



River Valley Home Inspections LLC

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

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



It was a pleasure completing your property inspection. As you will read, the inspection report consists of a detailed 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.

REPORT DEFINITIONS

Your professionally prepared inspection report is divided into twelve to thirteen sections. Each section contains individual elements that are inspected during the inspection process. Each element is identified by one of seven rating types describing their condition. New Hampshire and Vermont allows for the construction and repair of properties without building permit requirements and building inspection oversight in many areas of both states. The inspection report is not a code enforcement document.

The six rating types include:

- ~ Satisfactory: Satisfactory notes the generally accepted working condition of the item identified in the report at the time of the inspection 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: 6/27/2026

Weather: 73 And Sunny

Square Feet Inspected: 2,738

Grading At House Wall

NM.

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

~Rear Grading and Window Well Improvements: Observation identified that grading corrections are needed near the basement window area to prevent water pooling; A proper window well should be installed as part of these drainage improvements to keep soil and surface moisture away from the window frame; A qualified landscape contractor should be engaged to complete these corrections to ensure proper water shedding and protect the foundation.

Perimeter Drain System Evidence

CN.

~Newer Construction Exterior PVC Drainage: Review of the property identified an exterior PVC drain pipe functioning as part of the home's gutter and perimeter drainage system; Following confirmation of its exact function with the builder, the exit point of the piping should be located and kept completely free of debris; Maintaining a clear opening is necessary to allow moisture to flow freely away from the structure and prevent water backup along the foundation or into the basement.

Section 2: Exterior & Structure

Recent Construction/Appliance Warranty and File

CN.

~Builder Warranties: In newer construction, certain components may be covered by extended builder warranties; It is the homeowner's responsibility to contact the builder regarding warranty claims; We recommend tracking all milestone dates and maintaining a file with descriptions and photographs of any deficiencies; All observable defects identified in this report should be submitted for repair or replacement under the terms of the builder's warranty where applicable.

Exterior Vent Condition

PC.

~Displaced Exterior Vent Louver: Observation identified that a second floor vent louver is missing; This condition compromises the exterior seal, creating an opening that can allow pests or weather elements to enter the structure; A qualified contractor should be engaged to properly replace the louver to ensure proper building protection.

Exterior Foundation Observations

SI.

~Foundation Form Pin Removal: Observation of the exterior foundation identified multiple protruding metal form pins left over from the original construction process; These exposed pins can create a safety risk for people and pets; It is recommended that a qualified contractor be consulted to cut or grind the pins flush with the foundation wall and apply an appropriate sealant to the area; This removal is important to prevent accidental injury and protect the exterior finish.

Propane Tank, Metering When Applicable, and Exterior Piping

CN/SI.

~Propane tanks and their associated delivery systems are considered outside the scope of a standard home inspection; It is recommended that the propane delivery company be contacted to confirm the tank's lease or ownership status and to perform an annual safety evaluation; This professional review should verify the condition of the tank, all interior and exterior supply lines, shutoff valves, and regulators; It is essential for the provider to confirm that the regulators have proper venting protection and that the

system is appropriately shielded from falling snow or ice; All safety checks and maintenance should be documented by a certified technician in accordance with manufacturer recommendations and state safety standards.

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

PC.

~Front Roof Above Garage Lifted Roof Shingles: Observation identified lifted shingles on the roof surfaces; This condition may be caused by backing-out fasteners or a failure in the factory adhesive strip; A qualified roofing contractor should be engaged to inspect these areas, reseal any loose nails, and properly adhere the shingles flat to protect the roof structure and building envelope.

~Slipped Roof Shingles At Peak Of Garage: Observation identified slipped shingles on the roof surfaces that have slid out of their original alignment; This condition exposes the underlying underlayment, creates an immediate pathway for water leaks, and compromises the building envelope; A qualified roofing contractor should be engaged to reposition the shingles, secure them with proper fasteners, and ensure the roof area is watertight.

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.

Receptacles

CN.

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

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.

Dehumidifier and Heat Recovery Ventilation (HRV)

BP.

Options Or Both.

~Unit Observed: 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.

Foundation

CN.

