top areas greater than 15 inches wide requires and were tested for GFCI protection; All plugs on the island need to be GFCI protected; One plug at the island utility sink location tripped but the GFCI breaker to reset the plug was not located and will need to be located for accessibility.

~Catering Kitchen: All receptacles along all counter-top areas greater than 15 inches wide requires and were tested for GFCI protection; The plug along the rear wall counter is not GFCI protected.

~Detached Garage: GFCI Garage: (Required 1978): Not Installed: GFCI electrically protected receptacles are required in the garage; When tested the plugs did not trip off indicating lack of GFCI protection.



Missing Exterior Cover



Improperly Terminated Wire At Panel



Damaged Cover In Detached Garage



Sink Location GFCI Needed

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## Generator

**Condition:** Professional Consultation

**Comments:**

PC.

~Control Panel Active: Standby Generator: Auto Transfer Switch; Active Control Status: The home is equipped with a 18kW propane fired exterior power generation unit and auto transfer switch gear at the electrical meter location; The unit is inspected for exterior defects, vegetation blocking air intake ports, and last service date indications; The unit is not live tested as part of the home inspection protocol; A licenced electrical contractor or service company servicing the generator should be consulted about the current service status and verification of the units operation, all connecting service wires, oil condition, the electrical circuits and systems supported by the generator and all transfer switching off and back onto the utility service.

\*Motor Mount Condition Verification: The interior engine and generator unit appear to have an unusual amount of movement indicating the possible failure of the motor/generator mounting brackets; Verification of the units engine stability needs to be made.

\*The spider web and leaf debris should be removed from the control compartment.

\*Service Date: Last service date tag was observed: 9/19.

\*Service Plan Availability: Service plans and emergency repair coverage are available for generators.





## Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### Floors

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**Condition:** Satisfactory

**Type:**Hardwood, Ceramic tile

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### Windows

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**Condition:** Satisfactory

**Type:**Single hung, Casement, Awning

**Material:**Wood

**Glass Properties:**Insulated glass

---

### Fireplace

---

**Condition:** Professional Consultation

**Type:**Wood-burning

**Operational:**Yes

**Comments:**

PC.

~Cleaned and Inspected: The fireplace(s), dampers, flues and chimneys throughout the home should be cleaned and inspected before use by a professional chimney service and ongoing on a yearly basis to ensure the all fireplace components function properly during use.

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### Moisture & Mildew

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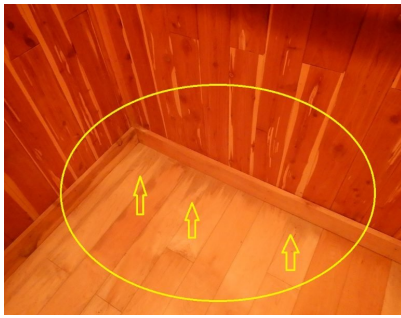
**Condition:** Professional Consultation

**Degree of Damage:**Some condensation

**Comments:**

PC.

~Basement Ceder Closet: Elevated Moisture Testing: Dark stained floor edges and an elevated level of moisture was identified along the floor and lower walls of the closet indicating moisture seepage into the space between the floor and wall; A more detailed inspection will need to be performed to determine the cause and corrective actions to eliminate the seepage.



Floor Level



Trim Level



Lower Wall

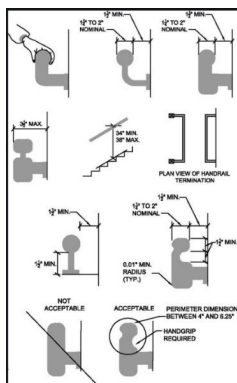
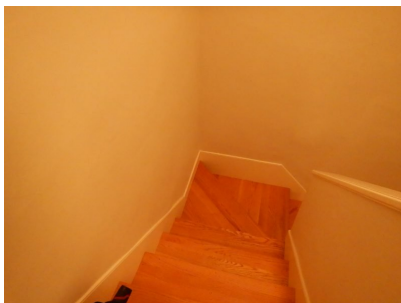
## Stairs / Railings

**Condition:** Needs Repair

### Comments:

NR.

