



River Valley Home Inspections LLC

David M. DeSimone
ID: Board Certified and Licensed in NH and VT
244 Town Shed Road
Orford, NH 03777

Email: ddrvhi@gmail.com
Phone: 603-667-5616
Web: www.rvhionline.com



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 safety, proper operation and function of those components. I recommend you obtain consultation from competent trade specialists 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 all Terms and Conditions contained herein and in the signed Inspection Agreement.

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 seven rating types describing their condition. 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 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.
- ~ BP: Best Practice: The use of the Best Practice notation is used to identify forms of construction and methods associated with good building and maintenance practices.
- ~ 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.
- ~ PC: Professional Consultation: Conditions that are identified as Professional Consultation note a condition that will require further evaluation by a competent or licensed trade specialist trained in the specific area of expertise.
- ~ SI: Safety Improvement: Safety Improvement notes designate home/building construction observations that have improved the general safety of homes and buildings over time and will need to be addressed as a priority for repair/modification.
- ~ CN/SN/ON Customer Note/ Sellers Note/ Owners Note: Customer, Sellers and Owners 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.

Client Information:

Property Information:

ID: Main Home

Summary

Section 1: Site Grounds & Grading

Inspection Information

Date Of Inspection: 11/21/2024

Weather: 47 Degrees and Cloudy With Showers

Square Feet Inspected: 2,308

Driveway

PC.

~Asphalt: Age and Settlement: As a result of high moisture content below the drive surface and age, the drive has settled in various areas along the drive surface creating low areas along the drive surface; It is recommended the rive surface be renewed with appropriate stone and drainage to ensure drive remains in good condition; A professional paving contractor will need to be consulted to determine and correct the cause of the settlement.

Other Entrance(s) To Home

SI.

Rear Step.

~Step Reconstruction: As a result of material type, lack of a proper landing, tall steps, leaning, and other defects, the steps will need to be reconstructed for safe passage into and out of the home.

~Stairs Less Than 30 Inches From Grade: Stairs into homes with 4 or more risers and less than 30 inches from grade requires a graspable rail on one side of the stairs; A professional building contractor should be consulted about the various options to make the stairs safe.

SI.

Garage Step.

~Tall Step: Steps Risers Too Tall: The current steps are too tall and exceed the maximum riser height; Steps in this condition may lead to a tripping hazard and will need to be repaired.

Grading at House Wall

NM.

Low Areas: Full Review Of Front, Side and Rear.

~General Grading Needs: The grade along the perimeter of the home is an important factor in keeping moisture away from homes and allowing water to flow away from the home's siding, sills and foundation; A plan should be implemented to upgrade the current grading along the foundation including the walk out door area if present and any planting beds of the home; Grading first with vapor barrier with stone on top should be added to allow water to flow away from the foundation and limit dirt and water splashing onto the siding of the home; The top of the stone border should be at least 6 inches below the edge of the siding when establishing the grade of 5/8th inch pitch per foot fall and/or drained to move water away from the foundation; If unseen decay is discovered in the course of grading improvements, any impacted siding will need to be addressed to include ensuring the sill and wall studs are intact behind the siding.

Trees & Shrubs

NM.

~Ongoing General Tree Care: The home is surrounded by larger trees; The trees should be fully assessed by a tree professional to determine the health and structural integrity of the trees including the removal of any dead or declining trees or dead and declining branches that may fall from the living trees; It is especially important to remove tree branching overhanging roofs that may damage roofs or allow for the development of moist roof condition promoting the growth of moss and lichens on the roof surface; Tree health and integrity should be monitored especially after storm events to include heavy wind, heavy snow or ice.

~Maintain/Remove Vegetation: All vegetation and tree branches within at least 2 feet of the home (6 feet is preferred) including the garage need to be removed; Vegetation close to homes allows moist conditions to form along the home promoting decay and algae growth as well as harboring pest that may find their way into the home.

Section 2: Exterior & Structure

Building Information

CN.

~Circa 1970 to 1977: Lead and Asbestos; Some homes built through 1977 with minimal reconstruction work like original windows, original trim, wood clap siding and other original wood painted surfaces, may

have paint that contains lead (called lead-based paint); In addition, homes of this age up through 1980, may have used elevated asbestos containing products in the construction of the home including the textured ceiling installation; Licensed professionals are available to test and document the presence or not of these materials if desired before sale or if reconstruction projects are undertaken and existing home materials are disturbed: If renovation work is planned immediately or in the future after the home is purchased, a professional building contractor will need to be consulted to complete a review and estimate for repairs of the property before purchase.

Exterior Wall Covering

NM.

Full Home.

~Vinyl Siding: Clean and Power Wash: The siding on the home needs to be power washed to remove dirt and algae from the siding; This cleaning practice on this common condition allows the siding to remain free of algae and dirt that can form on vinyl siding over time.

Rear Of Home.

~Vinyl Siding Chip Damage: Metal Roof: Several small chips were observed along the home; Common on vinyl siding when ice slides from the roof surfaces, the home should be reviewed and all areas repaired to preserve the building envelope from weather and pest impacts.

Front Of Home.

~Vinyl Siding Detached: A lower section of the vinyl siding has detached and will need to be moved back into place to eliminate gaps in the siding protection; This is an important maintenance item maintains the building envelope against weather and pest infiltration.

Exterior Vent Condition

NM/PC.

~Dryer Vent Cleaning: The exhaust vent installed on the home needs to be cleaned and all debris removed to allow for the proper operation of the vent.

~Vent Damage: The vent cover on the rear of the home is damaged; To allow air to be directed correctly and keep moisture and pest from entering the home, the vent will need to be replaced.

Eaves, Soffits, Fascia Boards and Exposed Roof Rafter Ends

NM.

~Cleaning: As part of the ongoing siding maintenance of homes, the soffit areas, and Fascia Boards, will need to be inspected for damage, treated, washed, and painted, if applicable, to eliminate weather impacts over time.

Out Building(s): Garden Shed/Sugar House/Pool House/Attached Barn

PC.

~Full Cleanup and Cleanout: The shed will need to be fully cleared of all stored materials.

~Lower Grade: To eliminate additional moisture damage to the lower shed over time, the grade should be lowered to allow water to flow away from the structure; The siding and sill will need to be reviewed after the grade is lowered to ensure decay has not damaged the area and repaired if damaged.

~Roof: The roof is missing; Decay was observed on the roof trusses, sheathing and a large hole has opened on the roof; The damage structure and roof covering needs to be repaired.

Untreated Plywood.

~Siding and Trim Decline: As a result of long term weather impacts, the siding, door trim and other parts of the shed are in decline; The areas will need to be reviewed and any decaying or declining sills, wall studs, and sheathing repaired before siding is installed.

~Cost To Repair Versus Replace: A review of the required repair will need to be performed to determine if it is more cost effective to replace the structure versus repair the structure.

Section 3: Roof and Chimney(s)

General Observations

CN.

~All components of the roof to include general covering condition, leaks, flashing, roof vents, skylights, and exterior roof structure, where applicable are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Exterior Roof Covering Condition

NM.

~Cleaning; Seasonal Pine Needles: The pine needles collecting on the roof surface should be removed; Debris like this impedes the flow of water from the roof and creates moist roof surfaces and may damage the roof surface over time.

Gutters & Downspouts

BP.

~To aid in draining roof water runoff from around the home and foundation, gutters may be considered; Gutter type, size and strength is important in this geographic area; Gutters, downspouts and extensions need to withstand snow and ice sliding from roof surfaces and have the ability to catch and carry large amounts of water as a result of steep roof pitches.

Exterior Home Chimney Observations

PC.

Multiple Areas Of Spalling, Horizontal Joint Cracking Along The Full Chimney To Include Damaged Cleanout Doors.

~2024/2025 Heating Season: Exterior Block, and Crown Inspection, Maintenance, And Repair Needed: The chimney exterior and interior will need to be inspected and signed off as acceptable based on the preliminary observations and repairs completed; Visual observation is not enough and the interior inspection and cleaning of the chimney(s) before use including determining the liner condition and flue configuration will need to be performed; The chimney flashing (metal), counter flashing and crown 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; A professional Chimney Sweep will need to be consulted regarding the chimney service.

~Boilers, Furnaces and Gas Heating Appliances: Liner Status and Flue Condition Determination: An important maintenance item is the chimney inspection and cleaning of the furnace or boiler chimney; The chimney will need to be cleaned and fully inspected; In some cases the chimney will require the installation or repair of a liner to ensure the safety of the chimney.