~Partially Finished Basement Observation Limitation: Examination of the interior basement confirmed that finished wall surfaces restricted a full visual assessment of the foundation; As a result of these finishes, the current structural condition and integrity of the foundation walls behind the materials remain unknown; The portions of the foundation that were visible and accessible for review appeared to be in satisfactory condition at the time of the inspection.

Foam Type Insulation Use

SI.

~Top Of Foundation Unprotected Spray Foam Insulation: The foam insulation installed in the basement is currently exposed and may lack 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 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.

~Basement Insulation Inspection Limitations: Assessment identified that installed insulation prevents full visual inspection of the main structural beams, floor joists, subflooring, and foundation sills; Consequently, the exact structural condition of these concealed framing components is unknown; Visible and accessible framing areas appeared in satisfactory condition at the time of inspection, unless otherwise noted within this report.

Section 6: Plumbing

[Water Service](#)

SI.

~Exterior Water Shut-Off: Observation identified that the exterior water shut-off casing protrudes above the yard surface; This condition creates a tripping hazard and is susceptible to damage from lawn care equipment; The builder, a qualified plumber, or the local water municipality should be engaged to lower the casing level with the surrounding grade to ensure safe footing.

[Radon Air Reduction System](#)

CN.

~Manometer Pressure Indicator Observed: The home is equipped with an operating Radon air reduction system operating at a pressure of .4; The differential on the colored liquid indicates the system is running; If the liquid is equal, the system is not working; The system will need to be monitored to ensure the system is operating correctly; It is recommended a Radon air sampling be tested before taking possession of the home and a continuous Radon monitoring unit be installed, and lab testing be performed at least every 2 years to ensure the system in reducing Radon to safe levels and operating as designed.

[Lower Water Pressure](#)

PC.

~Sink Water Pressure and Hot Water Delivery: Observation identified lower water pressure and long lead times for hot water at sink locations; A review of the plumbing system should be performed by a qualified plumber to determine the exact cause of the supply issues; This assessment may include verifying that all under-sink shut-off valves are fully turned on, cleaning out the sink aerators, or determining other measures to correct the observation.

[Water Heater](#)

PC.

~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.

[Exterior Water Faucets and Shower If Present](#)

CN.

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

Section 7: Propane Fired Hot Water Boiler(s)

[Propane Heating System Service](#)

PC.

~Annual Propane Boiler Service and Maintenance: Review of the propane boiler noted that the unit was installed within the last year; It is recommended that a licensed heating contractor perform a full service and cleaning; This should include an inspection of the shroud, sensors, piping, and circulation pumps for proper operation, corrosion, or scale; Annual servicing and the use of available service plans is important for propane-fired boilers to ensure all mechanical and exhaust components remain in safe and satisfactory condition.

[Heat Distribution](#)

PC.

~Baseboard Heating Distribution: Observation identified that heat distribution could not be detected at the baseboard units at the time of inspection; This condition may be due to the system operating in a summer override mode or under a domestic hot water heater priority setting; Because home inspection standards prohibit overriding or bypassing specialized system controls, a qualified heating contractor should be engaged to verify that the distribution system is fully operational in preparation for the upcoming heating season.

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

Full Service and Cleaning

PC.

~Gas Fireplace Insert Cleaning and Service: Identification of the gas-fired fireplace insert confirmed the unit was operational at the time of the evaluation; As with any combustible fuel appliance, it is recommended that the unit be professionally serviced prior to the heating season; This maintenance should include a thorough vacuuming of dust below the unit, cleaning of the glass front, and a full inspection of all exhaust components to ensure they function safely; This professional tune-up is important to ensure safe, efficient operation and to protect the home's air quality.

Section 7: Split System Cooling/ Split Heat Pump

Heat Pump Or Split Air Conditioning

PC.

~Annual Heat Pump System Service: Observation of the property noted a heat pump system; It is advised that a qualified HVAC professional perform a comprehensive review of both the interior air handling unit(s) and the exterior condenser(s); This service should include cleaning and sanitizing the interior unit(s) and washing all filters, clearing the exterior coils of debris, and verifying proper refrigerant levels and condensate drainage; A full system maintenance is important for a buyer to ensure reliable, high-efficiency operation and to protect the longevity of the equipment.

