



River Valley Home Inspections LLC

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

I have identified areas of the property that will need to be addressed to ensure the 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 and Barn/Outbuilding

Summary

Section 1: Site Grounds & Grading

Inspection Information

Date Of Inspection: 11/4/2024

Weather: 41 Degrees and Cloudy

Square Feet Inspected: 4,146

Driveway

NM.

Outbuilding.

~Snow Plow Work: As a result of snow plow work, the gravel has been pushed in piles and will need to be re- graded; Proper grading will improve water to move away from the outbuilding structure.

Primary Use Entrance To Home

SI.

~Reconstruct Step Stairs: As a result of a settled stair corner, the stair will need to be reconstructed to allow for a safe entrance into and out of the property.

Other Entrance(s) To Home

SI.

~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.

~Landing Pad Added: An important addition at the bottom of a steps or stairs from a home is the addition of a landing pad; Landing pads allow for the safe stepping into or out of homes or onto and off stairs.

Sidewalks / Walkways

CN.

~Walkways Established: Walkways from the driving area and between entry points of the home should be established; Continuous walks allow people to move safely across lawns and open areas especially during winter and rain events.

Retaining Walls and Slopes

SI/PC.

SI.

~Height Protection: Retaining walls greater than 30 inches in height need the addition of a rail or guard system protecting individuals from walking off or backing off the wall top especially in the night time hours.

PC.

Front Corner Of Home.

~Erosion: As a result of slipped stones, the soil at the top of the wall has eroded; The stone wall will need to be reestablished, and the area filled and graded along the home to eliminate the observation.

Grading at House Wall

CN.

~Please see this Section: Retaining Walls Ans Slopes notes.

Trees & Shrubs

BP.

~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.

Hot Tub, Pool and Exterior Sauna Safety

CN/SI.

~Spa Installed At Home: While not a part of the home inspection agreement scope, safety features for spa installation has advanced to include specific home and water entrance alarms as well as locking spa

covers and other safety features installed to keep individuals from entering spas accidentally when not monitored or in use; It is recommended to have the spas current safety features reviewed to include all spa electrical grounding systems, current safety features and new advancements in spa safety explored for implementation.

Section 2: Exterior & Structure

Exterior Wall Covering

NM/PC.

~Baseline Repair and Ongoing: Siding decline was observed along some areas of the lower siding courses of the home as a result of moisture and snow contact over the years; After the siding is removed, the wall sheathing, 2X4 wall studs and sill behind the siding should be inspected for damage when the siding is removed and repaired in these areas if damage is identified; A full review of the homes perimeter needs to be performed and the repairs completed: Wood sided homes need to be reviewed yearly and the damaged siding repaired to eliminate further decline of the remaining siding as well as protecting the structure behind the siding from further damage due to water penetration.

Eaves, Soffits, Fascia Boards and Exposed Roof Rafter Ends

PC.

Area Above Tractor Port.

~Soffit and Fascia Board: Gaps: Gaps along the fascia boards were observed along the corner of the soffit; After the cause is determined and corrected, the area will need to be sealed including filling and finishing any gaps.

Trim

NM/PC.

~Corner Trim Boards: Lower Decayed Ends: Rear OF Home At Deck: As a result of water absorption at the butt ends of the corner trim boards, the water absorption has caused decay on the ends of the boards; The ends of the trim boards should be repaired and correction made when identified.

Cupula.

~Repair If Needed and Paint: In preparation for the painting, any decayed or damaged wood will need to be addressed in preparation for the painting.

Exterior Windows

PC.

~Front Transom Window Above Front Door: As a result of heat buildup, the seal installed between the window panes has deformed and moved into the window space; A professional window company will need to be consulted to correct the observation.

Exterior Foundation Observations

SI/PC.

SI.

Front Corner Of Home.

~Foundation Form Pins: The foundation form pins used to secure the metal panels used to pour the foundation have been left in place and are protruding from the concrete; The pins will need to be removed.

PC.

Tractor Port and Side Patio Slab.

~Cracked and settled slabs were observed; The cause will need to be determined, and the areas corrected to eliminate the observation.

Propane Tank, Metering When Applicable, and Exterior Piping

CN/SI.

Both Properties.

~Propane Tank, Piping and Regulator(s): The propane delivery company will need to be contacted to confirm the propane tank ownership and condition, corrugated stainless steel tubing (CSST) pipe bonding if applicable, meter condition if applicable, and the condition of the interior and exterior lines, shutoffs, regulators, and regulators venting protection serving the home before taking ownership of the system.

Outbuilding.

The floating fuel line needs to be properly secured.

Deck(s)

SI.

~New deck construction requirements are needed to ensure a safe deck: A professional building/deck

contractor should be consulted to ensure all corrections and any others identified in the course of the estimates and repairs are completed.

~Stair Reconstruction: As a result of poor stair conditions, the stair will need to be rebuilt.

~Connection To Home: Deck to Home Connection Renewal: An important correction to safe deck construction, lag bolts or approved deck connection screws securing the deck to the home need to be added to ensure the deck is properly connected to the home; Nails do not hold decks and may shear or pull from the home.

~Improperly Flashed: The displaced flashing needs to be properly installed.

Barn(s) and Outbuilding(s) General Assessment

CN.

~Above Average: The outbuilding structure is in excellent condition with a strong roof line, true walls, floor, and foundation; Work to improve repair the window, pull down stair, and other conditions observe will improve the structure.

Barn(s) and Outbuilding(s) Cleanout

NM.

Attic.

~Full Cleanout: The attic needs to be fully cleared of all debris and any stored items not remaining in the structure.

Barn(s) and Outbuilding(s) Windows

PC.

Rear Window.

~Decay Observed: As a result of decayed exterior trim, both exterior and interior window damage was observed; The window will need to be fully reviewed, and all repairs completed to include any unseen damage and proper flashing of the window.

Barn(s) and Outbuilding(s) Doors

SI.

Right Door Facing Out.

~Overhead Garage Door Not Reversing: The door will not reverse when back pressure is applied; The door will need to be corrected.

NM/PC.

~Decayed Second Floor Hay Loft Door: The decayed hayloft door will need to be repaired and properly sealed to eliminate future damage to the repaired door.

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.

Gutters & Downspouts

CN/NM.

~Partially Installed: To aid in draining roof water runoff from around the home and foundation, additional 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.

~Cleaning: The gutters need to be cleaned to allow water to flow freely.

Exterior Home Chimney Observations

PC.

~Covers Installed: Exterior Satisfactory: Condition Inspection, Cleaning, and Liner Determination: The exterior chimney (s) were observed in overall satisfactory condition; Visual observation is not enough in the case of chimneys and a professional chimney service should be consulted for the interior inspection and cleaning of the chimney (s) before use if not completed this year including determining if a liner is required based on the chimneys condition; 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.

Interior Home Chimney Observations

PC.

~Moisture Stains And Efflorescence At Chimney Base: Moisture staining and efflorescence at the base of the

interior chimney indicates moisture may be entering the top of the chimney or condensation is being created within the chimney; At the chimney inspection and service, the cause will need to be determined to ensure no moisture is entering the chimney or it is past moisture damage.

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.

Dwelling-Garage Separation Wall and/or Ceiling Adjacent To Adjoining Living Space

SI.

Vent Near Step Into Home.