Section 4: Garage

General Observations

CN.

~Where applicable, all components of the Garage to include the floor, garage doors, openers, separation walls and doors, stairs and electrical is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Garage Door Opener(s)

CN/PC.

~Noisy Lift Motor: The lift motor is making excessive noise while lifting the door; The cause will need to be determined and corrected.

Trim, Soffit and Facia Boards

NM.

Lower Right Garage Door Trim When Facing The Garage: The lower garage door trim will need to be painted to repair the exposed wood to eliminate future decline of the area.

Walls/Windows/Ceiling/Interior Doors

PC.

~Moisture Damage At Hose Faucet: Damaged sheetrock was observed at the hose faucet installed in the garage; The cause will need to be determined and corrected to include repair of any structure decay found during the repair.

Section 5: Basement / Crawlspace/ Frost Wall/ Slab

General Observations

CN.

~Where applicable, all components of the basement/crawlspace to include the floor, columns, moisture, stairs, insulation when visible, floor joist and sub-floor where visible, and receptacles is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Moisture

CN.

~No Active Moisture, Past Staining, Efflorescence and High Humidity Levels: Current Relative Humidity 67%: The desired state for basement humidity levels is 45% to not greater than 69%; Higher levels of moisture are common in basements not utilizing adequate dehumidification especially in the summer months; While no active moisture was observed in the basement, the use of an enhanced dehumidification system will help improve the general conditions of any basement; 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; 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.

[Dehumidifier and Energy Recovery Ventilation \(ERV/HRV\)](#)

BP

Options Or Both.

~Enhanced Dehumidifiers: During the year, primarily in the summer months, ventilation and dehumidification of the basement/crawl space areas if present may be considered; Humidity levels maintained at 45% to 50% improve the overall living space conditions eliminating excess moisture generated in the basement.

~Energy Recovery Ventilators (ERV's) Installed: Used primarily in cold climates, Energy Recovery Ventilators (ERV's) pass two air streams, one into the home from the outside and the other from inside the home to the outside reducing some 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.

[Insulation](#)

CN/PC.

~New Methods: Basement Blocking and Walls: Many home owners are installing spray foam or non-papered fiberglass insulation called Blocking in the area between the first floor and top of the foundation in the basement; In some cases, homeowners are installing spray foam insulation on all interior walls of the basements, the wood blocking above the foundation of crawlspaces and basement installations to improve energy efficiency in the home; A professional insulating contractor should be consulted about the various options available.

[Basement Stairs / Railings](#)

SI.

~Grasp Rail Height: Current Rail Height: 30 Inches: Basement stairs require the installation of an approved grasp rail that can be firmly grasp the full length of the stairs at least 34 to 38 inches in height to aid individuals climbing and descending stairs.

~Guards Added: Open Stair Sides: Appropriately spaced guards (balusters no more than a 4 inch sphere passing through, cables, panels or a wall structure) needs to be installed on the open areas leading into the basement along the steps where the steps are more than 30 inches from the floor surface; Guard systems protect individuals from falling through or off the side of stairs in the event of a trip or fall down the stairs.

[Observed Structure: Rim Joist, Sill Plate, Floor Joists, Sub-Floor, Support Beams, and Columns](#)

PC.

~First Floor Joist On 24 Inch Centers And Missing Blocking: A professional building contractor or Structural Engineer will need to be consulted to determine the best method to enhance the joist strength of the installed floor joist to include the addition of blocking to eliminate the evidence of Crippling along the floor joist.

[Habitable Basement Living Space and Bedroom Use Secondary Egress](#)

CN.

~If Completed: Rough Framed: Second Means Of Egress: All basements with habitable and finished rooms, are required to have an approved secondary means of egress (patio door, walk out Bilco, window, etc.) installed that open out into the yard or open space; The current basement configuration does not meet this requirement.

Section 6: Plumbing

[Water Service](#)

BP.

~Public Water: Insulate Cold Water Pipes and Catch Pan: Condensation generated from cold water pipes and humid room conditions, common in this area, contributes to moist basement conditions or drips onto floors and may damage surfaces; Installing a catch pan below the water meter and insulating all cold water pipes will help reduce this condition.

[Water Treatment](#)

CN.

~Point Of Use Water Filter: Baseline Filter Reset: A point of use water faucet was observed at the kitchen sink; The below sink filter should be changed and maintained at the manufacturers recommended changes going forward.

[Water Heater\(s\)](#)

CN.

~NH: It is a safe practice to have a Thermal Mixing Valve installed when boilers and hot water systems are combined; A professional plumbing service will need to be consulted about the installation.

Waste

PC.

~Public/ Community Sewer: Documentation Recommendation: At the time of the inspection, the interior sewer 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 line running from the home to the public hook-up point and all pump alarm systems (if present) are fully functional with no unobserved defects in the pipes leading to the public connection.

Exterior Water Faucets and Shower If Present

CN.

~Seasonal Use: After the end of the summer season it is important to remove all hoses and shut off outside water faucets if applicable; If installed, all outdoor shower systems need to be winterized.

Section 7: Oil Fired Hot Water/Steam Boiler

Heating System

PC.

~2024/2025 Heating Season Servicing: Service Plans: Last service date tag-2/23: To set the baseline operating condition of the boiler before taking possession of the equipment, the boiler needs to be fully serviced; It is recommended a professional heating contractor be consulted to have the boilers serviced and fully cleaned; 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 exhaust and mechanical workings of the boiler are in a safe and satisfactory operating condition; In many cases, if available for the boiler, home owners will join a service plan or home warranty service to have the boiler protected for emergency repairs and service.

Heat Distribution

PC.

~Pipe Bang At Thermostat Start: A pipe bang was heard when the rear bedroom thermostat was activated: The cause will need to be determined and corrected.

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; 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.

Oil Tank(s)

PC.

~New Hampshire: Proximity To Outside Wall and Age Of Tank: While New Hampshire encourages homeowners to monitor the condition of their oil tanks, the current tank does not meet the generally accepted inspection guidelines; As a result, it is important to have the oil delivery company verify the tanks condition before taking possession of the tank or if transferring to another oil delivery company; The oil delivery company will need to be contacted and the tank inspected and signed off as satisfactory for oil delivery condition by the company; Oil delivery companies will sometimes fail existing tanks or oil fill line setups and delivery points when a new customer is changing the account.

Section 8: Interior

General Observations

CN.

~Where applicable, all components of the interior to include floor structure, ceilings, interior doors, moisture damage, windows, and stairs are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Stairs and Balconies

SI.

~Staircase Standards: New staircase standards are in place to ensure stairs are safe; The following are generally accepted standards; Each state and municipality may have specific requirements; An alternate

staircases location or repair of the stair system is utilized in the case of original staircases found in homes this age; Special care should be used when climbing and descending the stairs until the corrections are completed.

~Balcony Guards: Spacing Too Wide: Open areas need to be properly protected with approved guards installed to include balusters or cables spaced no more than the 4 inch sphere rule or a panel to keep individuals and pets from falling or stepping off the edge. ~Grasp Rail Height: The stair rail does not meet the current staircase construction standard to include grasp rail heights between 34 and 38 inches in height; The current grasp rail is 28 inches; The rail will need to be corrected.

Interior Doors

NM.

Full Review Of The Room Entrance Doors.

~Entrance Door: Adjustment: The entrance door will not latch fully and will need to be adjusted to close properly.

Windows

CN/NM/PC.

All Windows.

~Full Review And General Maintenance: Double Hung Windows: A represented number of windows were inspected; Window blocked by furniture, plants, knickknacks or other obstructions were not inspected; The windows are in various stages of mechanical operating condition to include windows that will not open; A full review of the windows will need to be performed to include opening, cleaning, checking alignment and locks, and lubricating the windows so they open, close and latch easily.

~Failed Insulation Seal: A failed insulating seal was observed on 1 window; While not impacting the operation of the window, failed insulation seals are identified by fogging/staining/condensation between the glass window panes and impact the efficiency of the window; Options are available to repair or replace the window panes and should be explored through a professional window replacement company.

Energy Savings Tip: Air Sealing

BP.