Section 8: Interior

General Observations

CN.

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

Windows

NM.

~Vinyl Window Maintenance: Observation of the vinyl windows identified them to be in generally good condition; It is recommended to clean and lubricate the window tracks and mechanisms with approved materials; This routine maintenance will allow the windows to open, close, and latch easily.

Interior Floor Structure

PC.

~Living Room Hardwood Floor Elevation: Observation identified a rise in the hardwood flooring of the living room; It is recommended that this elevated area be professionally reviewed to ensure the floor assembly remains stable and falls within acceptable construction tolerances; This assessment is necessary to examine the hardwood flooring material, the underlying subfloor, and the framing components to confirm they are secure and protect the long-term structural integrity of the 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 11: Attic

General Conditions

CN.

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

Attic Access

CN.

~Blown-In Insulation Limited Visibility Conditions: The inspection identified that the attic floor is covered with deep, blown-in insulation; To prevent disturbing the thermal envelope and due to the limited visibility of the structural joists, the attic space was not walked and the evaluation was conducted from the access opening; Observations from this position using a high-intensity spotlight indicate satisfactory visible conditions within the illuminated areas of the attic space.

Attic Ventilation

PC.

~First Floor Attic Ridge Vent Blockage and Exhaust Ventilation: Observation identified that the path to the ridge vent above the primary bedroom appears to be blocked by insulation board and spray foam insulation; This condition severely limits the exhaust ventilation out of the attic space and disrupts the necessary airflow and moisture balance; A qualified contractor should be engaged to review this area and, if necessary, clear the blockage or provide appropriate ventilation to ensure the attic is properly vented.

Foam Type Insulation Use

SI.

~Unprotected Spray Foam Insulation: The foam insulation installed in the attic is currently exposed and may lack 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 requires a fire-retardant intumescent coating or other protective covering to meet manufacturer's recommendations and current building standards.

Section 12: Electrical

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.

SI.

~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.

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.

Garage Or Shop: Outlets, Fixtures, & Switches

SI.

~EV Charger Safety Protection: (240V Outlet): Observation of the electric vehicle (EV) charging station identified that the circuit lacks a Ground Fault Circuit Interrupter (GFCI); In areas where moisture may be present, this safety feature is required to prevent electrical shock; It is recommended that a licensed electrician be consulted to install a GFCI-protected breaker or outlet approved by the manufacturer; This professional upgrade is essential to ensure a safe charging environment.

Laundry: Outlets, Fixtures, & Switches

SI.

~Laundry Electrical Access Limitations & GFCI: Assessment identified that evaluation of the laundry electrical outlets was obstructed by the washing machine and dryer, preventing verification of their exact condition; Because laundry receptacles to include the dryer require ground-fault circuit-interrupter (GFCI) protection under current building standards, it is recommended that a licensed electrician review the outlets once the appliances are moved to ensure proper safety compliance.

Kitchen: Outlets, Fixtures, & Switches

SI.

~Kitchen Refrigerator GFCI Protection: Assessment identified that the outlet for the kitchen refrigerator lacks ground-fault circuit-interrupter (GFCI) protection; Modern safety standards require GFCI protection for kitchen receptacles, and the device must be readily accessible; It is recommended that a licensed electrician be consulted to evaluate the circuit configuration and make all final determinations for safety compliance.

~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.

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: Present.

~CO: Confirmation 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/smoke-alarms>

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: 6/27/2026

Time: Morning

Weather Conditions: Sunny

Present at time of inspection: Owner

Comments:

Date Of Inspection: 6/27/2026

Weather: 73 And Sunny

Square Feet Inspected: 2,738

Driveway

Condition: Satisfactory

Type: Asphalt

Primary Use Entrance Point Step/Stair To Home

Condition: Satisfactory

Location: Front Center Of Home

Step Type(s): Composite

Landing Type(s): Composite

Sidewalks / Walkways

Condition: Satisfactory

Type: Asphalt

Retaining Walls and Slopes

Condition: Safety Improvement

Type: Stone

Location: Side Of Home

Comments:

SI.

