Twin Oaks Home Inspection LLC

Confidential - Property Inspection Report - Confidential

600 Anywhere Road, Somewhere NH, 03333
Inspection prepared for: Name Client
Agent: Real Estate Agent -

Inspection Date: 4/1/2010 Time: 5:30 pm
Age: 1988 Size: Approx 2,400 Sq Ft
Weather: Dry

Inspector: Gerard Carrier
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TWIN OAKS
HOME INSPECTION LLC

Executive Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of this inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. I recommend that all major repairs be done by a licensed and bonded professional.

Grounds		
Page 6 Item: 5	Porch	• Beams are overspanned and bowing. Recommend adding additional piers and 4X6 Ridge Joists for improved support • Open railing without stairs - Safety concern - Recommend adding stairs or board across opening
Roof System/Components		
Page 7 Item: 5	House Roof Condition	• The roof covering is at the end of its life. Replacement should be planned within the next 2-3 years.
Foundation and Structure		
Page 9 Item: 2	Foundation Walls	• Standing water was noted in areas near water treatment equipment. Testing of finished walls indicated high levels of moisture present in sheetrock. Recommend further evaluation for mold in walls and addition of dehumidifiers to assist in reducing moisture levels in basement
Heating, Ventilation and Air Conditioning System(s)		
Page 12 Item: 2	Primary Heating	• Soot / charring in burn chamber • Damaged chamber / refractory • The furnace is old. Recommend getting an estimate for a new system before closing.
Page 13 Item: 10	Primary Heating Fuel Supply Piping	• Copper fuel line is in contact with concrete. Risk of corrosion and pitting resulting in fuel line leaks. Recommend protecting fuel line or replacement.
Electrical System		
Page 16 Item: 9	Switches, Receptacles, Lights	• Outlets in kitchen and hood vent did not have electricity when tested. GFCI or open breaker was not found. Recommend further evaluation to determine cause.
Page 16 Item: 10	GFCI - Ground Fault Circuit Interrupter	• The GFCI in kitchen did not trip properly. This is a safety concern as the GFCI is designed to trip. Recommend repair or replacement of defective GFCI.

I. Inspection/Site Details

1. Inspection Time

Start: 5:30 PM
End : 7:30 PM

2. Attending Inspection

- Client(s) present
- Buyer Agent present
- Selling Agent present

3. Residence Type/Style

- Single Family Home

4. Garage

NO Garage

5. Age of Home or Year Built

Per Agent; Structure was built in: • 1992

6. Direction Of Front Entrance

For the purpose of this report the building front is considered to be facing, East

7. Occupancy

- Vacant
- The utilities were on at the time of inspection.

8. Weather Conditions

- Dry
- 60 degrees

II. Exterior Surfaces

Exterior Surfaces
Exterior surfaces include walls, fascia, eaves, soffits, and trim; as well as exterior, doors, windows, lights, and electrical outlets. It is important that, at least once a year, the client carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof and gutter leaks. If damaged, a contractor should repair and/or refasten individual components as necessary. All trim around doors and windows should be carefully examined for proper caulking and peeling paint. This helps prevent moisture intrusion and improves the energy efficiency of the structure. Refer to my Fall check list for other items to check annually.

1. House Siding

Func-tional	Worn	Repair Replac	Not inspec	N/A
X	X			

Materials: Wood Clapboard
Observations:
• The house siding was in serviceable condition.
• Siding shows signs of wear, cracking, nailing defects
• Many areas of siding had mold / mildew growth. South side near brook is exposed to high moisture. Recommend cleaning with mild bleach solution and adding anti fungal agent to paint to protect siding.

2. Eaves, Soffits and Fascia, Trim

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Materials:
• Wood
Observations:
• The trim and soffits appeared to be in serviceable condition, at time of inspection.

3. Exterior Doors

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Materials: Wood
Observations:
• Appear functional
• Moisture staining

4. Ext. Door Frames and Window Trim

Func-tional	Worn	Repair Replac	Not inspec	N/A
X	X			

Materials: Wood
Observations:
• Components appeared in serviceable condition at time of inspection.
• Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.

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5. Exterior Caulking

Func-tional	Worn	Repair Replac	Not inspec	N/A

Observations:
• Caulking is recommended around windows/doors/masonry ledges/corners/utility penetrations.

