



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 follow-up 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:

Katie Osborne and Paul Wadensweiler
23 Pinewood Village
West Lebanon, NH 03784
Phone: 317-506-7220

Property Information:

ID: Main Home
23 Pinewood Village
West Lebanon, NH 03784

Summary

Section 1: Site Grounds & Grading

Inspection Information

Date Of Inspection: 4/22/2024

Weather: 48 Degrees and Sunny

Square Feet Inspected: 2,281

Other Entrance Step(s) To Home

SI.

Rear Step.

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

Grading at House Wall

NM.

Side Of Home and Rear Area Near Step.

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

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.

Section 2: Exterior & Structure

Building Information

CN.

~Circa 1970 to 1977: Lead and Asbestos; Some homes built through 1977 with minimal reconstruction work like original windows, original trim, wood clap siding and other original wood painted surfaces, may have paint that contains lead (called lead-based paint); In addition, homes of this age up through 1980, may have used asbestos containing products in the construction of the home including textured ceiling installation; Licensed professionals are available to test and document the presence or not of these materials if desired before sale or if reconstruction projects are undertaken and existing home materials are disturbed.

Seller Information

CN.

~Buyers File: The verification of any corrective work, both recent and past and completed on the home in preparation for the sale of the home will be important to the next potential owners of the home; This includes service records, testing for water and air quality if appropriate, major upgrades like the roofs age, heater, windows and other items to improve the home.

~Testing: Sellers: Water and Radon Air Testing: The majority of buyers will request water testing for non-public water systems like wells and Radon air testing for homes if current testing including homes that are equipped with Radon reduction systems have not been recently tested within the last two years; Some customers on public water systems will request interior "First Draw" testing for lead and copper

detection for water pipes in older homes; Testing services are available to determine acceptable levels or not of both if desired ahead of the sale of the home to determine potential cost if remediation or system maintenance is required.

Condominium Ownership Responsibilities

CN.

~Property Oversight and Maintenance Needs Buyers File: After providing the property oversight entity for future maintenance needs to include grounds, snow removal, roofs, decks, windows, chimneys, smoke and CO detection, etc; Supporting documentation outlining responsibilities should be provided to include maintenance or capital funding plans for the building.

Trim

NM.

~Missing Trim Flashing: The exposed wood areas on the rear window will need to be properly finished to eliminate exposure to the elements that will impact the unprotected wood over time.

Exterior Foundation Observations

NM.

~Foundation Parging: Rear Spalling Areas: As a result age and weather, the concrete surface is beginning to spall in small areas of the foundation; A skim coat of mortar known as parging will need to be applied to the surface to secure further decline of the concrete surface; To protect the surface of the foundation, the surface should be cleaned and Parged with an appropriate cover application made for the existing surface material and the concrete surface sealed.

Propane Tank, Metering When Applicable, and Exterior Piping

CN.

~Propane Tank, Piping and Regulator(s): The propane delivery company will need to be contacted to confirm the propane tank ownership and condition, meter condition if applicable, and the condition of the lines, shutoffs and regulators serving the home and adding that info to the buyer's file.

Section 3: Roof and Chimney(s)

General Observations

CN.

~All components of the roof to include general covering condition, leaks, flashing, roof vents, and skylights where applicable are inspected; All of the components tested satisfactory unless listed.

Vent Stacks/Attic Vent Covers

PI.

Garage Side Rear Roof.

~Vent Stack Leaning/Damage/Disconnected: The sewer vent stack is leaning and appears to have been damaged from snow/ice sliding from the roof; The vent pipe will need to be repaired to include the condition of the vent stack boot.

~Height: To avoid potential snow blockage of the vent pipes in winter, the vent should be extended to at least 12 to 18 inches to avoid snow blockage.

Exterior Home Chimney Observations

SN/PC/SI.

~Sellers Inventory and Documentation: In preparation for the home's sale, all chimneys, fireplaces and wood stoves should be serviced and inspected including those not in use if applicable to determine their condition; If found to be inoperable, the documentation should be maintained and disclosed as part of the home's preparation for sale and included in the home's buyer file.

~Metal Chimney: 2024/2025 Heating Season: Metal Chimney: Cleaning, Caps and Liner

Condition/Determination: The exterior chimney exterior will need to be inspected for surface and cover maintenance; Visual observation is not enough in the case of chimneys and a professional chimney service will need to be consulted for the interior inspection and cleaning of the chimney (s) before use if not completed this year including determining the liner condition and flue configuration; The chimney flashing (metal), and counter flashing will be inspected as part of the chimney service to ensure no water is entering the home from this area of the chimney; In addition to the inspection and cleaning of the chimney, the future maintenance schedule for the chimney inspection and cleaning may be confirmed. Corrosion Observed.

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

Section 4: Garage

General Observations

CN.

~Where applicable, all components of the Garage to include the floor, garage doors, openers, separation walls and doors, stairs and electrical is inspected; All of the components tested satisfactory unless listed.

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

SI.

~Dwelling Separation Openings: The opening(s) into the garage attic space need to be properly fire separated to insure fire and flames are slowed in the event of a garage fire.

Garage Doors

CN/NM.

Left Side Facing Out.

~Damaged Door Panels; While operating correctly, damaged interior door panels were observed with a slight push to the outside; To eliminate this condition completely, the damaged panels will need to be replaced.

~As a result of water and salt contact at the base of the garage doors rust conditions have formed; The door base needs to be sanded and sealed to eliminate the direct contact of the metal to the water and salt; In some cases, dependent on the extent of damage, the door panel cannot be repaired and will require replacement.

Garage Door Apron

PC.

~Tall Edge: As a result of driveway settlement over time, the garage apron edge into the garage is tall and will need to be adjusted to eliminate the tall edge; Edges in this condition are tripping hazards; Methods to create an improved transition into the garage includes the leveling of the concrete, the addition of paving material or cutting/shaving the concrete edge or combination of all three or other methods; A professional driveway contractor will need to be consulted to determine and correct the observation.

Exterior and Interior Doors From Garage Space

NM.

~Door Handle Repair: The entrance door hardware needs to be repaired to ensure the door latches properly over time.

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; All of the components tested satisfactory unless noted.

Basement Stairs / Railings

SI.

~Guards Added: Open Stair Sides: Appropriately spaced guards (balusters no more than 4 inches apart, 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.