~Mechanical Penetrations Like Piping and Vents: All adjoining walls and ceilings to the living space needs to be sealed to slow the spread of flames and fumes from the garage; Any gaps or other penetrations need to be properly fire protected; Several types and methods are available to include fire approved spray foam sealants, Rock-wool insulation, expanding pipe collars, etc; All manufactures installation requirements will need to be followed to properly protect the interior home and its occupants; A professional building contractor should be consulted about the proper material types and methods available to accomplish this safety feature.

Floor Drain

CN.

~Floor Drain(s): The garage is equipped with a floor drain; The floor drain is not tested as part of the inspection protocol but should be cleaned and flushed as a yearly maintenance item to include the identification and marking of the exit point of the drain if present; Some customers elect, or may be required by municipalities or insurance companies, to cover or fill floor drains to eliminate possible harmful discharge of oil based products or other contaminants into the environment.

Garage Door Opener(s)

SI.

Left Door Facing Out.

~Not Reversing: Single Door: The door will not reverse when back pressure is applied; Doors need to reverse automatically when contacting a person, pet or vehicle when the door is in motion; Full Service After Repair: The doors safety devices to include photo eyes and the auto reverse mechanism tested and confirmed as operational.

Support Post/Beams

PC.

~Rust and corrosion was observed at the base of the metal support post for the garage; This is a condition caused overtime by contact with salt and water runoff from cars and winter driving; The post should be corrected to include reinforcing the damaged metal or replacing the post with a non-corrosive material.

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 Current Moisture; Past Staining: Current Relative Humidity Level: The current relative humidity moisture reading for the basement measured 45%; The desired state for basement humidity levels is 45% to not greater than 51%; Higher levels of moisture are common in basements not utilizing dehumidification especially in the summer months; While no active moisture was observed in the basement, wall discoloration along outside walls indicates possible past dampness along lower walls and the floor; The continued and enhanced use of a dehumidification system will help improve the general conditions of any basement and crawl space area; Gutters, proper exterior grading, cold water pipe insulation, installed dehumidification or an air exchange unit in the basement and proper chimney covers if a chimney is present will aid in eliminating higher levels of humidity commonly found in basements

during the summer months and improve air quality of home in general; For the total guaranteed elimination of moisture or if more severe water penetration is observed during rainy periods, heavy rain events or winter snow melts, a professional basement water specialist will need to be consulted about potential remedies.

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.

Basement Stairs / Railings

SI.

~Grasp Rail Missing: 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; The current rail is missing and will need to be installed.

~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

CN.

~Finished Space And Insulation Installed: Sill, Sill Plate, Floor Joist Connections, and Subfloor: As a result of installed insulation, the areas were not fully inspected; The areas that are exposed are in satisfactory condition.

Central Vacuum System

CN.

~Central Vacuum System: Running: Attachments Located: The home is equipped with a central vacuum system: While not inspected as part of the inspection scope, the unit turned on and was operating; The supporting attachments for the unit were in the closets and their operability will need to be verified; The systems require maintenance to include the emptying and cleaning of the dirt collection bin and filter associated with the vacuum system found at the base of the motor.

Section 6: Plumbing

Water Service

PC.

~Quick Cycling: The well pump is quick cycling to include water pressure variances in the home; A full review of the well system will need to be performed, and the cause determined and corrected.

CN.

~Water Shutoff Not Closing: The water shutoff will not close and needs to be freed/corrected to allow the water to be shut off during emergencies or maintenance of the equipment.

BP.

~Well: Pressure Tank, Cleanup, Cold Water Pipe Insulation and Catch-pan: If not in completed, all dirt and debris and any nonessential items should be removed from around the homes water system; The pressure tank area needs to be cleaned; Condensation generated from cold water pipes and humid room conditions, common in this area, drip onto floors and drop ceilings if installed; Insulating cold water pipes and adding a drip catch pan below the well pump pressure gauge and piping area at the base of the tank will help lessen this impact.

Water Treatment

CN.

~Canister Filter: The filters cartridge should be changed per manufacturers recommended intervals; If a red or sometimes blue button is present on the top of the filter housing, the button will need to be pressed

after closing the water supply to the filter to release pressure.

Water Heater(s)

PC.

~Rinnai Gas Hot Water Heater Service: Like boilers and furnaces and before taking possession of the unit, It is recommended the Rinnai gas hot water heater be serviced including the verification of the proper operation of all exhaust venting mechanics and distance to grade and snow blockage protection, and descaling of the unit to ensure full heating operation.

Waste

PC.

~Private: At the time of the inspection, the interior home septic system is functioning with adequate drain flow observed and no unusual septic odors in the home; A licensed septic professional will need to be consulted to ensure the septic system, tank and leach field is fully functional with no observable defects in the pipes leading the distribution box or leach field including the tanks condition; You should empty out your septic tank per the septic specialist recommendations.

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: Propane Fired Hot Water Boiler(s)

Heating System Service

PC.

~2024/25 Heating Season Servicing: Service Plans: Last service date tag- 2017: To set the baseline operating condition of the boiler before taking possession of the equipment, the boiler need to be fully serviced; It is recommended a professional heating contractor be consulted to have the boiler serviced and fully cleaned; In addition, the boiler shroud, and all connecting sensors and pipes inspected for corrosion and scale; Propane fired boilers should be serviced every year to ensure the exhaust and mechanical workings of the boiler are in 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.

Unit Exhaust Venting

PC.

~Full Review At Service: The exhaust vent needs to be full inspected at the boiler service to ensure the boiler exhaust and safety shutoff systems meets all manufacturers recommended specification for the safe operation of the vent including proper clearance to combustible materials.

Heat Distribution

PC.

Second Floor Hall Bathroom.

~Bathroom Radiant Floor Heat: No Heat Tracing Detected: The thermostats were activated; No heat tracing was observed after the floors were activated; The cause will need to be determined and corrected.

Basement.

~Zone Not Heating: The heating zone serving the area will not heat; The heating components to include the thermostat condition need to be assessed and repaired; After repair, a reconfirmation of each zone will need to be performed to ensure all are circulating correctly after the repair.

Above Boiler.

~Leaking High Air Vent(s) and Damaged Expansion Tank: A common condition on boilers is leaking air vents and valves above expansion tanks and distribution lines for the boiler; All of the vents and valves need to be reviewed and corrected to eliminate the leaks and subsequent corrosion on the boiler.

Section 7: Barn/Outbuilding Heat

Heating System

PC.

Ceiling Modine.

~2024/2025 Heating Season: Service and Last Service Date Tag- Not Determined; The furnace fired and ran during the inspection process; To set the baseline operating condition before taking possession of the furnace and in prep for the current and upcoming heating seasons, it is recommended a professional heating contractor be consulted to have the furnace fully serviced, cleaned, efficiency rated and

verification of the recent servicing documented; In addition, the furnace 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; Gas fired furnaces should be serviced every year to ensure the exhaust fans and mechanical workings of the furnace are in satisfactory condition.

Section 7: Wood Stove Insert

Wood Stove Insert Service

PC/SI.

Both Stoves.

~Wood Burning Insert: Inspection and Cleaning: Like fireplaces and wood-stoves, fireplace inserts require flues and liners to be cleaned and inspected before use by a professional chimney service and ongoing on a yearly basis to ensure the insert functions properly; It is important to have the presence of the flue liner confirmed and that it runs the full length of the chimney; The lack of a full flue liner can create an environment above the insert for heavy creosote development.

First Floor Family Room.

~Hearth: 18 Inches of Hearth Clearance: Wood burning stoves require 18 inches of clearance from all combustible floor surfaces; The hearth will require additional floor protection.

Section 7: Wood Stove

Wood Stove Service

PC.