6. Exterior Vents

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
• Appeared functional at time of inspection

7. Exterior Faucets

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Description: Frost-Free type
Observations:
• Operated properly when tested
• Faucet did not operate. Location: Side of house - may have been shut off in basement

III. Grounds

Grounds
Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. It is important that surface runoff water is adequately diverted away from the building, especially in the New Hampshire areas where Spring snow runoff and shallow granite ledge can create very soggy conditions near a foundation wall. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over-watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation, causing cracking or movement of the structure. Lot grading should, therefore, slope away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping vegetation is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

1. Grading and Site Drainage

Func-tional	Worn	Repair Replac	Not inspec	N/A
		X		

Description:
• Minor / moderate slope
Observations:
• The exterior grading is improperly sloped towards the foundation. Water can intrude into the interior. Recommend creating the proper slope away from the foundation to allow for proper drainage or creating a swale to divert the water around foundation

2. Driveways

Func-tional	Worn	Repair Replac	Not inspec	N/A
X	X			

Materials: Gravel
Observations:
• Appears Serviceable
• Gravel driveways need ongoing maintenance. Repair as needed.

3. Walkways

Func-tional	Worn	Repair Replac	Not inspec	N/A
		X		

Materials: Brick/Pavers
Observations:
• Uneven areas, potential trip hazards

Uneven areas, potential trip hazards

4. Front Stoop/Steps

Func-tional	Worn	Repair Replac	Not inspec	N/A
		X		

Materials: Wood
Observations:
• Steps are improperly secured/installed. Potential safety concern. Have steps properly secured/installed. Location: Front Entry
• Uneven risers

5. Porch

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Description:
• Wood columns
• Wood railings
Observations:
• Appears Serviceable
• Open concept porch
• Flashing at house improperly installed
• Header board is not lag bolted into house. Recommend adding lag bolts or through bolts for improved attachment and safety
• Beams are overspanned and bowing. Recommend adding additional piers and 4X6 Ridge Joists for improved support
• Open railing without stairs - Safety concern - Recommend adding stairs or board across opening

6. Railings and Balusters

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Materials: Wood Railings
Observations:
• Appears Serviceable

7. Vegetation Affecting Structure

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Description: No Deficiencies Observed
Observations:
• No issues noted

IV. Roof System/Components

Roof surfaces are walked where conditions permit without danger of roof damage or endangering the inspector. An alternate method is to view the roof from a ladder or for very high roofs, with the aid of binoculars. A limited roof covering inspection is made on the basis of what is visible and accessible on the day of the inspection and it is not a warranty on the roof system, or how long it will last, or be watertight in the future. Quality of roofing material, the method of installation, solar/wind exposure, nearby trees, a proper ventilation and organic debris all effect the life expectancy of a roof covering. The following web sites are an excellent resource of information on roofs: http://www.home-roofs.com and http://www.roofhelper.com

Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of an installing **snow guard** feature which may limit the size and amount of snow / ice sliding from the roof.

1. Style/Pitch

House:
- Side Gabled

2. Method of Roof Inspection

Viewed from Ladder at Eaves

3. Roof Covering Type

House: Fiberglass-based / asphalt shingles

4. Age of Roof Covering

House:
- Unknown

5. House Roof Condition

Func-tional	Worn	Repair Replac	Not inspec	N/A

Observations:
- 1 visible layer observed
- The roof covering is at the end of its life. Replacement should be planned within the next 2-3 years.

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6. Flashings and Valleys

Func-tional	Worn	Repair Replac	Not inspec	N/A
	X			

Materials: Metal
Observations:
- Edge Flashing is rusted.
- Have all flashings replaced when a new roof is installed.

7. Vent Pipe(s) to Exterior

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Description: PVC Piping for plumbing vent(s)
Observations:
- Appears Serviceable

8. Chimneys - exterior

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Materials: Masonry
Observations:
- Masonry chimney appeared functional, at time of inspection

9. Roof Drainage System

Func-tional	Worn	Repair Replac	Not inspec	N/A

Description:
- Partial gutter installation. Recommend adding gutters to other areas to reduce accumulation of water near foundation walls.

10. Roof Limitations

- Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.

V. Foundation and Structure

The observations and findings of the foundation and structure are the assessment of a Home Inspector Consultant, not a professional engineer. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building are sound. If major structural defects are noted in the inspection, I suggest that the client seek further guidance from a structural engineer to independently evaluate any specific concern or condition, prior to making a final purchase decision.