Columns

PC

~Temporary Jack Post: A temporary jack post was observed in use in the basement; This is a common practice in many homes due to ease of installation; The jack, rated for a two year use in most cases, are used to support floor beams, stabilize floor sag and floor bouncing and should be replaced with permanent approved post; A plan should be created to replace/combine the temporary jack post with the thicker walled metal permanent jack post or wood post approved and properly secured for long term permanent installation.

Moisture

CN.

~No Moisture: Efflorescence Evidence: Relative Humidity Level: The desired state for basement humidity levels is 45% to not greater than 55%; Higher levels of moisture are common in basements not utilizing dehumidification especially in the summer months; The current relative humidity moisture reading for the

basement measured 37%; While no active moisture was observed in the basement, efflorescence (white crystalline powder residue on concrete surfaces) along the outside lower walls in the basement area indicates potential dampness/moisture in the basement; Proper exterior grading and drain installation, cold water pipe insulation, continued dehumidification or an air exchange unit in the basement and proper chimney covers if a chimney is present will aid in eliminating higher levels of humidity commonly found in basements during the summer months and improve air quality of home in general; If more severe water penetration is observed during rainy periods, heavy rain events or winter snow melts, a professional basement water specialist will need to be consulted about potential remedies.

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

CN.

~Partial Inspection: As a result of the insulation installation along the ceiling and top of the foundation, the framing structure of the home was partially observed.

Sump Pit/Pump

NM/PC.

~Periodic Maintenance and Review: Sump pumps will need to be checked per manufactures or installers recommendation to include the pumps operation and to ensure pump floats and exit points remain clear of debris or items that may impact the pumps operations.

~Interior Run Transition and Connect Exterior Discharge Pipe: The exterior discharge line needs to be properly run to eliminate the bend in the line and the exterior discharge pipe elbow needs to be connected to allow water to flow correctly from the sump when activated.

Dehumidifier and Energy Recovery Ventilation (ERV/HRV)

BP

Options Or Both.

~Continued Use: 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 manufacturer's' cleaning to include washing of filters, vacuuming and wiping down the units interior.

Section 6: Plumbing

Waste

PC.

~Public/ Community Sewer: Documentation Recommendation: At the time of the inspection, the interior sewer system appeared to be functioning properly with adequate drain flow observed with no unusual septic odors in the home; Owner verification or a licensed septic professional should be consulted to ensure the line running from the home to the public hook-up point and all pump alarm systems (if present) are fully functional with no unobserved defects in the pipes leading to the public connection.

Interior and Exterior Septic/Sewer Vent Stack Pipe

CN.

~Please see Section 3: Vent Stacks/Attic Vent Covers notes.

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 and if installed, all outdoor shower systems.

Section 7: Oil Fired Hot Water/Steam Boiler

Heating System

SN.

~Boiler Service and Service/Warranty Plans: 2024/25 Heating Season: Last Service Date Tag- 3/2024: The boiler fired and ran during the inspection process; To set the boilers baseline condition before the sale of the home, it is recommended a professional heating contractor be consulted to have the boiler serviced and cleaned and/or verification of the recent servicing documented if not completed this year in prep for the 2024/25 heating season; In addition, the boiler shroud, and all connecting pipes should be cleaned of corrosion and scale and the interior vacuumed and the unit wiped down to eliminate dirt and debris on the boiler surfaces; Oil fired boilers should be serviced every year to ensure the mechanical

workings of the boiler are in satisfactory condition; All service records should be maintained for the buyer's file.

Unit Venting

PC.

~Cleaning and Liner Status and Condition Determination: A common overlooked maintenance item is the chimney inspection and cleaning of the furnace or boiler chimney; The chimney should be fully cleaned and brushed, and follow-up cleanings scheduled per the maintenance company field recommendations; In some cases the chimney will require the installation or repair of a liner to ensure the safety of the chimney.

~Please see Section 3: Exterior Home Chimney notes.

Oil Tank(s)

SN/PC.

~New Hampshire: Inspection At Furnace Service: While New Hampshire encourages homeowners to monitor the condition of their oil tanks and the current tank meets the generally accepted inspection guidelines, it is important to have the oil delivery company verify the tanks condition; The oil delivery company should be contacted and the tank inspected and signed off as satisfactory for oil delivery condition by the company and the documentation retained for the buyers file; Oil delivery companies will sometimes fail existing tanks or oil fill line setups and delivery points when a new customer is changing the account.

Section 7: Gas Fireplace Insert/ Gas Wood Stove/Gas Heater

Full Service and Cleaning

PC.

~Log Set Insert: Cleaning: Service: Pilot Light Off: The insert is off and will need to be leak tested and started; Like any combustible fuel home heating appliance and in preparation for the upcoming heating season, the unit will need to be serviced to include all CO safety shut off safety devices and damper blocking to ensure the unit is safe to use.

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

Heating System and Distribution

CN.

~The homes secondary primary heat source is electric wall units; Each of the units was tested and operated as designed; Yearly maintenance on the units should be performed to include vacuuming the areas behind and below the baseboard covers; Additionally, more energy efficient electric Hydronic baseboard heating or electric wall panel units are available to help reduce operating cost.

~The homes secondary primary heat source is electric baseboard heat; Each of the units was tested and operated as designed; Yearly maintenance on the units should be performed to include vacuuming the areas behind and below the baseboard covers; Additionally, more energy efficient electric Hydronic baseboard heating or electric wall panel units are available to help reduce operating cost.

Section 7: Split System Cooling/ Split Heat Pump

Heating and Cooling System

SN.

~Full System Service In Prep For Placing The Home On The Market: The home's secondary heating and primary cooling needs are limited to specific areas of the home and are completed by an installed heat pump system; Like any heating and cooling appliance, yearly maintenance on the unit is important to the continued operation and efficiency of the unit's operation; A heating and air conditioning service company should be consulted about the yearly inspection and maintenance of the units to ensure they are operating at peak heating and cooling efficiency for the new buyer.

Air Filter and Housing Maintenance

NM.

~All Units: Filter and Fan Housing Cleaning: Electric power to the unit will need to be turned off before any work is completed in the filter compartment of the heater; Air filters should be washed or vacuumed per manufacturers suggested periods to ensure proper air flow and air filtration in the home; The full space and all fan components should be cleaned and vacuumed to remove debris.