~Source: Energy.gov: "Reducing the amount of air that leaks in and out of your home is a cost-effective way to cut heating and cooling costs, improve durability, increase comfort, and create a healthier indoor environment; Caulking and weather-stripping are two simple and effective air-sealing techniques that offer quick returns on investment, often one year or less; Caulk is generally used for cracks and openings between stationary house components such as around door and window frames, and weather-stripping is used to seal components that move, such as doors and operable windows;" Properly sealing wall light switches and electrical receptacles is another area for improved air sealing.

Full Home Energy Audit

BP.

~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.

Laundry Room

SI.

~Important Fire Protection Maintenance: At Purchase and Ongoing: Washer and Dryer Behind and Under Unit Clean-up: As an important maintenance task for fire prevention, the areas behind the washer and dryer 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.

Section 9: Kitchen(s)

General Observations

CN.

~Where applicable, all components of the kitchen to include the cabinets, counters, dishwasher (start and drain), disposal, flooring, microwave, moisture, range/oven, GFCI receptacle presence, refrigerator, sink

and ventilation is inspected: The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Range / Oven

SI.

~Vent Clearance From Stove Top: Freestanding or built-in ranges shall have a vertical clearance above the cooking top of not less than 30 inches to unprotected combustible materials unless manufacturers appliances or venting units allow for less clearance from the cooking surface; No approved appliance venting will be less than 24 inches.

Section 10: Bathroom 1

General Observations

Second Floor Hallway.

~Where applicable, all components to include the tub, ventilation, toilets, sinks, showers, GFCI's, moisture, and flooring is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Toilets

NM.

~The flush handle is not properly secured and will need to be corrected.

Section 10: Bathroom 2

General Observations

Primary Bath.

~Where applicable, all components to include the tub, ventilation, toilets, sinks, shower, GFCI's, moisture, flooring, entrance door and water pressure is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Shower

CN.

~Pan Staining and General Wear: The shower unit is stained and worn as a result of age and will need to be cleaned; If the stains cannot be cleaned, the unit will need to be replaced to eliminate the stains and wear.

~Wear and Tear: Shower Doors: Wear and tear as a result of age and use was observed; Shower doors in this condition normally require replacement.

Bathroom Entrance Door

NM.

~The bathroom entrance door will not close correctly and needs to be adjusted to close properly.

Section 11: Attic

General Conditions

CN.

~Where applicable, observed and accessible: All components of the Attic to include the stairs if applicable, roof framing, roof sheathing, attic venting, vent pipes and flashing, moisture, wire conditions and properly installed insulation are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Attic Access

CN/PC.

Primary Bedroom Closet.

~Small Access Opening and Blocked By Closet Hardware: Camera and Observation From The Ladder Position: Due to the limited access opening size, the attic space could not be fully accessed, and the inspection was performed from the ladder position with a camera: Installing larger opening not less than 20 inches by 30 inches is recommended.

Second Floor Bedroom.

~The attic opening is nailed and sealed shut.

Insulation: Attic/Knee Wall

BP.

~Current R Value determined at Energy Audit: Blower Door Test, Sealing All Openings, Insulation and Insulated Opening Dome: The new recommended minimum R values for attic insulation in this area is R49 in New Hampshire and R60 in Vermont; The addition of an insulation dome above the attic opening

will improve the energy efficiency of the home; It is recommended an energy audit be performed on the home to determine the best insulation methods to achieve a better insulated home.

Section 12: Electrical

Service Entrance

SI.

~Limb Contact: There are limbs touching the line entrance into the home that may energize the tree and or be pulled down during storms and wind events; The utility will need to be contacted to have the limbs, parts of or the whole tree removed; Do not attempt to do this work on your own as contact with this line and the trees contacting the line may injure or kill individuals.

~Renew Meter Panel Support Board: The panel used to support the meter is in decline and will need to be renewed to ensure the meter panel remains intact over time.

Main Panel and Disconnect

SI.

~New construction requirements are in place and the electrical panel will need to be reviewed by a Licensed Electrician to perform the identified recommendations or other repairs identified by them in their assessment; In some cases, a need to upgrade the panel will be made based on the ability of the panel to accommodate the identified recommendations.

~Federal Pacific Electric Company: Panel The home's main electric panel and circuit breakers are referred to as the "Stab-Lok" type manufactured by the Federal Pacific Electric Company; Federal Pacific electrical devices of this type are prone to higher electrical failure rates and subsequent fire risk associated with those failures and it is recommended the panel be replaced; As a result of the panel design requiring the circuit breakers to be turned off, the panel cover was not removed: A full review of the wiring connection points, type, and grounding requirements will need to be performed at the panel replacement.

~Improperly Terminated Wires: Outside The Panel: The terminated wires need to be properly installed in a closed junction box or removed.

Sub Panel(s)/Disconnect(s)

SI.

~Labeling Baseline Reset: The panels labeling needs to be updated to confirm or correct the labeling to match current use areas of the home.

General Observation(s): Outlets, Fixtures, and Switches

SI.

~Electrician Walkthrough and Repair Needed After The Areas Are Emptied: Home and Garage and Outbuildings If Present: Commonly found in most properties and sometimes as a result of limited observation due to items and furniture in the home, a room by room and area review will need to be completed; Any missing/ damaged light fixtures, light switch and plug covers, improperly terminated or loose wires, or missing junction box covers installed and not identified during the inspection will need to be repaired.

~Where Applicable: All GFCI and AFCI protected outlets and circuits will need to be tested at move in and ongoing per manufactures recommend intervals to ensure the outlets and circuits trip and reset properly.

~Licensed Electrician: All repairs will need to be performed by a licensed electrician.

Exterior: Outlets, Fixtures, & Switches

SI.

Rear Step.

~Light Bulbs: Not Lighting: When tested, the light did not illuminate; The bulb and fixture will need to be checked to ensure the fixture is operational.

Garage: Outlets, Fixtures, & Switches

SI.

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

Basement/Crawlspace: Outlets, Fixtures, & Switches

SI.

~Basement and Crawlspaces: GFCI's Required: All Plugs Below Grade: GFCI electrically protected receptacles are required in the basement/crawlspace.

~Open Junction Boxes: Basement Wall: An open junction box(s) was observed and needs to be properly covered.

~Missing cover plates on electrical junction boxes were observed in the basement.

Laundry: Outlets, Fixtures, & Switches

SI.

~GFCI Laundry Area: Requirements list clothing washing machines to be GFCI protected.

Second Floor: Outlets, Fixtures, & Switches

SI.

~Open Light Bulbs: Light fixtures in all closet locations need to be properly covered; If not properly protected, open light bulbs pose a fire or breakage hazard in closet areas.

~The office closet light will not operate; The cause will need to be determined and corrected.

Kitchen: Outlets, Fixtures, & Switches

SI.

~GFCI Dishwasher: The plug or electrical circuit serving the dishwasher needs to be GFCI protected.

~Partially Protected: All receptacles along all counter-top areas require and were tested for GFCI protection; Some plugs did not trip when tested indicating a lack of ground fault circuit interruption protection; A full review of all the plugs needs to be performed after the repairs are completed.

Bathroom(s): Outlets, Fixtures, & Switches

SI.

Bathroom 1 and 2.

~GFCI Bathroom: Installed But Not Operating: All bathroom electrical receptacles require GFCI protection; When tested, the outlet did not trip indicating a defective status.

Smoke and CO Detection

SI and BP.

SI.

~Current Status: Missing Units and Units Over 10 Years Old: Full review and installation per below State Of New Hampshire rules.

~Testing: Move In: All CO and Smoke Detection Testing: All installed systems will need to be tested at move in to include changing any units over 10 years old, tested, and batteries replaced per the manufacturer recommended intervals.

~Existing Homes: Smoke and CO Detection Requirements: Smoke alarms shall be installed in the following locations: (1) In each sleeping room: (2) Outside of each separate sleeping area in the immediate vicinity of the bedrooms: (3) On each level of the dwelling unit, including basements: Smoke alarms shall be permitted to be battery powered; CO alarms shall be installed in the following locations: (1) Outside of each separate sleeping area in the immediate vicinity of the bedrooms: (2) On each level of the dwelling unit, including basements.

BP.

~NFPA Guidelines and Best Practice: A Good Safety Practice: *Choose smoke alarms that have the label of a recognized testing laboratory; *Install smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement; *On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations; *Smoke alarms installed in the basement should be installed on the ceiling at the bottom of the stairs leading to the next level; *Smoke alarms should be installed at least 10 feet (3 meters) from a cooking appliance to minimize false alarms when cooking; *Mount smoke alarms high on walls or ceilings (remember, smoke rises); *Wall-mounted alarms should be installed not more than 12 inches away from the ceiling (to the top of the alarm); *If you have ceilings that are pitched, install the alarm within 3 feet of the peak but not within the apex of the peak (four inches down from the peak).