~Grasp Rails Added: All Stairs: Full Length and Unbroken: Flat rail systems found in earlier home designs do not provide proper grasp in the event of a trip or fall on the stairs; Proper grasp hand rail needs to be added to the stairs within the home so individuals can safely climb and descend the stairs; The rail needs to be continuous.



## Interior Doors

**Condition:** Satisfactory

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## Walls

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**Condition:** Satisfactory

**Type:** Drywall

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## Ceilings

---

**Condition:** Satisfactory

**Type:** Drywall

---

## Laundry Room

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**Condition:** Customer Note

**Location:** Basement

**Dryer Type:** Electric

**Comments:**

CN.

~Important Fire Protection Maintenance: Washer and Dryer Behind and Under Unit Clean-up: As an important maintenance task for fire prevention, the washer and dryer should be removed from their space and the areas behind and under both units cleaned and vacuumed of all lint, dust and objects that find their way behind the units over time; The dryer vent and all connecting venting hoses should be cleaned and if plastic vent pipes discovered replaced with metal and the termination point outside the home confirmed; The clothing washing machine plumbing and drain connections should be reviewed for proper installation and shutoff ability; The clothing washing machine is not tested as part of the inspection due to the possibility of leaving water in the unit; Verification of the units operability should be made with the seller if the unit is part of the sale.

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## Full Home Energy Audit

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**Condition:** Best Practice

**Comments:**

Best Practice: <https://vitalcommunities.org/energy/greenrealestate/buyer/>; A home energy audit, also known as a home energy assessment, can help you understand the whole picture of your home's energy use; An audit can help you determine how much energy your home uses, where your home is losing energy, and which problem areas and fixes you should prioritize to make your home more efficient and comfortable; A home energy audit should be your first step before making energy-saving home improvements, as well as before adding a renewable energy system to your home.

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## Exterior Doors

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**Condition:** Needs Maintenance

**Comments:**

NM.

~Master Bedroom: The opening hardware on the left side door will not operate and as a result the second half of the door is in the locked position and will not open.

---

## Energy Recovery Ventilator (ERV)

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**Condition:** Professional Consultation

**Comments:**

PC.

~Energy Recovery Ventilators (ERV's) Installed: 2 Units: Basement and Second Floor Attic Space: Used primarily in cold climates, Energy Recovery ventilators (ERVs) pass two air streams, one into the home from the outside and the other from inside the home to the outside pulling moisture and air impurities through filtration; To ensure optimal performance and air quality, the units should be inspected and maintained per manufacturers cleaning to include washing of filters, vacuuming and wiping down the units interior.

~Timer Units: The current units are on timers; If available for these units, more sophisticated humidity and temperature controls may be considered to optimize the units indoor air improvement functions.



Basement



Second Floor

## Kitchen

Inspection of ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Some kitchen's with private septic systems are outfitted with garbage disposals. The use of garbage disposals in general and type of garbage disposal should be discussed with the septic professional to determine the impact of garbage disposal use and the long term impact on the septic system.

### Cabinets

**Condition:** Satisfactory

### Counters

**Condition:** Satisfactory

**Type:** Solid surface

### Flooring

**Condition:** Satisfactory

**Type:** Tile

### Ventilation

**Condition:** Satisfactory

**Fan Vents to:** Exterior

### Microwave

**Condition:** Satisfactory

**Type:** Operating

**Make:** Sharp

### Refrigerator

**Condition:** Satisfactory

**Type:** Operating

**Make:** Sub Zero and Blomberg

**Model:** Operating Ice maker

### Dishwasher

**Condition:** Satisfactory

**Type:** Operating

**Make:** Bosch

**Comments:**

CN.

~Due to the time constraints of the inspection the dishwasher is not run a full cycle; The dishwasher was filled, run and then drained; The dishwasher operated during this inspection sequence.

### Moisture & Mildew

**Condition:** Satisfactory

**Degree of Damage:**None

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## **Range / Oven**

---

**Condition:** Satisfactory

**Type:**Operating

**Make:** LaCornue

**Fuel:**Gas

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## **Sink**

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**Condition:** Satisfactory

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## Bathroom

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### Location

---

**Location:** Main Home Garage

**Comments:**

ST.

~All components to include the tub, ventilation, toilets, sinks, shower, GFCI's, moisture, flooring, entrance door and water pressure is inspected; All of the components tested satisfactory unless listed.

