



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 list of observations 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. Additional 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.

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 where observed.

~ BP: Best Practice: The use of the Best Practice notation is used to identify forms of construction and methods associated with good building and maintenance practices.

~ NM: Needs Maintenance: Items identified as Needs Maintenance are normally less serious and do not pose an immediate problem but will need to be corrected to ensure the life of the identified item. ~ PC: Professional Consultation: Conditions that are identified as Professional Consultation note a condition that will require further evaluation by a competent or licensed trade specialist trained in the specific area of expertise. ~ SI: Safety Improvement: Safety Improvement notes designate home/building construction observations that have improved the general safety of homes and buildings over time and will need to be addressed as a priority for repair/modification.

~ CN/SN/ON Customer Note/ Sellers Note/ Owners Note: Customer, Sellers and Owners notes will designate general information important for your awareness and knowledge.

For Your Information: Important Customer Note:

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

~Home inspections in NH and VT are not code inspections. As a home inspector in New Hampshire and Vermont, I am not performing a code compliance inspection. Building codes change frequently, vary by jurisdiction, and are enforced only by the Authority Having Jurisdiction (AHJ), such as the town building inspector or State Fire Marshal's Office. However, I do use building codes, industry standards, and best practices as reference points to help explain why a condition may be unsafe, outdated, or not functioning as intended at the time of the inspection.

~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.

~Water Body and Features: The presence of or proximity to water bodies—including but not limited to lakes, ponds, rivers, streams, or koi ponds—is outside the scope of this home inspection; These features may be located on the property or adjacent to it, and in some cases, may not be visible from the primary dwelling due to property size or vegetation; If present, the evaluation of their safety, structural integrity, depth, water quality, or maintenance requirements is not performed; It is advised that the buyer perform independent due diligence to identify all water features and consult with a qualified specialist for a full safety and risk assessment.

Client Information: Property Information:

Summary

Section 1: Site Grounds & Grading

Inspection Information

Date Of Inspection: 6/3/2026

Weather: 75 Degrees And Sunny

Square Feet Inspected: 1,595

Primary Use Entrance Point Step/Stair To Home

SI.

~Primary Entrance Porch Decay: Assessment identified areas of decayed wood within the primary entrance porch and landing assembly; Wood rot compromises structural integrity and creates an unsafe walking surface; It is recommended that a qualified contractor evaluate the porch structure to reconstruct the landing, to include replacing all decayed wood elements and any damaged floor joists below the decking to ensure a safe and stable assembly.

Other Entrance Point(s) Step/Stair To Home

SI.

~Loose Brick Entry Steps: Assessment identified loose bricks, tall risers, and structural deterioration at the front entry steps, affecting the transition onto and off the stairs; Unstable masonry and improper step dimensions create an uneven stepping rhythm and a direct trip and fall hazard; It is recommended that a qualified mason evaluate the front steps to reconstruct the assembly, ensuring uniform riser heights, secure masonry, and a safe transition.

Trees & Shrubs

PC.

~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 Vegetation: All vegetation within at least 2 feet of the home (6 feet is preferred) needs to be maintained; 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 1800's: Buyer: Lead, Asbestos, Knob and Tube and Decay History Information; Many homes built before 1978 with minimal reconstruction work like original windows, original trim, wood clap siding and other original wood surfaces, may have paint that contains lead (called lead-based paint); In addition, homes of this age up through 1985, 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; Age of Home: Homes of this age have been exposed to years of varying weather and environmental conditions and construction evolution to include knob and tube wiring that may be found during renovation or upgrade projects; In some homes, construction methods and exposure to moisture will cause damage and rot to wood along the outside sill areas and in dirt crawlspaces that are unseen and will be discovered during reconstruction projects; If renovation work is planned after the home is purchased, your best efforts will need to be made to hire a professional building contractor to complete a review and estimate for repairs of the property before purchase.

Exterior Wall Structure

PC.

~Brick Pointing and Maintenance (Antique Home): Observation of the brick exterior identified worn mortar joints and damaged bricks resulting from spalling and moisture freeze-thaw cycles; On a home of this age, brick pointing and repair are ongoing maintenance requirements due to the original soft brick and sand-based mortar; It is recommended the home be fully reviewed and the impacted surfaces

professionally repaired and repointed using a historically appropriate high-lime mortar mix (such as Type O or Natural Hydraulic Lime) to replace damaged bricks, protect the building's weather envelope, and prevent localized masonry damage.

Exterior Wall Covering

NM.

~Full Painting: The home's exterior siding is nearing the end of a paint cycle; To maintain the optimal protection of the homes siding, the home should be painted; Painting should be completed on an as needed or manufactures recommended cycle dependent on the paints condition with yearly touch-ups where needed between full painting cycles; Prior to painting, the home will need to be fully reviewed and any damaged siding discovered in the review, repaired to eliminate further decline of the remaining siding as well as protecting the structure behind the siding from further damage due to water penetration; Please note: the wall sheathing, 2X4 wall studs and sill behind the siding will need to be checked for damage when the siding is removed and repaired in these areas if damage is identified. [Eaves, Trim, Soffits, Fascia Boards and Exposed Roof Rafter Ends](#)

PC.

~Aged and declining wood and sealing surfaces were observed along the window and door trim, the fascia boards below the roof drip line, and the full soffit; To maintain optimal protection of the home, it is recommended that these areas be reviewed and all decay repaired and resealed; After this initial maintenance, resealing should be completed on an as-needed basis or according to the manufacturer's recommended cycle depending on the surface condition; Please note that the wall sheathing, wall studs, rafter ends, and any areas behind the trim and fascia boards must be reviewed for damage once exposed; if structural damage is identified, those items must be repaired; A full review of the home's perimeter should be performed to ensure all necessary repairs are addressed; Ongoing maintenance and the application of protective coatings should be performed in accordance with manufacturer specifications to ensure the long-term durability and warranty of the building materials. ~Eave and Soffit Openings: Assessment identified gaps and open holes along the eaves and soffits; Unsealed openings compromise the building envelope and allow pests, wildlife, or moisture to enter the structure; It is recommended that a qualified contractor seal all openings along the eaves and soffits to prevent pest entry and moisture intrusion while maintaining proper attic ventilation pathways. [Storm/Screen Door](#)

NM.

~Lower Storm Door Hardware Correction (top is in place): Observation of the storm door identified that the lower closing and wind-holding hardware has been removed; This can cause the door to slam or be damaged by wind; It is recommended that a qualified contractor re-install or replace the closer to ensure the door operates safely and remains protected from wind damage.

Deck

SI.

~Deck Framing, Railing Failure And Decking Material Damage: Assessment identified a disconnected joist component within the framing assembly and a failed railing system along the outside perimeter on the right side of the deck; Compromised structural members and failed guardrails present a fall hazard and compromise structural safety; It is recommended that a qualified contractor evaluate the deck to repair or reconstruct the framing, deck surface and railing systems to ensure a safe and stable assembly. ~Deck Latticework Deficiencies: Assessment identified damaged, detached, or deteriorating latticework below the deck structure; Compromised or missing skirting panels negatively impact aesthetics and can allow pests, rodents, or wildlife to nest beneath the deck area; It is recommended that a qualified contractor repair or replace the affected latticework panels to restore a secure enclosure. ~Deck Underside Cleaning and Grading: Observation of the area below the deck noted an accumulation of debris and uneven soil; It is prudent to clean and regrade the area to ensure proper drainage and airflow under the structure.

Section 3: Roof and Chimney(s)

General Observations

CN.

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

Exterior Roof Covering Condition

~Roof Surface Cleaning and Debris Removal: Observation of the roof surface noted an accumulation of organic debris, including leaf litter, needles, and moss or lichen growth; It is advisable that the roof surface be professionally cleaned to remove all vegetation; This maintenance is proactive to ensure proper drainage, prevent moisture retention against the roof covering, and extend the overall life of the surface.

~Asphalt Shingle Roof Aging and Maintenance: Observation of the asphalt roof noted that it is demonstrating normal wear and tear for its age, granule loss and moss and lichen growth along areas of the roof surface; It is recommended that the roof moss and lichens be treated and the roof monitored for changes, as it is important to replace an aging roof before it fails and leaks.

Trees

PC.

~Ongoing General Tree Care: It is important to remove tree branching overhanging or touching roof surfaces 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 after storm events to include heavy wind, heavy snow or ice.

Roof Side Wall and Valley Flashing

PC.

~Displaced Sidewall Flashing: Assessment identified that the exterior sidewall flashing is loose or displaced; Shifted flashing fails to protect the building envelope and can cause water intrusion behind the siding; It is recommended that a licensed roofing contractor secure the flashing back into its proper position to ensure reliable water shedding.

Vent Stacks/Attic Vent Covers

PC.

~Rubber Vent Stack Weather Seal: Observation of the roof identified that the rubber portion of the vent stack flashing is damaged; Attic observations of spray foam insulation and exterior evidence confirm the seal is failing; It is recommended that a qualified roofing contractor replace the damaged seal to prevent moisture from entering the attic and causing damage to the structure and insulation.

Gutters & Downspouts

PC.

~Gutter System Maintenance and Cleaning: Observation of the roof drainage system confirmed that regular cleaning is essential to prevent debris accumulation and ensure the free flow of water away from the structure; Clogged gutters can lead to water overflow, resulting in soil erosion, foundation saturation, and potential moisture intrusion into the basement or crawlspace; It is recommended that all gutters, downspouts and extensions be professionally cleaned at least twice a year—ideally in the spring and fall—to maintain the home's weather envelope and protect the long-term integrity of the foundation.

~Gutter Downspout Extensions: Assessment identified disconnected and crushed downspout extensions on several gutters; Damaged or missing extensions allow roof runoff to discharge too close to the home, which can lead to foundation settlement, soil erosion, and basement water intrusion; It is recommended that a qualified contractor install or replace the downspout extensions to direct water safely away from the foundation.

Exterior Chimney Observations

PC.

Both Chimneys.

~Chimney and Exterior Masonry Maintenance: Observation of the chimney exterior confirmed that the masonry surfaces and crown require professional attention; It is recommended that a certified chimney sweep or mason be consulted prior to taking possession to perform a full interior and exterior evaluation; This service should include pointing of the mortar joints, cleaning, and waterproofing the brickwork to verify the integrity of the flue liner, flashing, and crown to ensure the system remains safe and watertight.

Interior Basement Chimney Observations

SI.

~Boiler Flue and Chimney Integrity: Assessment of the boiler venting system confirmed that a professional chimney inspection and cleaning are necessary maintenance requirements; It is recommended that a certified chimney sweep be consulted to perform a comprehensive evaluation of the flue prior to taking ownership; This professional review should determine the condition of the liner and identify any necessary repairs or installations required to ensure the system is venting safely and effectively.

~Chimney Moisture Staining: Assessment identified interior staining along the chimney surfaces below the cleanout door; Water marks or staining in this area indicate potential condensation buildup or

Page 5 of 67

moisture entry into the chimney structure; It is recommended that a qualified chimney sweep or masonry contractor evaluate the chimney system to determine the source of moisture and perform necessary repairs.

Section 4: Garage

Garage General Observations

CN.

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

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

SI.

~Fire-Rated Garage Entry Door: Observation identified that the entry door between the garage and living space lacks required fire-rated characteristics and self-closing hardware; These doors must be free of unapproved windows or pet openings; It is recommended that a qualified contractor install an approved fire-rated door assembly and self-closing hardware to meet current building standards and ensure proper separation safety.

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

SI.

~Garage Fire Separation and Penetrations: Observation of the garage identified that the walls, ceilings, and doors adjoining the living space or attic are not properly sealed for fire protection; All shared surfaces, including access hatches and pull-down stairs, require taped sheetrock or other approved fire separation methods to slow the spread of flames and fumes; In addition, any penetrations such as ductwork, electrical lines, or pipes must be properly fire-stopped and approved fire doors fully trimmed; It is recommended that a qualified building contractor be consulted to install the correct materials and thickness conforming to all safety building construction requirements.

Garage Door Opener(s)

SI.

~Garage Door Safety and Mechanical Review: Observation of the garage door identified several safety and mechanical failures; The door is missing safety photo-eyes and does not reverse when obstructed; It is recommended that a qualified garage door specialist perform a full review and repair of the door systems; This professional service is essential to ensure the doors are safe to operate and meet modern safety standards.

Section 5: Basement / Crawlspace/ Frost Wall/ Slab/Lower Level

General Observations

CN.

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

Interior Or Exterior Crawlspace/Basement Access Point

CN.

~Crawlspace Access and Visibility Limitation: Examination of the crawlspace confirmed that the existing access opening is too small to allow for physical entry; While a partial view of the area was performed from the opening using a high-intensity spotlight, the full condition of the foundation, sills, subfloor, and floor joists remains unknown; It is recommended that the access be enlarged or an alternate hatch be installed from above to allow for a complete evaluation; This modification is necessary to ensure a full inspection of the structural and to allow access during maintenance and emergency situations. **Clean**

Up and Clean Out

NM.

~Total Clean Out: The basement and any crawl spaces should be cleared of all non-essential items if present to include all debris, non-used wood products, dust, dirt, and cobwebs; Non-essential debris in basements and crawl spaces harbors moisture and pest, limits air circulation and makes access to the areas difficult.

Moisture

CN.