Section 7: Cooling

Cooling System Service

SN.

~Not Tested: Window air conditioning units are not tested as part of the inspection scope; Cleaning of all filters and verification of the unit's operation will need to be confirmed before the home is placed on the market.

Section 8: Interior

General Observations

CN.

~Where applicable, all components of the interior to include floors, ceilings, interior doors, moisture damage, windows, and stairs are inspected; All of the components tested satisfactory unless listed.

Stairs and Balconies

SI.

~Grasp Rail Height: The stair rail does not meet the current staircase construction standard to include grasp rail heights between 34 and 38 inches in height; The current grasp rail is 31 inches; The rail will need to be corrected.

Windows

CN.

~Represented Number: A represented number of windows were inspected; Window blocked by furniture, plants, knickknacks or other obstructions were not inspected.

~Missing and Stored Screens: Screens were observed missing from some windows; In prep for the sale of the home the screens should be installed and any missing or damaged be repaired or replaced where needed.

Laundry Room

SI.

~Plastic Dryer Vent Pipe: An approved metal vent pipe needs to be installed.

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

Section 10: Bathroom 1

General Observations

Second Floor Bedroom.

~Where applicable, all components to include the tub, ventilation, toilets, sinks, showers, GFCI's, moisture, and flooring is inspected where applicable; All of the components tested satisfactory unless listed.

Floor

NM.

~The gap between the floor surface and tub base needs to be properly sealed.

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; All of the components were observed as satisfactory unless listed.

Observation From The Ladder Position: Pest, Small Opening, Stairwell Opening or Blown Insulation or Vermiculite

PC.

Second Floor and Garage.

~Small Openings: Limited Observation From The Ladder Position: Due to the small access opening and low roof space, the attic space could not be fully accessed, and the inspection was performed from the

ladder position; Observations from this position and a strong spotlight shown into the attic area indicate satisfactory attic conditions unless listed.

~Size Requirement: To ensure a clear path into the attic space, the opening will need to be expanded; The generally accepted minimum size is 22 inches by 30 inches and 30 inches of headroom from the bottom of the joist to above the opening.

Section 12: Electrical

Service Entrance

SI.

~The utility serving the home needs to be contacted regarding repair responsibilities; In some cases the utility is responsible for the work that needs to be completed.

~Exposed High Voltage Conductor: As a result of conduit settlement, the conduit has separated exposing the high voltage service line into the home; The line needs to be properly protected.

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

SI.

~Electrician Walkthrough and Repair In Prep For Placing The Home On The Market: 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.

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

Exterior: Outlets, Fixtures, & Switches

SI.

Rear Plug.

~GFCI Exterior: All exterior electrical receptacles require GFCI protection and weather tight covers; When tested, outlets did not trip indicating a defective status; A full review of all exterior plugs will need to be performed to ensure all the plugs are operational after the repairs are made.

Garage: Outlets, Fixtures, & Switches

SI.

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

Basement/Crawlspace: Outlets, Fixtures, & Switches

SI.

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

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

Laundry: Outlets, Fixtures, & Switches

SI.

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

First Floor: Outlets, Fixtures, & Switches

SI.

~Open Light Bulbs: All Closets: Light fixtures in closet locations did not have appropriate bulb covers installed; 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.

Smoke and CO Detection

SI/BP.

~Current Status: Full Review, Missing Units In Proximity Of Bedrooms, New Owners: Testing: Move In: All CO and Smoke Detection Testing: All installed systems should be tested at move in and tested and batteries replaced per the manufacturers recommended intervals.

~NH: 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.

~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 manufacturers recommended intervals.

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: 4/22/2024

Time: Morning

Weather Conditions: Sunny

Present at time of inspection: Owner

Comments:

Date Of Inspection: 4/22/2024

Weather: 48 Degrees and Sunny

Square Feet Inspected: 2,281

Driveway

Condition: Satisfactory

Type: Asphalt

Primary Use Entrance To Home

Condition: Satisfactory

Location: Front Of Home

Step Type(s): Concrete

Landing Type(s): Concrete

Railing: Yes

Other Entrance Step(s) To Home

Condition: Safety Improvement

Location: Rear Of Home

Step Type(s): Wood

Landing Type(s): Wood

Railing: Yes

Comments:

Sl.

Rear Step.

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



Sidewalks / Walkways

Condition: Satisfactory
Type: Asphalt

General Grading / Drainage

Condition: Satisfactory

Grading at House Wall

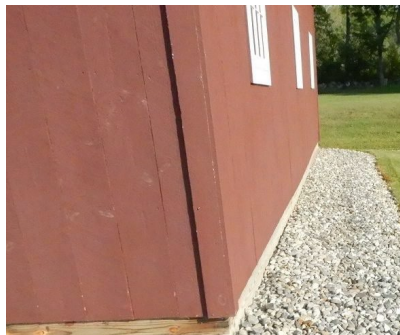
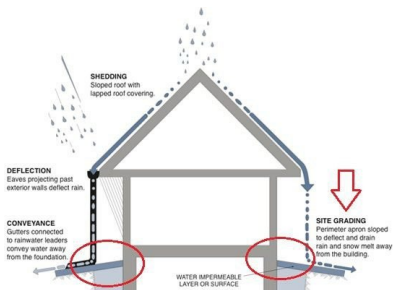
Condition: Needs Maintenance

Comments:

NM.

Side Of Home and Rear Area Near Step.

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





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.

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: 1977

Type: Single Family, Condominium

Comments:

CN.

~Circa 1970 to 1977: Lead and Asbestos; Some homes built through 1977 with minimal reconstruction work like original windows, original trim, wood clap siding and other original wood painted surfaces, may have paint that contains lead (called lead-based paint); In addition, homes of this age up through 1980, may have used asbestos containing products in the construction of the home including textured ceiling installation; Licensed professionals are available to test and document the presence or not of these materials if desired before sale or if reconstruction projects are undertaken and existing home materials are disturbed.

Seller Information

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Buyers File: The verification of any corrective work, both recent and past and completed on the home in preparation for the sale of the home will be important to the next potential owners of the home; This includes service records, testing for water and air quality if appropriate, major upgrades like the roofs age, heater, windows and other items to improve the home.