---

## Bathroom 2

---

### Location

**Location:** Basement Hall

### Comments:

ST.

~All components to include the tub, ventilation, toilets, sinks, shower, GFCI's, moisture, flooring, entrance door and water pressure is inspected; All of the components tested satisfactory unless listed.

---

## Bathroom 3

---

### Location

**Location:** Basement Bedroom

### Comments:

ST.

~All components to include the tub, ventilation, toilets, sinks, shower, GFCI's, moisture, flooring, entrance door and water pressure is inspected; All of the components tested satisfactory unless listed.

---

## Bathroom 4

---

### Location

**Location:** Master

### Comments:

ST.

~All components to include the tub, ventilation, toilets, sinks, shower, GFCI's, moisture, flooring, entrance door and water pressure is inspected; All of the components tested satisfactory unless listed.

---

## Bathroom 5

---

### Location

**Location:** First Floor Hallway

### Comments:

ST.

~All components to include the tub, ventilation, toilets, sinks, shower, GFCI's, moisture, flooring, entrance door and water pressure is inspected; All of the components tested satisfactory unless listed.

---

## Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Basement and Crawlspace if present. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Basement and Crawl Space areas and we advise annual inspections of these areas. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Basement and Crawlspace during the rainy and snow melt seasons.

### Description

#### **Basement Description**

**Type:**Full

**Access:**Stairs, Exterior opening

### Columns

**Condition:** Satisfactory

**Type:**Not visible

#### **Comments:**

~Finished Basement: The basement was in a finished condition and the columns could not be observed; There was no evidence of lack of support in the basement.

### Moisture & Mildew

**Condition:** Customer Note

**Degree of Damage:**None

#### **Comments:**

CN.

~Please see Interior Moisture notes for the basement cedar closet location.

~No Current Moisture; Current Relative Humidity Level: The current relative humidity moisture reading for the basement measured 71%; The desired state for basement humidity levels is 45% to not greater then 50%; Higher levels of moisture are common in basements not utilizing dehumidification especially in the summer months; The continued and enhanced use of a dehumidification system will help improve the general conditions of any basement and crawl space area; Gutters, proper exterior grading, cold water pipe insulation, installed dehumidification or an air exchange unit in the basement and proper chimney covers if a chimney is present will aid in eliminating higher levels of humidity commonly found in basements during the summer months and improve air quality of home in general; For the total guaranteed elimination of moisture or if more severe water penetration is observed during rainy periods, heavy rain events or winter snow melts, a professional basement water specialist will need to be consulted about potential remedies.

### Floor

**Condition:** Satisfactory

**Type:**Other

### Sewage Ejector

**Condition:** Satisfactory

**Status:**Tested



---

## Stairs / Railings

---

**Condition:** Needs Repair

**Type:** Wood

**Comments:**

NR.

~Grasp Rails Added: All Stairs: Full Length and Unbroken: Flat rail systems found in earlier home designs do not provide proper grasp in the event of a trip or fall on the stairs; Proper grasp hand rail needs to be added to the stairs within the home so individuals can safely climb and descend the stairs; The rail needs to be continuous.

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## Walls

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**Condition:** Satisfactory

**Walls:** Finished

---

## Ceiling

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**Condition:** Satisfactory

**Type:** Closed

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## Foundation

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**Condition:** Satisfactory

**Type:** Concrete

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## Oil Fired Hot Water Boiler

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist.

### Unit Venting

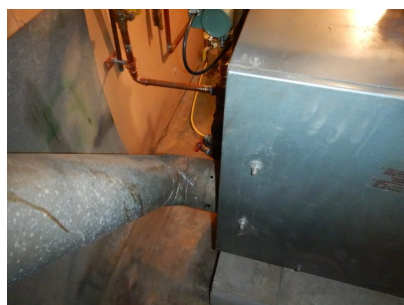
**Condition:** Professional Consultation

**Comments:**

PC.

~Cleaning and Liner Status and Condition Determination: A common overlooked maintenance item is the chimney inspection and cleaning of the furnace or boiler chimney; Soot, ash, leaf debris and pest activity will build up over the years and wash into the chimney base filling the lower chamber of the chimney and in extreme cases eventually block the exhaust outlet; The chimney should be fully cleaned and brushed and follow-up cleanings scheduled per the maintenance company field recommendations; In some cases the chimney will require the installation or repair of a liner to ensure the safety of the chimney.