~Basement Moisture and Humidity Management: Observation of the basement area detected a relative humidity level of 55%, which exceeds the ideal range of 45% to 50%; While basement encapsulation and

Page 6 of 67

perimeter drains were observed in areas of the basement, it is recommended a dehumidification system and cold water pipe insulation be installed to manage internal humidity and reduce condensation; Should water penetration occur during heavy rain or snowmelt, the professional basement waterproofing installation company should be consulted to evaluate further remedies to reduce its impacts. [Ventilation](#)

PC.

~Crawlspace Humidity and Moisture Management: Observation of the sealed and insulated crawlspace confirmed that the area has been encapsulated to create a conditioned environment and will need to be dehumidified; To ensure the space remains dry and to prevent the buildup of stagnant air or organic growth, it is recommended that a dedicated dehumidification system be installed and maintained; Maintaining relative humidity levels between 45% and 55% is essential to protect the floor framing and improve the overall air quality of the home; This active moisture control is critical to ensure the encapsulated space remains clean and dry.

[Dehumidifier and Heat Recovery Ventilation \(HRV\)](#)

BP.

Options Or Both.

~Unit Not Observed: Enhanced Dehumidifier: During the year, primarily in the summer months, ventilation and dehumidification of the basement/crawl space areas if present is recommended; Humidity levels maintained at 45% to 50% improve the overall living space conditions eliminating excess moisture generated in the basement.

~Unit Not Observed In Basement: Heat Recovery Ventilators (HRV's): Used primarily in cold climates, Heat Recovery Ventilators (HRV's) pass two air streams, one into the home from the outside and the other from inside the home to the outside reducing moisture and air impurities through filtration; To ensure optimal performance and air quality, the units will need to be maintained and operated per the manufacturer schedule to include washing of the filters, vacuuming, wiping down the units interior, and cleaning the exterior intake vents.

~It is recommended that dehumidification and air exchange be added to all below grade areas after corrections to reduce moisture are implemented.

[Foundation](#)

CN.

~Spray Foam Insulation Observation Limitation: Assessment of the basement perimeter identified that the foundation walls have been insulated with spray foam; As a result of this application, the wall surface condition was not inspected and the structural integrity behind the insulation remains unknown; It is recommended that the area be monitored for any future signs of moisture or settlement; This follow-up is important to ensure no hidden defects exist or emerge from behind the thermal barrier. [Foam Type](#)

[Insulation Use](#)

SI.

~Unprotected Foam Board Basement And Crawlspace Insulation: The foam board insulation installed in the areas below grade is currently exposed and lacks a required thermal or ignition barrier; This creates a potential fire hazard as many foam products are combustible; A licensed insulation contractor should be consulted to determine if the specific product and location requires a fire-retardant intumescent coating or other protective covering to meet manufacturer's recommendations and current building standards.

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

CN.

~Insulated And Encapsulated Basement And Crawlspace Inspection Limitations: This observation indicates that because of the installed insulation and encapsulation, the main structural beams, floor joists, sub-flooring, and foundation sills were not fully visible for inspection in areas of the basement and crawlspace; Consequently, the structural condition of these concealed components is unknown; The limited areas that remained exposed and accessible were found to be in satisfactory condition at the time of the inspection.

[Receptacles](#)

CN.

~Please see Section 12: Basement/Crawlspace: Outlets, Fixtures, & Switches notes.

[Asbestos Characteristics: Ceiling/ Wall/ Flooring/ Heat/ Insulation Protection](#)

PC.

~Vermiculite Insulation Material Observed: Assessment identified loose-fill vermiculite insulation material

within the crawl space opening; Vermiculite insulation may contain asbestos fibers, which present a health risk if disturbed or inhaled; It is recommended that a certified environmental specialist or asbestos

Page 7 of 67

abatement contractor evaluate the material to determine the necessary testing, containment, or removal procedures.

Section 6: Plumbing

Water Service

PC.

~Well Pump Single Shut-Off Valve: Assessment identified that a single, main shut-off valve is missing from the water supply pipe near the pressure tank; A centrally located valve is necessary to isolate the well water system quickly during maintenance or an emergency; It is recommended that a licensed plumber install a single master shut-off valve on the primary well pump distribution line. ~Well: Pressure Tank, Cleanup, Cold Water Pipe Insulation and Catch-pan: If not completed, all dirt and debris and any nonessential items should be removed from around the home's water system; Condensation generated from cold water pipes and humid room conditions, common in this area, drip onto floors and drop ceilings if installed; Insulating cold water pipes and adding a drip catch pan below the well pump pressure gauge and piping area at the base of the tank will help lessen this impact. [Water Treatment](#)

CN.

~Canister Filter Maintenance: Assessment identified an inline canister water filter system installed on the plumbing lines; Routine filter replacement is necessary to prevent drops in water pressure and maintain water quality; It is recommended that the filter cartridge be replaced in accordance with the manufacturer's recommended maintenance schedule.

Sink Aerators and Shower Head Ports

BP.

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

Heater

SI.

~Thermal Mixing Valve Recommendation: Observation of the combined boiler and domestic hot water system confirmed that a thermal mixing valve is currently absent; While not mandated for older systems in New Hampshire prior to 2010, modern safety protocols advise the installation of this valve to prevent accidental scalding by regulating water temperature; It is recommended that a professional plumbing service be consulted to evaluate the system and install a mixing valve as a safety enhancement. ~Over time, mineral sediment from the water supply settles at the bottom of the tank; This buildup forces the heating elements to work harder, which reduces efficiency and can cause premature failure; for optimal performance and to prolong the life of the water heater, it is recommended that the tank be flushed annually to remove accumulated sediment; This maintenance task should be performed by a qualified licensed plumbing contractor.

Waste

PC.

~Private Septic System Evaluation: This observation indicates that at the time of the inspection, the interior portions of the septic system are functioning with adequate drain flow and no unusual septic odors within the home; However, a comprehensive evaluation of the exterior components is outside the scope of this inspection; A licensed septic professional must be consulted to verify the integrity and functionality of the septic tank, the distribution box, and the leach field; This assessment should include an inspection of the piping and a review of the tank's current condition and pumping history before taking possession of the home.

Sump Pump

PC.

~Sump Pump Maintenance: Observation of the professionally installed sump pump in the basement confirmed the system was present at the time of the inspection; Regular service is necessary to prevent mechanical failure, float switches from sticking, or basement flooding during heavy rain events; It is recommended that the original installing company or a licensed plumber service the unit to ensure it is properly operating and establish a recurring schedule for routine testing.

Appliance Drain Hook-Up

PC.

~The dishwasher drain line lacks required backflow prevention, such as an approved air gap device or a

secured high drain loop under the kitchen sink countertop; This condition can allow contaminated water

to back up into the unit; Correction by a qualified plumber is recommended to ensure the dishwasher drains properly.

Water Pipes, Valves Conditions

PC.

~A small water puddle was observed in the basement near the entrance to the front crawlspace below a section of PEX water piping; It is recommended a licensed plumber be consulted to determine and correct the cause.

Interior and or Exterior Septic/Sewer Vent Stack Pipe

CN/PC.

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

~Blocked Attic Vent Termination: Assessment identified a terminated attic vent pipe that is blocked by an insulation plug; Obstructed ventilation pipes prevent air or exhaust from venting out of the structure and can lead to localized moisture buildup; It is recommended that a qualified plumbing contractor evaluate the line to determine if it should be properly sealed off or tied into the current active venting system.

Exterior Water Faucets and Shower If Present

CN.

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

Section 7: Oil Fired Hot Water/Steam Boiler

Oil Fired Heating System

PC.

~2026/2027: Operational: Heating Season Servicing: Service Plans: Last service date tag-9/2023: To set the baseline operating condition of the boiler before taking possession of the equipment, the boiler to include all attached heat distribution components like circulation pumps and other parts, needs to be fully reviewed and serviced if required; It is recommended a professional heating contractor be consulted to have the boiler serviced and fully cleaned; In addition, the boiler shroud, and all connecting pipes should be cleaned of corrosion and scale and the interior vacuumed and the unit wiped down to eliminate dirt and debris on the boiler surfaces; Oil fired boilers should be serviced every year to ensure the exhaust and mechanical workings of the boiler are in a safe and satisfactory operating condition; In many cases, if available for the boiler, home owners will join a service plan or home warranty service to have the boiler protected for emergency repairs and service.

Oil Tank(s)

PC.

~New Hampshire Oil Tank Inspection and Transfer: Identification of the oil storage tank confirmed that the unit meets general inspection guidelines for its current condition; While New Hampshire encourages homeowners to monitor their own tanks, it is important to have the oil delivery company verify the tank's condition before taking possession or transferring the account to a new provider; Many delivery companies will perform their own review and may fail existing tanks or fill line setups if they do not meet their specific safety standards for new customers; It is recommended that the delivery company be contacted to inspect and sign off on the tank's condition to ensure uninterrupted service; This professional review is advised to confirm the setup is satisfactory for future deliveries. [Heat Distribution](#)

PC.

~Circulating Pump And Flow Control Valve Seepage and Calcification: Observation of the heating distribution system identified calcification on the circulating pumps and pipe connection points; This buildup is typically caused by slow boiler water seepage or residue from older antifreeze drying on the surfaces; While the connections may not be actively dripping, they will eventually leak or fail as the corrosion continues; It is recommended that a licensed HVAC technician be consulted to clean the connections and replace any failing valve packing or seals; This maintenance is important to prevent future leaks or system failure.

Unit Venting

PC.

~Boiler Exhaust and Flue Inspection: Observation of the boiler identified the need for a comprehensive service that includes a full inspection of the exhaust system; It is necessary for a qualified HVAC technician to verify that the flue is properly sealed, clear of obstructions, and venting combustion gases

safely to the exterior; Ensuring the integrity of the exhaust system is important to prevent dangerous carbon monoxide from entering the home and to maintain peak heating efficiency.

Page 9 of 67

Section 7: Fireplace(s)

Fireplace Service

PC/SI.

~ Fireplace and Chimney Maintenance: It was noted that if not already completed this season, all fireplaces, surrounds, mantels, ash pits, and flues require professional cleaning and a full safety evaluation before further use; a certified chimney sweep should be consulted to identify and correct any safety deficiencies to ensure the system functions properly; ongoing annual inspections are essential for the safe operation of all masonry and venting components.

~Fireplace Surround And Mantel: A review of the fireplace indicates poor mantel and surround clearances; A full inspection needs to be performed and signed off by a licensed chimney inspection company to ensure all clearances and conditions for the safe use of the fireplaces is met. ~Damper Obstruction: The damper needs to be properly positioned or removed to ensure the chimney top damper vents appropriately; The position or removal will need to be determined at the chimney service.

Section 7: Wood Stove

Wood Stove Service

PC/SI.

~2026/27 Heating Season: If not completed this year, all woodstoves in the home will require cleaning, inspecting, and any safety deficiencies corrected before use by a professional chimney service/Chimney Sweep and ongoing on a yearly basis to ensure the stove and chimney are safe and function properly.

~Wood Stove Combustible Clearance: Observation of the wood stove identified that the required 36-inch clearance to combustible materials is not being maintained; Safety standards require this minimum distance to prevent nearby items from overheating; It is recommended that all stored wood and other combustibles be moved to at least 36 inches away from the stove; This safety adjustment is important for the secure operation of the heating system.

~Wood Stove Hearth Clearance: Evaluation of the heating area revealed that the current hearth does not provide the required 18 inches of clearance from combustible floor surfaces; wood-burning appliances require this specific buffer to protect against heat radiation and stray embers; the hearth will require the installation of additional non-combustible floor protection to meet safety standards; all modifications should be completed in accordance with manufacturer recommendations and local fire codes to ensure the safety of the residence.

Section 8: Interior

General Observations

CN.

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

Ceilings

PC.

~Elevated Moisture Levels and Ceiling Staining: Dining Room: Observation of the ceiling identified a moisture stain with elevated moisture levels compared to the surrounding areas; It is recommended that a qualified contractor determine and correct the source of the moisture to prevent further damage; Repairing the affected ceiling materials is important once the leak has been successfully sourced and sealed to restore the interior finish and prevent organic growth.

Windows

PC.

~Casement Window Operating Gears: Family Room: Observation of the casement windows identified that they are in generally good condition, but missing gear covers and window locks; It is recommended that a qualified contractor evaluate the window hardware to determine the cause and repair or replace the worn and missing operator mechanisms to ensure smooth operation.

~Missing Window Screens (observed screens stored in basement): Observation of the home identified that screens are missing from several windows; It is recommended that all screens be requested for installation to determine if any are missing; Any missing or damaged screens should be repaired or

replaced as needed to ensure the windows can be used for ventilation while keeping insects out.

Energy Savings Tip: Air Sealing

Page 10 of 67

BP.

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

Full Home Energy Audit

BP.

Please Contact Your Electric Utility Provider.

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

Laundry Room

SI.

~Important Fire Protection Maintenance: At Move In And Ongoing: Washer and Dryer Behind and Under Unit Clean-up: 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 shut off ability; The clothing washing machine is not tested as part of the inspection due to the possibility of leaving water in the unit; Verification of the units operability should be made with the seller if the unit is part of the sale.

Section 9: Kitchen

General Observations

CN.

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

Dishwasher

CN.

~Please see Section 6: Appliance Drain Hook-Up notes.

Receptacles

CN.

~Please see Section 12: Kitchen: Outlets, Fixtures, & Switches notes.

Section 10: Bathroom 1

General Observations

CN.

Center Bedroom.

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

Toilets

CN.

~Staining was observed in the toilet; The toilet should be cleaned to remove the staining; If cleaning does not work, the stain is permanent and the toilet will need to be replaced to eliminate the stain. **Sinks**

CN.