~2024/25 Heating Season: If not completed this year in prep for the heating season, the woodstove(s) and chimney(s) need to be cleaned and inspected before use by a professional chimney service and ongoing on a yearly basis to ensure the stove(s), chimney(s) function properly and all clearances to combustible materials are met.

Clearances

SI.

~Hearth: 18 Inches of Hearth Clearance: Wood burning stoves require 18 inches of clearance from all combustible floor surfaces; A properly typed and sized hearth will need to be installed.

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.

Windows

NM.

Rear Sunroom.

~Casement Windows: Seral windows are missing the locking handle covers; The covers will need to be installed allowing for easier opening and cloing of the locking mechanism.

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.

<https://vitalcommunities.org/energy/greenrealestate/buyer/>

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

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.

[Barn Stairs, Horse Stalls, Lofts and Raised Floors Between Levels](#)

SI.

~Pull Down Stairs: Do Not Use Until Corrected: The pull down stairs are improperly secured (minimal and undersized nails) and a step hinge is coming apart; The stair will need to be repaired to include repairing the damaged cover in the stair.

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

[Disposal](#)

PC.

~Some garbage disposal types may have a long term negative impact on septic systems and should be removed or properly filtered if recommended to be removed or corrected by the septic inspection company.

[Microwave/ Vegetable Steaming Unit](#)

PC.

~Door Difficult To Open: The door will not open easily; The cause will need to be determined and corrected.

~Control Knob: The control knob does not display; The cause will need to be determined and corrected.

[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: The current clearance is 17 inches.

[Refrigerator](#)

PC.

~Missing Cover On The Ice Maker: The missing cover on the ice maker needs to be installed.

Section 10: Bathroom 1

[General Observations](#)

Basement.

~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.

[Bathtub](#)

NM.

~The tub is draining but the drain plug will not close to allow the tub to hold water.

[Ventilation](#)

PC.

~Vent Fan Running But Not Pulling Air: The vent fan is running but is not pulling adequate air when tested; The fan will need to be assessed to determine and correct the cause.

[Sinks](#)

NM.

~Drain Plug Repair: The sink is draining properly but the drain plug is not operating correctly.

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.

Bathtub

NM.

~The tub drains but the drain stopper will not operate and will need to be corrected.

Shower

CN.

~Damaged Finish: Damage finish was observed along surfaces of the shower; If leaking develops, the shower will need to be repaired or replaced.

Section 10: Bathroom 4

General Observations

First Floor Hallway Half Bath.

~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 tested satisfactory unless listed.

Sinks

NM.

~The sink is draining but the sink drain needs to be adjusted to operate correctly.

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 Ventilation

PC.

~Properly Installed Venting: To provide the best venting conditions for attic spaces, the installation of attic soffit baffles and soffit vents is recommended to allow heat to move effectively out of attic spaces during the summer months and moisture out in the winter.

Insulation: Attic/Knee Wall

BP.

Installed.

~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

Generator

PC.

~Standby Generator: Auto Transfer Switch; Active Control Status: The home is equipped with a 18 kW propane fired exterior power generation unit and auto transfer switch gear at the electrical panel in the basement; The unit is inspected for exterior defects, vegetation blocking air intake ports, and last service date indications; The unit is not live tested as part of the home inspection protocol; Last Service Date: 1/23. A licensed electrical contractor or service company servicing the generator should be consulted about the current service status and verification of the units operation, all connecting service wires, oil condition, the electrical circuits and systems supported by the generator and all transfer switching off and back onto the utility service.

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.

~Screws: Some Missing: Approved panel screws need to be installed in all panel cover slots.

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

[Sub Panel\(s\)/Disconnect\(s\)](#)

SI.

Both Panels.

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

Basement.

~Screws: Approved electrical panel screws need to be added to the panel.

[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.

Full Review Of All Outlets,

~Exterior Installed Not Operating; The exterior GFCI is installed but will not trip test indicating a failed switch; After repair, a full review of all exterior outlets will need to be performed to ensure the repair has not impacted another outlet.

~Loose Conduit: The loose conduit on the side of the home needs to be properly secured.

~Spa: All Spa Equipment Review and Grounding Confirmation: A full review of all spa associated electrical panels, GFCI's and conduit and connection requirements needs to be completed with ongoing yearly reviews due to the importance of maintaining a safe spa environment.

[Outbuildings/Shops/Pool Houses/Greenhouses Fixtures and Switches](#)

SI.

~Missing cover plates on electrical junction boxes were observed and will need to be properly covered.

~Interior GFCI's: Installed But Not Operating: All interior electrical receptacles require GFCI protection; When tested, some outlets did not trip off; A full review of all of the plugs will need to be performed to ensure the plugs are operational after the repairs are made.

[Garage: Outlets, Fixtures, & Switches](#)

SI.

~The damaged garage door lift control need to be repaired.

[Basement/Crawlspace: Outlets, Fixtures, & Switches](#)

SI.

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

[Propane System Bonding](#)

SI.

~Yellow Corrugated Stainless Steel Tubing: CSST Propane Lines: For human and lightning safety, proper bonding of the propane gas lines and appliances will need to be installed to ensure the unit and gas piping is properly bonded; Bonding is the permanent joining of metallic parts to form an effective electrical path that ensures continuity and the capacity to safely conduct any current likely to be imposed away from the propane.

[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.

[Kitchen: Outlets, Fixtures, & Switches](#)

SI.

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

[Bathroom\(s\): Outlets, Fixtures, & Switches](#)

SI.

Primary Bath.

~Whirlpool Tub: GFCI Protection Confirmation: The GFCI protection required on the whirlpool tub could not be verified; The tub requires GFCI protection in direct view through an access opening and less than or equal to 12 inches from the opening.

[Smoke and CO Detection](#)

SI and BP.

SI.

~Current Status: Wired Units Over 10 Years Old And Missing; Renew all units.

~Centrally Monitored System and Operation: The home is equipped with a centrally monitored fire detection system; CO units may be installed and incorporated into the system or in locations not identified; The company will need to be contacted to confirm the presence of smoke, fire and CO detection and to understand the full operating scope of the system to ensure its operability and safety of the home and occupants at move in and going forward.

~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: 11/4/2024

Time: Morning

Weather Conditions: Cloudy

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

Comments:

Date Of Inspection: 11/4/2024

Weather: 41 Degrees and Cloudy

Square Feet Inspected: 4,146

Driveway

Condition: Needs Maintenance

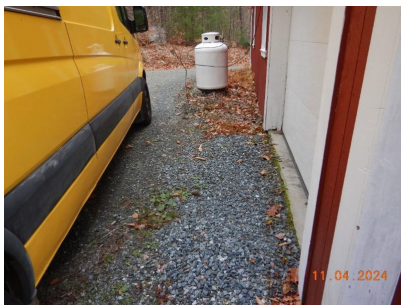
Type: Gravel

Comments:

NM.

Outbuilding.

~Snow Plow Work: As a result of snow plow work, the gravel has been pushed in piles and will need to be re-graded; Proper grading will improve water to move away from the outbuilding structure.



Primary Use Entrance To Home

Condition: Safety Improvement

Location:Front Side Of Home

Step Type(s):Composite

Landing Type(s):Composite

Comments:

SI.

~Reconstruct Step Stairs: As a result of a settled stair corner, the stair will need to be reconstructed to allow for a safe entrance into and out of the property.



Other Entrance(s) To Home

Condition: Safety Improvement

Location:Front Center Of Home

Step Type(s):Stone

Landing Type(s):Stone

Railing:No

Comments:

SI.