1. Foundation Type

- Basement
- Partly finished, full basement

2. Foundation Walls

Func-tional	Worn	Repair Replac	Not inspec	N/A
X		X		

Description: Poured Concrete

Observations:

- Foundation appears to be serviceable
- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.
- Area of major repair noted to poured concrete foundation wall. This repair appears to be professionally done. Buyer is recommended to request and review any existing documents relative to this repair to determine if any warranties exist. No warranty for this or any other repair is implied by this inspection.
- Limited review due to insulation cover and finished walls.
- Standing water was noted in areas near water treatment equipment. Testing of finished walls indicated high levels of moisture present in sheetrock. Recommend further evaluation for mold in walls and addition of dehumidifiers to assist in reducing moisture levels in basement

Area of major repair noted to poured concrete foundation wall. This repair appears to be professionally done. Buyer is recommended to request and review any existing documents relative to this repair to determine if any warranties exist. No warranty for this or any other repair is implied by this inspection.

3. Foundation Floor

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Description: Concrete slab
Observations:
- Visible areas appear satisfactory
- Common cracks noted.
- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.
- Moisture present at the time of inspection.

4. Posts and supports

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Description: Metal
Observations:
- Posts and beams are partially finished, unable to fully inspect.

5. Floor Structure

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Description: Dimensional lumber wood Joists and beams • Plywood sheathing sub floor • Joists
Observations:
- Visible areas appear satisfactory at the time of inspection.

6. Ext. Wall Structure

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Description:
- Conventional Wood Frame

Observations:
- Appears Serviceable
- Limited view due to finishing materials.

7. Foundation Limitations

- A representative sample of the visible structural components was inspected.
- No representation can be made to future leaking of foundation walls.

VI. Attic

I recommend that all attic hatches have a batt of fiberglass insulation installed over them and that foam insulation strips be installed along the edges of the hatch to reduce heat loss. This will reduce the amount of warm moist air entering the attic, which may cause condensation or even mold. Note that many attics have mold —mold is just about everywhere. Some attics have some minor visible mold. This is often a result of high moisture due to leaks, bathroom fans venting directly into the attic or poor / ineffective ventilation. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, I will report it and recommend further actions.

1. Method of Inspection

• Not Accessible. I recommend further evaluation to determine if there are any structural defects, proper ventilation or mold issues in the space not inspected today.

2. Vent(s) Piping Through Attic

Func-tional	Worn	Repair Replac	Not inspec	N/A

Attic Vent(s) Piping Through Attic

VII. Heating, Ventilation and Air Conditioning System(s)

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by oil, propane, electricity or natural gas.

The inspector will usually test the heating and air conditioner using the thermostat or other controls looking for; response of the appliance, noises during operation, condition of flame (if observed), and heat or cooling in each room properly equipped. It is beyond the scope of the inspection to determine adequate capacity of system. In wall and window AC units are not inspected for operation. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Thermostat(s)

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
- Digital - programmable type.

2. Primary Heating

Func-tional	Worn	Repair Replac	Not inspec	N/A
		X		

Description:
- Hot Water Boiler
- Location: Basement
- Approx 100,000 BTU rating
- Serial #27009884
- Model #V73T
- Manufacturer:
- Burnham

Observations:
- The presence of soot, carbon, or yellow flame indicates improper combustion may be occurring with this appliance. This is a "Safety Concern". Further review by the local utility company or licensed heating contractor is recommended prior to closing to ensure safety.
- System responded to controls but was shut off due to smoke and gases emitted from chamber inspection portal. Unable to determine if heat reaches rooms or if circulators operate. Recommend further evaluation by a professional heating technician.
- Soot / charring in burn chamber
- Damaged chamber / refractory
- The furnace is old. Recommend getting an estimate for a new system before closing.

3. Age of Boiler/ Furnace

- Average life of a boiler is 20-25 years
- Unable to determine age - SN has no code for manufacture date

4. Electric Safety Switch

Location: Within sight of Heating unit

5. Primary Heat Distribution

Func-tional	Worn	Repair Replac	Not inspec	N/A
			X	

Description: Forced hot water convectors

Observations:
- Unable to inspect for operation due to boiler issues. No leaks noted.