~Staining was observed in the sink; The sink should be cleaned to remove the staining; If cleaning does not work, the stain is permanent and the sink will need to be replaced to eliminate the stain.

Section 10: Bathroom 2

General Observations Page 11 of 67

CN.

First Floor Center Hall.

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

Sinks

NM.

~The sink drain is draining but the sink drain plug will not operate.

Section 11: Attic

General Conditions

CN.

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

Interior Roof Structure

PC.

~Past Fire Remediation in Attic: Assessment identified charred framing alongside completed restoration work, to include new roof sheathing and new rafters; There was no visible evidence of current structural failure, sagging, or defects on the interior roof at the time of inspection; It is recommended that the repairs be reviewed by a professional building contractor to ensure the work has been completed to proper structural standards for a roof of this home's age, roof rafter framing system, and rafter span. [Attic](#)

Ventilation

PC.

~Properly Installed Venting: To provide the best venting condition for this attic space, the installation of attic soffit baffles or some other method is recommended to allow heat to move effectively out of attic spaces during the summer months and moisture out in the winter; Professional insulation and venting companies are available to correct the attic venting during the insulation installation process.

Insulation: Attic/Knee Wall

CN.

~Attic Insulation Present: Observation of the attic space confirmed the presence of poured in cellulose and blown in fiberglass insulation with an estimated average R-value of 22 (confirmation of the actual R value will need to be made at the energy audit); This current level is below the newer recommendation of R-49 for this region; It is recommended that a professional insulation contractor be consulted to achieve the desired R-value; It is suggested that you contact your local electric utility provider to discuss available programs or rebates to determine the best next steps for improving the home's energy efficiency.

~Existing Insulation Removal and Preparation: Notice of the attic cavity identified that a complete removal of existing insulation, including vacuuming of the space, is the most effective preparation for an upgrade; This method allows for the removal of dated or pest-damaged material and provides clear access for a full electrical inspection; It is recommended that you contact your local electric utility provider for guidance on qualified contractors and potential rebates available for comprehensive air sealing and insulation removal.

Electrical

CN.

~Please see Section 12: Attic/Knee Walls: Outlets, Fixtures, & Switches notes.

Pest Control Services

PC.

~Pest Evidence Observed: Evidence of pest activity was observed during the inspection; A licensed pest control professional should be consulted to perform a comprehensive evaluation of the property, identify the specific species present, and implement appropriate treatment measures to mitigate the issue and prevent future impacts.

Section 12: Electrical

Generator

BP.

~Electricity Dependent Systems and Backup Generation: It was noted that several of the home's primary functions, including water supply, heating, and home office infrastructure, are entirely dependent on

Page 12 of 67

electrical power; Given the regional climate, significant tree population, and the potential for extended outages caused by severe winter weather or summer storms, the installation of a backup power generation system should be considered; A standby or portable generator can eliminate the risks associated with a loss of heat, water, and waste management during power interruptions; It is recommended that a licensed electrician be consulted to evaluate the home's electrical load and provide options for a safely integrated backup power solution.

Main Panel(s)

SI.

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

~Circuit Labeling and Verification: It is recommended that the labeling be professionally updated to accurately reflect the current use of all areas in the home; Proper labeling is essential for safety during maintenance and in the event of an emergency.

~Electrical Panel Screws: Observation of the electrical panel identified that the cover screws were only partially installed; Loose or incomplete fastening leaves the panel cover unsecure, which can allow accidental contact with live electrical components; It is recommended that a licensed electrician evaluate the panel threads and fully install approved, blunt-tip panel screws to ensure safety. ~AFCI Circuit Protection Recommendation: It was noted that the panel lacks Arc-Fault Circuit Interrupter (AFCI) protection; Current safety standards require AFCI protection for nearly all 15 and 20-amp branch circuits in residential living areas, including bedrooms, living rooms, and hallways; It is recommended that these specialized breakers be installed to enhance the fire safety of the home's electrical system. ~Surge Protection for Sensitive Equipment: Evaluation of the electrical system revealed that a Surge Protective Device (SPD) is currently missing; Modern homes contain sensitive electronics and appliances that are vulnerable to high-voltage spikes; It is recommended that a whole-house surge protector be installed within the panel to mitigate the risk of damage from external power surges. [Sub Panel 1](#)

SI.

~Circuit Labeling and Verification: It is recommended that the labeling be professionally updated to accurately reflect the current use of all areas in the home; Proper labeling is essential for safety during maintenance and in the event of an emergency.

~AFCI Circuit Protection Recommendation: It was noted that the panel lacks Arc-Fault Circuit Interrupter (AFCI) protection; Current safety standards require AFCI protection for nearly all 15 and 20-amp branch circuits in residential living areas, including bedrooms, living rooms, and hallways; It is recommended that these specialized breakers be installed to enhance the fire safety of the home's electrical system.

~Sub-Panel Surge Protection: Evaluation of the electrical sub-panel revealed that a Surge Protective Device (SPD) is currently missing; Modern homes contain sensitive electronics and appliances that are vulnerable to high-voltage spikes; It is recommended that a licensed electrician evaluate the sub-panel to install an approved surge protector at their determination to mitigate the risk of damage from power surges.

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

SI.

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

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

~Licensed Electrician: All repairs will need to be performed by a licensed electrician. [Exterior: Outlets, Fixtures, & Switches](#)

SI.

~Missing: GFCI Exterior Missing: No Exterior GFCI Plugs Installed: For safety and convenience purposes GFCI protected outlets and covers will need to be added to the exterior front of the home. ~The front

exterior door light is out; The cause will need to be determined and corrected. ~The front stone lamp post is leaning and will need to be straightened.

Page 13 of 67

~Decks: Exterior stairways require the installation of an artificial light source located at the top and bottom of the stairs to fully illuminate the stairway and controlled from within the home; It is recommended a review of the deck lighting be performed after hours to determine the correct placement of the lights to determine the stairways are properly lighted.

~Doorbell not operating: The cause will need to be determined and corrected.

Basement/Crawlspace: Outlets, Fixtures, & Switches

SI.

~ Basement GFCI Protection: Partially Protected: Evaluation of the basement revealed that several electrical receptacles lack required Ground Fault Circuit Interrupter (GFCI) protection; Current safety standards identifies receptacles in below-grade, unfinished, and finished areas to be GFCI protected to mitigate the risk of electrical shock; It is recommended that a licensed electrical contractor be consulted to evaluate the installation of GFCI devices for all required basement circuits.

Laundry: Outlets, Fixtures, & Switches

SI.

~Laundry Area GFCI Protection: Evaluation of the laundry room revealed that the outlets serving the appliances (to include the dryer) may not have Ground Fault Circuit Interrupter (GFCI) protection; It is recommended that a licensed electrician be consulted to evaluate the circuit and install GFCI protection as needed; This upgrade is suggested to enhance safety in areas where water and electrical components are in close proximity.

First Floor: Outlets, Fixtures, & Switches

SI.

~First Floor Open Grounds: Blue Bedroom: Assessment identified electrical outlets with open ground conditions on the first floor; Receptacles lacking a proper ground fail to protect electronics and introduce a potential shock hazard; It is recommended that a licensed electrician evaluate the first-floor circuits to ensure all receptacles are properly grounded or safely protected by a functional GFCI system. **Kitchen:**

Outlets, Fixtures, & Switches

SI.

~Dishwasher GFCI Protection: Evaluation of the kitchen electrical system revealed that the dishwasher circuit may lack Ground Fault Circuit Interrupter (GFCI) protection; It is recommended that a licensed electrical contractor be consulted to determine the specific wiring requirements and to evaluate the installation of a GFCI receptacle or breaker; This safety enhancement is recommended to provide protection for electrical components in close proximity to water sources.

~Kitchen Island Electrical Outlet: Observation of the kitchen island revealed that the GFCI-protected outlet previously installed on the sidewall is no longer permitted; To maintain safety, it is recommended that the unused outlet be removed and the junction box properly covered; Power to the island should be preserved to allow for the future installation of a countertop-surface outlet; This professional modification is important to ensure the electrical system remains safe while providing a path for future upgrades.

~The two GFCI outlets on the stove side were trip tested and will not reset; The cause will need to be determined and corrected.

Attic/Knee Walls: Outlets, Fixtures, & Switches

SI.

~Attic Electrical Deficiencies: Assessment identified improperly terminated wires, open junction boxes, and loose wiring within the attic space; Exposed connections and disordered wiring create a direct risk of electrical shock and fire; It is recommended that a licensed electrician evaluate the attic electrical system to install approved junction boxes, secure connections, and perform a general cleanup of all attic wiring.

Smoke and CO Detection

SI.

~Smoke and Carbon Monoxide Detection Compliance: Evaluation of the home's detection systems was limited to a visual confirmation of presence as units are not removed or tested during this inspection; It is recommended that a qualified professional be consulted prior to taking possession to verify the location, age, sensor type—specifically the use of ionization and photoelectric technology—and whether the units are hard-wired or battery-operated; The professional should confirm if CO detection is present or missing in current units and ensure the system meets State Fire Marshal standards; Any units exceeding ten years of age should be replaced and a maintenance schedule established for weekly testing and regular battery replacement.

Current Status.

~Smoke: Not Present In Bedroom.

~CO: Not Present In Basement: Confirmation On Others When The Units Are Removed And Inspected.

Page 14 of 67

~NH: Install Per The Rules Found At New Hampshire Division of Fire Safety Site:

<https://www.concordnh.gov/DocumentCenter/View/16411/2020-05-Smoke-Detector-devices-in-Dwellings> and <https://mm.nh.gov/files/uploads/fmo/remote-docs/2020-06-carbon-monoxide-devices.pdf>

~Additional National Fire Protection Association Smoke Detection Information Link:

<https://www.nfpa.org/education-and-research/building-fire-safety/smoke-alarms/installing-and-maintaining-smoke-alarms>

~Additional National Fire Protection Association CO Detection Information Link:

~Additional National Fire Protection Association Information: <https://www.nfpa.org/education-and-research/home-fire-safety/home-fire-safety>

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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: 6/3/2026

Time: Morning

Weather Conditions: Sunny

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

Comments:

Date Of Inspection: 6/3/2026

Weather: 75 Degrees And Sunny

Square Feet Inspected: 1,595

Driveway

Condition: Satisfactory

Type: Gravel

Primary Use Entrance Point Step/Stair To Home

Condition: Safety Improvement

Location: Front Side Of Home

Step Type(s): Stone

Landing Type(s): Wood

Comments:

SI.

~Primary Entrance Porch Decay: Assessment identified areas of decayed wood within the primary entrance porch and landing assembly; Wood rot compromises structural integrity and creates an unsafe walking surface; It is recommended that a qualified contractor evaluate the porch structure to reconstruct the landing, to include replacing all decayed wood elements and any damaged floor joists below the decking to ensure a safe and stable assembly.



Other Entrance Point(s) Step/Stair To Home

Location:Front Center Of Home

Step Type(s):Brick

Landing Type(s):Brick

Railing:No

Comments:

SI.

~Loose Brick Entry Steps: Assessment identified loose bricks, tall risers, and structural deterioration at the front entry steps, affecting the transition onto and off the stairs; Unstable masonry and improper step dimensions create an uneven stepping rhythm and a direct trip and fall hazard; It is recommended that a qualified mason evaluate the front steps to reconstruct the assembly, ensuring uniform riser heights, secure masonry, and a safe transition.



Sidewalks / Walkways

Condition: Satisfactory

Type:Gravel, Stone

General Grading / Drainage

Condition: Satisfactory

Grading at House Wall

Condition: Satisfactory

Page 17 of 67

Trees & Shrubs

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~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 Vegetation: All vegetation within at least 2 feet of the home (6 feet is preferred) needs to be maintained; 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: 1846

Type:Single Family

Comments:

CN.

~Circa 1800's: Buyer: Lead, Asbestos, Knob and Tube and Decay History Information; Many homes built before 1978 with minimal reconstruction work like original windows, original trim, wood clap siding and other original wood surfaces, may have paint that contains lead (called lead-based paint); In addition, homes of this age up through 1985, 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; Age of Home: Homes of this age have been exposed to years of varying weather and environmental conditions and construction evolution to include knob and tube wiring that may be found during renovation or upgrade projects; In some homes, construction methods and exposure to moisture will cause damage and rot to wood along the outside sill areas and in dirt crawlspaces that are unseen and will be discovered during reconstruction projects; If renovation work is planned after the home is purchased, your best efforts will need to be made to hire a professional building contractor to complete a review and estimate for repairs of the property before purchase.

Exterior Wall Structure

Condition: Professional Consultation/ Further Evaluation

Type:Brick

Comments:

PC.

~Brick Pointing and Maintenance (Antique Home): Observation of the brick exterior identified worn mortar joints and damaged bricks resulting from spalling and moisture freeze-thaw cycles; On a home of this age, brick pointing and repair are ongoing maintenance requirements due to the original soft brick and sand based mortar; It is recommended the home be fully reviewed and the impacted surfaces professionally repaired and repointed using a historically appropriate high-lime mortar mix (such as Type O or Natural Hydraulic Lime) to replace damaged bricks, protect the building's weather envelope, and prevent localized masonry damage.