~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.

~Landing Pad Added: An important addition at the bottom of a steps or stairs from a home is the addition of a landing pad; Landing pads allow for the safe stepping into or out of homes or onto and off stairs.



Sidewalks / Walkways

Condition: Customer Note/ Sellers Note/ Owners Note

Type:Missing

Comments:

CN.

~Walkways Established: Walkways from the driving area and between entry points of the home should be established; Continuous walks allow people to move safely across lawns and open areas especially during winter and rain events.



Retaining Walls and Slopes

Condition: Professional Consultation/ Further Evaluation, Safety Improvement

Type:Stone

Location: Side Of Home

Comments:

SI/PC.

SI.

~Height Protection: Retaining walls greater than 30 inches in height need the addition of a rail or guard system protecting individuals from walking off or backing off the wall top especially in the night time hours.

PC.

Front Corner Of Home.

~Erosion: As a result of slipped stones, the soil at the top of the wall has eroded; The stone wall will need to be reestablished, and the area filled and graded along the home to eliminate the observation.



General Grading / Drainage

Condition: Satisfactory

Grading at House Wall

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Please see this Section: Retaining Walls Ans Slopes notes.

Trees & Shrubs

Condition: Best Practice

Comments:

BP.

~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.

Hot Tub, Pool and Exterior Sauna Safety

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

Comments:

CN/Sl.

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



Barn(s) and Outbuilding(s) Exterior Steps and Ramps

Condition: Satisfactory

Barn(s) and Outbuilding(s) General Grading / Drainage

Condition: Satisfactory

Barn(s) and Outbuilding(s) Trees & Shrubs

Condition: Satisfactory

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: 2000

Type:Single Family

Exterior Wall Structure

Condition: Satisfactory

Type:Wood Frame

Exterior Wall Covering

Condition: Needs Maintenance, Professional Consultation/ Further Evaluation

Type:Wood

Inspection Method Used:Visual Inspection and Area Probe

Comments:

NM/PC.

~Baseline Repair and Ongoing: Siding decline was observed along some areas of the lower siding courses of the home as a result of moisture and snow contact over the years; After the siding is removed, the wall sheathing, 2X4 wall studs and sill behind the siding should be inspected for damage when the siding is removed and repaired in these areas if damage is identified; A full review of the homes perimeter needs to be performed and the repairs completed: Wood sided homes need to be reviewed yearly and the damaged siding repaired to eliminate further decline of the remaining siding as well as protecting the structure behind the siding from further damage due to water penetration.

Eaves, Soffits, Fascia Boards and Exposed Roof Rafter Ends

Condition: Needs Maintenance

Comments:

PC.

Area Above Tractor Port.

~Soffit and Fascia Board: Gaps: Gaps along the fascia boards were observed along the corner of the soffit; After the cause is determined and corrected, the area will need to be sealed including filling and finishing any gaps.



Trim

Condition: Satisfactory

Type: Wood

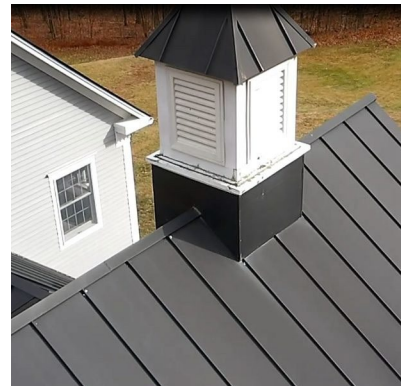
Comments:

NM/PC.

~Corner Trim Boards: Lower Decayed Ends: Rear OF Home At Deck: As a result of water absorption at the butt ends of the corner trim boards, the water absorption has caused decay on the ends of the boards; The ends of the trim boards should be repaired and correction made when identified.

Cupula.

~Repair If Needed and Paint: In preparation for the painting, any decayed or damaged wood will need to be addressed in preparation for the painting.



Exterior Windows

Condition: Satisfactory, Professional Consultation/ Further Evaluation

Comments:

PC.

~Front Transom Window Above Front Door: As a result of heat buildup, the seal installed between the window panes has deformed and moved into the window space; A professional window company will need to be consulted to correct the observation.



Exterior Door(s) Condition

Condition: Satisfactory

Type:Combination

Exterior Foundation Observations

Condition: Satisfactory, Professional Consultation/ Further Evaluation, Safety Improvement

Type:Concrete

Comments:

SI/PC.

SI.

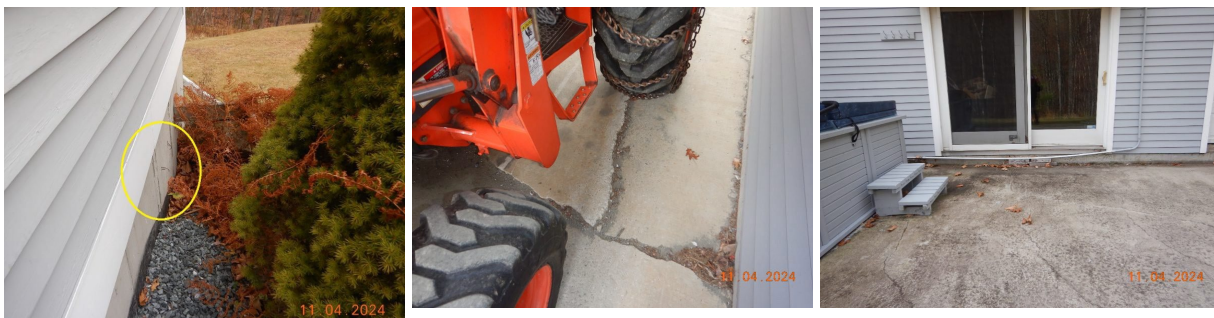
Front Corner Of Home.

~Foundation Form Pins: The foundation form pins used to secure the metal panels used to pour the foundation have been left in place and are protruding from the concrete; The pins will need to be removed.

PC.

Tractor Port and Side Patio Slab.

~Cracked and settled slabs were observed; The cause will need to be determined, and the areas corrected to eliminate the observation.



Propane Tank, Metering When Applicable, and Exterior Piping

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

Comments:

CN/SI.

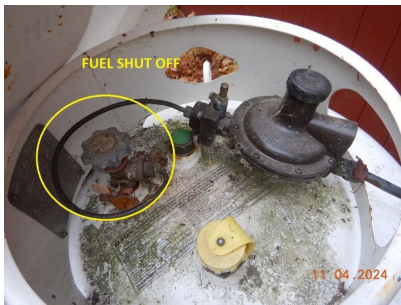
Both Properties.

~Propane Tank, Piping and Regulator(s): The propane delivery company will need to be contacted to confirm the propane tank ownership and condition, corrugated stainless steel tubing (CSST) pipe bonding if applicable, meter condition if applicable, and the condition of the interior and exterior lines, shutoffs, regulators, and regulators venting protection serving the home before taking ownership of the system. Outbuilding.

The floating fuel line needs to be properly secured.



Improperly Secured Full Line



Deck(s)

Condition: Professional Consultation/ Further Evaluation, Safety Improvement

Type: Composite

Construction Attachment To Home : Nailed to House

Deck: On-Grade: Less Than 30 Inches In Height From Soil Level

Comments:

SI.

~New deck construction requirements are needed to ensure a safe deck: A professional building/deck contractor should be consulted to ensure all corrections and any others identified in the course of the estimates and repairs are completed.

~Stair Reconstruction: As a result of poor stair conditions, the stair will need to be rebuilt.