~Testing: Sellers: Water and Radon Air Testing: The majority of buyers will request water testing for non-public water systems like wells and Radon air testing for homes if current testing including homes that are equipped with Radon reduction systems have not been recently tested within the last two years; Some customers on public water systems will request interior "First Draw" testing for lead and copper detection for water pipes in older homes; Testing services are available to determine acceptable levels or not of both if desired ahead of the sale of the home to determine potential cost if remediation or system maintenance is required.

Condominium Ownership Responsibilities

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Property Oversight and Maintenance Needs Buyers File: After providing the property oversight entity for

future maintenance needs to include grounds, snow removal, roofs, decks, windows, chimneys, smoke and CO detection, etc; Supporting documentation outlining responsibilities should be provided to include maintenance or capital funding plans for the building.

Wall Structure

Condition: Satisfactory

Type:Wood Frame

Exterior Wall Covering

Condition: Satisfactory

Type:Vinyl

Inspection Method Used:Visual Inspection and Area Probe

Eaves, Soffits, Facia Boards and Exposed Roof Rafter Ends

Condition: Satisfactory

Trim

Condition: Needs Maintenance

Type:Vinyl

Comments:

NM.

~Missing Trim Flashing: The exposed wood areas on the rear window will need to be properly finished to eliminate exposure to the elements that will impact the unprotected wood over time.



Exterior Windows

Condition: Satisfactory

Basement Window(s)

Condition: Satisfactory

Exterior Door(s) Condition

Condition: Satisfactory

Type: Metal

Exterior Foundation Observations

Type: Concrete

Comments:

NM.

~Foundation Parging: Rear Spalling Areas: As a result age and weather, the concrete surface is beginning to spall in small areas of the foundation; A skim coat of mortar know as parging will need to be applied to the surface to secure further decline of the concrete surface; To protect the surface of the foundation, the surface should be cleaned and Parged with an appropriate cover application made for the existing surface material and the concrete surface sealed.



Propane Tank, Metering When Applicable, and Exterior Piping

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Propane Tank, Piping and Regulator(s): The propane delivery company will need to be contacted to confirm the propane tank ownership and condition, meter condition if applicable, and the condition of the lines, shutoffs and regulators serving the home and adding that info to the buyer's file.



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, and skylights where applicable are inspected; All of the components tested satisfactory unless listed.

Roof Style

Type:Gable, Shed

Exterior Roof Structure

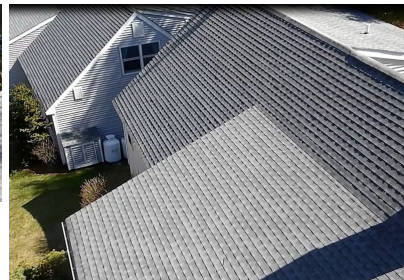
Condition: Satisfactory

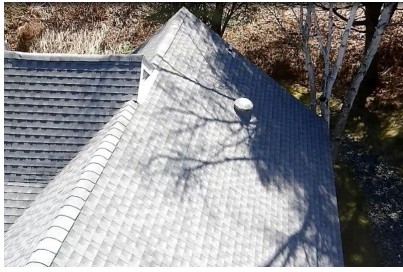
Exterior Roof Structure Observation :No Noted Observations Out Of Normal Roof Structure Conditions

Exterior Roof Covering Condition

Shingle Type:Architectural Asphalt Shingles

Layers Observed: 1





Roof Leak Evidence

Condition: Satisfactory

Roof Leak(s) Observed: None Observed

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

Skylight(s)

Condition: Satisfactory

Skylight Type : Fixed



Vent Stacks/Attic Vent Covers

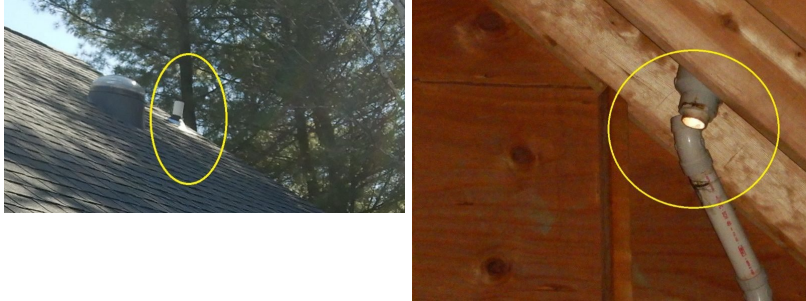
Comments:

Pl.

Garage Side Rear Roof.

~Vent Stack Leaning/Damage/Disconnected: The sewer vent stack is leaning and appears to have been damage from snow/ice sliding from the roof; The vent pipe will need to be repaired to include the condition of the vent stack boot.

~Height: To avoid potential snow blockage of the vent pipes in winter, the vent should be extended to at least 12 to 18 inches to avoid snow blockage.



Gutters & Downspouts

Condition: Satisfactory

Type:Aluminum

Extensions:Has extensions

Exterior Home Chimney Observations

Condition: Customer Note/ Sellers Note/ Owners Note

Type:Block, Metal

Comments:

SN/PC/SI.

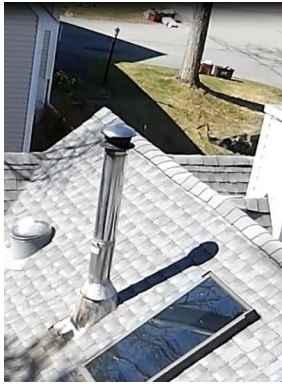
~Sellers Inventory and Documentation: In preparation for the home's sale, all chimneys, fireplaces and wood stoves should be serviced and inspected including those not in use if applicable to determine their condition; If found to be inoperable, the documentation should be maintained and disclosed as part of the home's preparation for sale and included in the home's buyer file.

~Metal Chimney: 2024/2025 Heating Season: Metal Chimney: Cleaning, Caps and Liner

Condition/Determination: The exterior chimney exterior will need to be inspected for surface and cover maintenance; Visual observation is not enough in the case of chimneys and a professional chimney service will need to be consulted for the interior inspection and cleaning of the chimney (s) before use if not completed this year including determining the liner condition and flue configuration; The chimney flashing (metal), and counter flashing will be inspected as part of the chimney service to ensure no water is entering the home from this area of the chimney; In addition to the inspection and cleaning of the chimney, the future maintenance schedule for the chimney inspection and cleaning may be confirmed.

Corrosion Observed.