~A Barometric Damper (BD) is missing on the exhaust flue of the boiler; The BD allows for the control of draft conditions increasing efficiency, reducing venting damage and reducing appliance operating problems.



### Heating System

**Condition:** Professional Consultation

**Type:**Boiler

**Fuel Type:**Oil

**Heating System Data**

**Furnace Age:** 37 Estimated Based On Condition

**Capacity:** 102,000

**Location:** Basement

**Thermostat Location:** Various

**Comments:**

PC.

~Boiler Service and Service/Warranty Plans: 2020/21 Heating Season: Last Service Date Tag- 2019: The boiler fired and ran during the inspection process; To set the boilers baseline condition before ownership, it



is recommended a professional heating contractor be consulted to have the boiler serviced and cleaned and/or verification of the recent servicing documented if not completed this year in prep for the 2020/2021 heating season; In addition, the boiler shroud, and all connecting pipes should be cleaned of corrosion and scale and the interior vacuumed and the unit wiped down to eliminate dirt and debris on the boiler surfaces; Oil fired boilers should be serviced every year to ensure the mechanical workings of the boiler are in satisfactory condition; Yearly maintenance service plans and Home Warranty plans including emergency response coverage and cleaning may be available and will contribute to the longevity of existing or new boilers.



---

## Heat Distribution

---

**Condition:** Professional Consultation

**Type:**Baseboard

**Pipes:**Copper

**Location:**Each room

**Comments:**

PC.

~Leaking Air Vent(s): A common condition on boilers is leaking air vents found above expansion tanks and distribution lines for the boiler; The air vents above the boiler needs to be replaced and all rust and corrosion cleaned up; Boiler water is corrosive and if not cleaned will further damage the metal over time.

~Leaking Shutoff Valve: Seepage: The shutoff valve above the boiler is seeping and needs to be repaired to ensure the seepage does not develop into an active leak.



Air Vent



Seeping Valve

---

## Combustion Air

---

**Condition:** Professional Consultation

**Comments:**

PC.

~Added Outside Combustion Air: As a result of the basement finish and reduced utility room volume, an outside combustion air vent will need to be added to properly support the combustion air requirements for the boiler's BTU production.

---

## Oil tank

---

**Condition:** Satisfactory

**Comments:**

PC.

New Hampshire: At Boiler Service Call: While New Hampshire encourages homeowner to monitor the condition of their oil tanks and the tank meets the current standards, it is important to have the oil delivery company verify the tanks condition at the yearly service call.



## Rennai, Empire or Other Wall Mounted Unit

### Heat Distribution

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**Condition:** Satisfactory

**Type:**Other

**Location:**Some rooms

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### Unit Venting

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**Condition:** Satisfactory

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### Heating System

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**Condition:** Professional Consultation

**Type:**Forced air

**Fuel Type:**Liquid Propane

#### Heating System Data

**Capacity:** 55,000

**Location:** Detached Garage

**Thermostat Location:** On Wall

#### Comments:

PC.

Detached Garage.

~Empire: Single Unit: The garages primary heating is utilizing an Empire gas unit; The unit's pilot light is burning but the unit would not turn on when the thermostat was activated; A review of the unit will need to be performed to ensure the unit is operational; Like any heating unit, the unit should be vacuumed, cleaned and serviced yearly to ensure the safe operation of the unit including all exhaust mechanicals.



## Cooling

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

### Electrical Disconnect

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**Condition:** Satisfactory  
**Location:** At exterior units

---

### Air Conditioning Type

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**Condition:** Air Conditioning Type  
**Type:** Central air, Heat pump  
**Status:** Turned on

---

### Air Conditioning Unit

---

**Condition:** Professional Consultation  
**Status:** Tested

#### AC Unit Data

**Age:** 13  
**Capacity:** 7 Tons Combined  
**Location:** Side Of Garage  
**Last Service Date:** Not Determined

#### **Comments:**

PC.

~Units turned on and cooling.