6. Supplementary Heat

Func-tional	Worn	Repair Replac	Not inspec	N/A

Description: Refer to "Fireplaces/Wood Stoves" Section

7. Fuel Storage

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Materials:
• Oil Tank in basement
Observations:
• Tank appears serviceable - typical maintenance required

8. Vent Systems, Flues, and Chimneys

Func-tional	Worn	Repair Replac	Not inspec	N/A
		X		

Materials: Metal
Observations:
• Elbow connection sealed with temporary tape. Recommend replacing elbow with new metal flue materials

9. HVAC Limitations

• Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which sometimes can be very costly to remedy.

10. Primary Heating Fuel Supply Piping

Func-tional	Worn	Repair Replac	Not inspec	N/A
		X		

Materials: Copper
Observations:
• Fuel line is not corrosion proofed
• Fuel line not properly supported.
• Copper fuel line is in contact with concrete. Risk of corrosion and pitting resulting in fuel line leaks. Recommend protecting fuel line or replacement.

Copper fuel line is in contact with concrete. Risk of corrosion and pitting resulting in fuel line leaks. Recommend protecting fuel line or replacement.

VIII. Fireplaces/Wood / Coal Stoves

1. Fireplaces

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Description:
- Masonry

Observations:
- Wood burning fireplace appears serviceable

2. Dampers

Func-tional	Worn	Repair Replac	Not inspec	N/A

Description: Not visible for inspection

3. Fireplace / Stove Flue(s)

Func-tional	Worn	Repair Replac	Not inspec	N/A
			X	

Description: Masonry

Observations:
- Not visible to inspect

4. Wood / Coal Stoves

Func-tional	Worn	Repair Replac	Not inspec	N/A
		X		

Materials:
- Slow burning type

Observations:
- Stove appeared to be serviceable. Heat blower unit did not operate.

IX. Electrical System

1. Service Entry

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Service Drop Type: Underground service lateral
Observations:
• Appeared functional and serviceable, at time of inspection.

2. Electrical Service Rating

Amperage Rating: • Unable To Determine

3. Service Entry Conductors

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Description: Aluminum
Observations:
• Appeared serviceable, at time of inspection.

4. Main Service Panel(s)

Func-tional	Worn	Repair Replac	Not inspec	N/A

Description: Manufacturer: • Cutler Hammer • Panel rated for 150 amps

5. Main Disconnect

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Location: On Main Panel

6. Grounding/Bonding

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Description: Copper
Observations:
• Appeared satisfactory, at time of inspection

7. Panel Over-Current Protection

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Type: Breakers
Observations:
• Appears Serviceable
• "Double Tapping" observed on one or more circuit breakers--two wires on single breaker. These breakers appear not to be rated for double tapping. Qualified electrician should evaluate and repair as necessary.

8. Distribution/Branch Wiring

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Description:
• Wiring type: non-metallic sheathed cable
Observations:
• Visible wiring appears serviceable

9. Switches, Receptacles, Lights

Func-tional	Worn	Repair Replac	Not inspec	N/A
X		X		

Description: Grounded
Observations:
• A representative number of receptacles,switches and lights were tested and are generally serviceable
• Outlets in kitchen and hood vent did not have electricity when tested. GFCI or open breaker was not found. Recommend further evaluation to determine cause.

10. GFCI - Ground Fault Circuit Interrupter

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Description:
• GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is to prevent electrical shock.

Locations & Resets:
• Present at:
• Bathrooms
• Kitchen

Observations:
• GFCI outlets responded properly and reset
• The GFCI in kitchen did not trip properly. This is a safety concern as the GFCI is designed to trip. Recommend repair or replacement of defective GFCI.

The GFCI in kitchen did not trip properly. This is a safety concern as the GFCI is designed to trip. Recommend repair or replacement of defective GFCI.

11. Smoke/Heat Detectors

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Locations: Present at: • One on each level at hall ceiling
Observations: Hard wired into electrical system
Observations:
• Smoke alarms responded to test button

12. Carbon Monoxide (CO) Detectors

Func-tional	Worn	Repair Replac	Not inspec	N/A
		X		

Location(s): None installed/plugged in
Comments:
• IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.

13. Electrical Limitations

• Electrical components concealed behind finished surfaces are not visible to be inspected.
• Only a representative sampling of outlets, switches and light fixtures were tested.

X. Plumbing System

Plumbing inspections are limited by the nature of plumbing techniques in that much of the plumbing is concealed either underground or in the walls. Therefore, comments and observations are limited to those things than can be seen. This does not rule out the possibility that defects exist in unseen areas, or that materials/methods may vary in unseen areas. Also, the client should be aware that detecting drain or waste line leaks—especially smaller ones—in a vacant home is more difficult. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. ALL gas related issues should only be repaired by a plumbing contractor —since personal safety is involved.