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



First Floor Interior Closet



Basement



Garage Attic

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

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; All of the components tested satisfactory unless listed.



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

Condition: Safety Improvement

Type:Light Wood

Fire Separation:Non-fire Separated

Comments:

SI.

~Dwelling Separation Openings: The opening(s) into the garage attic space need to be properly fire separated to insure fire and flames are slowed in the event of a garage fire.



Garage Doors

Condition: Customer Note/ Sellers Note/ Owners Note

Overhead Door Condition: Lower Panel Damage

Comments:

CN/NM.

Left Side Facing Out.

~Damaged Door Panels; While operating correctly, damaged interior door panels were observed with a slight push to the outside; To eliminate this condition completely, the damaged panels will need to be replaced.

~As a result of water and salt contact at the base of the garage doors rust conditions have formed; The door base needs to be sanded and sealed to eliminate the direct contact of the metal to the water and salt; In some cases, dependent on the extent of damage, the door panel cannot be repaired and will require replacement.



Garage Door Apron

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Tall Edge: As a result of driveway settlement over time, the garage apron edge into the garage is tall and will need to be adjusted to eliminate the tall edge; Edges in this condition are tripping hazards: Methods to create an improved transition into the garage includes the leveling of the concrete, the addition of paving material or cutting/shaving the concrete edge or combination of all three or other methods; A professional driveway contractor will need to be consulted to determine and correct the observation.



Exterior and Interior Doors From Garage Space

Condition: Needs Maintenance

Type: Metal

Comments:

NM.

~Door Handle Repair: The entrance door hardware needs to be repaired to ensure the door latches properly over time.

Section 5: Basement / Crawlspace/ Frost Wall/ Slab

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

General Observations

Basement Description

Condition: Customer Note/ Sellers Note/ Owners Note

Type: Full, Unfinished

Access: Stairs

Comments:

CN.

~Where applicable, all components of the basement/crawlspace to include the floor, columns, moisture, stairs, insulation when visible, floor joist and sub-floor where visible, and receptacles is inspected; All of the components tested satisfactory unless noted.

Basement Stairs / Railings

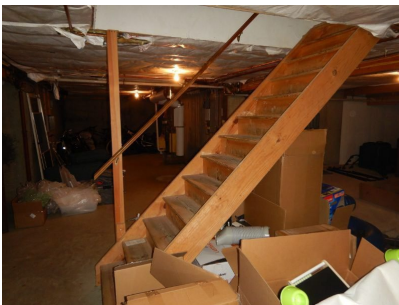
Condition: Safety Improvement

Type: Wood

Comments:

SI.

~Guards Added: Open Stair Sides: Appropriately spaced guards (balusters no more than 4 inches apart, 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.



Columns

Condition: Professional Consultation/ Further Evaluation

Type: Steel, Temporary Jack Post

Comments:

PC

~Temporary Jack Post: A temporary jack post was observed in use in the basement; This is a common practice in many homes due to ease of installation; The jack, rated for a two year use in most cases, are used to support floor beams, stabilize floor sag and floor bouncing and should be replaced with permanent approved post; A plan should be created to replace/combine the temporary jack post with the thicker walled metal permanent jack post or wood post approved and properly secured for long term permanent installation.



Moisture

Condition: Customer Note/ Sellers Note/ Owners Note

Moisture Conditions Observed:No Moisture , Efflorescence

Comments:

CN.

~No Moisture: Efflorescence Evidence: Relative Humidity Level: The desired state for basement humidity levels is 45% to not greater than 55%; Higher levels of moisture are common in basements not utilizing dehumidification especially in the summer months; The current relative humidity moisture reading for the basement measured 37%; While no active moisture was observed in the basement, efflorescence (white crystalline powder residue on concrete surfaces) along the outside lower walls in the basement area indicates potential dampness/moisture in the basement; Proper exterior grading and drain installation, cold water pipe insulation, continued dehumidification or an air exchange unit in the basement and proper chimney covers if a chimney is present will aid in eliminating higher levels of humidity commonly found in basements during the summer months and improve air quality of home in general; If more severe water penetration is observed during rainy periods, heavy rain events or winter snow melts, a professional basement water specialist will need to be consulted about potential remedies.

Floor

Condition: Satisfactory

Type (s):Concrete

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

Condition: Customer Note/ Sellers Note/ Owners Note

Type:Conventional

Visibility:Limited Visibility As A Result Of Insulation

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

Comments:

CN.

~Partial Inspection: As a result of the insulation installation along the ceiling and top of the foundation, the framing structure of the home was partially observed.

Sump Pit/Pump

Condition: Needs Maintenance

Status:Tested

Type:Submersible

Comments:

NM/PC.

~Periodic Maintenance and Review: Sump pumps will need to be checked per manufactures or installers recommendation to include the pumps operation and to ensure pump floats and exit points remain clear of debris or items that may impact the pumps operations.

~Interior Run Transition and Connect Exterior Discharge Pipe: The exterior discharge line needs to be properly run to eliminate the bend in the line and the exterior discharge pipe elbow needs to be connected to allow water to flow correctly from the sump when activated.



Insulation

Condition: Satisfactory

Location:Top Of Basement Foundation, Basement Ceiling

Dehumidifier and Energy Recovery Ventilation (ERV/HRV)

Condition: Best Practice

Comments:

BP

Options Or Both.

~Continued Use: During the year, primarily in the summer months, ventilation and dehumidification of the basement/crawl space areas if present may be considered; Humidify 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 manufacturer's' 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)



Section 6: Plumbing

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the water supply, drain waste, vent, faucets, fixtures, valves, drains, exposed pipes, and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors, and ceiling voids. A septic/sewer lateral test is necessary to determine the condition of the underground septic/sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, wells, well pumps, or on site and/or private water storage supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. Qualified specialist are available to perform these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Water Entrance Material Type

Condition: Satisfactory

Type:Copper

Location: Basement

Water Service

Condition: Satisfactory

Type:Public



Water Heater(s)

Condition: Satisfactory

Fuel type:Heating system

Water Heater Data

Extension:Present

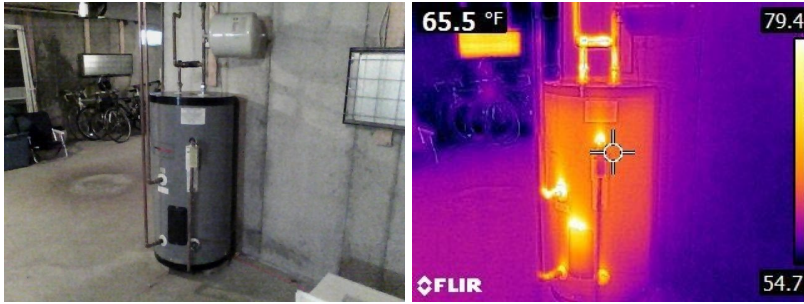
Location & Capacity

Location: Basement

Date Of Manufacturing : 2010

Capacity (gallons): 50

Thermostatic Mixing Valve (TMV) Installed :Yes



IR Heat Tracing Hot Water Heater
Operation

Waste

Condition: Customer Note/ Sellers Note/ Owners Note

Pipe type:Cast iron, PVC

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

Comments:

PC.