~Full Service: To set the baseline air conditioning performance before taking possession of the unit, the unit will need to be serviced, cleaned and charged to ensure the full operating capacity of the system; Yearly maintenance and service is recommended.

~Air Handlers: All air handlers associated with the air conditioning system located in the second floor bedroom attic space and Master bedroom knee wall access will need to be serviced to ensure they continue in good operating order.



Air Handling Unit

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## Air Distribution

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**Condition:** Professional Consultation

**Type:** Ductwork

**Location:** Some rooms

**Comments:**

PC.

~Air Filters/Handlers: The air handler serving the AC air system needs to be fully cleaned, serviced for operational capacity and all air filters changed and serviced and maintained per manufactures recommendations.



## Garage

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the presence of a Sheetrock heat resistance firewall and fire resistant doors is included, the fire resistance of any material or construction of the existing wall is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

### Description

**Condition:** Garage Type

**Type:** Attached Garage, Separate Garage



Detached Garage After



Main Home



Detached Garage Before

### Moisture & Mildew

**Condition:** Satisfactory

**Degree of Damage:** None

### Garage Door Opener

**Condition:** Satisfactory

### Separation Wall

**Condition:** Needs Repair

**Comments:**

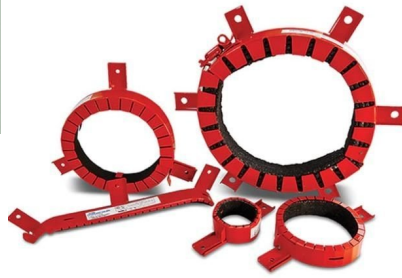
NR.

Main Home.

~Wall Surfaces: Ceiling Openings: All adjoining walls to the living space and attic need to be sealed to slow the spread of flames and fumes from the garage; A relatively simple addition, any wall surfaces or penetrations like duct work, metal vents, electrical lines, PVC pipes and other penetrations need to be properly fire protected; Several types and methods are available to include Sheetrock, pipe collars, vent pipe sealants, etc; All manufactures installation requirements will need to be followed to properly protect the interior home and its occupants; A professional building contractor should be consulted about the proper material types and methods available to accomplish this safety feature.



PVC PIPE PROTECTION



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## Flooring

**Condition:** Satisfactory

**Type:** Concrete

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## Vehicle Doors

**Condition:** Needs Maintenance

**Comments:**

PC.

Detached Garage.

~Panel Construction: Poor surface conditions were observed on the lower panel garage doors as a result of the age, material construction and exposure to the elements; Water absorption on the lower door panel due to the material used to construct the door is a observation found on many door types of this construction material; The area should be repaired, properly sealed and a composite trim piece added to both doors to eliminate further decline of the door panel; If the panel cannot be corrected the eventual replacement of the panel, if available, or the doors replacement will be required.



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## Door to Living Space

**Condition:** Satisfactory

**Type:** Metal

**Fire Resistance:** Fire resistant

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## Garage Stairs

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**Condition:** Needs Repair

**Comments:**

NR.

Detached Garage.

~Guards Added: Guards are missing: All stairs higher than 30 inches from grade require a guard with spacing no more than 4 inches apart (balusters, cables, panels) to help keep individuals falling off the side of the stairs in the event of a trip or fall on the stairs.



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## Other Entrance Door

**Condition:** Needs Maintenance

**Comments:**

NM.

Detached Garage.

~Door Threshold Damage: The right side door threshold is in decline and will need to be corrected to eliminate further decline of the door base.



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## Support Post

**Condition:** Professional Consultation

**Comments:**

PC.

Detached Garage.



~Temporary Jack Post: Multi Section Temporary jack post were observed in use in the garage; This is a common construction method used in homes and garages and will need to be corrected as temporary jacks fail during fire events; A plan should be created to replace the temporary jack post with the thicker walled single unit metal permanent jack post or wood post approved and properly secured for long term installation.



A permanent support post (can be installed in either orientation)

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## Trees and Vegetation

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**Condition:** Needs Maintenance

**Comments:**

NM.

Detached Garage.

~All tree branches and vegetation needs to be cleared for around the garage allowing the roof and siding to dry properly: The moss forming on the rear garage roof needs to be treated; Moss growth will shorten the life of the roof surface.

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<end of report>