Section 1: 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. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Inspection Information

Date: 11/21/2024

Time: Noon

Weather Conditions: Cloudy , Showers

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

Comments:

Date Of Inspection: 11/21/2024

Weather: 47 Degrees and Cloudy With Showers

Square Feet Inspected: 2,308

Driveway

Condition: Professional Consultation/ Further Evaluation

Type: Asphalt

Comments:

PC.

~Asphalt: Age and Settlement: As a result of high moisture content below the drive surface and age, the drive has settled in various areas along the drive surface creating low areas along the drive surface; It is recommended the rive surface be renewed with appropriate stone and drainage to ensure drive remains in good condition; A professional paving contractor will need to be consulted to determine and correct the cause of the settlement.



Primary Use Entrance To Home

Condition: Professional Consultation/ Further Evaluation

Location:Front Center Of Home

Step Type(s):Wood

Landing Type(s):Wood

Comments:

PC.

~Post and Pier Installation: As a result of long rim joist spans on the front porch, the porch rim joist have settled in the center; It is recommended a professional building contractor be consulted to provide additional midspan rim joist support between the porch post



Other Entrance(s) To Home

Condition: Safety Improvement

Location:Rear Of Home , Side Of Home

Step Type(s):Wood

Landing Type(s):Pressure Treated Lumber

Railing:No

Comments:

SI.

Rear Step.

~Step Reconstruction: As a result of material type, lack of a proper landing, tall steps, leaning, and other defects, the steps will need to be reconstructed for safe passage into and out of the home.

~Stairs Less Than 30 Inches From Grade: Stairs into homes with 4 or more risers and less than 30 inches from grade requires a graspable rail on one side of the stairs; A professional building contractor should be consulted about the various options to make the stairs safe.

SI.

Garage Step.

~Tall Step: Steps Risers Too Tall: The current steps are too tall and exceed the maximum riser height; Steps in this condition may lead to a tripping hazard and will need to be repaired.



General Grading / Drainage

Condition: Satisfactory

Grading at House Wall

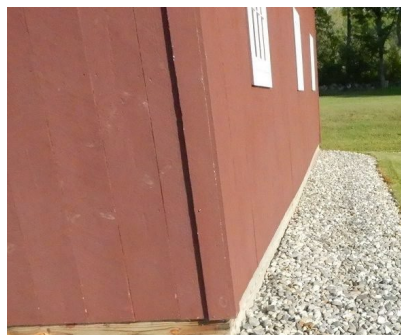
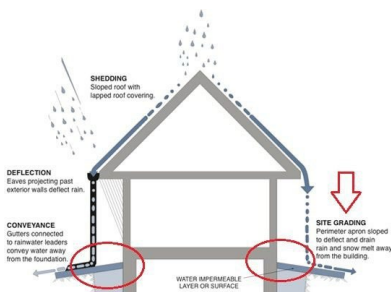
Condition: Needs Maintenance

Comments:

NM.

Low Areas: Full Review Of Front, Side and Rear.

~General Grading Needs: The grade along the perimeter of the home is an important factor in keeping moisture away from homes and allowing water to flow away from the home's siding, sills and foundation; A plan should be implemented to upgrade the current grading along the foundation including the walk out door area if present and any planting beds of the home; Grading first with vapor barrier with stone on top should be added to allow water to flow away from the foundation and limit dirt and water splashing onto the siding of the home; The top of the stone border should be at least 6 inches below the edge of the siding when establishing the grade of 5/8th inch pitch per foot fall and/or drained to move water away from the foundation; If unseen decay is discovered in the course of grading improvements, any impacted siding will need to be addressed to include ensuring the sill and wall studs are intact behind the siding.





Trees & Shrubs

Condition: Needs Maintenance

Comments:

NM.

~Ongoing General Tree Care: The home is surrounded by larger trees; The trees should be fully assessed by a tree professional to determine the health and structural integrity of the trees including the removal of any dead or declining trees or dead and declining branches that may fall from the living trees; It is especially important to remove tree branching overhanging roofs that may damage roofs or allow for the development of moist roof condition promoting the growth of moss and lichens on the roof surface; Tree health and integrity should be monitored especially after storm events to include heavy wind, heavy snow or ice.

~Maintain/Remove Vegetation: All vegetation and tree branches within at least 2 feet of the home (6 feet is preferred) including the garage need to be removed; Vegetation close to homes allows moist conditions to form along the home promoting decay and algae growth as well as harboring pest that may find their way into the home.

Section 2: Exterior & Structure

Our inspection of the Exterior grounds includes the general condition of 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, 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 are present along with rotation, we routinely recommend further evaluation be made by a qualified professional foundation expert. 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, excessive wear, and general state of repair. Where snow, 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. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Building Information

Year Constructed: 1979

Type: Single Family

Comments:

CN.

~Circa 1970 to 1977: Lead and Asbestos; Some homes built through 1977 with minimal reconstruction work like original windows, original trim, wood clap siding and other original wood painted surfaces, may have paint that contains lead (called lead-based paint); In addition, homes of this age up through 1980, may have used elevated asbestos containing products in the construction of the home including the textured ceiling installation; Licensed professionals are available to test and document the presence or not of these materials if desired before sale or if reconstruction projects are undertaken and existing home materials are disturbed: If renovation work is planned immediately or in the future after the home is purchased, a professional building contractor will need to be consulted to complete a review and estimate for repairs of the property before purchase.

Exterior Wall Structure

Condition: Satisfactory

Type: Wood Frame

Exterior Wall Covering

Condition: Needs Maintenance

Type: Vinyl

Inspection Method Used: Visual Inspection and Area Probe

Comments:

NM.

Full Home.

~Vinyl Siding: Clean and Power Wash: The siding on the home needs to be power washed to remove dirt and algae from the siding; This cleaning practice on this common condition allows the siding to remain free of algae and dirt that can form on vinyl siding over time.

Rear Of Home.

~Vinyl Siding Chip Damage: Metal Roof: Several small chips were observed along the home; Common on vinyl siding when ice slides from the roof surfaces, the home should be reviewed and all areas repaired to preserve the building envelope from weather and pest impacts.

Front Of Home.

~Vinyl Siding Detached: A lower section of the vinyl siding has detached and will need to be moved back

into place to eliminate gaps in the siding protection; This is an important maintenance item maintains the building envelope against weather and pest infiltration.



Exterior Vent Condition

Condition: Needs Maintenance, Professional Consultation/ Further Evaluation

Comments:

NM/PC.

~Dryer Vent Cleaning: The exhaust vent installed on the home needs to be cleaned and all debris removed to allow for the proper operation of the vent.

~Vent Damage: The vent cover on the rear of the home is damaged; To allow air to be directed correctly and keep moisture and pest from entering the home, the vent will need to be replaced.



Eaves, Soffits, Fascia Boards and Exposed Roof Rafter Ends

Condition: Needs Maintenance

Comments:

NM.

~Cleaning: As part of the ongoing siding maintenance of homes, the soffit areas, and Fascia Boards, will need to be inspected for damage, treated, washed, and painted, if applicable, to eliminate weather impacts over time.



Trim

Condition: Satisfactory
Type: Vinyl

Building Columns

Condition: Satisfactory
Type: Wood

Exterior Windows

Condition: Satisfactory

Exterior Door(s) Condition

Condition: Satisfactory
Type: Metal

Exterior Foundation Observations

Condition: Satisfactory
Type: Concrete

Out Building(s): Garden Shed/Sugar House/Pool House/Attached Barn

Condition: Professional Consultation/ Further Evaluation
Size: Small
Types : Detached Shed

Comments:

PC.

~Full Cleanup and Cleanout: The shed will need to be fully cleared of all stored materials.

~Lower Grade: To eliminate additional moisture damage to the lower shed over time, the grade should be lowered to allow water to flow away from the structure; The siding and sill will need to be reviewed after the grade is lowered to ensure decay has not damaged the area and repaired if damaged.

~Roof: The roof is missing; Decay was observed on the roof trusses, sheathing and a large hole has opened on the roof; The damage structure and roof covering needs to be repaired.