~Connection To Home: Deck to Home Connection Renewal: An important correction to safe deck construction, lag bolts or approved deck connection screws securing the deck to the home need to be added to ensure the deck is properly connected to the home; Nails do not hold decks and may shear or pull from the home.

~Improperly Flashed: The displaced flashing needs to be properly installed.



Patio(s)

Condition: Satisfactory
Type: Pavers
Location: Rear Of Home

Barn(s) and Outbuilding(s) General Assessment

Barn Size : Large
Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Above Average: The outbuilding structure is in excellent condition with a strong roof line, true walls, floor, and foundation; Work to improve repair the window, pull down stair, and other conditions observe will improve the structure.

Barn(s) and Outbuilding(s) Cleanout

Condition: Needs Maintenance

Comments:

NM.

Attic.

~Full Cleanout: The attic needs to be fully cleared of all debris and any stored items not remaining in the structure.



Barn(s) and Outbuilding(s) Foundation

Foundation Type : Slab

Condition: Satisfactory

Barn(s) and Outbuilding(s) Sill, Floor Joist and Beams

Condition: Satisfactory

Barn(s) and Outbuilding(s) Windows

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

Rear Window.

~Decay Observed: As a result of decayed exterior trim, both exterior and interior window damage was observed; The window will need to be fully reviewed, and all repairs completed to include any unseen damage and proper flashing of the window.



Barn(s) and Outbuilding(s) Doors

Condition: Needs Maintenance, Professional Consultation/ Further Evaluation, Safety Improvement

Comments:

SI.

Right Door Facing Out.

~Overhead Garage Door Not Reversing: The door will not reverse when back pressure is applied; The door will need to be corrected.

NM/PC.

~Decayed Second Floor Hay Loft Door: The decayed hayloft door will need to be repaired and properly sealed to eliminate future damage to the repaired door.



Barn(s) and Outbuilding(s) Trim and Siding: Exterior

Siding Type:Wood

Condition: Needs Maintenance, Professional Consultation/ Further Evaluation

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

Exterior Roof Structure

Condition: Satisfactory

Exterior Roof Structure Observation :No Noted Observations Out Of Normal Roof Structure Conditions

Exterior Roof Covering Condition

Condition: Satisfactory

Metal Type:Standing Seam





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: Needs Maintenance

Type:Aluminum

Comments:

CN/NM.

~Partially Installed: To aid in draining roof water runoff from around the home and foundation, additional 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.

~Cleaning: The gutters need to be cleaned to allow water to flow freely.

Exterior Home Chimney Observations

Condition: Professional Consultation/ Further Evaluation

Type:Brick

Comments:

PC.

~Covers Installed: Exterior Satisfactory: Condition Inspection, Cleaning, and Liner Determination: The exterior chimney (s) were observed in overall satisfactory condition; Visual observation is not enough in the case of chimneys and a professional chimney service should be consulted for the interior inspection and cleaning of the chimney (s) before use if not completed this year including determining if a liner is required based on the chimneys condition; 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.



Interior Home Chimney Observations

Condition: Professional Consultation/ Further Evaluation

Type:Block

Comments:

PC.

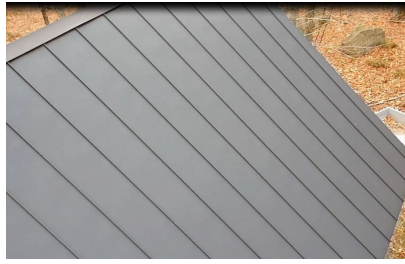
~Moisture Stains And Efflorescence At Chimney Base: Moisture staining and efflorescence at the base of the interior chimney indicates moisture may be entering the top of the chimney or condensation is being created within the chimney; At the chimney inspection and service, the cause will need to be determined to ensure no moisture is entering the chimney or it is past moisture damage.



Barn(s) and Outbuilding(s) Roof(s) Structure and Roof(s) Cover Condition

Condition: Satisfactory

Metal Type:Standing Seam



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.

Dwelling-Garage Separation Wall and/or Ceiling Adjacent To Adjoining Living Space

Condition: Safety Improvement

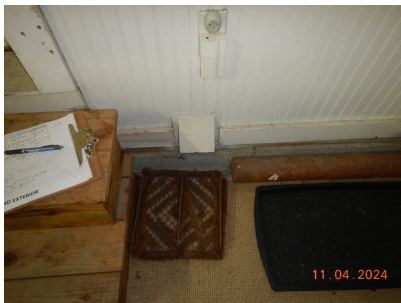
Current Fire Separation Material Types : Sheetrock

Comments:

SI.

Vent Near Step Into Home.

~Mechanical Penetrations Like Piping and Vents: All adjoining walls and ceilings to the living space needs to be sealed to slow the spread of flames and fumes from the garage; Any gaps or other penetrations need to be properly fire protected; Several types and methods are available to include fire approved spray foam sealants, Rock-wool insulation, expanding pipe collars, etc; All manufactures installation requirements will need to be followed to properly protect the interior home and its occupants; A professional building contractor should be consulted about the proper material types and methods available to accomplish this safety feature.



Flooring

Type:Concrete

Floor Drain

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Floor Drain(s): The garage is equipped with a floor drain; The floor drain is not tested as part of the inspection protocol but should be cleaned and flushed as a yearly maintenance item to include the identification and marking of the exit point of the drain if present; Some customers elect, or may be required by municipalities or insurance companies, to cover or fill floor drains to eliminate possible harmful discharge of oil based products or other contaminants into the environment.

Garage Door Opener(s)

Condition: Safety Improvement

Comments:

SI.

Left Door Facing Out.

~Not Reversing: Single Door: The door will not reverse when back pressure is applied; Doors need to reverse automatically when contacting a person, pet or vehicle when the door is in motion; Full Service After Repair: The doors safety devices to include photo eyes and the auto reverse mechanism tested and confirmed as operational.

Support Post/Beams

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Rust and corrosion was observed at the base of the metal support post for the garage; This is a condition caused overtime by contact with salt and water runoff from cars and winter driving; The post should be corrected to include reinforcing the damaged metal or replacing the post with a non-corrosive material.



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, Finished, Unfinished

Access: Stairs, Exterior opening

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: No Moisture and Past Staining

Comments:

CN.

~No Current Moisture; Past Staining: Current Relative Humidity Level: The current relative humidity moisture reading for the basement measured 45%; The desired state for basement humidity levels is 45% to not greater than 51%; Higher levels of moisture are common in basements not utilizing dehumidification especially in the summer months; While no active moisture was observed in the basement, wall discoloration along outside walls indicates possible past dampness along lower walls and the floor; The continued and enhanced use of a dehumidification system will help improve the general conditions of any basement and crawl space area; Gutters, proper exterior grading, cold water pipe insulation, installed dehumidification or an air exchange unit in the basement and proper chimney covers if a chimney is present will aid in eliminating higher levels of humidity commonly found in basements during the summer months and improve air quality of home in general; For the total guaranteed elimination of moisture or if more severe water penetration is observed during rainy periods, heavy rain events or winter snow melts, a professional basement water specialist will need to be consulted about potential remedies.

Dehumidifier and Energy Recovery Ventilation (ERV/HRV)

Condition: Best Practice

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.