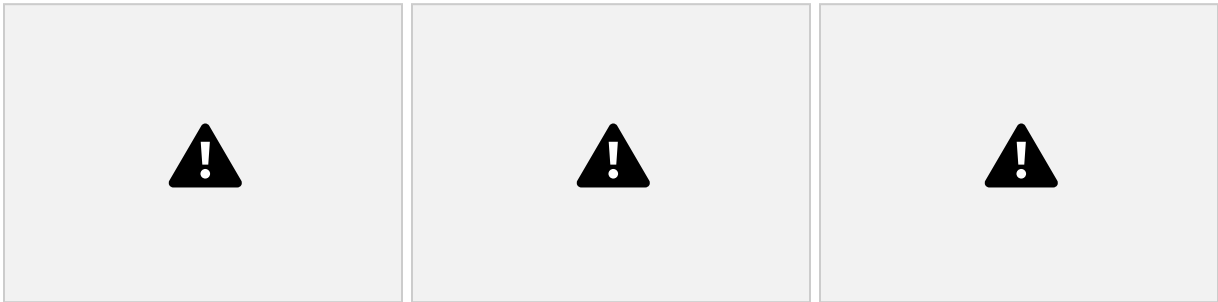


Exterior Wall Covering

Condition: Needs Maintenance
Type:Wood, Brick

Comments:
NM.

~Full Painting: The home's exterior siding is nearing the end of a paint cycle; To maintain the optimal protection of the homes siding, the home should be painted; Painting should be completed on an as needed or manufactures recommended cycle dependent on the paints condition with yearly touch-ups where needed between full painting cycles; Prior to painting, the home will need to be fully reviewed and any damaged siding discovered in the review, repaired to eliminate further decline of the remaining siding as well as protecting the structure behind the siding from further damage due to water penetration; Please note: the wall sheathing, 2X4 wall studs and sill behind the siding will need to be checked for damage when the siding is removed and repaired in these areas if damage is identified.



Eaves, Trim, Soffits, Fascia Boards and Exposed Roof Rafter Ends Condition:

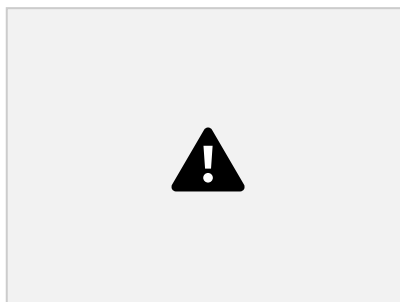
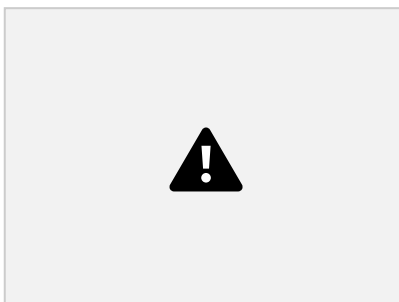
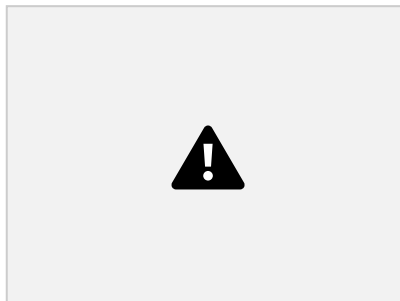
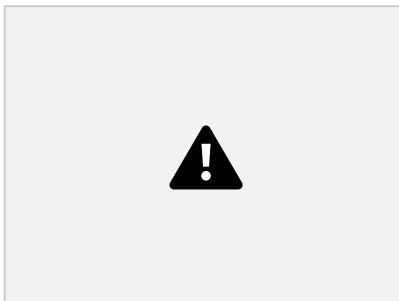
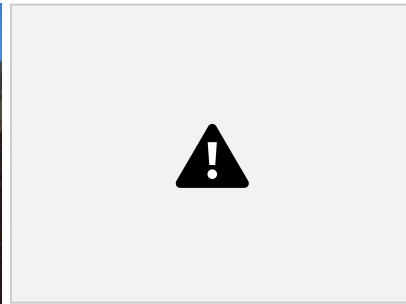
Needs Maintenance

Comments:

PC.

~Aged and declining wood and sealing surfaces were observed along the window and door trim, the fascia boards below the roof drip line, and the full soffit; To maintain optimal protection of the home, it is recommended that these areas be reviewed and all decay repaired and resealed; After this initial maintenance, resealing should be completed on an as-needed basis or according to the manufacturer's recommended cycle depending on the surface condition; Please note that the wall sheathing, wall studs, rafter ends, and any areas behind the trim and fascia boards must be reviewed for damage once exposed; if structural damage is identified, those items must be repaired; A full review of the home's perimeter should be performed to ensure all necessary repairs are addressed; Ongoing maintenance and the application of protective coatings should be performed in accordance with manufacturer specifications to ensure the long term durability and warranty of the building materials.

~Eave and Soffit Openings: Assessment identified gaps and open holes along the eaves and soffits; Unsealed openings compromise the building envelope and allow pests, wildlife, or moisture to enter the structure; It is recommended that a qualified contractor seal all openings along the eaves and soffits to prevent pest entry and moisture intrusion while maintaining proper attic ventilation pathways.



Exterior Door(s) Condition

Condition: Satisfactory

Type:Combination

Storm/Screen Door

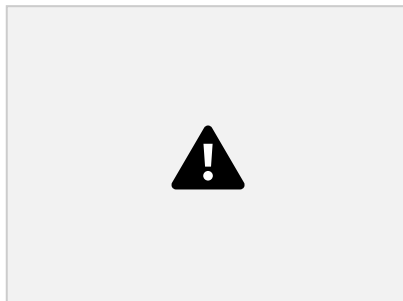
Condition: Needs Maintenance

Comments:

NM.

~Lower Storm Door Hardware Correction (top is in place): Observation of the storm door identified that the lower closing and wind-holding hardware has been removed; This can cause the door to slam or be damaged by wind; It is recommended that a qualified contractor re-install or replace the closer to ensure the door operates safely and remains protected from wind damage.

Page 22 of 67



Exterior Foundation Observations

Condition: Satisfactory

Type:Brick, Block

Deck

Condition: Safety Improvement

Type:Composite

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

Comments:

SI.

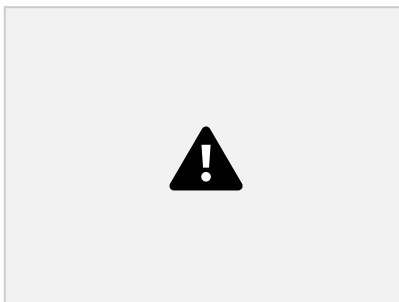
~Deck Framing, Railing Failure And Decking Material Damage: Assessment identified a disconnected joist component within the framing assembly and a failed railing system along the outside perimeter on the right side of the deck; Compromised structural members and failed guardrails present a fall hazard and compromise structural safety; It is recommended that a qualified contractor evaluate the deck to repair or reconstruct the framing, deck surface and railing systems to ensure a safe and stable assembly.

~Deck Latticework Deficiencies: Assessment identified damaged, detached, or deteriorating latticework below the deck structure; Compromised or missing skirting panels negatively impact aesthetics and can allow pests, rodents, or wildlife to nest beneath the deck area; It is recommended that a qualified contractor repair or replace the affected latticework panels to restore a secure enclosure.

~Deck Underside Cleaning and Grading: Observation of the area below the deck noted an accumulation of debris and uneven soil; It is prudent to clean and regrade the area to ensure proper drainage and airflow under the structure.



Deck Joist Detachment And Rail Failure



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 evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine

maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection, and we cannot confirm this condition. We suggest that an annual inspection, of the Attic area, if applicable, be performed where accessible to identify if any leaks are developing or evident. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

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

Roof Style

Type:Gable, Shed

Exterior Roof Structure

Condition: Satisfactory

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

Exterior Roof Covering Condition

Condition: Customer Note/ Sellers Note/ Owners Note

Shingle Type:Asphalt Shingles

Metal Type:Standing Seam

Observation(s):Moss, Lichens

Comments:

CN/PC.

~Roof Surface Cleaning and Debris Removal: Observation of the roof surface noted an accumulation of organic debris, including leaf litter, needles, and moss or lichen growth; It is advisable that the roof surface be professionally cleaned to remove all vegetation; This maintenance is proactive to ensure proper drainage, prevent moisture retention against the roof covering, and extend the overall life of the surface.

~Asphalt Shingle Roof Aging and Maintenance: Observation of the asphalt roof noted that it is demonstrating normal wear and tear for its age, granule loss and moss and lichen growth along areas of the roof surface; It is recommended that the roof moss and lichens be treated and the roof monitored for changes, as it is important to replace an aging roof before it fails and leaks.





Trees

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Ongoing General Tree Care: It is important to remove tree branching overhanging or touching roof surfaces 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 after storm events to include heavy wind, heavy snow or ice.

Roof Side Wall and Valley Flashing

Page 26 of 67

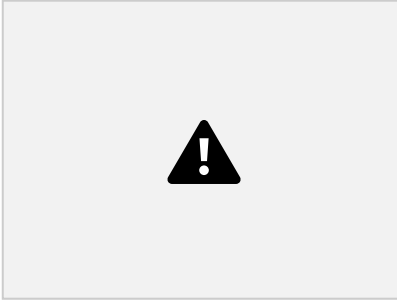
Condition: Needs Maintenance

Type:Lead

Comments:

PC.

~Displaced Sidewall Flashing: Assessment identified that the exterior sidewall flashing is loose or displaced; Shifted flashing fails to protect the building envelope and can cause water intrusion behind the siding; It is recommended that a licensed roofing contractor secure the flashing back into its proper position to ensure reliable water shedding.



Roof Leak Evidence

Condition: Satisfactory

Roof Leak(s) Observed:None Observed

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

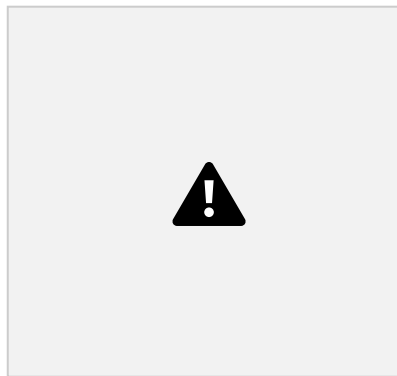
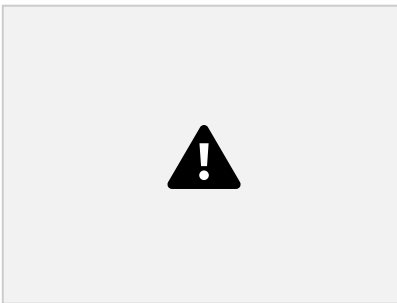
Vent Stacks/Attic Vent Covers

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Rubber Vent Stack Weather Seal: Observation of the roof identified that the rubber portion of the vent stack flashing is damaged; Attic observations of spray foam insulation and exterior evidence confirm the seal is failing; It is recommended that a qualified roofing contractor replace the damaged seal to prevent moisture from entering the attic and causing damage to the structure and insulation.



Page 27 of 67

Gutters & Downspouts

Condition: Needs Maintenance

Type:Aluminum

Extensions:Has extensions

Comments:

PC.

~Gutter System Maintenance and Cleaning: Observation of the roof drainage system confirmed that regular cleaning is essential to prevent debris accumulation and ensure the free flow of water away from the structure; Clogged gutters can lead to water overflow, resulting in soil erosion, foundation saturation, and

potential moisture intrusion into the basement or crawlspace; It is recommended that all gutters, downspouts and extensions be professionally cleaned at least twice a year—ideally in the spring and fall—to maintain the home's weather envelope and protect the long-term integrity of the foundation. ~Gutter Downspout Extensions: Assessment identified disconnected and crushed downspout extensions on several gutters; Damaged or missing extensions allow roof runoff to discharge too close to the home, which can lead to foundation settlement, soil erosion, and basement water intrusion; It is recommended that a qualified contractor install or replace the downspout extensions to direct water safely away from the foundation.



Exterior Chimney Observations

Condition: Professional Consultation/ Further Evaluation

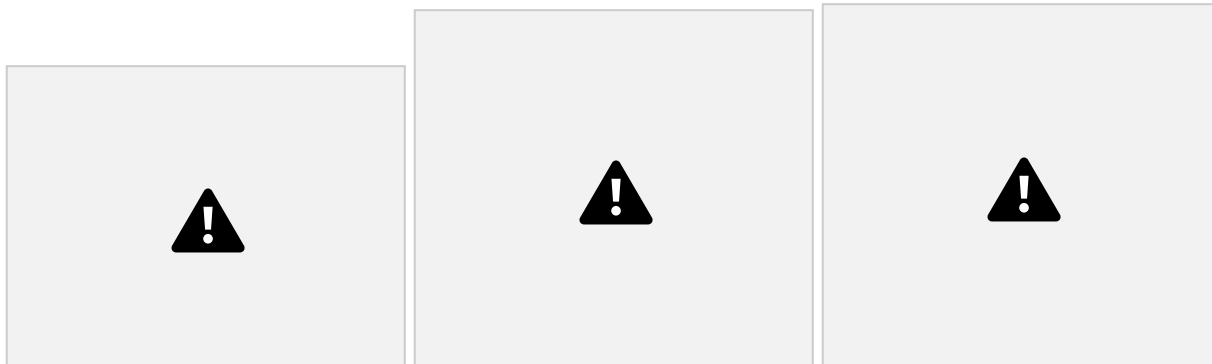
Type:Brick

Comments:

PC.

Both Chimneys.

~Chimney and Exterior Masonry Maintenance: Observation of the chimney exterior confirmed that the masonry surfaces and crown require professional attention; It is recommended that a certified chimney sweep or mason be consulted prior to taking possession to perform a full interior and exterior evaluation; This service should include pointing of the mortar joints, cleaning, and waterproofing the brickwork to verify the integrity of the flue liner, flashing, and crown to ensure the system remains safe and watertight.