Untreated Plywood.

~Siding and Trim Decline: As a result of long term weather impacts, the siding, door trim and other parts of the shed are in decline; The areas will need to be reviewed and any decaying or declining sills, wall studs, and sheathing repaired before siding is installed.

~Cost To Repair Versus Replace: A review of the required repair will need to be performed to determine if it

is more cost effective to replace the structure than repair the structure.



Section 3: Roof and Chimney(s)

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. 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. 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, if applicable, be performed where accessible to identify if any leaks are developing or evident. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~All components of the roof to include general covering condition, leaks, flashing, roof vents, skylights, and exterior roof structure, where applicable are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Roof Style

Type:Gable, Shed

Exterior Roof Covering Condition

Condition: Needs Maintenance

Metal Type:Standing Seam

Observation(s):Roof Debris

Comments:

NM.

~Cleaning; Seasonal Pine Needles: The pine needles collecting on the roof surface should be removed; Debris like this impedes the flow of water from the roof and creates moist roof surfaces and may damage the roof surface over time.



Roof Leak Evidence

Condition: Satisfactory

Roof Leak(s) Observed: None Observed

Viewed From: Ground, Interior Attic Where Observed, Aerial Sky Stick Camera , Interior Home

Vent Stacks/Attic Vent Covers

Condition: Satisfactory



Gutters & Downspouts

Condition: Best Practice

Type: Not Installed

Comments:

BP.

~To aid in draining roof water runoff from around the home and foundation, gutters may be considered; Gutter type, size and strength is important in this geographic area; Gutters, downspouts and extensions need to withstand snow and ice sliding from roof surfaces and have the ability to catch and carry large amounts of water as a result of steep roof pitches.

Exterior Home Chimney Observations

Condition: Professional Consultation/ Further Evaluation

Type:Block

Comments:

PC.

Multiple Areas Of Spalling, Horizontal Joint Cracking Along The Full Chimney To Include Damaged Cleanout Doors.

~2024/2025 Heating Season: Exterior Block, and Crown Inspection, Maintenance, And Repair Needed: The chimney exterior and interior will need to be inspected and signed off as acceptable based on the preliminary observations and repairs completed; Visual observation is not enough and the interior inspection and cleaning of the chimney(s) before use including determining the liner condition and flue configuration will need to be performed; The chimney flashing (metal), counter flashing and crown 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; A professional Chimney Sweep will need to be consulted regarding the chimney service.

~Boilers, Furnaces and Gas Heating Appliances: Liner Status and Flue Condition Determination: An important maintenance item is the chimney inspection and cleaning of the furnace or boiler chimney; The chimney will need to be cleaned and fully inspected; In some cases the chimney will require the installation or repair of a liner to ensure the safety of the chimney.



Section 4: Garage

The Garage is inspected 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, and the garage is clear. Determining the presence of a Sheetrock heat separation firewall and fire separation 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. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Type:Attached Garage

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Where applicable, all components of the Garage to include the floor, garage doors, openers, separation walls and doors, stairs and electrical is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Moisture

Condition: Satisfactory

Degree of Moisture :None

Dwelling-Garage Separation Door(s) and Attic Access Panels To Attic and Living Space

Condition: Satisfactory

Type:Metal

Fire Separation:Fire Separated

Dwelling-Garage Separation Wall, Ceiling Adjacent, Penetrations To Adjoining Living Space

Condition: Satisfactory

Current Fire Separation Material Types :Sheetrock

Flooring

Condition: Satisfactory

Type:Concrete

Garage Overhead Doors

Condition: Satisfactory

Garage Door Opener(s)

Condition: Customer Note/ Sellers Note/ Owners Note, Professional Consultation/ Further Evaluation

Comments:

CN/PC.

~Noisy Lift Motor: The lift motor is making excessive noise while lifting the door; The cause will need to be determined and corrected.

Trim, Soffit and Facia Boards

Condition: Needs Maintenance

Comments:

NM.

Lower Right Garage Door Trim When Facing The Garage: The lower garage door trim will need to be painted to repair the exposed wood to eliminate future decline of the area.



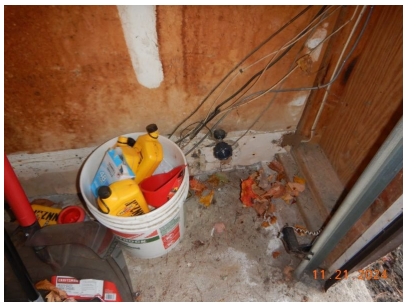
Walls/Windows/Ceiling/Interior Doors

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Moisture Damage At Hose Faucet: Damaged sheetrock was observed at the hose faucet installed in the garage; The cause will need to be determined and corrected to include repair of any structure decay found during the repair.



Section 5: Basement / Crawlspace/ Frost Wall/ Slab

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 structure's foundation and support system and would indicate the need for further evaluation by a professional drainage contractor or basement water specialist. We advise you to monitor your Basement and Crawlspace during the rainy and snow melt seasons. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Basement Description

Condition: Customer Note/ Sellers Note/ Owners Note

Type: Full, Unfinished

Access: Stairs

Comments:

CN.

~Where applicable, all components of the basement/crawlspace to include the floor, columns, moisture, stairs, insulation when visible, floor joist and sub-floor where visible, and receptacles is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Moisture

Condition: Customer Note/ Sellers Note/ Owners Note

Moisture Conditions Observed: Humidity Level Above 50%, No Active Moisture and Past Staining

Comments:

CN.

~No Active Moisture, Past Staining, Efflorescence and High Humidity Levels: Current Relative Humidity 67%: The desired state for basement humidity levels is 45% to not greater than 69%; Higher levels of moisture are common in basements not utilizing adequate dehumidification especially in the summer months; While no active moisture was observed in the basement, the use of an enhanced dehumidification system will help improve the general conditions of any basement; 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; 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.



Dehumidifier and Energy Recovery Ventilation (ERV/HRV)

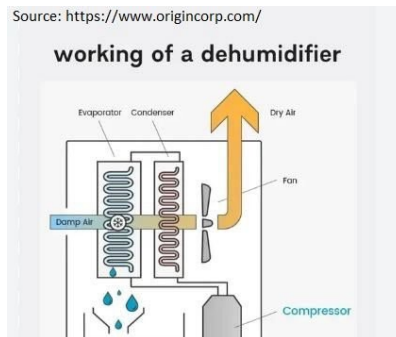
Comments:

BP

Options Or Both.

~Enhanced Dehumidifiers: During the year, primarily in the summer months, ventilation and dehumidification of the basement/crawl space areas if present may be considered; Humidity levels maintained at 45% to 50% improve the overall living space conditions eliminating excess moisture generated in the basement.

~Energy Recovery Ventilators (ERV's) Installed: Used primarily in cold climates, Energy Recovery Ventilators (ERV's) pass two air streams, one into the home from the outside and the other from inside the home to the outside reducing some 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.



Floor

Condition: Satisfactory

Type (s): Concrete

Insulation

Condition: Customer Note/ Sellers Note/ Owners Note, Professional Consultation/ Further Evaluation

Presence : Not Installed

Comments:

CN/PC.

~New Methods: Basement Blocking and Walls: Many home owners are installing spray foam or non-papered fiberglass insulation called Blocking in the area between the first floor and top of the foundation in the basement; In some cases, homeowners are installing spray foam insulation on all interior walls of the basements, the wood blocking above the foundation of crawlspaces and basement installations to improve energy efficiency in the home; A professional insulating contractor should be consulted about the various options available.



Basement Stairs / Railings

Condition: Safety Improvement

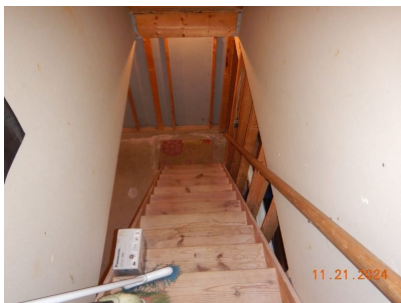
Type: Wood

Comments:

SI.

~Grasp Rail Height: Current Rail Height: 30 Inches: Basement stairs require the installation of an approved grasp rail that can be firmly grasp the full length of the stairs at least 34 to 38 inches in height to aid individuals climbing and descending stairs.