1. Water Supply Source

Private Water Supply

2. Service Entry Piping Into The House

Materials: ABS plastic

3. Main Water Shut Off

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Location: At entrance near expansion tank
Observations:
- Appears serviceable. Valve not tested.

4. Service and Branch Piping

Func-tional	Worn	Repair Replac	Not inspec	N/A
X	X			

Materials: Readily visible water supply pipes are: • Copper
Observations:
- Appears Serviceable
- Minor corrosion at connections / valves

5. Drain, Waste & Vent Piping

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Materials:
- Visible waste piping in house:
- Thermoplastic PVC (Polyvinyl Chloride) - normally white in color
- Not entirely visible to inspect. See Limitations

Observations:
- Visible piping appeared serviceable at time of inspection.

6. Water Heater(s)

Description:
- In boiler

7. Pump(s)

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Description: One sump pump and basin installed in basement
Observations:
- Appears Serviceable

8. Private Sewage Disposal (Septic) System

Func-tional	Worn	Repair Replac	Not inspec	N/A

Location of Drain Field:
- Not located

Comments:
- Evaluation of the septic sewage system is beyond the scope of a home inspection.

9. Other Components

Func-tional	Worn	Repair Replac	Not inspec	N/A
			X	

Description: Water Softener • Radon air aeration system

Observations:

• Water Softeners and Radon aeration systems are beyond scope of the inspection. Proper installation is noted but condition or adequacy of system performance is not part of inspection.

10. Plumbing Limitations

• The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

XI. Kitchen, Laundry, and Appliances

1. Kitchen Sink/Faucet Condition

Func-tional	Worn	Repair Replac	Not inspec	N/A
	X	X		

Description:
• Cast iron sink
Observations:
• Moderate wear
• Sink is damaged / cracked

Sink is damaged / cracked

2. Kitchen Plumbing Trap/Drain/Supply Condition

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
• Components appeared satisfactory with no leaks, at time of inspection.

3. Dishwasher

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Manufacturer: Bosch
Observations:
• Appears serviceable - responded to control

4. Cabinets

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Materials: Solid Wood
Observations:
• Appeared functional and in serviceable condition, at time of inspection.
• Normal wear for age of cabinets

5. Counters

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Materials: Laminate
Observations:
• Appears serviceable
• Normal wear

6. Ranges, Ovens, Cooktops

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Description: Maytag • Cooktop: • Gas Burners • Propane
Observations:
• All heating elements operated when tested.

7. Hood/Exhaust Fan

Func-tional	Worn	Repair Replac	Not inspec	N/A
X			X	

Observations:
- Manufacturer:
- Broan
- No power to unit - not tested

8. Refrigerator

Func-tional	Worn	Repair Replac	Not inspec	N/A
			X	

Manufacturer: Whirlpool
Observations:
- Refrigerator is not part of inspection - not tested

9. Clothes Washer

Func-tional	Worn	Repair Replac	Not inspec	N/A
			X	

Observations:
- No washer present.
- Outlet is grounded
- Water valves appear serviceable

10. Clothes Dryer

Func-tional	Worn	Repair Replac	Not inspec	N/A
			X	

Description: Gas connection available • Three prong 240 Volt outlet available for electric dryer
Observations:
- No dryer present

11. Dryer Vent

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
- Visible piping appeared serviceable, at time of inspection.