~Retaining Wall Guardrail Missing: Observation identified a retaining wall drop-off that lacks a safety guardrail or protective barrier; This unprotected drop creates a fall hazard, particularly at night or during low-light events; It is recommended that a qualified contractor evaluate the area and install an approved guardrail system to ensure occupant safety.



General Grading / Drainage

Condition: Satisfactory

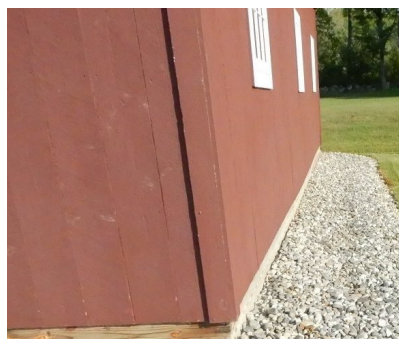
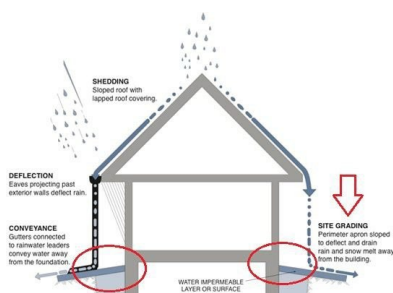
Grading at House Wall

Condition: Needs Maintenance

Comments:

NM.

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



Grading At House Wall

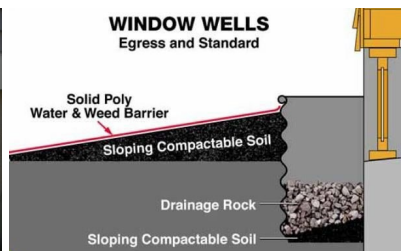
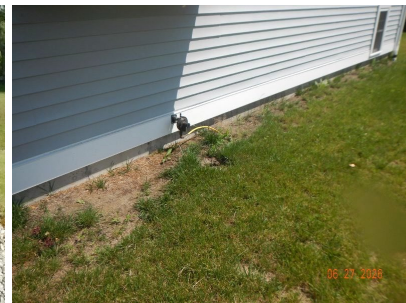
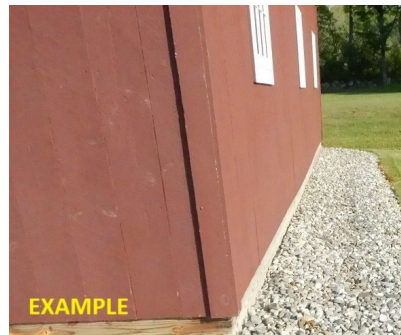
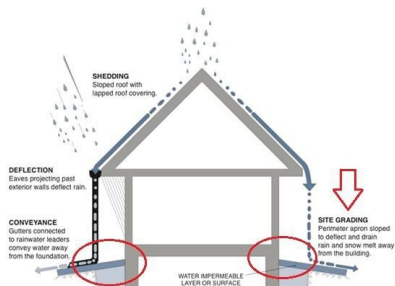
Condition: Needs Maintenance

Comments:

NM.

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

~Rear Grading and Window Well Improvements: Observation identified that grading corrections are needed near the basement window area to prevent water pooling; A proper window well should be installed as part of these drainage improvements to keep soil and surface moisture away from the window frame; A qualified landscape contractor should be engaged to complete these corrections to ensure proper water shedding and protect the foundation.



Perimeter Drain System Evidence

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Newer Construction Exterior PVC Drainage: Review of the property identified an exterior PVC drain pipe functioning as part of the home's gutter and perimeter drainage system; Following confirmation of its exact function with the builder, the exit point of the piping should be located and kept completely free of debris; Maintaining a clear opening is necessary to allow moisture to flow freely away from the structure and prevent water backup along the foundation or into the basement.

Trees & Shrubs

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: 2025

Type:Single Family

Recent Construction/Appliance Warranty and File

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Builder Warranties: In newer construction, certain components may be covered by extended builder warranties; It is the homeowner's responsibility to contact the builder regarding warranty claims; We recommend tracking all milestone dates and maintaining a file with descriptions and photographs of any deficiencies; All observable defects identified in this report should be submitted for repair or replacement under the terms of the builder's warranty where applicable.