Interior Basement Chimney Observations

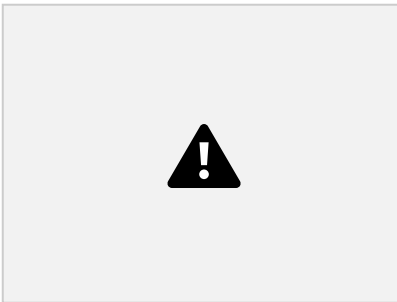
Condition: Professional Consultation/ Further Evaluation

Comments:

SI.

~Boiler Flue and Chimney Integrity: Assessment of the boiler venting system confirmed that a professional chimney inspection and cleaning are necessary maintenance requirements; It is recommended that a certified chimney sweep be consulted to perform a comprehensive evaluation of the flue prior to taking ownership; This professional review should determine the condition of the liner and identify any necessary repairs or installations required to ensure the system is venting safely and effectively.

~Chimney Moisture Staining: Assessment identified interior staining along the chimney surfaces below the cleanout door; Water marks or staining in this area indicate potential condensation buildup or moisture entry into the chimney structure; It is recommended that a qualified chimney sweep or masonry contractor evaluate the chimney system to determine the source of moisture and perform necessary repairs.



Page 29 of 67

Section 4: Garage

The Garage is inspected but can be limited due to parked cars or personally stored items. Due to cluttered or inaccessible areas, sections may not be fully inspected 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.

Garage General Observations

Type: Attached Garage

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

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

Moisture

Condition: Satisfactory

Degree of Moisture :None

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

Condition: Safety Improvement

Type:Windows, Wood Paneled

Comments:

SI.

~Fire-Rated Garage Entry Door: Observation identified that the entry door between the garage and living space lacks required fire-rated characteristics and self-closing hardware; These doors must be free of unapproved windows or pet openings; It is recommended that a qualified contractor install an approved fire rated door assembly and self-closing hardware to meet current building standards and ensure proper separation safety.

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

Condition: Safety Improvement

Current Fire Separation Material Types :Sheetrock, Wood

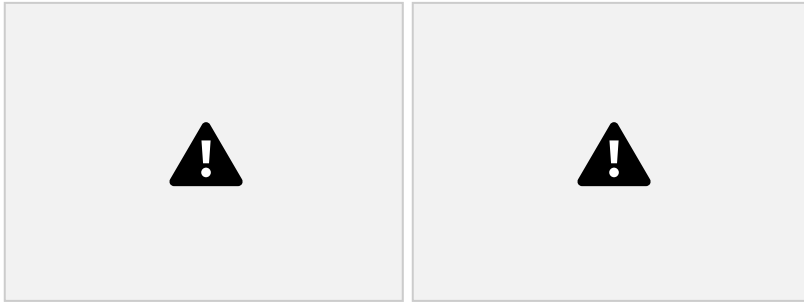
Comments:

SI.

~Garage Fire Separation and Penetrations: Observation of the garage identified that the walls, ceilings, and doors adjoining the living space or attic are not properly sealed for fire protection; All shared surfaces, including access hatches and pull-down stairs, require taped sheetrock or other approved fire separation methods to slow the spread of flames and fumes; In addition, any penetrations such as ductwork, electrical

Page 30 of 67

lines or pipes must be properly fire-stopped and approved fire doors fully trimmed; It is recommended that a qualified building contractor be consulted to install the correct materials and thickness conforming to all safety building construction requirements.



Flooring

Type:Concrete

Garage Vehicle Doors

Condition: Satisfactory

Garage Door Opener(s)

Condition: Safety Improvement

Comments:

SI.

~Garage Door Safety and Mechanical Review: Observation of the garage door identified several safety and mechanical failures; The door is missing safety photo-eyes, and does not reverse when obstructed; It is recommended that a qualified garage door specialist perform a full review and repair of the door systems; This professional service is essential to ensure the doors are safe to operate and meet modern safety standards.

Section 5: Basement / Crawlspace/ Frost Wall/ Slab/Lower Level

Many of the building's structural elements and portions of its mechanical systems are visible inside the Basement

and Crawl space 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 Crawl space 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, Crawl space, Unfinished

Access: Stairs, Exterior opening

Comments:

CN.

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

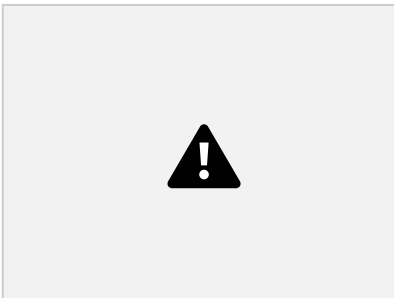
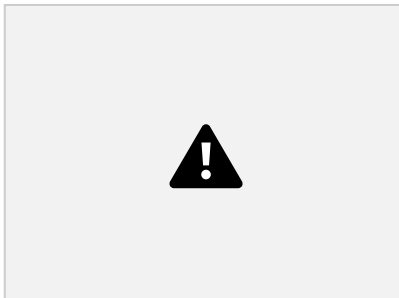
Interior Or Exterior Crawl space/Basement Access Point

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Crawl space Access and Visibility Limitation: Examination of the crawl space confirmed that the existing access opening is too small to allow for physical entry; While a partial view of the area was performed from the opening using a high-intensity spotlight, the full condition of the foundation, sills, subfloor, and floor joists remains unknown; It is recommended that the access be enlarged or an alternate hatch be installed from above to allow for a complete evaluation; This modification is necessary to ensure a full inspection of the structural and to allow access during maintenance and emergency situations.



Clean Up and Clean Out

Condition: Needs Maintenance

Comments:

NM.

~Total Clean Out: The basement and any crawl spaces should be cleared of all non-essential items if present to include all debris, non-used wood products, dust, dirt, and cobwebs; Non-essential debris in basements and crawl spaces harbors moisture and pest, limits air circulation and makes access to the areas difficult.

Moisture

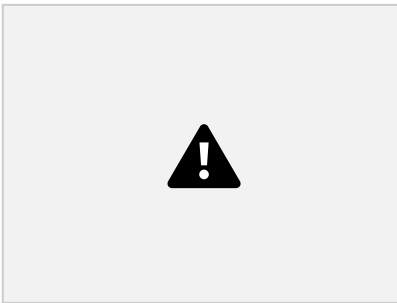
Condition: Customer Note/ Sellers Note/ Owners Note

Moisture Conditions Observed:No Moisture , Humidity Level Above 50%

Comments:

CN.

~Basement Moisture and Humidity Management: Observation of the basement area detected a relative humidity level of 55%, which exceeds the ideal range of 45% to 50%; While basement encapsulation and perimeter drains were observed in areas of the basement, it is recommended a dehumidification system and cold water pipe insulation be installed to manage internal humidity and reduce condensation; Should water penetration occur during heavy rain or snowmelt, the professional basement waterproofing installation company should be consulted to evaluate further remedies to reduce its impacts.



Ventilation

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Crawlspace Humidity and Moisture Management: Observation of the sealed and insulated crawlspace confirmed that the area has been encapsulated to create a conditioned environment and will need to be dehumidified; To ensure the space remains dry and to prevent the buildup of stagnant air or organic growth, it is recommended that a dedicated dehumidification system be installed and maintained; Maintaining relative humidity levels between 45% and 55% is essential to protect the floor framing and improve the overall air quality of the home; This active moisture control is critical to ensure the encapsulated space remains clean and dry.

Page 33 of 67

Dehumidifier and Heat Recovery Ventilation (HRV)

Comments:

BP.

Options Or Both.

~Unit Not Observed: Enhanced Dehumidifier: During the year, primarily in the summer months, ventilation

and dehumidification of the basement/crawl space areas if present is recommended; Humidify levels maintained at 45% to 50% improve the overall living space conditions eliminating excess moisture generated in the basement.

~Unit Not Observed In Basement: Heat Recovery Ventilators (HRV's): Used primarily in cold climates, Heat Recovery Ventilators (HRV's) pass two air streams, one into the home from the outside and the other from inside the home to the outside reducing moisture and air impurities through filtration; To ensure optimal performance and air quality, the units will need to be maintained and operated per the manufacturer schedule to include washing of the filters, vacuuming, wiping down the units interior, and cleaning the exterior intake vents.

~It is recommended that dehumidification and air exchange be added to all below grade areas after corrections to reduce moisture are implemented.



Basement/Crawlspace Floor Structure

Condition: Satisfactory

Covering Type (s):Concrete, Vapor Barrier

Foundation

Condition: Customer Note/ Sellers Note/ Owners Note

Type:Not visible

Comments:

CN.

~Spray Foam Insulation Observation Limitation: Assessment of the basement perimeter identified that the foundation walls have been insulated with spray foam; As a result of this application, the wall surface condition was not inspected and the structural integrity behind the insulation remains unknown; It is recommended that the area be monitored for any future signs of moisture or settlement; This follow-up is important to ensure no hidden defects exist or emerge from behind the thermal barrier.

Insulation

Condition: Satisfactory

Presence :Top Of Basement Foundation, Crawlspace Walls , Partially Installed: Top Of Basement/Crawlspace (if applicable) Foundation

Page 34 of 67

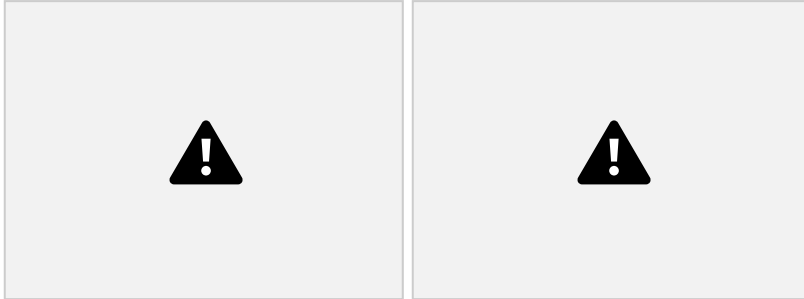
Foam Type Insulation Use

Condition: Safety Improvement

Comments:

SI.

~Unprotected Foam Board Basement And Crawlspce Insulation: The foam board insulation installed in the areas below grade is currently exposed and lacks a required thermal or ignition barrier; This creates a potential fire hazard as many foam products are combustible; A licensed insulation contractor should be consulted to determine if the specific product and location requires a fire-retardant intumescent coating or other protective covering to meet manufacturer's recommendations and current building standards.

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

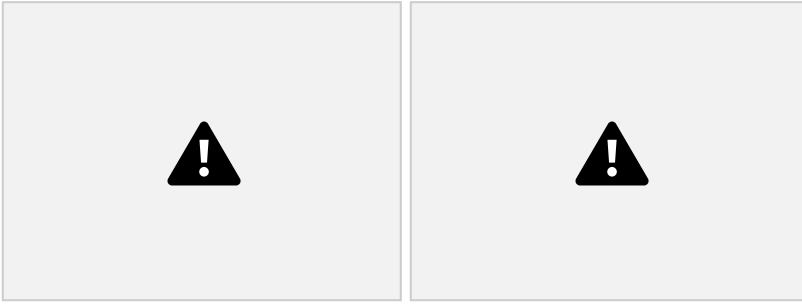
Condition: Customer Note/ Sellers Note/ Owners Note

Type:Conventional

Comments:

CN.

~Insulated And Encapsulated Basement And Crawlspce Inspection Limitations: This observation indicates that because of the installed insulation and encapsulation, the main structural beams, floor joists, sub flooring, and foundation sills were not fully visible for inspection in areas of the basement and crawlspace; Consequently, the structural condition of these concealed components is unknown; The limited areas that remained exposed and accessible were found to be in satisfactory condition at the time of the inspection.



Receptacles

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

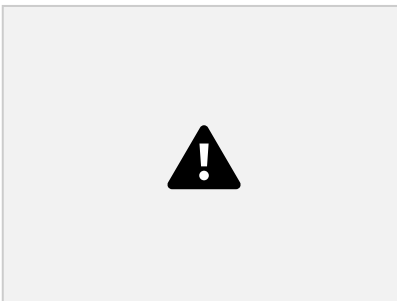
~Please see Section 12: Basement/Crawlspace: Outlets, Fixtures, & Switches notes.

Asbestos Characteristics: Ceiling/ Wall/ Flooring/ Heat/ Insulation Protection

Comments:

PC.

~Vermiculite Insulation Material Observed: Assessment identified loose-fill vermiculite insulation material within the crawl space opening; Vermiculite insulation may contain asbestos fibers, which present a health risk if disturbed or inhaled; It is recommended that a certified environmental specialist or asbestos abatement contractor evaluate the material to determine the necessary testing, containment, or removal procedures.



Basement Walk Out Door

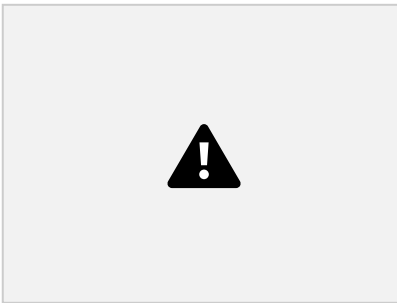
Condition: Satisfactory

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.

Wellhead Location and Condition

Location :Side Of Home

Condition: Satisfactory



Water Entrance Material Type

Condition: Satisfactory

Type:Plastic

Location: Basement

Water Service

Condition: Professional Consultation/ Further Evaluation

Type:Private

Comments:

PC.