~Public/ Community Sewer: Documentation Recommendation: At the time of the inspection, the interior sewer system appeared to be functioning properly with adequate drain flow observed with no unusual septic odors in the home; Owner verification or a licensed septic professional should be consulted to ensure the line running from the home to the public hook-up point and all pump alarm systems (if present) are fully functional with no unobserved defects in the pipes leading to the public connection.

Waste And Drain Lines Interior Basement/Crawlspace/Slab

Condition: Satisfactory

Flow rate:Satisfactory

Water Pipes, Valves Conditions

Condition: Satisfactory

Interior and Exterior Septic/Sewer Vent Stack Pipe

Condition: Customer Note/ Sellers Note/ Owners Note

Type:PVC

Comments:

CN.

~Please see Section 3: Vent Stacks/Attic Vent Covers notes.

Exterior Water Faucets and Shower If Present

Condition: Customer Note

Comments:

CN.

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

water faucets and if installed, all outdoor shower systems.

Section 7: Oil Fired Hot Water/Steam Boiler

Our examination of any heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design and are not part of the inspection standards of practice. They must be completely removed from the heating system type to be fully evaluated. Our inspection does not include disassembly of the heating system. The inspector cannot activate heating systems where emergency switches are in the off position. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend servicing of heating systems before taking possession of the unit(s) if applicable and annual servicing and inspections by a qualified heating specialist going forward. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Heating System

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

Type:Boiler

Fuel Type:Oil

Heating System Data

Boiler Location Unit: Basement

Boiler Date Of Manufacturing Unit: 1996

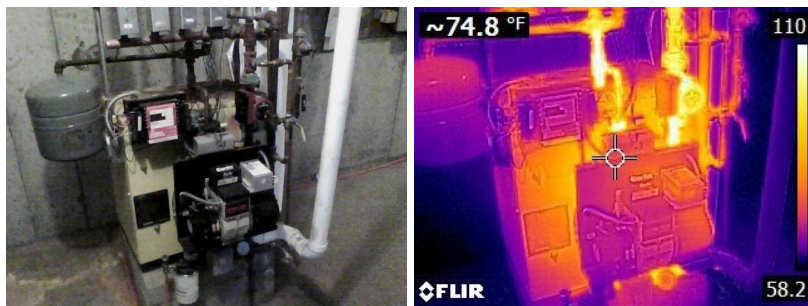
Boiler Capacity Unit: 102,000 @ .85 GPH

Thermostat Location(s): Various

Comments:

SN.

~Boiler Service and Service/Warranty Plans: 2024/25 Heating Season: Last Service Date Tag- 3/2024: The boiler fired and ran during the inspection process; To set the boilers baseline condition before the sale of the home, it is recommended a professional heating contractor be consulted to have the boiler serviced and cleaned and/or verification of the recent servicing documented if not completed this year in prep for the 2024/25 heating season; In addition, the boiler shroud, and all connecting pipes should be cleaned of corrosion and scale and the interior vacuumed and the unit wiped down to eliminate dirt and debris on the boiler surfaces; Oil fired boilers should be serviced every year to ensure the mechanical workings of the boiler are in satisfactory condition; All service records should be maintained for the buyers file.



IR Boiler Operation Heat Tracing

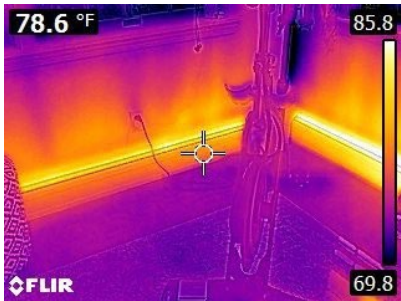
Heat Distribution

Condition: Satisfactory

Type: Baseboard
Location: All Floors



IR Heat Tracing



Unit Venting

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Cleaning and Liner Status and Condition Determination: A common overlooked maintenance item is the chimney inspection and cleaning of the furnace or boiler chimney; The chimney should be fully cleaned and brushed, and follow-up cleanings scheduled per the maintenance company field recommendations; In some cases the chimney will require the installation or repair of a liner to ensure the safety of the chimney.

~Please see Section 3: Exterior Home Chimney notes.



Oil Tank(s)

Condition: Professional Consultation/ Further Evaluation

Comments:

SN/PC.

~New Hampshire: Inspection At Furnace Service: While New Hampshire encourages homeowners to monitor the condition of their oil tanks and the current tank meets the generally accepted inspection guidelines, it is important to have the oil delivery company verify the tanks condition; The oil delivery company should be contacted and the tank inspected and signed off as satisfactory for oil delivery condition by the company and the documentation retained for the buyers file; Oil delivery companies will sometimes fail existing tanks or oil fill line setups and delivery points when a new customer is changing the account.

Section 7: Gas Fireplace Insert/ Gas Wood Stove/Gas Heater

Full Service and Cleaning

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Log Set Insert: Cleaning: Service: Pilot Light Off: The insert is off and will need to be leak tested and started; Like any combustible fuel home heating appliance and in preparation for the upcoming heating season, the unit will need to be serviced to include all CO safety shut off safety devices and damper blocking to ensure the unit is safe to use.