Exterior Wall Structure

Condition: Satisfactory

Type:Wood Frame

Exterior Wall Covering

Condition: Satisfactory

Type:Vinyl

Exterior Vent Condition

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Displaced Exterior Vent Louver: Observation identified that a second floor vent louver is missing; This condition compromises the exterior seal, creating an opening that can allow pests or weather elements to enter the structure; A qualified contractor should be engaged to properly replace the louver to ensure proper building protection.



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

Condition: Satisfactory

Exterior Door(s) Condition

Condition: Satisfactory

Type: Metal

Exterior Foundation Observations

Condition: Safety Improvement

Type: Concrete

Comments:

Sl.

~Foundation Form Pin Removal: Observation of the exterior foundation identified multiple protruding metal form pins left over from the original construction process; These exposed pins can create a safety risk for people and pets; It is recommended that a qualified contractor be consulted to cut or grind the pins flush with the foundation wall and apply an appropriate sealant to the area; This removal is important to prevent accidental injury and protect the exterior finish.



Propane Tank, Metering When Applicable, and Exterior Piping

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

Comments:

CN/SI.

~Propane tanks and their associated delivery systems are considered outside the scope of a standard home inspection; It is recommended that the propane delivery company be contacted to confirm the tank's lease or ownership status and to perform an annual safety evaluation; This professional review should verify the condition of the tank, all interior and exterior supply lines, shutoff valves, and regulators; It is essential for the provider to confirm that the regulators have proper venting protection and that the system is appropriately shielded from falling snow or ice; All safety checks and maintenance should be documented by a certified technician in accordance with manufacturer recommendations and state safety standards.



Deck

Condition: Satisfactory

Type: Composite

Construction Attachment To Home : Bolted/ Screwed to House

Section 3: Roof and Chimney(s)

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. The number of roof layers determination is determined by the exposed outside shingle edge and may be incorrect. Additional layers may be discovered by the roofing contractor when on the roof surface or at replacement. We examine the roof system for possible leaks, damage and conditions. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection, and we cannot confirm this condition. We suggest that an annual inspection, of the Attic area, if applicable, be performed where accessible to identify if any leaks are developing or evident. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

General Observations

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

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

Roof Style

Type:Gable, Shed

Exterior Roof Structure

Condition: Satisfactory

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

Exterior Roof Covering Condition

Condition: Professional Consultation/ Further Evaluation

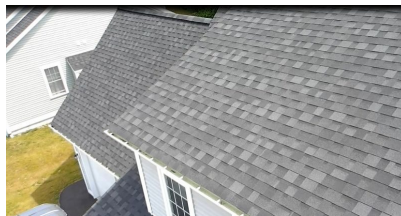
Shingle Type:Architectural Asphalt Shingles

Comments:

PC.

~Front Roof Above Garage Lifted Roof Shingles: Observation identified lifted shingles on the roof surfaces; This condition may be caused by backing-out fasteners or a failure in the factory adhesive strip; A qualified roofing contractor should be engaged to inspect these areas, reseal any loose nails, and properly adhere the shingles flat to protect the roof structure and building envelope.

~Slipped Roof Shingles At Peak Of Garage: Observation identified slipped shingles on the roof surfaces that have slid out of their original alignment; This condition exposes the underlying underlayment, creates an immediate pathway for water leaks, and compromises the building envelope; A qualified roofing contractor should be engaged to reposition the shingles, secure them with proper fasteners, and ensure the roof area is watertight.



Roof Side Wall and Valley Flashing

Condition: Satisfactory

Roof Leak Evidence

Condition: Satisfactory

Roof Leak(s) Observed: None Observed

Vent Stacks/Attic Vent Covers

Condition: Satisfactory

Gutters & Downspouts

Condition: Satisfactory
Type:Aluminum

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.

Receptacles

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

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

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

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

General Observations

Basement Description

Condition: Customer Note/ Sellers Note/ Owners Note

Type: Full, Unfinished

Access: Stairs

Comments:

CN.