Condition without Dehumidification	Area (Sq. Feet)				
	500	1,000	1,500	2,000	2,500
	Capacity of Humidifier (Pints)				
Moderately Damp (space feels damp and has musty odor only in humid weather)	10	14	18	22	26
Very Damp (space always feels damp and has musty odor. Damp spots show on walls and floor.)	12	17	22	27	32
Wet (space feels and smells wet. Walls or floor sweat, or seepage is present.)	14	20	26	32	38
Extremely Wet (laundry drying, wet floor, high load conditions.)	16	23	30	37	44



Source: Association of Home Appliance Manufacturers (AHAM)

Floor

Condition: Satisfactory

Type (s): Concrete, Engineered Wood

Insulation

Presence : Top Of Basement Foundation, Basement Ceiling

Basement Stairs / Railings

Condition: Safety Improvement

Type: Wood

Comments:

SI.

~Grasp Rail Missing: 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; The current rail is missing and will need to be installed.

~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: Customer Note/ Sellers Note/ Owners Note

Type: Conventional

Visibility: Not Fully Visible As A Result Of Fiberglass Insulation Along The Top Of The Foundation., Limited Visibility As A Result Of Ceiling Insulation. , Not Visible As A Result Of The Finished Space and Sheetrock Ceiling Throughout.

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

Comments:

CN.

~Finished Space And Insulation Installed: Sill, Sill Plate, Floor Joist Connections, and Subfloor: As a result of installed insulation, the areas were not fully inspected; The areas that are exposed are in satisfactory condition.

Floor Drain

Condition: Customer Note/ Sellers Note/ Owners Note

Visibility: Visible

Comments:

CN.

~Floor Drain: The drain is not tested as part of the inspection process due to potential water damage if the drain fails to operate; Testing or owner verification should be performed before the home is purchased to include scoping the line and the location and marking of the exit point from the home; Yearly maintenance is required where the drain exits to ensure the opening remains clear of vegetation or pest obstruction.

Ceiling

Condition: Satisfactory

Type: Open, Closed

Central Vacuum System

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Central Vacuum System: Running: Attachments Located: The home is equipped with a central vacuum system: While not inspected as part of the inspection scope, the unit turned on and was operating; The supporting attachments for the unit were in the closets and their operability will need to be verified; The systems require maintenance to include the emptying and cleaning of the dirt collection bin and filter associated with the vacuum system found at the base of the motor.



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.

Well Head Location and Condition

Location :Side Of Home
Condition: Satisfactory

Water Entrance Material Type

Condition: Satisfactory
Type:Plastic
Location: Basement

Water Service

Condition: Customer Note/ Sellers Note/ Owners Note, Best Practice, Professional Consultation/ Further Evaluation
Type:Private

Comments:

PC.

~Quick Cycling: The well pump is quick cycling to include water pressure variances in the home; A full review of the well system will need to be performed, and the cause determined and corrected.

CN.

~Water Shutoff Not Closing: The water shutoff will not close and needs to be freed/corrected to allow the water to be shut off during emergencies or maintenance of the equipment.

BP.

~Well: Pressure Tank, Cleanup, Cold Water Pipe Insulation and Catch-pan: If not in completed, all dirt and debris and any nonessential items should be removed from around the homes water system; The pressure tank area needs to be cleaned; Condensation generated from cold water pipes and humid room conditions, common in this area, drip onto floors and drop ceilings if installed; Insulating cold water pipes and adding a drip catch pan below the well pump pressure gauge and piping area at the base of the tank will help lessen this impact.



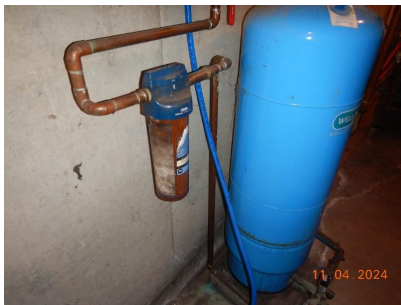
Water Treatment

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Canister Filter: The filters cartridge should be changed per manufacturers recommended intervals; If a red or sometimes blue button is present on the top of the filter housing, the button will need to be pressed after closing the water supply to the filter to release pressure.



Water Heater(s)

Condition: Professional Consultation/ Further Evaluation

Fuel type: Heating system

Water Heater Data

Extension: Present

Location & Capacity

Location: Basement

Date Of Manufacturing : 2020

Capacity (gallons): On Demand

Comments:

PC.

~Rinnai Gas Hot Water Heater Service: Like boilers and furnaces and before taking possession of the unit,

It is recommended the Rinnai gas hot water heater be serviced including the verification of the proper operation of all exhaust venting mechanics and distance to grade and snow blockage protection, and descaling of the unit to ensure full heating operation.



Waste

Condition: Professional Consultation/ Further Evaluation
Pipe type:PVC
Septic type:Private Per Listing/Agent/Owner

Comments:
PC.

~Private: At the time of the inspection, the interior home septic system is functioning with adequate drain flow observed and no unusual septic odors in the home; A licensed septic professional will need to be consulted to ensure the septic system, tank and leach field is fully functional with no observable defects in the pipes leading the distribution box or leach field including the tanks condition; You should empty out your septic tank per the septic specialist recommendations.

Waste And Drain Lines Interior Basement/Crawlspace/Slab

Condition: Satisfactory
Type:PVC
Flow rate:Satisfactory

Water Pipes, Valves Conditions

Condition: Satisfactory
Type:Plastic

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
Faucet Type:Frost Free

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: Propane Fired Hot Water Boiler(s)

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 Service

Condition: Professional Consultation/ Further Evaluation

Type:Boiler

Fuel Type:Liquid Propane

Heating System Data

Boiler Date Of Manufacturing : 2000

Capacity: 130,000

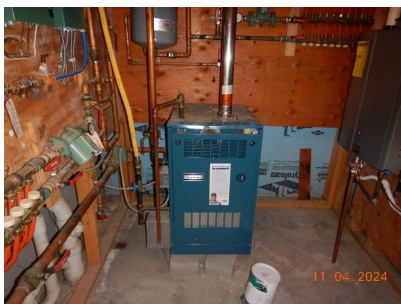
Location: Basement

Thermostat Location: Various

Comments:

PC.

~2024/25 Heating Season Servicing: Service Plans: Last service date tag- 2017: To set the baseline operating condition of the boiler before taking possession of the equipment, the boiler need to be fully serviced; It is recommended a professional heating contractor be consulted to have the boiler serviced and fully cleaned; In addition, the boiler shroud, and all connecting sensors and pipes inspected for corrosion and scale; Propane fired boilers should be serviced every year to ensure the exhaust and mechanical workings of the boiler are in 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.



Unit Exhaust Venting

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Full Review At Service: The exhaust vent needs to be full inspected at the boiler service to ensure the boiler exhaust and safety shutoff systems meets all manufacturers recommended specification for the safe operation of the vent including proper clearance to combustible materials.

Heat Distribution

Condition: Professional Consultation/ Further Evaluation

Type:Baseboard, Radiant

Location:Each room

Comments:

PC.

Second Floor Hall Bathroom.

~Bathroom Radiant Floor Heat: No Heat Tracing Detected: The thermostats were activated; No heat tracing was observed after the floors were activated; The cause will need to be determined and corrected.

Basement.

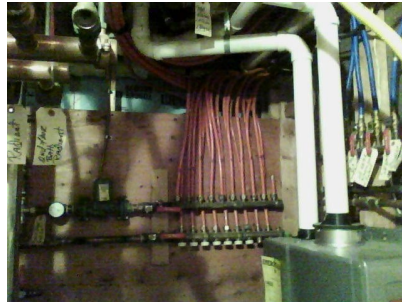
~Zone Not Heating: The heating zone serving the area will not heat; The heating components to include the thermostat condition need to be assessed and repaired; After repair, a reconfirmation of each zone will need to be performed to ensure all are circulating correctly after the repair.