~Well Pump Single Shut-Off Valve: Assessment identified that a single, main shut-off valve is missing from the water supply pipe near the pressure tank; A centrally located valve is necessary to isolate the well water system quickly during maintenance or an emergency; It is recommended that a licensed plumber install a single master shut-off valve on the primary well pump distribution line.

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



Water Treatment

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Canister Filter Maintenance: Assessment identified an inline canister water filter system installed on the plumbing lines; Routine filter replacement is necessary to prevent drops in water pressure and maintain water quality; It is recommended that the filter cartridge be replaced in accordance with the manufacturer's recommended maintenance schedule.



Sink Aerators and Shower Head Ports

Condition: Best Practice

Comments:

BP.

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



Water Heater

Condition: Safety Improvement

Fuel type: Heating system

Location & Capacity

Location: Basement

Date Of Manufacturing : 2013

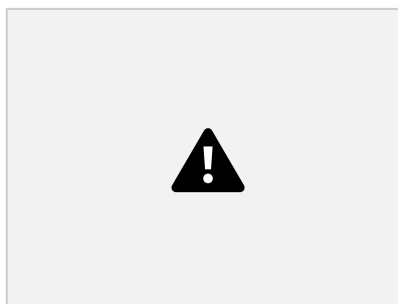
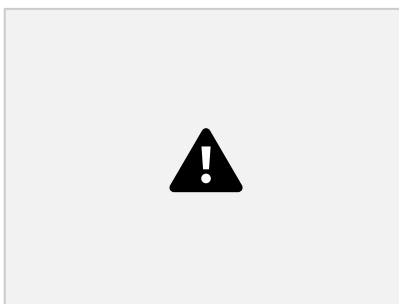
Capacity (gallons): 40

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

Comments:

SI.

~Thermal Mixing Valve Recommendation: Observation of the combined boiler and domestic hot water system confirmed that a thermal mixing valve is currently absent; While not mandated for older systems in New Hampshire prior to 2010, modern safety protocols advise the installation of this valve to prevent accidental scalding by regulating water temperature; It is recommended that a professional plumbing service be consulted to evaluate the system and install a mixing valve as a safety enhancement. ~Over time, mineral sediment from the water supply settles at the bottom of the tank; This buildup forces the heating elements to work harder, which reduces efficiency and can cause premature failure; for optimal performance and to prolong the life of the water heater, it is recommended that the tank be flushed annually to remove accumulated sediment; This maintenance task should be performed by a qualified licensed plumbing contractor.



IR Heat Tracing

Waste

Condition: Professional Consultation/ Further Evaluation

Pipe type:PVC

Septic type:Private Per Listing/Agent/Owner

Comments:

PC.

~Private Septic System Evaluation: This observation indicates that at the time of the inspection, the interior portions of the septic system are functioning with adequate drain flow and no unusual septic odors within the home; However, a comprehensive evaluation of the exterior components is outside the scope of this inspection; A licensed septic professional must be consulted to verify the integrity and functionality of the septic tank, the distribution box, and the leach field; This assessment should include an inspection of the piping and a review of the tank's current condition and pumping history before taking possession of the home.

Sump Pump

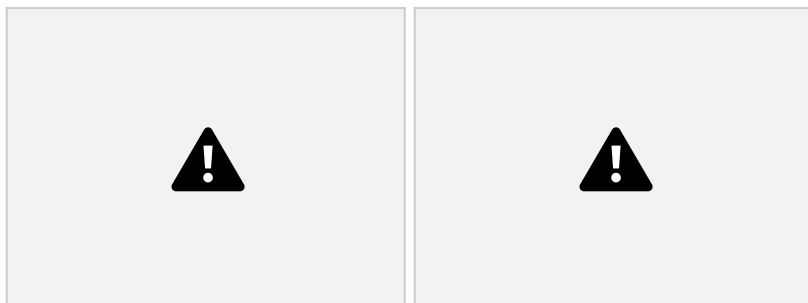
Condition: Customer Note/ Sellers Note/ Owners Note

Type:Submersible

Comments:

PC.

~Sump Pump Maintenance: Observation of the professionally installed sump pump in the basement confirmed the system was present at the time of the inspection; Regular service is necessary to prevent mechanical failure, float switches from sticking, or basement flooding during heavy rain events; It is recommended that the original installing company or a licensed plumber service the unit to ensure it is properly operating and establish a recurring schedule for routine testing.



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

Condition: Satisfactory

Type:PVC

Flow rate:Satisfactory

Appliance Drain Hook-Up

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~The dishwasher drain line lacks required backflow prevention, such as an approved air gap device or a secured high drain loop under the kitchen sink countertop; This condition can allow contaminated water to back up into the unit; Correction by a qualified plumber is recommended to ensure the dishwasher drains properly.



Water Pipes, Valves Conditions

Condition: Satisfactory, Professional Consultation/ Further Evaluation

Type: Copper, PEX

Comments:

PC.

~A small water puddle was observed in the basement near the entrance to the front crawlspace below a section of PEX water piping; It is recommended a licensed plumber be consulted to determine and correct the cause.

Interior and or Exterior Septic/Sewer Vent Stack Pipe

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN/PC.

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

~Blocked Attic Vent Termination: Assessment identified a terminated attic vent pipe that is blocked by an insulation plug; Obstructed ventilation pipes prevent air or exhaust from venting out of the structure and can lead to localized moisture buildup; It is recommended that a qualified plumbing contractor evaluate the line to determine if it should be properly sealed off or tied into the current active venting system.



Exterior Water Faucets and Shower If Present

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

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

Section 7: Oil Fired Hot Water/Steam Boiler

Our examination of any heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design and are not part of the inspection standards of practice. They must be completely removed from the heating system type to be fully evaluated. Our inspection does not include disassembly of the heating system or determining the heating adequacy 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.

Oil Fired Heating System

Condition: Professional Consultation/ Further Evaluation

Type:Boiler

Fuel Type:Oil

Heating System Data

Boiler Location Unit: Basement

Boiler Date Of Manufacturing Unit: 2001

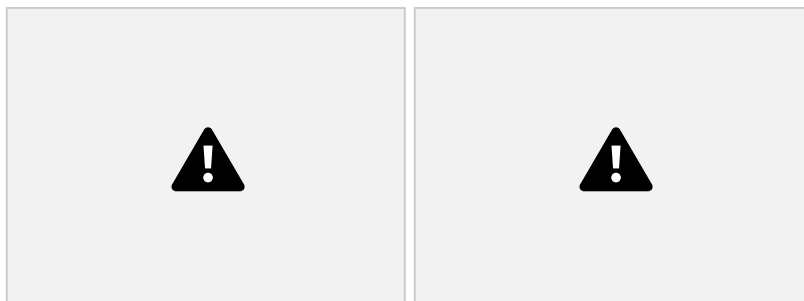
Boiler Capacity Unit: 178,000 @ 1.5 GPH

Thermostat Location(s): Various

Comments:

PC.

~2026/2027: Operational: Heating Season Servicing: Service Plans: Last service date tag-9/2023: To set the baseline operating condition of the boiler before taking possession of the equipment, the boiler to include all attached heat distribution components like circulation pumps and other parts, needs to be fully reviewed and serviced if required; It is recommended a professional heating contractor be consulted to have the boiler serviced and fully cleaned; In addition, the boiler shroud, and all connecting pipes should be cleaned of corrosion and scale and the interior vacuumed and the unit wiped down to eliminate dirt and debris on the boiler surfaces; Oil fired boilers should be serviced every year to ensure the exhaust and mechanical workings of the boiler are in a safe and satisfactory operating condition; In many cases, if available for the boiler, home owners will join a service plan or home warranty service to have the boiler protected for emergency repairs and service.



IR Boiler Operation

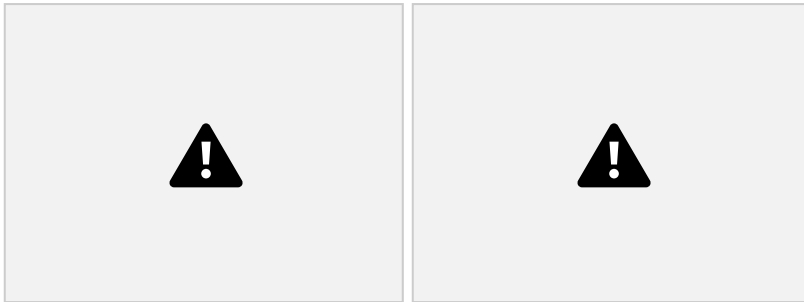
Oil Tank(s)

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~New Hampshire Oil Tank Inspection and Transfer: Identification of the oil storage tank confirmed that the unit meets general inspection guidelines for its current condition; While New Hampshire encourages homeowners to monitor their own tanks, it is important to have the oil delivery company verify the tank's condition before taking possession or transferring the account to a new provider; Many delivery companies will perform their own review and may fail existing tanks or fill line setups if they do not meet their specific safety standards for new customers; It is recommended that the delivery company be contacted to inspect and sign off on the tank's condition to ensure uninterrupted service; This professional review is advised to confirm the setup is satisfactory for future deliveries.



Heat Distribution

Condition: Professional Consultation/ Further Evaluation

Type:Baseboard

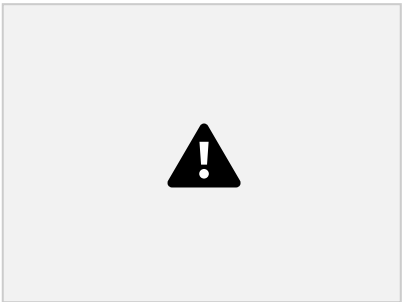
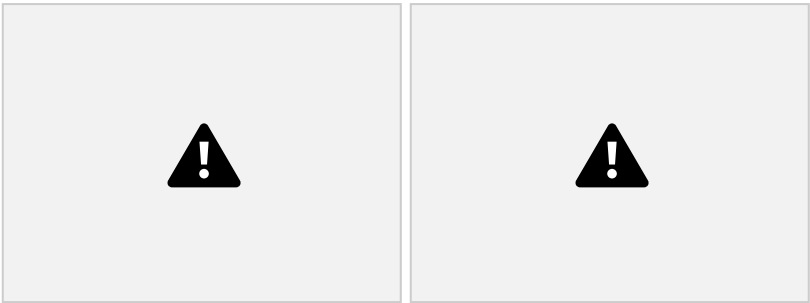
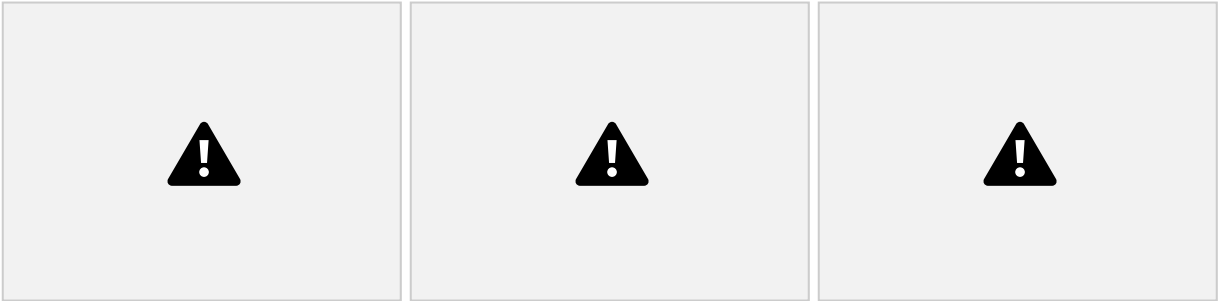
Comments:

PC.

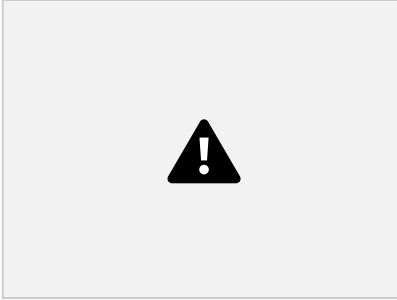
~Circulating Pump And Flow Control Valve Seepage and Calcification: Observation of the heating distribution system identified calcification on the circulating pumps and pipe connection points; This buildup is typically caused by slow boiler water seepage or residue from older antifreeze drying on the surfaces; While the connections may not be actively dripping, they will eventually leak or fail as the corrosion continues; It is recommended that a licensed HVAC technician be consulted to clean the connections and replace any failing valve packing or seals; This maintenance is important to prevent future leaks or system failure.



IR Heat Tracing



Seepage Evidence



Seepage Evidence

Unit Venting

Condition: Safety Improvement

Page 45 of 67

Comments:

PC.

~Boiler Exhaust and Flue Inspection: Observation of the boiler identified the need for a comprehensive service that includes a full inspection of the exhaust system; It is necessary for a qualified HVAC technician to verify that the flue is properly sealed, clear of obstructions, and venting combustion gases safely to the exterior; Ensuring the integrity of the exhaust system is important to prevent dangerous carbon monoxide from entering the home and to maintain peak heating efficiency.