~Guards Added: Open Stair Sides: Appropriately spaced guards (balusters no more than a 4 inch sphere passing through, cables, panels or a wall structure) needs to be installed on the open areas leading into the basement along the steps where the steps are more than 30 inches from the floor surface; Guard systems protect individuals from falling through or off the side of stairs in the event of a trip or fall down the stairs.



Observed Structure: Rim Joist, Sill Plate, Floor Joists, Sub-Floor, Support Beams, and Columns

Condition: Professional Consultation/ Further Evaluation

Type:Conventional

Inspection Method(s)Used:Unfinished Basement Space: Visual Walk Around, Flashlight and Probe

Comments:

PC.

~First Floor Joist On 24 Inch Centers And Missing Blocking: A professional building contractor or Structural Engineer will need to be consulted to determine the best method to enhance the joist strength of the installed floor joist to include the addition of blocking to eliminate the evidence of Crippling along the floor joist.



24 Inch Centers And Crippling Evidence

Foundation

Condition: Satisfactory

Type:Concrete

Habitable Basement Living Space and Bedroom Use Secondary Egress

Condition: Customer Note/ Sellers Note/ Owners Note, Safety Improvement

Comments:

CN.

~If Completed: Rough Framed: Second Means Of Egress: All basements with habitable and finished rooms, are required to have an approved secondary means of egress (patio door, walk out Bilco, window, etc.) installed that open out into the yard or open space; The current basement configuration does not meet this requirement.



Section 6: Plumbing

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the water supply, drain waste, vent, faucets, fixtures, valves, drains, 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 septic/sewer lateral test is necessary to determine the condition of the underground septic/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, wells, well pumps, or on site and/or private water storage supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. Qualified specialist are available to perform 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. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Water Entrance Material Type

Condition: Satisfactory

Type: Copper

Location: Basement

Water Service

Condition: Best Practice

Type: Public

Comments:

BP.

~Public Water: Insulate Cold Water Pipes and Catch Pan: Condensation generated from cold water pipes and humid room conditions, common in this area, contributes to moist basement conditions or drips onto floors and may damage surfaces; Installing a catch pan below the water meter and insulating all cold water pipes will help reduce this condition.



Water Treatment

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Point Of Use Water Filter: Baseline Filter Reset: A point of use water faucet was observed at the kitchen

sink; The below sink filter should be changed and maintained at the manufacturers recommended changes going forward.



Water Heater(s)

Condition: Safety Improvement

Fuel type: Heating system

Water Heater Data

Extension: Present

Location & Capacity

Location: Basement

Date Of Manufacturing : 2009

Thermostatic Mixing Valve (TMV) Installed : No: Required In New Hampshire Beginning In 2010 Hot Water Heater Installations With Hot Water and Space Heating Combination

Comments:

CN.

~NH: It is a safe practice to have a Thermal Mixing Valve installed when boilers and hot water systems are combined; A professional plumbing service will need to be consulted about the installation.



IR Hot Water Heat Tracing

Waste

Condition: Professional Consultation/ Further Evaluation

Pipe type:PVC

Septic type:Public/ Community Per Listing/Agent/Owner

Comments:

PC.

~Public/ Community Sewer: Documentation Recommendation: At the time of the inspection, the interior sewer 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 line running from the home to the public hook-up point and all pump alarm systems (if present) are fully functional with no unobserved defects in the pipes leading to the public connection.

Waste And Drain Lines Interior Basement/Crawlspace/Above The Slab

Condition: Satisfactory

Type:PVC

Flow rate:Satisfactory

Water Pipes, Valves Conditions

Condition: Satisfactory

Type:Copper

Interior and or Exterior Septic/Sewer Vent Stack Pipe

Condition: Satisfactory

Exterior Water Faucets and Shower If Present

Condition: Customer Note/ Sellers Note/ Owners 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 if applicable; If installed, all outdoor shower systems need to be winterized.

Section 7: Oil Fired Hot Water/Steam Boiler

Our examination of any heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, 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 inspection standards of practice. They must be completely removed from the heating system type to be fully evaluated. Our inspection does not include disassembly of the heating system. The inspector cannot activate heating systems where emergency switches are in the off position. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend servicing of heating systems before taking possession of the unit(s) if applicable and annual servicing and inspections by a qualified heating specialist going forward. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Heating System

Condition: Professional Consultation/ Further Evaluation

Type:Boiler

Fuel Type:Oil

Heating System Data

Boiler Location Unit: Basement

Boiler Date Of Manufacturing Unit: 1995

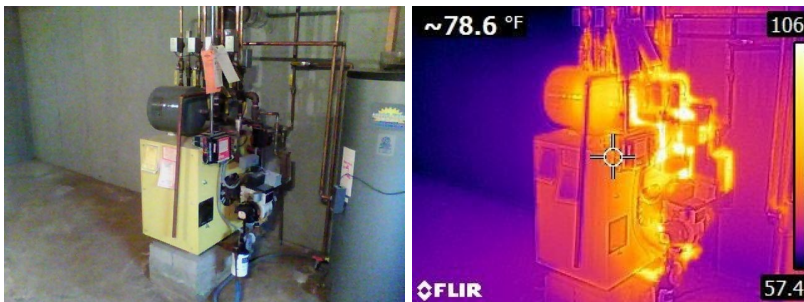
Boiler Capacity Unit: 120,000 @ 1 GPH

Thermostat Location(s): Various

Comments:

PC.

~2024/2025 Heating Season Servicing: Service Plans: Last service date tag-2/23: To set the baseline operating condition of the boiler before taking possession of the equipment, the boiler needs to be fully serviced; It is recommended a professional heating contractor be consulted to have the boilers serviced and fully cleaned; 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 exhaust and mechanical workings of the boiler are in a safe and satisfactory operating condition; In many cases, if available for the boiler, home owners will join a service plan or home warranty service to have the boiler protected for emergency repairs and service.



IR Boiler Heat Tracing

Heat Distribution

Condition: Professional Consultation/ Further Evaluation

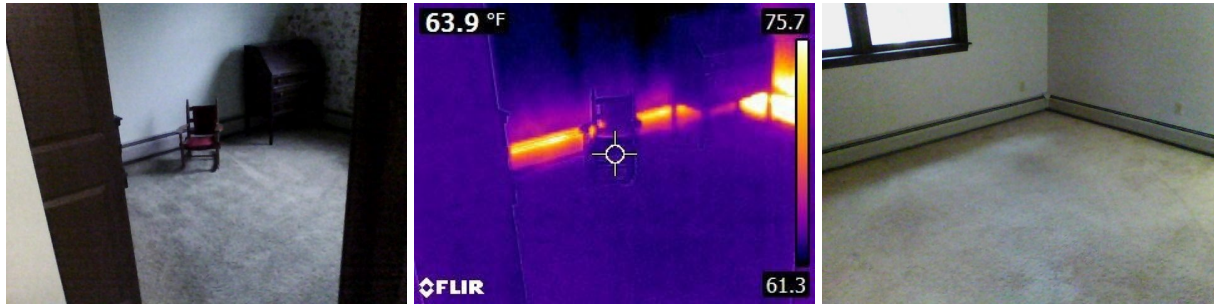
Type:Baseboard

Location:First Floor, Second Floor

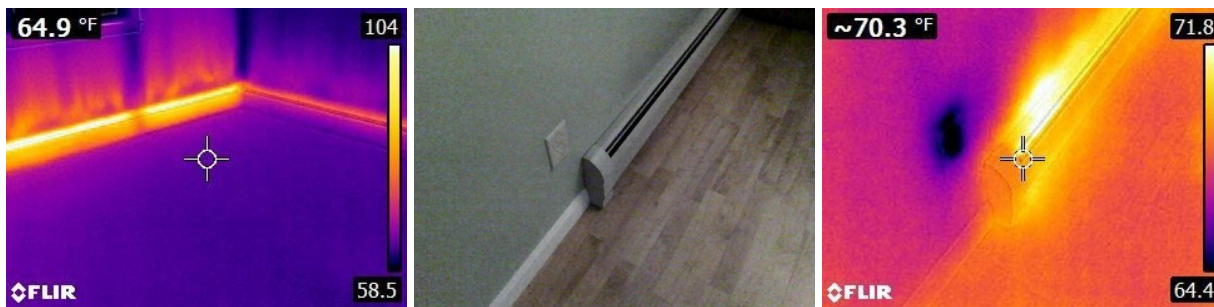
Comments:

PC.