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

Moisture

Condition: Satisfactory

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

Comments:

CN.

~Basement Humidity and Moisture Management: Observation of the basement environment measured a relative humidity level of 60% which is above the ideal 45% to 50% range; While no active moisture or evidence of past intrusion was identified, the use of an enhanced dehumidification system is recommended to manage seasonal fluctuations and improve general air quality; Maintaining proper exterior grading and insulating cold water pipes are important steps to further reduce subterranean humidity levels; If more severe water penetration is observed during heavy rain or snow melts, it is advised that a professional basement waterproofing specialist be consulted to explore permanent solutions.

Dehumidifier and Heat Recovery Ventilation (HRV)

Condition: Best Practice

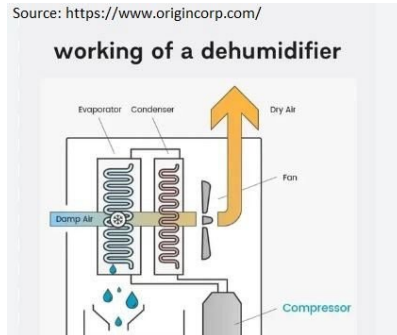
Comments:

BP.

Options Or Both.

~Unit Observed: 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.



Basement/Crawlspace Floor Structure

Condition: Satisfactory

Covering Type (s): Concrete

Foundation

Condition: Customer Note/ Sellers Note/ Owners Note

Type: Not visible

Comments:

CN.

~Partially Finished Basement Observation Limitation: Examination of the interior basement confirmed that finished wall surfaces restricted a full visual assessment of the foundation; As a result of these finishes, the current structural condition and integrity of the foundation walls behind the materials remain unknown; The portions of the foundation that were visible and accessible for review appeared to be in satisfactory condition at the time of the inspection.

Foam Type Insulation Use

Condition: Safety Improvement

Comments:

SI.

~Top Of Foundation Unprotected Spray Foam Insulation: The foam insulation installed in the basement is currently exposed and may lack 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 requires a fire-retardant intumescent coating or other protective covering to meet manufacturer's recommendations and current building standards.



Basement Stairs / Railings

Condition: Satisfactory

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

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Basement Insulation Inspection Limitations: Assessment identified that installed insulation prevents full visual inspection of the main structural beams, floor joists, subflooring, and foundation sills; Consequently, the exact structural condition of these concealed framing components is unknown; Visible and accessible framing areas appeared in satisfactory condition at the time of inspection, unless otherwise noted within this report.

Section 6: Plumbing

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

Water Entrance Material Type

Condition: Satisfactory

Type: Copper

Location: Basement

Water Service

Condition: Safety Improvement

Type: Public

Comments:

SI.

~Exterior Water Shut-Off: Observation identified that the exterior water shut-off casing protrudes above the yard surface; This condition creates a tripping hazard and is susceptible to damage from lawn care equipment; The builder, a qualified plumber, or the local water municipality should be engaged to lower the casing level with the surrounding grade to ensure safe footing.



Radon Air Reduction System

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Manometer Pressure Indicator Observed: The home is equipped with an operating Radon air reduction

system operating at a pressure of .4; The differential on the colored liquid indicates the system is running; If the liquid is equal, the system is not working; The system will need to be monitored to ensure the system is operating correctly; It is recommended a Radon air sampling be tested before taking possession of the home and a continuous Radon monitoring unit be installed, and lab testing be performed at least every 2 years to ensure the system in reducing Radon to safe levels and operating as designed.



Available Monitoring Device

Lower Water Pressure

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Sink Water Pressure and Hot Water Delivery: Observation identified lower water pressure and long lead times for hot water at sink locations; A review of the plumbing system should be performed by a qualified plumber to determine the exact cause of the supply issues; This assessment may include verifying that all under-sink shut-off valves are fully turned on, cleaning out the sink aerators, or determining other measures to correct the observation.

Water Heater

Condition: Professional Consultation/ Further Evaluation

Fuel type: Heating system

Water Heater Data

Extension: Present

Location & Capacity

Location: Basement

Capacity (gallons): 42

Expansion tank: Present

Thermostatic Mixing Valve (TMV) Installed : Yes

Comments:

PC.