Section 7: Fireplace(s)

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

Fireplace Service

Condition: Professional Consultation/ Further Evaluation, Safety Improvement

Accessories Installed :Chimney Top Damper

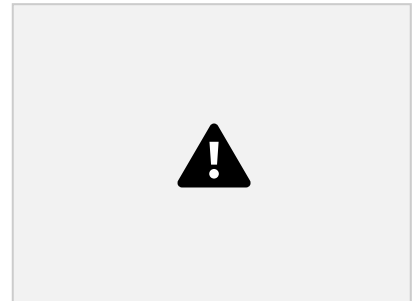
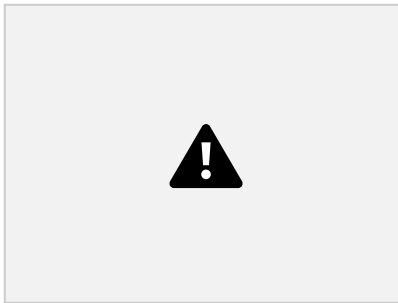
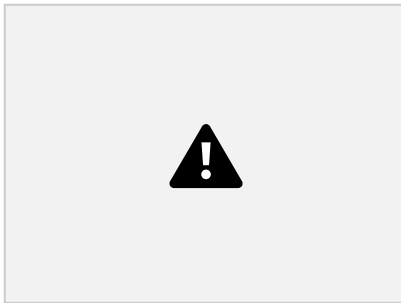
Comments:

PC/Sl.

~ Fireplace and Chimney Maintenance: It was noted that if not already completed this season, all fireplaces, surrounds, mantels, ash pits, and flues require professional cleaning and a full safety evaluation before further use; a certified chimney sweep should be consulted to identify and correct any safety deficiencies to ensure the system functions properly; ongoing annual inspections are essential for the safe operation of all masonry and venting components.

~Fireplace Surround And Mantel: A review of the fireplace indicates poor mantel and surround clearances; S full inspection needs to be performed and signed off by a licensed chimney inspection company to ensure all clearances and conditions for the safe use of the fireplaces is met.

~Damper Obstruction: The damper needs to be properly positioned or removed to ensure the chimney top damper vents appropriately; The position or removal will need to be determined at the chimney service.



Damper Position

Section 7: Wood Stove

Wood Stove Service

Condition: Professional Consultation/ Further Evaluation, Safety Improvement

Location: First Floor

Comments:

PC/SI.

~2026/27 Heating Season: If not completed this year, all woodstoves in the home will require cleaning, inspecting, and any safety deficiencies corrected before use by a professional chimney service/Chimney Sweep and ongoing on a yearly basis to ensure the stove and chimney are safe and function properly.

~Wood Stove Combustible Clearance: Observation of the wood stove identified that the required 36-inch clearance to combustible materials is not being maintained; Safety standards require this minimum distance to prevent nearby items from overheating; It is recommended that all stored wood and other combustibles be moved to at least 36 inches away from the stove; This safety adjustment is important for the secure operation of the heating system.

~Wood Stove Hearth Clearance: Evaluation of the heating area revealed that the current hearth does not provide the required 18 inches of clearance from combustible floor surfaces; wood-burning appliances require this specific buffer to protect against heat radiation and stray embers; the hearth will require the installation of additional non-combustible floor protection to meet safety standards; all modifications should be completed in accordance with manufacturer recommendations and local fire codes to ensure the safety of the residence.



Section 8: Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather, and lighting conditions. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

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

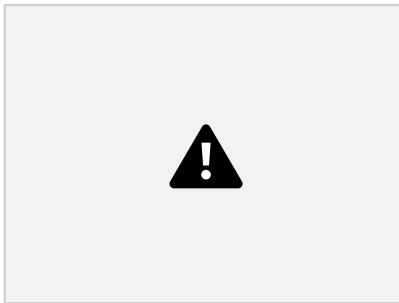
Ceilings

Type:Drywall, Plaster

Comments:

PC.

~Elevated Moisture Levels and Ceiling Staining: Dining Room: Observation of the ceiling identified a moisture stain with elevated moisture levels compared to the surrounding areas; It is recommended that a qualified contractor determine and correct the source of the moisture to prevent further damage; Repairing the affected ceiling materials is important once the leak has been successfully sourced and sealed to restore the interior finish and prevent organic growth.



Walls

Page 49 of 67

Condition: Satisfactory

Type:Drywall, Masonry

Interior Doors

Condition: Satisfactory

Windows

Condition: Professional Consultation/ Further Evaluation

Type:Double hung, Casement

Material:Wood

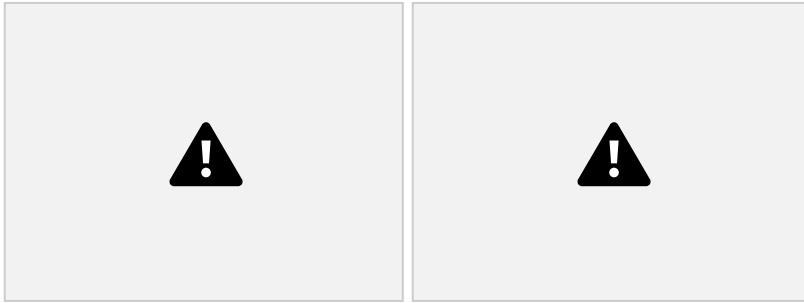
Glass Properties:Insulated glass

Comments:

PC.

~Casement Window Operating Gears: Family Room: Observation of the casement windows identified that they are in generally good condition, but missing gear covers and window locks; It is recommended that a qualified contractor evaluate the window hardware to determine the cause and repair or replace the worn and missing operator mechanisms to ensure smooth operation.

~Missing Window Screens (observed screens stored in basement): Observation of the home identified that screens are missing from several windows; It is recommended that all screens be requested for installation to determine if any are missing; Any missing or damaged screens should be repaired or replaced as needed to ensure the windows can be used for ventilation while keeping insects out.



Casement Windows

Interior Floor Structure

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

Energy Savings Tip: Air Sealing

Condition: Best Practice

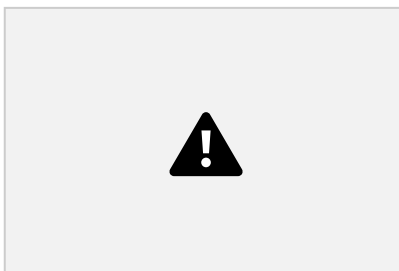
Comments:

BP.

~Source: Energy.gov: "Reducing the amount of air that leaks in and out of your home is a cost-effective way to cut heating and cooling costs, improve durability, increase comfort, and create a healthier indoor environment; Caulking and weather-stripping are two simple and effective air-sealing techniques that offer quick returns on investment, often one year or less; Caulk is generally used for cracks and openings

Page 50 of 67

between stationary house components such as around door and window frames, and weather-stripping is used to seal components that move, such as doors and operable windows;" Properly sealing wall light switches and electrical receptacles is another area for improved air sealing.



Full Home Energy Audit

Condition: Best Practice

Comments:

BP.

Please Contact Your Electric Utility Provider.

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

Laundry Room

Condition: Safety Improvement

Dryer:Electric

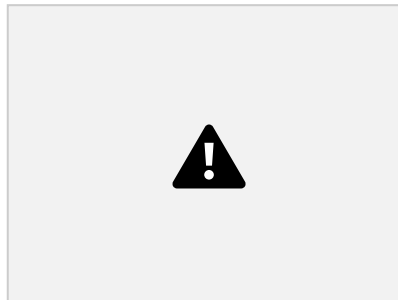
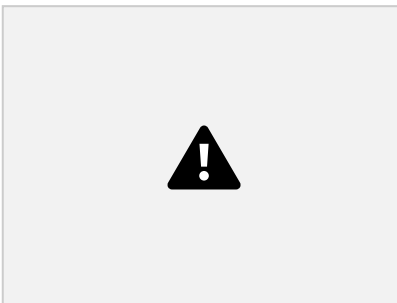
Location:First Floor

Washing Machine :Not Tested: Confirmation Needed For New Buyer

Comments:

SI.

~Important Fire Protection Maintenance: At Move In And Ongoing: Washer and Dryer Behind and Under Unit Clean-up: 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 shut off 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.



Dryer Heat Tracing

Moisture

Condition: Satisfactory

Section 9: Kitchen

Inspection of ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home. Some kitchens with private septic systems are outfitted with garbage disposals. The use of garbage disposals in general and type of garbage disposal should be discussed with the septic professional to determine the impact of garbage disposal use and the long term impact on the septic system. Please refer to the Inspection Agreement for a detailed explanation of the scope of this

inspection.

General Observations

Location : First Floor

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

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

Dishwasher

Comments:

CN.

~Please see Section 6: Appliance Drain Hook-Up notes.

Flooring

Type:Hardwood

Ventilation

Fan Vents to:Interior

Refrigerator

Ice Maker :No Ice Maker

Receptacles

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Please see Section 12: Kitchen: Outlets, Fixtures, & Switches notes.

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: Center Bedroom

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

Center Bedroom.

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

Toilets

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Staining was observed in the toilet; The toilet should be cleaned to remove the staining; If cleaning does not work, the stain is permanent and the toilet will need to be replaced to eliminate the stain.

Sinks

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Staining was observed in the sink; The sink should be cleaned to remove the staining; If cleaning does not work, the stain is permanent and the sink will need to be replaced to eliminate the stain.

Shower

Type:Ceramic tile

Location: First Floor Hallway

Section 10: Bathroom 2

General Observations

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

First Floor Center Hall.

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

Bathtub

Type:Built-in

Sinks

Condition: Needs Maintenance

Comments:

NM.

~The sink drain is draining but the sink drain plug will not operate.

Shower

Type:Ceramic tile

Floor

Type:Ceramic tile

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

General Conditions

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

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

Interior Roof Structure

Condition: Customer Note/ Sellers Note/ Owners Note

Type:Rafter framing, Dimensional Lumber Sheathing

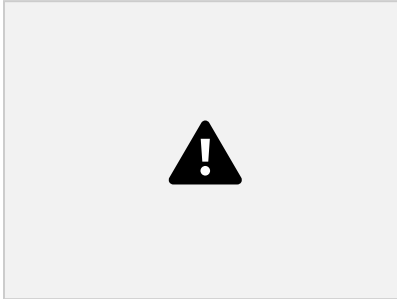
Comments:

PC.

~Past Fire Remediation in Attic: Assessment identified charred framing alongside completed restoration work, to include new roof sheathing and new rafters; There was no visible evidence of current structural failure, sagging, or defects on the interior roof at the time of inspection; It is recommended that the repairs be reviewed by a professional building contractor to ensure the work has been completed to proper structural standards for a roof of this home's age, roof rafter framing system, and rafter span.



Charred Rafters



Moisture Evidence

Condition: Satisfactory

Attic Ventilation

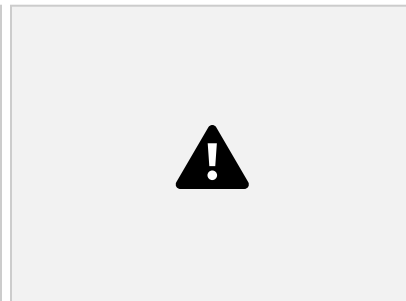
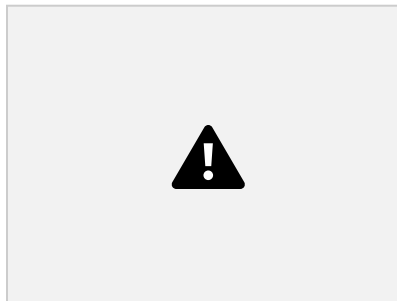
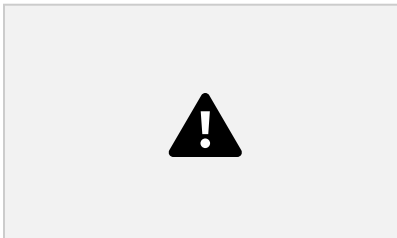
Condition: Professional Consultation/ Further Evaluation

Type:Ridge Vents, Soffit Vents

Comments:

PC.

~Properly Installed Venting: To provide the best venting condition for this attic space, the installation of attic soffit baffles or some other method is recommended to allow heat to move effectively out of attic spaces during the summer months and moisture out in the winter; Professional insulation and venting companies are available to correct the attic venting during the insulation installation process.





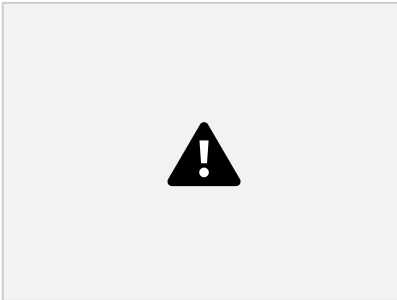
Bathroom/Kitchen Vent Termination/ Waste Vent Pipes/ Flashing

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Bathroom Venting Material Type: The bathroom vents need to be reviewed and upgraded to approved solid and insulated bathroom venting material to allow air and moisture to flow correctly out of the home.



Insulation: Attic/Knee Wall

Type of Insulation Present:Poured, Blown-in

Insulation Location(s):In-floor

Comments:

CN.

~Attic Insulation Present: Observation of the attic space confirmed the presence of poured in cellulose and blown in fiberglass insulation with an estimated average R-value of 22 (confirmation of the actual R-value will need to be made at the energy audit); This current level is below the newer recommendation of R-49 for this region; It is recommended that a professional insulation contractor be consulted to achieve the desired R-value; It is suggested that you contact your local electric utility provider to discuss available programs or rebates to determine the best next steps for improving the home's energy efficiency. ~Existing Insulation Removal and Preparation: Notice of the attic cavity identified that a complete removal of existing insulation, including vacuuming of the space, is the most effective preparation for an upgrade; This method allows for the removal of dated or pest-damaged material and provides clear access for a full electrical inspection; It is recommended that you contact your local electric utility provider for guidance on qualified contractors and potential rebates available for comprehensive air sealing and insulation removal.