~Pipe Bang At Thermostat Start: A pipe bang was heard when the rear bedroom thermostat was activated: The cause will need to be determined and corrected.



IR Heat Tracing



Unit Venting

Condition: Professional Consultation/ Further Evaluation

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; 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.

Oil Tank(s)

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~New Hampshire: Proximity To Outside Wall and Age Of Tank: While New Hampshire encourages homeowners to monitor the condition of their oil tanks, the current tank does not meet the generally accepted inspection guidelines; As a result, it is important to have the oil delivery company verify the tanks condition before taking possession of the tank or if transferring to another oil delivery company; The oil delivery company will need to be contacted and the tank inspected and signed off as satisfactory for oil delivery condition by the company; Oil delivery companies will sometimes fail existing tanks or oil fill line setups and delivery points when a new customer is changing the account.

Section 7: Electric Baseboard/ Electric Radiant Floor/ Thermal Ceiling Panels/ Electric Thermal Mass Units Heat

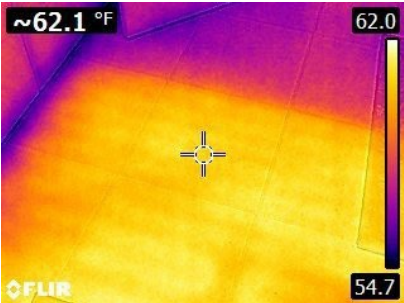
Heating System and Distribution

Condition: Satisfactory

Type: Electric Radiant Ceiling and Or Wall Heating Panels, Radiant



Basement Wall Unit



IR Radiant Floor Heat Tracing

Section 8: 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. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Where applicable, all components of the interior to include floor structure, ceilings, interior doors, moisture damage, windows, and stairs are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Stairs and Balconies

Condition: Safety Improvement

Comments:

SI.

~Staircase Standards: New staircase standards are in place to ensure stairs are safe; The following are generally accepted standards; Each state and municipality may have specific requirements; An alternate staircases location or repair of the stair system is utilized in the case of original staircases found in homes this age; Special care should be used when climbing and descending the stairs until the corrections are completed.

~Balcony Guards: Spacing Too Wide: Open areas need to be properly protected with approved guards installed to include balusters or cables spaced no more than the 4 inch sphere rule or a panel to keep individuals and pets from falling or stepping off the edge. ~Grasp Rail Height: The stair rail does not meet the current staircase construction standard to include grasp rail heights between 34 and 38 inches in height; The current grasp rail is 28 inches; The rail will need to be corrected.

Ceilings

Condition: Satisfactory

Type: Drywall

Walls

Condition: Satisfactory

Type: Drywall

Interior Doors

Condition: Satisfactory, Needs Maintenance

Comments:

NM.

Full Review Of The Room Entrance Doors.

~Entrance Door: Adjustment: The entrance door will not latch fully and will need to be adjusted to close properly.

Windows

Condition: Customer Note/ Sellers Note/ Owners Note, Professional Consultation/ Further Evaluation

Type:Double hung

Material:Combination

Glass Properties:Insulated glass

Comments:

CN/NM/PC.

All Windows.

~Full Review And General Maintenance: Double Hung Windows: A represented number of windows were inspected; Window blocked by furniture, plants, knickknacks or other obstructions were not inspected; The windows are in various stages of mechanical operating condition to include windows that will not open; A full review of the windows will need to be performed to include opening, cleaning, checking alignment and locks, and lubricating the windows so they open, close and latch easily.

~Failed Insulation Seal: A failed insulating seal was observed on 1 window; While not impacting the operation of the window, failed insulation seals are identified by fogging/staining/condensation between the glass window panes and impact the efficiency of the window; Options are available to repair or replace the window panes and should be explored through a professional window replacement company.

Floor Structure

Floor Structure Condition: Does Not Include Floor Covering Types Condition To Include Cracks, Finish, Separation, Wear and Tear, Stains, Etc (not in inspection scope): Satisfactory

Floor Covering Types:Carpet, Ceramic tile, Laminate

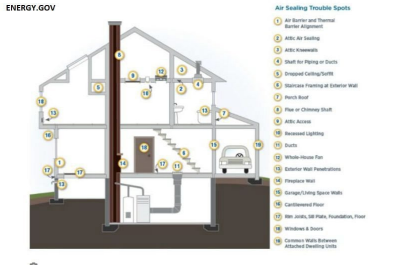
Energy Savings Tip: Air Sealing

Condition: Best Practice

Comments:

BP.

~Source: Energy.gov: "Reducing the amount of air that leaks in and out of your home is a cost-effective way to cut heating and cooling costs, improve durability, increase comfort, and create a healthier indoor environment; Caulking and weather-stripping are two simple and effective air-sealing techniques that offer quick returns on investment, often one year or less; Caulk is generally used for cracks and openings between stationary house components such as around door and window frames, and weather-stripping is used to seal components that move, such as doors and operable windows;" Properly sealing wall light switches and electrical receptacles is another area for improved air sealing.



Full Home Energy Audit

Condition: Best Practice

Comments:

BP.

~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.

Laundry Room

Condition: Safety Improvement

Dryer:Electric

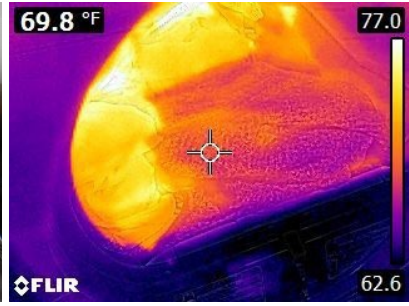
Location:Second Floor

Washing Machine :Not Tested: Confirmation Needed For New Buyer

Comments:

SI.

~Important Fire Protection Maintenance: At Purchase and Ongoing: Washer and Dryer Behind and Under Unit Clean-up: As an important maintenance task for fire prevention, the areas behind the washer and dryer 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.



IR Dryer Operation

Moisture

Condition: Satisfactory

Observation :None

Section 9: Kitchen(s)

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 kitchens 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. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Location : First Floor

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Where applicable, all components of the kitchen to include the cabinets, counters, dishwasher (start and drain), disposal, flooring, microwave, moisture, range/oven, GFCI receptacle presence, refrigerator, sink and ventilation is inspected: The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Counters

Type:Solid surface

Range / Oven

Condition: Safety Improvement

Operation Status :Operating

Fuel:Electric

Comments:

SI.

~Vent Clearance From Stove Top: Freestanding or built-in ranges shall have a vertical clearance above the cooking top of not less than 30 inches to unprotected combustible materials unless manufacturers appliances or venting units allow for less clearance from the cooking surface; No approved appliance venting will be less than 24 inches.

Ventilation

Fan Vents to:Exterior

Refrigerator

Ice Maker :Ice Present

Section 10: Bathroom 1

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. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Location: Second Floor Hall

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

Second Floor Hallway.

~Where applicable, all components to include the tub, ventilation, toilets, sinks, showers, GFCI's, moisture, and flooring is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Toilets

Condition: Needs Maintenance

Comments:

NM.

~The flush handle is not properly secured and will need to be corrected.

Section 10: Bathroom 2

General Observations

Location: Primary Bath

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

Primary Bath.

~Where applicable, all components to include the tub, ventilation, toilets, sinks, shower, GFCI's, moisture, flooring, entrance door and water pressure is inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Shower

Condition: Customer Note/ Sellers Note/ Owners Note

Type: Fiberglass

Comments:

CN.

~Pan Staining and General Wear: The shower unit is stained and worn as a result of age and will need to be cleaned; If the stains cannot be cleaned, the unit will need to be replaced to eliminate the stains and wear.

~Wear and Tear: Shower Doors: Wear and tear as a result of age and use was observed; Shower doors in this condition normally require replacement.

Bathroom Entrance Door

Condition: Needs Maintenance

Comments:

NM.

~The bathroom entrance door will not close correctly and needs to be adjusted to close properly.

Section 10: Bathroom 3

General Observation

Location: First Floor Hall

Condition: Satisfactory

Comments:

First Floor Half Bath.

Satisfactory.

~Where applicable, 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 inspected satisfactory unless listed.

Section 11: Attic

Our inspection of the Attic includes a visual examination of the roof framing, roof sheathing, plumbing, electrical, and mechanical systems. There are often additional items like heating/cooling ducts, bathroom vent ducts, electrical wiring, chimneys and other appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, and venting. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Conditions

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Where applicable, observed and accessible: All components of the Attic to include the stairs if applicable, roof framing, roof sheathing, attic venting, vent pipes and flashing, moisture, wire conditions and properly installed insulation are inspected; The components that were observed are in satisfactory condition at the time of the inspection unless listed.