~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 Hot Water Heater Operation

Waste

Condition: Satisfactory

Pipe type:PVC

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

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

Condition: Satisfactory

Type:PVC

Flow rate:Satisfactory

Water Pipes, Valves Conditions

Condition: Satisfactory

Type:PEX

Interior and or Exterior Septic/Sewer Vent Stack Pipe

Condition: Satisfactory

Type:PVC

Exterior Water Faucets and Shower If Present

Condition: Customer Note/ Sellers Note/ Owners Note

Faucet Type:Frost Free And Anti Siphon Prevention

Operating:Water On

Comments:

CN.

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

Section 7: Propane Fired Hot Water Boiler(s)

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

Propane Heating System Service

Condition: Professional Consultation/ Further Evaluation

Type:Boiler

Fuel Type:Liquid Propane

Heating System Data

Boiler Date Of Manufacturing : 2024

Capacity: 113,000

Location: Basement

Thermostat Location: Various

Comments:

PC.

~Annual Propane Boiler Service and Maintenance: Review of the propane boiler noted that the unit was installed within the last year; It is recommended that a licensed heating contractor perform a full service and cleaning; This should include an inspection of the shroud, sensors, piping, and circulation pumps for proper operation, corrosion, or scale; Annual servicing and the use of available service plans is important for propane-fired boilers to ensure all mechanical and exhaust components remain in safe and satisfactory condition.



Interior Boiler Heat Tracing



Heat Distribution

Condition: Customer Note/ Sellers Note/ Owners Note

Type:Baseboard

Comments:

PC.

~Baseboard Heating Distribution: Observation identified that heat distribution could not be detected at the baseboard units at the time of inspection; This condition may be due to the system operating in a summer override mode or under a domestic hot water heater priority setting; Because home inspection standards prohibit overriding or bypassing specialized system controls, a qualified heating contractor should be engaged to verify that the distribution system is fully operational in preparation for the upcoming heating season.

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

Full Service and Cleaning

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Gas Fireplace Insert Cleaning and Service: Identification of the gas-fired fireplace insert confirmed the unit was operational at the time of the evaluation; As with any combustible fuel appliance, it is recommended that the unit be professionally serviced prior to the heating season; This maintenance should include a thorough vacuuming of dust below the unit, cleaning of the glass front, and a full inspection of all exhaust components to ensure they function safely; This professional tune-up is important to ensure safe, efficient operation and to protect the home's air quality.



Section 7: Split System Cooling/ Split Heat Pump

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

Heat Pump Or Split Air Conditioning

Condition: Professional Consultation/ Further Evaluation

Type:Heat Pump

Fuel Type:Electric

Heating System Data

Unit(s) Date Of Manufacturing/ Purchase : 2023

Capacity: 3 Ton

Location:Side Of Home

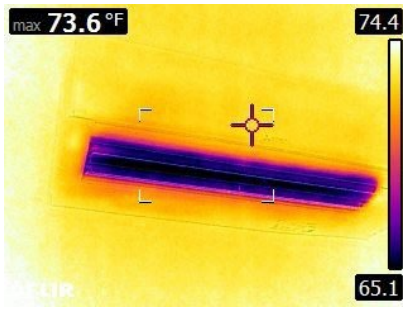
Thermostat Location:Remote Control Unit(s)

Comments:

PC.

~Annual Heat Pump System Service: Observation of the property noted a heat pump system; It is advised that a qualified HVAC professional perform a comprehensive review of both the interior air handling unit(s) and the exterior condenser(s); This service should include cleaning and sanitizing the interior unit(s) and washing all filters, clearing the exterior coils of debris, and verifying proper refrigerant levels and condensate drainage; A full system maintenance is important for a buyer to ensure reliable, high-efficiency operation and to protect the longevity of the equipment.





IR Cooling Operation

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.

Interior Stairs and Balconies

Condition: Satisfactory

Ceilings

Condition: Satisfactory

Type: Drywall

Walls

Condition: Satisfactory

Type: Drywall

Interior Doors

Condition: Satisfactory

Windows

Condition: Needs Maintenance

Type: Double hung, Casement

Material: Vinyl

Glass Properties: Insulated glass

Comments:

NM.