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Please see Section 12: Attic/Knee Walls: Outlets, Fixtures, & Switches notes.

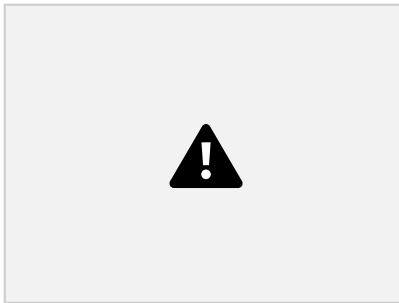
Pest Control Services

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Pest Evidence Observed: Evidence of pest activity was observed during the inspection; A licensed pest control professional should be consulted to perform a comprehensive evaluation of the property, identify the specific species present, and implement appropriate treatment measures to mitigate the issue and prevent future impacts.



Section 12: Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, overcurrent protection devices, lighting fixtures, switches, and receptacles. Service

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

Service Entrance

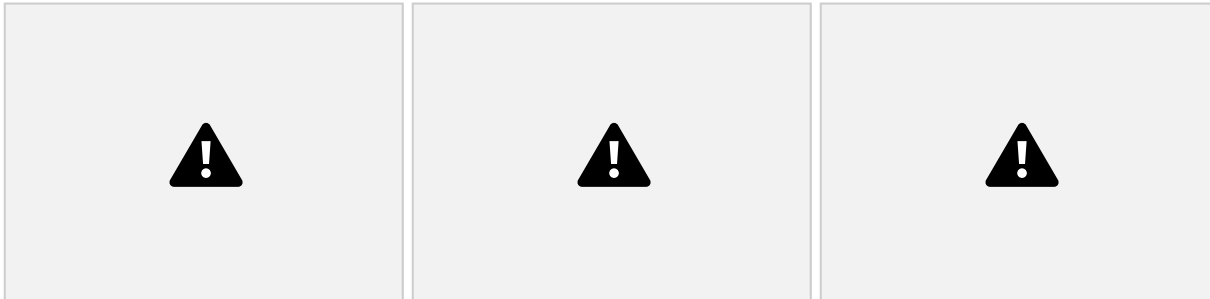
Condition: Satisfactory

Volts:120/240

Type:Underground

Capacity: 200

Location: Front Of Home



Generator

Condition: Best Practice

Comments:

BP.

~Electricity Dependent Systems and Backup Generation: It was noted that several of the home's primary functions, including water supply, heating, and home office infrastructure, are entirely dependent on electrical power; Given the regional climate, significant tree population, and the potential for extended outages caused by severe winter weather or summer storms, the installation of a backup power generation system should be considered; A standby or portable generator can eliminate the risks associated with a loss of heat, water, and waste management during power interruptions; It is recommended that a licensed electrician be consulted to evaluate the home's electrical load and provide options for a safely integrated backup power solution.

First Disconnect(s)

Condition: Satisfactory

Location: Front Of Home

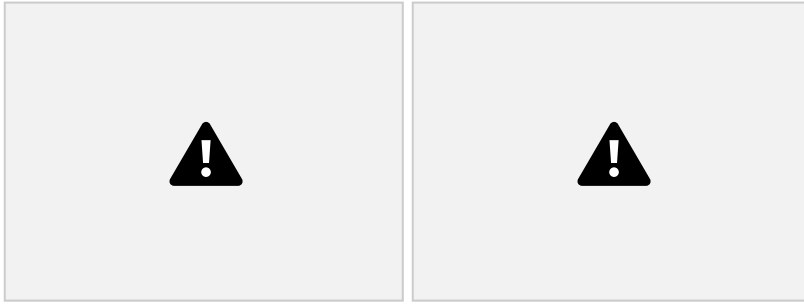
Volts:120 - 240V

Capacity:200 A

Type and Presence :Circuit-breakers

Properly Grounding & Bonding

Grounding:Grounded



Main Panel(s)

Condition: Safety Improvement

Location: Mudroom

Volts: 120/240

Capacity: 200 A

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

Panel Manufacturer (s) : GE

Subpanel Designation : Yes

Properly Grounding & Bonding

Grounding: Grounded

Comments:

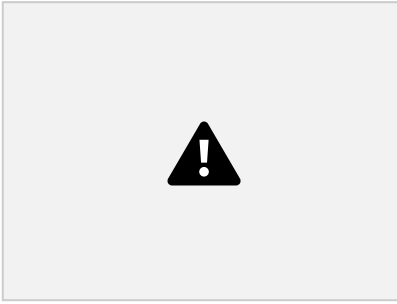
SI.

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

~Circuit Labeling and Verification: It is recommended that the labeling be professionally updated to accurately reflect the current use of all areas in the home; Proper labeling is essential for safety during maintenance and in the event of an emergency.

~Electrical Panel Screws: Observation of the electrical panel identified that the cover screws were only partially installed; Loose or incomplete fastening leaves the panel cover unsecure, which can allow accidental contact with live electrical components; It is recommended that a licensed electrician evaluate the panel threads and fully install approved, blunt-tip panel screws to ensure safety.

~AFCI Circuit Protection Recommendation: It was noted that the panel lacks Arc-Fault Circuit Interrupter (AFCI) protection; Current safety standards require AFCI protection for nearly all 15 and 20-amp branch circuits in residential living areas, including bedrooms, living rooms, and hallways; It is recommended that these specialized breakers be installed to enhance the fire safety of the home's electrical system. ~Surge Protection for Sensitive Equipment: Evaluation of the electrical system revealed that a Surge Protective Device (SPD) is currently missing; Modern homes contain sensitive electronics and appliances that are vulnerable to high-voltage spikes; It is recommended that a whole-house surge protector be installed within the panel to mitigate the risk of damage from external power surges.



Wiring Methods Observed In The Structure

Type of wiring:Non-Metallic Sheathed Cable

Sub Panel 1

Condition: Safety Improvement

Location: Basement

Volts:120- 240V

Capacity:100 A

Type and Presence :AFCI Breaker(s) Not Present

Panel Manufacturer (s) :Siemens

Subpanel Designation :Yes

Properly Grounding & Bonding

Grounding:Grounded

Comments:

SI.

~Circuit Labeling and Verification: It is recommended that the labeling be professionally updated to accurately reflect the current use of all areas in the home; Proper labeling is essential for safety during maintenance and in the event of an emergency.

~AFCI Circuit Protection Recommendation: It was noted that the panel lacks Arc-Fault Circuit Interrupter (AFCI) protection; Current safety standards require AFCI protection for nearly all 15 and 20-amp branch circuits in residential living areas, including bedrooms, living rooms, and hallways; It is recommended that these specialized breakers be installed to enhance the fire safety of the home's electrical system.

~Sub-Panel Surge Protection: Evaluation of the electrical sub-panel revealed that a Surge Protective Device (SPD) is currently missing; Modern homes contain sensitive electronics and appliances that are vulnerable to high-voltage spikes; It is recommended that a licensed electrician evaluate the sub-panel to install an approved surge protector at their determination to mitigate the risk of damage from power surges.



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

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

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

Exterior: Outlets, Fixtures, & Switches

Condition: Safety Improvement

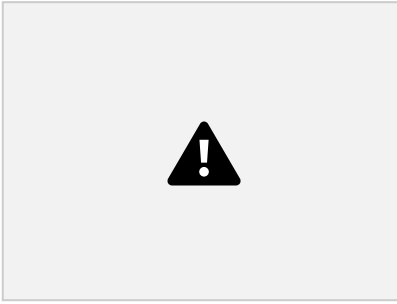
Comments:

SI.

~Missing: GFCI Exterior Missing: No Exterior GFCI Plugs Installed: For safety and convenience purposes GFCI protected outlets and covers will need to be added to the exterior front of the home. ~The front exterior door light is out; The cause will need to be determined and corrected. ~The front stone lamp post is leaning and will need to be straightened.

~Decks: Exterior stairways require the installation of an artificial light source located at the top and bottom of the stairs to fully illuminate the stairway and controlled from within the home; It is recommended a review of the deck lighting be performed after hours to determine the correct placement of the lights to determine the stairways are properly lighted.

~Doorbell not operating: The cause will need to be determined and corrected.



Basement/Crawlspace: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~ Basement GFCI Protection: Partially Protected: Evaluation of the basement revealed that several electrical receptacles lack required Ground Fault Circuit Interrupter (GFCI) protection; Current safety standards identifies receptacles in below-grade, unfinished, and finished areas to be GFCI protected to mitigate the risk of electrical shock; It is recommended that a licensed electrical contractor be consulted to evaluate the installation of GFCI devices for all required basement circuits.

Laundry: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~Laundry Area GFCI Protection: Evaluation of the laundry room revealed that the outlets serving the appliances (to include the dryer) may not have Ground Fault Circuit Interrupter (GFCI) protection; It is recommended that a licensed electrician be consulted to evaluate the circuit and install GFCI protection as needed; This upgrade is suggested to enhance safety in areas where water and electrical components are in close proximity.

First Floor: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

Si.

~First Floor Open Grounds: Blue Bedroom: Assessment identified electrical outlets with open ground conditions on the first floor; Receptacles lacking a proper ground fail to protect electronics and introduce a potential shock hazard; It is recommended that a licensed electrician evaluate the first-floor circuits to ensure all receptacles are properly grounded or safely protected by a functional GFCI system.

Kitchen: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~Dishwasher GFCI Protection: Evaluation of the kitchen electrical system revealed that the dishwasher circuit may lack Ground Fault Circuit Interrupter (GFCI) protection; It is recommended that a licensed electrical contractor be consulted to determine the specific wiring requirements and to evaluate the installation of a GFCI receptacle or breaker; This safety enhancement is recommended to provide protection for electrical components in close proximity to water sources.

~Kitchen Island Electrical Outlet: Observation of the kitchen island revealed that the GFCI-protected outlet previously installed on the sidewall is no longer permitted; To maintain safety, it is recommended that the unused outlet be removed and the junction box properly covered; Power to the island should be preserved to allow for the future installation of a countertop-surface outlet; This professional modification is important to ensure the electrical system remains safe while providing a path for future upgrades. ~The two GFCI outlets on the stove side were trip tested and will not reset; The cause will need to be determined and corrected.

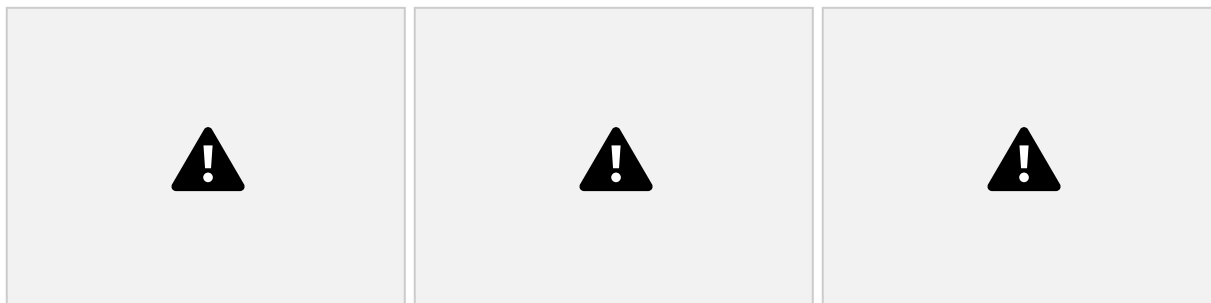
Attic/Knee Walls: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~Attic Electrical Deficiencies: Assessment identified improperly terminated wires, open junction boxes, and loose wiring within the attic space; Exposed connections and disordered wiring create a direct risk of electrical shock and fire; It is recommended that a licensed electrician evaluate the attic electrical system to install approved junction boxes, secure connections, and perform a general cleanup of all attic wiring.



Smoke and CO Detection

Condition: Safety Improvement

Comments:

SI.

~Smoke and Carbon Monoxide Detection Compliance: Evaluation of the home's detection systems was limited to a visual confirmation of presence as units are not removed or tested during this inspection; It is recommended that a qualified professional be consulted prior to taking possession to verify the location, age, sensor type—specifically the use of ionization and photoelectric technology—and whether the units are

hard-wired or battery-operated; The professional should confirm if CO detection is present or missing in

current units and ensure the system meets State Fire Marshal standards; Any units exceeding ten years of age should be replaced and a maintenance schedule established for weekly testing and regular battery replacement.

Current Status.

~Smoke: Not Present In Bedroom.

~CO: Not Present In Basement; Confirmation Of Others Required When The Units Are Removed And Inspected.

~NH: Install Per The Rules Found At New Hampshire Division of Fire Safety Site:

<https://www.concordnh.gov/DocumentCenter/View/16411/2020-05-Smoke-Detector-devices-in-Dwellings> and <https://mm.nh.gov/files/uploads/fmo/remote-docs/2020-06-carbon-monoxide-devices.pdf>

~Additional National Fire Protection Association Smoke Detection Information Link:

<https://www.nfpa.org/education-and-research/building-fire-safety/smoke-alarms/installing-and-maintaining-smoke-alarms>

~Additional National Fire Protection Association CO Detection Information Link:

~Additional National Fire Protection Association Information: [https://www.nfpa.org/education-and-research/home-fire-safety/home-fire-safety-information#aq=%40culture%3D%22en%22&cq=%40taglistingpage%3D%3D\(%22Home%20Safety%20Info%22\)%20%](https://www.nfpa.org/education-and-research/home-fire-safety/home-fire-safety-information#aq=%40culture%3D%22en%22&cq=%40taglistingpage%3D%3D(%22Home%20Safety%20Info%22)%20%)