Attic Access

Location: Second Floor Closets

Condition: Professional Consultation/ Further Evaluation

Observation Position: Scuttle Hole

Comments:

CN/PC.

Primary Bedroom Closet.

~Small Access Opening and Blocked By Closet Hardware: Camera and Observation From The Ladder Position: Due to the limited access opening size, the attic space could not be fully accessed, and the inspection was performed from the ladder position with a camera: Installing larger opening not less than 20 inches by 30 inches is recommended.

Second Floor Bedroom.

~The attic opening is nailed and sealed shut.



Sealed Access Opening

Interior Roof Structure



Moisture Evidence

Condition: Satisfactory
Observed Condition:None

Attic Ventilation

Condition: Satisfactory
Type:Gable Louvers, Soffit Vents

Insulation: Attic/Knee Wall

Condition: Customer Note/ Sellers Note/ Owners Note
Type of Insulation Present:Blown-in
Insulation Location(s):In-floor

Comments:

BP.

~Current R Value determined at Energy Audit: Blower Door Test, Sealing All Openings, Insulation and Insulated Opening Dome: The new recommended minimum R values for attic insulation in this area is R49 in New Hampshire and R60 in Vermont; The addition of an insulation dome above the attic opening will improve the energy efficiency of the home; It is recommended an energy audit be performed on the home to determine the best insulation methods to achieve a better insulated home.

Section 12: Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, overcurrent protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, and wiring methods. We inspect for adverse conditions such as improper grounding, over fusing, exposed wiring, open air wire splices, 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. Any electrical repairs need to be completed by a licensed electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection. Smoke Alarms should be installed per state requirements and maintained and changed per manufacturer recommendations to include monthly testing. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Service Entrance

Condition: Safety Improvement

Volts:240 - 120V

Type:Overhead

Capacity: 200

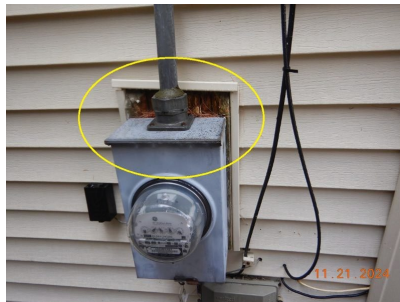
Location: Side Of Home

Comments:

SI.

~Limb Contact: There are limbs touching the line entrance into the home that may energize the tree and or be pulled down during storms and wind events; The utility will need to be contacted to have the limbs, parts of or the whole tree removed; Do not attempt to do this work on your own as contact with this line and the trees contacting the line may injure or kill individuals.

~Renew Meter Panel Support Board: The panel used to support the meter is in decline and will need to be renewed to ensure the meter panel remains intact over time.



Meter Panel Support

Main Panel and Disconnect

Condition: Safety Improvement

Location: Garage

Volts:240 - 120V

Capacity:200 A

Type and Presence :Circuit-breakers, AFCI Breaker(s) Not Present

Panel Manufacturer (s) :Federal Pacific

Subpanel Designation :No

Properly Grounding & Bonding

Grounding:Not Determined

Comments:

SI.

~New construction requirements are in place and the electrical panel will need to be reviewed by a Licensed Electrician to perform the identified recommendations or other repairs identified by them in their assessment; In some cases, a need to upgrade the panel will be made based on the ability of the panel to accommodate the identified recommendations.

~Federal Pacific Electric Company: Panel The home's main electric panel and circuit breakers are referred to as the "Stab-Lok" type manufactured by the Federal Pacific Electric Company; Federal Pacific electrical devices of this type are prone to higher electrical failure rates and subsequent fire risk associated with those failures and it is recommended the panel be replaced; As a result of the panel design requiring the circuit breakers to be turned off, the panel cover was not removed: A full review of the wiring connection points, type, and grounding requirements will need to be performed at the panel replacement.

~Improperly Terminated Wires: Outside The Panel: The terminated wires need to be properly installed in a closed junction box or removed.



Sub Panel(s)/Disconnect(s)

Condition: Safety Improvement

Location: Garage

Volts:240 - 120V

Capacity:100 A

Type And Presence :Circuit-breakers, AFCI Breaker(s) Not Present

Grounding

Grounding:Grounded

Comments:

SI.

~Labeling Baseline Reset: The panels labeling needs to be updated to confirm or correct the labeling to match current use areas of the home.



General Observation(s): Outlets, Fixtures, and Switches

Condition: Safety Improvement

Testing Information

Testing Method: GFCI Test Light

Outlets Tested For

- Reverse polarity
- Non-GFCI
- Ungrounded

Comments:

SI.

~Electrician Walkthrough and Repair Needed After The Areas Are Emptied: Home and Garage and Outbuildings If Present: Commonly found in most properties and sometimes as a result of limited observation due to items and furniture in the home, a room by room and area review will need to be completed; Any missing/ damaged light fixtures, light switch and plug covers, improperly terminated or loose wires, or missing junction box covers installed and not identified during the inspection will need to be repaired.

~Where Applicable: All GFCI and AFCI protected outlets and circuits will need to be tested at move in and ongoing per manufactures recommend intervals to ensure the outlets and circuits trip and reset properly.

~Licensed Electrician: All repairs will need to be performed by a licensed electrician.

Exterior: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

Rear Step.

~Light Bulbs: Not Lighting: When tested, the light did not illuminate; The bulb and fixture will need to be checked to ensure the fixture is operational.

Garage: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

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

Basement/Crawlspace: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~Basement and Crawlspace: GFCI's Required: All Plugs Below Grade: GFCI electrically protected receptacles are required in the basement/crawlspace.

~Open Junction Boxes: Basement Wall: An open junction box(s) was observed and needs to be properly covered.

~Missing cover plates on electrical junction boxes were observed in the basement.



Laundry: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~GFCI Laundry Area: Requirements list clothing washing machines to be GFCI protected.

Second Floor: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~Open Light Bulbs: Light fixtures in all closet locations need to be properly covered; If not properly protected, open light bulbs pose a fire or breakage hazard in closet areas.

~The office closet light will not operate; The cause will need to be determined and corrected.

Kitchen: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~GFCI Dishwasher: The plug or electrical circuit serving the dishwasher needs to be GFCI protected.

~Partially Protected: All receptacles along all counter-top areas require and were tested for GFCI protection; Some plugs did not trip when tested indicating a lack of ground fault circuit interruption protection; A full review of all the plugs needs to be performed after the repairs are completed.

Bathroom(s): Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

Bathroom 1 and 2.

~GFCI Bathroom: Installed But Not Operating: All bathroom electrical receptacles require GFCI protection; When tested, the outlet did not trip indicating a defective status.

Smoke and CO Detection

Comments:

SI and BP.

SI.

~Current Status: Missing Units and Units Over 10 Years Old: Full review and installation per below State Of New Hampshire rules.

~Testing: Move In: All CO and Smoke Detection Testing: All installed systems will need to be tested at move in to include changing any units over 10 years old, tested, and batteries replaced per the manufacturer recommended intervals.

~Existing Homes: Smoke and CO Detection Requirements: Smoke alarms shall be installed in the following locations: (1) In each sleeping room: (2) Outside of each separate sleeping area in the immediate vicinity of the bedrooms: (3) On each level of the dwelling unit, including basements: Smoke alarms shall be permitted to be battery powered; CO alarms shall be installed in the following locations: (1) Outside of each separate sleeping area in the immediate vicinity of the bedrooms: (2) On each level of the dwelling unit, including basements.

BP.

~NFPA Guidelines and Best Practice: A Good Safety Practice: *Choose smoke alarms that have the label of a recognized testing laboratory; *Install smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement; *On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations; *Smoke alarms installed in the basement should be installed on the ceiling at the bottom of the stairs leading to the next level; *Smoke alarms should be installed at least 10 feet (3 meters) from a cooking appliance to minimize false alarms when cooking; *Mount smoke alarms high on walls or ceilings (remember, smoke rises); *Wall-mounted alarms should be installed not more than 12 inches away from the ceiling (to the top of the alarm); *If you have ceilings that are pitched, install the alarm within 3 feet of the peak but not within the apex of the peak (four inches down from the peak).

<end of report>