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

Heating System and Distribution

Condition: Satisfactory

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

Location: Some rooms

Comments:

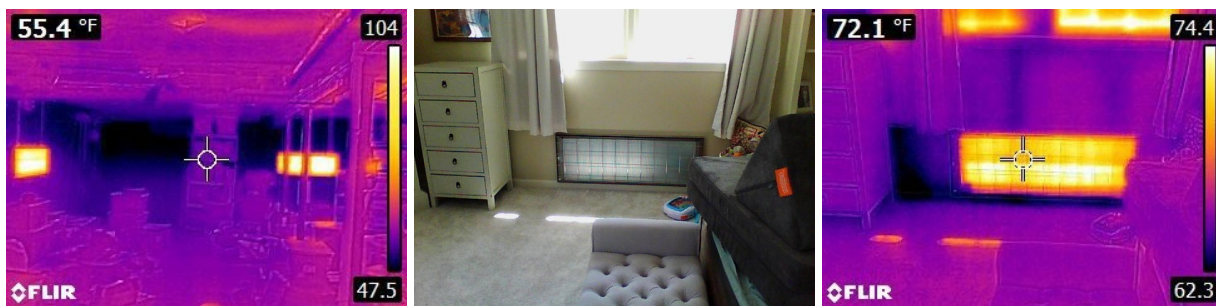
CN.

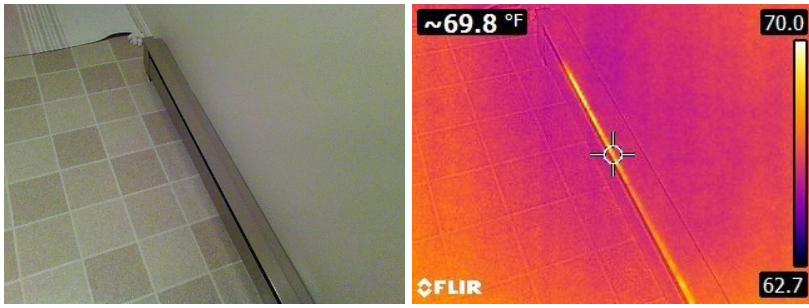
~The homes secondary primary heat source is electric wall units; Each of the units was tested and operated as designed; Yearly maintenance on the units should be performed to include vacuuming the areas behind and below the baseboard covers; Additionally, more energy efficient electric Hydronic baseboard heating or electric wall panel units are available to help reduce operating cost.

~The homes secondary primary heat source is electric baseboard heat; Each of the units was tested and operated as designed; Yearly maintenance on the units should be performed to include vacuuming the areas behind and below the baseboard covers; Additionally, more energy efficient electric Hydronic baseboard heating or electric wall panel units are available to help reduce operating cost.



IR Electric Wall Unit Heat Tracing





Section 7: Split System Cooling/ Split Heat Pump

Our examination of the Heat Pump system includes a visual examination of the exposed and accessible equipment, thermostat, and the means of heating and cooling air distribution. Our inspection of the system includes activating the system when in some cases when weather permits, via the thermostat and a visual examination of the accessible components. These items are examined for proper function, excessive or unusual wear and general state of repair. Our inspection does not include disassembly of the heat pump or air distribution systems. To obtain maximum efficiency and reliability from your Heat Pump system, we recommend annual servicing and inspections by a qualified HVAC specialist.

Heating and Cooling System

Condition: Professional Consultation/ Further Evaluation

Type:Heat Pump

Fuel Type:Electric

Heating System Data

Unit(s) Date Of Manufacturing/ Purchase : 2021

Capacity: 3/4 Ton

Location:Side Of Home

Thermostat Location: Remote At Interior Unit

Comments:

SN.

~Full System Service In Prep For Placing The Home On The Market: The home's secondary heating and primary cooling needs are limited to specific areas of the home and are completed by an installed heat pump system; Like any heating and cooling appliance, yearly maintenance on the unit is important to the continued operation and efficiency of the unit's operation; A heating and air conditioning service company should be consulted about the yearly inspection and maintenance of the units to ensure they are operating at peak heating and cooling efficiency for the new buyer.



Air Filter and Housing Maintenance

Condition: Needs Maintenance

Type:Washable

Comments:

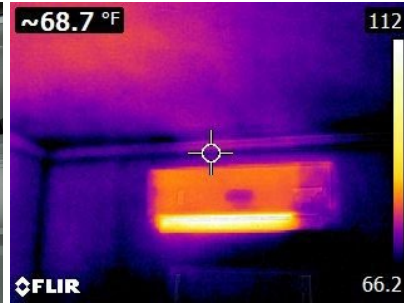
NM.

~All Units: Filter and Fan Housing Cleaning: Electric power to the unit will need to be turned off before any work is completed in the filter compartment of the heater; Air filters should be washed or vacuumed per

manufacturers suggested periods to ensure proper air flow and air filtration in the home; The full space and all fan components should be cleaned and vacuumed to remove debris.



Clean Filters



IR Unit Operation Heat Mode

Section 7: Cooling

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

Cooling System Service

Condition: Customer Note/ Sellers Note/ Owners Note

Status:Not tested

AC Unit Data

Location:Front Of Home

Comments:

SN.

~Not Tested: Window air conditioning units are not tested as part of the inspection scope; Cleaning of all filters and verification of the unit's operation will need to be confirmed before the home is placed on the market.



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

Number of Bedrooms: 3

Number of Separate Report Bathrooms: 2

Comments:

CN.

~Where applicable, all components of the interior to include floors, ceilings, interior doors, moisture damage, windows, and stairs are inspected; All of the components tested satisfactory unless listed.

Stairs and Balconies

Condition: Safety Improvement

Comments:

SI.

~Grasp Rail Height: The stair rail does not meet the current staircase construction standard to include grasp rail heights between 34 and 38 inches in height; The current grasp rail is 31 inches; The rail will need to be corrected.

Ceilings

Condition: Satisfactory

Type: Drywall

Walls

Condition: Satisfactory

Type: Drywall

Interior Doors

Condition: Satisfactory

Windows

Condition: Satisfactory

Type: Double hung

Material:Wood

Glass Properties:Insulated glass

Comments:

CN.

~Represented Number: A represented number of windows were inspected; Window blocked by furniture, plants, knickknacks or other obstructions were not inspected.

~Missing and Stored Screens: Screens were observed to be missing from some windows; In prep for the sale of the home the screens should be installed and any missing or damaged be repaired or replaced where needed.