Above Boiler.

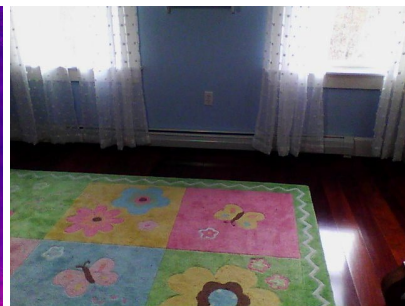
~Leaking High Air Vent(s) and Damaged Expansion Tank: A common condition on boilers is leaking air vents and valves above expansion tanks and distribution lines for the boiler; All of the vents and valves need to be reviewed and corrected to eliminate the leaks and subsequent corrosion on the boiler.

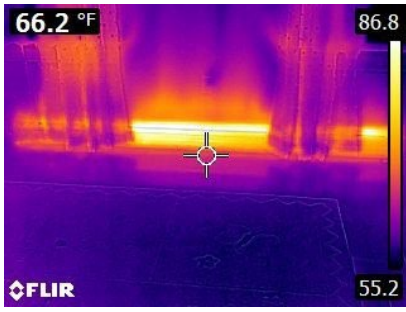


Leaking And Corroded High Air Vent



IR Upper Floors Radiant Floor Heat Tracing





Section 7: Barn/Outbuilding Heat

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: Forced air

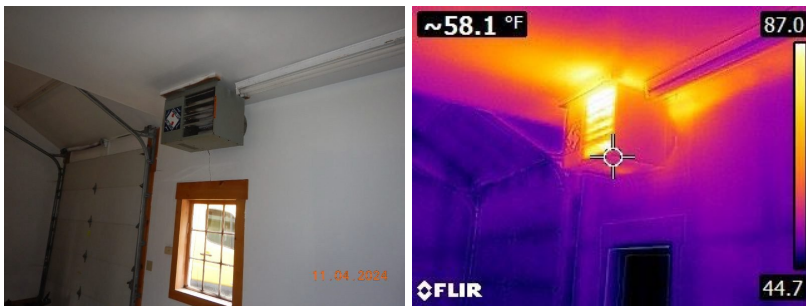
Fuel Type: Liquid Propane

Comments:

PC.

Ceiling Modine.

~2024/2025 Heating Season: Service and Last Service Date Tag- Not Determined; The furnace fired and ran during the inspection process; To set the baseline operating condition before taking possession of the furnace and in prep for the current and upcoming heating seasons, it is recommended a professional heating contractor be consulted to have the furnace fully serviced, cleaned, efficiency rated and verification of the recent servicing documented; In addition, the furnace 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; Gas fired furnaces should be serviced every year to ensure the exhaust fans and mechanical workings of the furnace are in satisfactory condition.



IR Heat Tracing

Section 7: Wood Stove Insert

Wood Stove Insert Service

Condition: Professional Consultation/ Further Evaluation

Comments:

PC/SI.

Both Stoves.

~Wood Burning Insert: Inspection and Cleaning: Like fireplaces and wood-stoves, fireplace inserts require flues and liners to be cleaned and inspected before use by a professional chimney service and ongoing on a yearly basis to ensure the insert functions properly; It is important to have the presence of the flue liner confirmed and that it runs the full length of the chimney; The lack of a full flue liner can create an environment above the insert for heavy creosote development.

First Floor Family Room.

~Hearth: 18 Inches of Hearth Clearance: Wood burning stoves require 18 inches of clearance from all combustible floor surfaces; The hearth will require additional floor protection.



First Floor Family Room

Section 7: Wood Stove

Wood Stove Service

Condition: Professional Consultation/ Further Evaluation

Location: Basement

Comments:

PC.

~2024/25 Heating Season: If not completed this year in prep for the heating season, the woodstove(s) and chimney(s) need to be cleaned and inspected before use by a professional chimney service and ongoing on a yearly basis to ensure the stove(s), chimney(s) function properly and all clearances to combustible materials are met.

Clearances

Condition: Safety Improvement

Comments:

SI.

~Hearth: 18 Inches of Hearth Clearance: Wood burning stoves require 18 inches of clearance from all combustible floor surfaces; A properly typed and sized hearth will need to be installed.



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: Satisfactory

Ceilings

Condition: Satisfactory

Type: Drywall

Walls

Condition: Satisfactory

Type: Drywall

Interior Doors

Condition: Satisfactory

Windows

Condition: Needs Maintenance

Type: Double hung, Casement

Material: Wood

Glass Properties: Insulated glass

Comments:

NM.

Rear Sunroom.

~Casement Windows: Seral windows are missing the locking handle covers; The covers will need to be

installed allowing for easier opening and closing of the locking mechanism.



Floor Structure

Floor Structure Condition: Does Not Include Floor Covering Types Condition (not in inspection scope): Satisfactory

Floor Covering Types:Hardwood, Ceramic tile

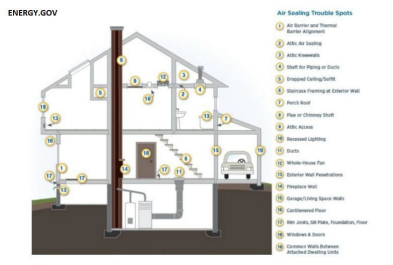
Energy Savings Tip: Air Sealing

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.

<https://vitalcommunities.org/energy/greenrealestate/buyer/>

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

Laundry Room

Condition: Safety Improvement

Dryer:Electric

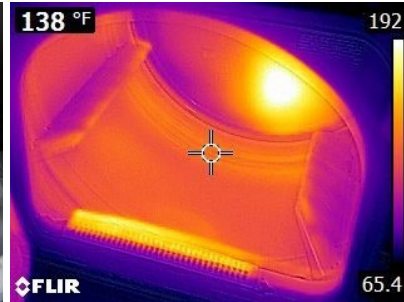
Location:Second Floor

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 Heat Tracing

Moisture

Condition: Satisfactory

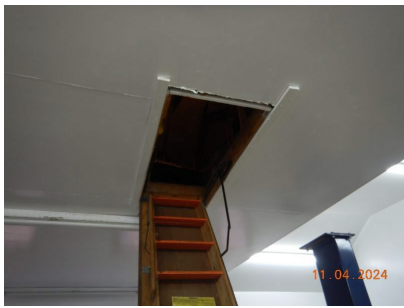
Barn Stairs, Horse Stalls, Lofts and Raised Floors Between Levels

Condition: Safety Improvement

Comments:

SI.

~Pull Down Stairs: Do Not Use Until Corrected: The pull down stairs are improperly secured (minimal and undersized nails) and a step hinge is coming apart; The stair will need to be repaired to include repairing the damaged cover in the stair.



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

Disposal

Condition: Customer Note/ Sellers Note/ Owners Note

Type:Operating

Comments:

PC.

~Some garbage disposal types may have a long term negative impact on septic systems and should be removed or properly filtered if recommended to be removed or corrected by the septic inspection company.

Microwave/ Vegetable Steaming Unit

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Door Difficult To Open: The door will not open easily; The cause will need to be determined and corrected.

~Control Knob: The control knob does not display; The cause will need to be determined and corrected.

Range / Oven

Condition: Safety Improvement

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: The current clearance is 17 inches.

Ventilation

Fan Vents to:Interior

Refrigerator

Condition: Professional Consultation/ Further Evaluation

Ice Maker :Ice Present

Comments:

PC.