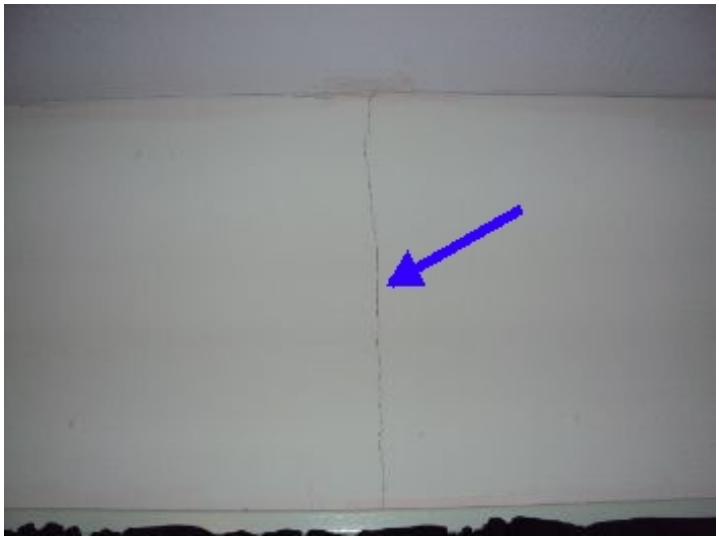
XII. Interior Areas

The Interior section covers areas of the house that are not considered part of the Kitchen, Bathrooms, or areas covered separately in this report. Interior areas usually consist of bedrooms, family rooms, dining areas, rec rooms, hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and general condition of: floors, walls, ceilings, and doors. The inspector tests a representative number of accessible receptacles, windows and fixtures and reports moisture problems if seen. If the home is occupied, the possessions of the owner necessarily conceal some areas/items. These are exempt from inspection under state and national standards. All reasonable attempt is made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected. Please note that effective April, 2010, any renovations or alterations to homes that involve the removal of suspected lead paint can only be done by trained and certified contractors. Refer to the DES web site for New Hampshire contractors who have been certified by the State.

1. Walls and Ceilings

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Materials: Drywall
Observations:
- General condition of walls and ceilings appeared satisfactory.
- Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.



Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.

2. Floor Surfaces

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Materials:
- Vinyl
- Carpet
- Wood
- Ceramic tile

Observations:
- General condition of floors appeared Serviceable with normal wear for age.

3. Window Condition

Func-tional	Worn	Repair Replac	Not inspec	N/A
	X			

Description:
- Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed.
- Wood windows
- Double hung

Observations:
- A representative number of windows tested appeared serviceable, at time of inspection
- Fog/condensation observed in double glazed windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.

Fog/condensation observed in double glazed windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.

4. Interior Doors

Func-tional	Worn	Repair Replac	Not inspec	N/A
X		X		

Description:
- Wood

Observations:
- Appeared functional, at time of inspection - except as noted.
- Door sticks, does not close, needs adjustment.

5. Closets

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
- Appears serviceable

6. Stairs - Handrails - Balusters

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
- Appears serviceable

7. Ceiling Fans

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
- Appears Serviceable

8. Door Bell

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
- Appears serviceable.

XIII. Master Bathroom

1. Vanities/Consoles/Cabinets

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
- Appeared functional, at time of inspection.

2. Floors and Ceilings

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
- Appeared satisfactory and functional, at time of inspection.

3. Faucets

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
- Appeared satisfactory and functional, at time of inspection.

4. Sinks

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
- Appeared satisfactory and functional, at time of inspection.

5. Traps/Drain/Supply

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
- Appears Serviceable

6. Shower(s)

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Materials:
- Plastic, fiberglass, and tile

Observations:
- Appears serviceable

7. Toilets

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
- Appears Serviceable

8. Bathroom Exhaust Fan(s)

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
- Appeared functional, at time of inspection.

XIV. Bathroom 2

1. Vanities/Consoles/Cabinets

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
• Appeared functional, at time of inspection.

2. Floors and Ceilings

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
• Appeared satisfactory and functional, at time of inspection.

3. Faucets

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
• Appeared satisfactory and functional, at time of inspection.

4. Sinks

Func-tional	Worn	Repair Replac	Not inspec	N/A
X		X		

Observations:
• Appeared satisfactory and functional, at time of inspection.
• Stopper missing or not operational

5. Traps/Drain/Supply

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
• Water was run through the fixtures and drains. Functional flow was observed. Functional drainage was observed.

6. Tub(s)

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Materials:
• Plastic/Fiberglass
Observations:
• Appeared satisfactory and functional, at time of inspection.

7. Toilets

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
• Operated when tested. Appeared functional, at time of inspection.

8. Bathroom Exhaust Fan(s)

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
• Appears Serviceable

XV. Utility Room

1. Toilets

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
- Appears Serviceable

2. Bathroom Exhaust Fan(s)

Func-tional	Worn	Repair Replac	Not inspec	N/A
X				

Observations:
- Appeared functional, at time of inspection.

XVI. Pests

1. Pests

Func-tional	Worn	Repair Replac	Not inspec	N/A

Materials:

• Limited Visual Inspection for pests was conducted

Observations:

• There were No visual signs of pests noted during inspection - this a limited visual inspection and does not use any invasive techniques or tools to conduct a complete pest inspection

XVII. END OF REPORT