Floor Structure

Condition: Satisfactory

Floor Surface Type:Hardwood, Ceramic tile

Laundry Room

Condition: Safety Improvement

Dryer:Electric

Location:First Floor

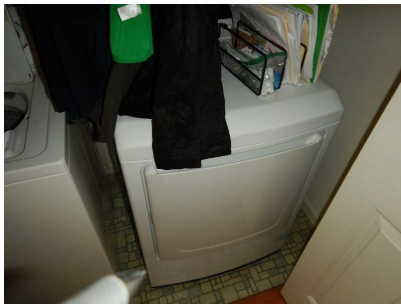
Washing Machine :Not Tested: Confirmation Needed For New Buyer

Comments:

SI.

~Plastic Dryer Vent Pipe: An approved metal vent pipe needs to be installed.

~Important Fire Protection Maintenance: Yearly: 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.



Moisture & Mildew

Condition: Satisfactory

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

Comments:

CN.

~Where applicable, all components of the kitchen to include the cabinets, counters, dishwasher, disposal, flooring, microwave, moisture, range/oven, receptacles, refrigerator, sink and ventilation is inspected.

Refrigerator

Ice Maker :Ice Maker Installed But No Ice Present

Section 10: Bathroom 1

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

General Observations

Location: Second Floor Bedroom

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

Second Floor Bedroom.

~Where applicable, all components to include the tub, ventilation, toilets, sinks, showers, GFCI's, moisture, and flooring is inspected where applicable; All of the components tested satisfactory unless listed.

Floor

Condition: Needs Maintenance

Type: Vinyl (Linoleum)

Comments:

NM.

~The gap between the floor surface and tub base needs to be properly sealed.



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; All of the components tested satisfactory unless listed.

Section 10: Bathroom 3

General Observation

Location: First Floor Hall

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

First Floor Hall.

~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.

Floor

Type:Vinyl (Linoleum)

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; All of the components were observed as satisfactory unless listed.

Observation From The Ladder Position: Pest, Small Opening, Stairwell Opening or Blown Insulation or Vermiculite

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

Second Floor and Garage.

~Small Openings: Limited Observation From The Ladder Position: Due to the small access opening and low roof space, the attic space could not be fully accessed, and the inspection was performed from the ladder position; Observations from this position and a strong spotlight shown into the attic area indicate satisfactory attic conditions unless listed.

~Size Requirement: To ensure a clear path into the attic space, the opening will need to be expanded; The generally accepted minimum size is 22 inches by 30 inches and 30 inches of headroom from the bottom of the joist to above the opening.

Interior Roof Structure

Condition: Satisfactory

Type:Rafter framing

Visibility:Attic: Limited Observation As A Result Of Small Access Openings



Attic Sheathing and Underlayment (Partial Sheathing Applications)

Condition: Satisfactory

Visibility:Partially Visible Due To Accessibility

Type of Sheathing:Plywood

Moisture Evidence

Condition: Satisfactory

Observed Condition:None

Attic Ventilation

Condition: Satisfactory

Type:Gable louvers, Soffit vents

Insulation: Attic/Knee Wall

Type of Insulation:Blown-in

Location:In-floor

Estimated R-value: 49

Section 12: Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, overcurrent protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, and wiring methods. We inspect for adverse conditions such as improper grounding, over fusing, exposed wiring, open air wire splices, and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection. Any electrical repairs need to be completed by a licensed electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection. Smoke Alarms should be installed per state requirements and maintained and changed per manufacturer recommendations to include monthly testing. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Service Entrance

Condition: Safety Improvement

Volts:240 - 120V

Type:Underground

Capacity: 200

Problems

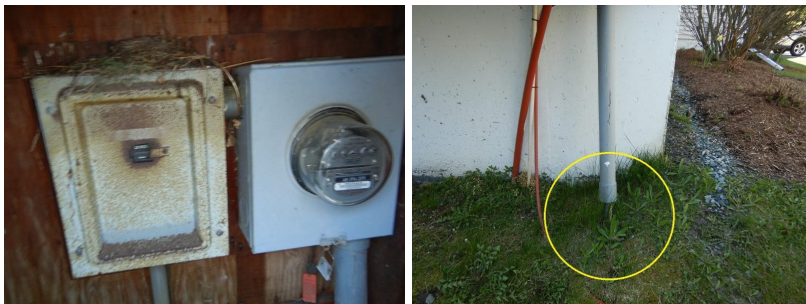
Location: Side Of Home

Comments:

SI.

~The utility serving the home needs to be contacted regarding repair responsibilities; In some cases the utility is responsible for the work that needs to be completed.

~Exposed High Voltage Conductor: As a result of conduit settlement, the conduit has separated exposing the high voltage service line into the home; The line needs to be properly protected.



Main Panel and Disconnect

Condition: Satisfactory

Location: Basement

Volts:240 - 120V

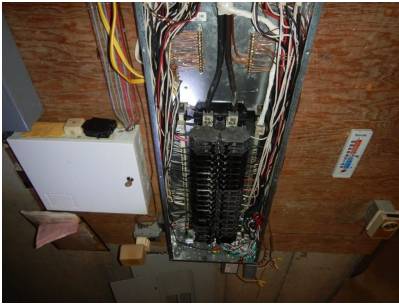
Capacity:200 A

Type and Presence :Circuit-breakers

Panel Manufacturer (s) :GE

Properly Grounding & Bonding

Grounding: Grounded



Sub Panel(s)/Disconnect(s)

Condition: Satisfactory

Location: Basement

Capacity: 50 A

Type And Presence : Circuit-breakers

Grounding & Bonding

Grounding: Grounded



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 In Prep For Placing The Home On The Market: 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.

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

Exterior: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

Rear Plug.

~GFCI Exterior: All exterior electrical receptacles require GFCI protection and weather tight covers; When tested, outlets did not trip indicating a defective status; A full review of all exterior plugs will need to be performed to ensure all the plugs are operational after the repairs are made.

Garage: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

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

Basement/Crawlspace: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

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

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



Laundry: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

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

First Floor: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~Open Light Bulbs: All Closets: Light fixtures in closet locations did not have appropriate bulb covers installed; 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.

Smoke and CO Detection

Comments:

SI/BP.

~Current Status: Full Review, Missing Units In Proximity Of Bedrooms, New Owners: Testing: Move In: All CO and Smoke Detection Testing: All installed systems should be tested at move in and tested and batteries replaced per the manufacturers recommended intervals.

~NH: 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.

~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 manufacturers recommended intervals.

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>