~Missing Cover On The Ice Maker: The missing cover on the ice maker needs to be installed.

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: Basement

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

Basement.

~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.

Bathtub

Condition: Needs Maintenance

Type:Built-in

Comments:

NM.

~The tub is draining but the drain plug will not close to allow the tub to hold water.

Ventilation

Condition: Professional Consultation/ Further Evaluation

Bathroom window present:No

Fan Vents to:Not Determined

Comments:

PC.

~Vent Fan Running But Not Pulling Air: The vent fan is running but is not pulling adequate air when tested; The fan will need to be assessed to determine and correct the cause.

Sinks

Condition: Needs Maintenance

Comments:

NM.

~Drain Plug Repair: The sink is draining properly but the drain plug is not operating correctly.

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.

Bathtub

Condition: Needs Maintenance

Type: Whirlpool

Comments:

NM.

~The tub drains but the drain stopper will not operate and will need to be corrected.



Shower

Condition: Customer Note/ Sellers Note/ Owners Note

Type: Fiberglass

Comments:

CN.

~Damaged Finish: Damage finish was observed along surfaces of the shower; If leaking develops, the shower will need to be repaired or replaced.

Section 10: Bathroom 3

General Observation

Location: Second Floor Center Hallway

Condition: Satisfactory

Comments:

Second Floor Center Hall.

~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.

Section 10: Bathroom 4

General Observations

Location: First Floor Half Bath

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

First Floor Hallway Half Bath.

~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 tested satisfactory unless listed.

Sinks

Condition: Needs Maintenance

Comments:

NM.

~The sink is draining but the sink drain needs to be adjusted to operate correctly.

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

Condition: Satisfactory

Observation Position: Pull Down

Interior Roof Structure

Condition: Satisfactory

Type: Truss, Plywood Sheathing

Visibility: Attic: Climb/Walk/Crawl In And Fully Viewed



Moisture Evidence

Condition: Satisfactory

Observed Condition: None

Attic Ventilation

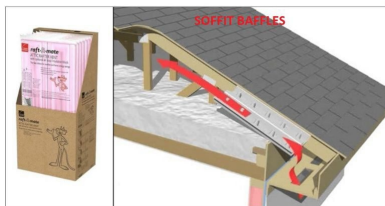
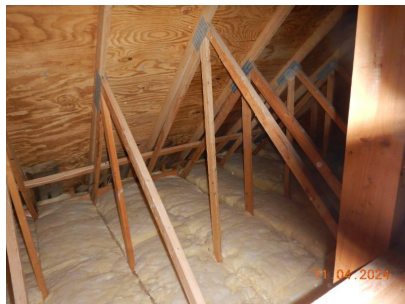
Condition: Professional Consultation/ Further Evaluation

Type:Ridge Vents, Soffit Vents

Comments:

PC.

~Properly Installed Venting: To provide the best venting conditions for attic spaces, the installation of attic soffit baffles and soffit vents is recommended to allow heat to move effectively out of attic spaces during the summer months and moisture out in the winter.



Insulation: Attic/Knee Wall

Condition: Customer Note/ Sellers Note/ Owners Note

Type of Insulation Present:Batts

Insulation Location(s):In-floor

Comments:

BP.

Installed.

~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: Satisfactory

Volts: 240 - 120V

Type: Underground

Capacity: 200

Location: Side Of Home



Generator

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Standby Generator: Auto Transfer Switch; Active Control Status: The home is equipped with a 18 kW propane fired exterior power generation unit and auto transfer switch gear at the electrical panel in the basement; The unit is inspected for exterior defects, vegetation blocking air intake ports, and last service date indications; The unit is not live tested as part of the home inspection protocol; Last Service Date: 1/23. A licensed electrical contractor or service company servicing the generator should be consulted about the current service status and verification of the units operation, all connecting service wires, oil condition, the electrical circuits and systems supported by the generator and all transfer switching off and back onto the utility service.



Wiring Methods Observed In The Structure

Type of wiring: Non-Metallic Sheathed Cable

Main Panel and Disconnect

Condition: Safety Improvement

Location: Basement

Volts: 240 - 120V

Capacity: 200 A

Type and Presence : Circuit-breakers, Installed GFCI Breaker(s) Tested, Ongoing GFCI and AFCI Testing Per Manufactures Recommended Intervals At Move In and Going Forward

Panel Manufacturer (s) : Square D

Subpanel Designation : Yes

Properly Grounding & Bonding

Grounding: Grounded

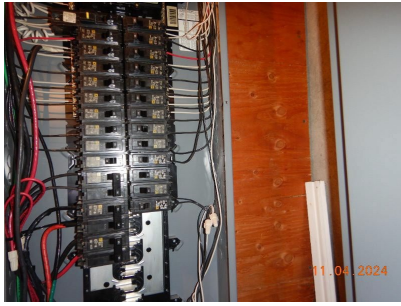
Comments:

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.

~Screws: Some Missing: Approved panel screws need to be installed in all panel cover slots.

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



Sub Panel(s)/Disconnect(s)

Condition: Safety Improvement

Location: Garage And Basement

Volts: 240 - 120V

Capacity: 60 A, 50 A

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

Grounding

Grounding: Grounded

Comments:

SI.

Both Panels.

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

Basement.

~Screws: Approved electrical panel screws need to be added to the panel.



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.

Full Review Of All Outlets,

~Exterior Installed Not Operating; The exterior GFCI is installed but will not trip test indicating a failed switch; After repair, a full review of all exterior outlets will need to be performed to ensure the repair has not impacted another outlet.

~Loose Conduit: The loose conduit on the side of the home needs to be properly secured.

~Spa: All Spa Equipment Review and Grounding Confirmation: A full review of all spa associated electrical panels, GFCI's and conduit and connection requirements needs to be completed with ongoing yearly reviews due to the importance of maintaining a safe spa environment.



Outbuildings/Shops/Pool Houses/Greenhouses Fixtures and Switches

Condition: Safety Improvement

Comments:

SI.

~Missing cover plates on electrical junction boxes were observed and will need to be properly covered.

~Interior GFCI's: Installed But Not Operating: All interior electrical receptacles require GFCI protection; When tested, some outlets did not trip off; A full review of all of the plugs will need to be performed to

ensure the plugs are operational after the repairs are made.



Garage: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~The damaged garage door lift control need to be repaired.

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.

Propane System Bonding

Condition: Safety Improvement

Comments:

SI.

~Yellow Corrugated Stainless Steel Tubing: CSST Propane Lines: For human and lightning safety, proper bonding of the propane gas lines and appliances will need to be installed to ensure the unit and gas piping is properly bonded; Bonding is the permanent joining of metallic parts to form an effective electrical path that ensures continuity and the capacity to safely conduct any current likely to be imposed away from the propane.



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.



Kitchen: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

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

Bathroom(s): Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

Primary Bath.

~Whirlpool Tub: GFCI Protection Confirmation: The GFCI protection required on the whirlpool tub could not

be verified; The tub requires GFCI protection in direct view through an access opening and less than or equal to 12 inches from the opening.

Smoke and CO Detection

Comments:

SI and BP.

SI.

~Current Status: Wired Units Over 10 Years Old And Missing; Renew all units.

~Centrally Monitored System and Operation: The home is equipped with a centrally monitored fire detection system; CO units may be installed and incorporated into the system or in locations not identified; The company will need to be contacted to confirm the presence of smoke, fire and CO detection and to understand the full operating scope of the system to ensure its operability and safety of the home and occupants at move in and going forward.

~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>