~Vinyl Window Maintenance: Observation of the vinyl windows identified them to be in generally good condition; It is recommended to clean and lubricate the window tracks and mechanisms with approved materials; This routine maintenance will allow the windows to open, close, and latch easily.

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): Professional Consultation/ Further Evaluation

Floor Covering Types:Hardwood, Ceramic tile

Comments:

PC.

~Living Room Hardwood Floor Elevation: Observation identified a rise in the hardwood flooring of the living room; It is recommended that this elevated area be professionally reviewed to ensure the floor assembly remains stable and falls within acceptable construction tolerances; This assessment is necessary to examine the hardwood flooring material, the underlying subfloor, and the framing components to confirm they are secure and protect the long-term structural integrity of the home.

Laundry Room

Condition: Safety Improvement

Dryer:Electric

Location:First Floor

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.

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: Satisfactory

Comments:

First Floor.

~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.

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: Guest Bedroom Bath

Condition: Satisfactory

Comments:

Guest Bedroom Bath.

~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.

Section 10: Bathroom 2

General Observations

Location: Second Floor Center Hallway

Condition: Satisfactory

Comments:

Second Floor Center Hall.

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

Section 10: Bathroom 3

General Observation

Location: Primary Bath

Condition: Satisfactory

Comments:

First Floor Primary.

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

Section 10: Bathroom 4

General Observations

Location: First Floor Hall Bath

Condition: Satisfactory

Comments:

First Floor Hallway Half Bath.

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

Section 11: Attic

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

General Conditions

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

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

Attic Access

Location: First and Second Floor Scuttle Holes

Condition: Customer Note/ Sellers Note/ Owners Note

Observation Position: Scuttle Hole

Comments:

CN.

~Blown-In Insulation Limited Visibility Conditions: The inspection identified that the attic floor is covered with deep, blown-in insulation; To prevent disturbing the thermal envelope and due to the limited visibility of the structural joists, the attic space was not walked and the evaluation was conducted from the access opening; Observations from this position using a high-intensity spotlight indicate satisfactory visible conditions within the illuminated areas of the attic space.

Interior Roof Structure

Condition: Satisfactory

Type: Truss, OSB Sheathing





Moisture Evidence

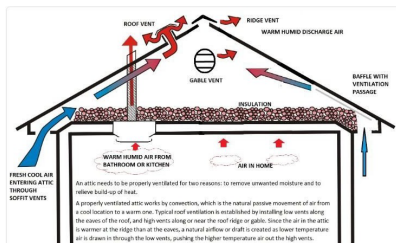
Condition: Satisfactory

Attic Ventilation

Comments:

PC.

~First Floor Attic Ridge Vent Blockage and Exhaust Ventilation: Observation identified that the path to the ridge vent above the primary bedroom appears to be blocked by insulation board and spray foam insulation; This condition severely limits the exhaust ventilation out of the attic space and disrupts the necessary airflow and moisture balance; A qualified contractor should be engaged to review this area and, if necessary, clear the blockage or provide appropriate ventilation to ensure the attic is properly vented.



Insulation: Attic/Knee Wall

Condition: Satisfactory

Type of Insulation Present: Blown-in

Insulation Location(s): In-floor

Foam Type Insulation Use

Condition: Safety Improvement

Comments:

SI.

~Unprotected Spray Foam Insulation: The foam insulation installed in the attic is currently exposed and may lack 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 requires a fire-retardant intumescent coating or other protective covering to meet manufacturer's recommendations and current building standards.

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: Side Of Home



Main Panel(s)

Condition: Safety Improvement

Location: Garage

Volts: 120/240

Capacity: 200 A

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

Panel Manufacturer (s) : Eton

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.

SI.

~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

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.

Garage Or Shop: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~EV Charger Safety Protection: (240V Outlet): Observation of the electric vehicle (EV) charging station identified that the circuit lacks a Ground Fault Circuit Interrupter (GFCI); In areas where moisture may be present, this safety feature is required to prevent electrical shock; It is recommended that a licensed electrician be consulted to install a GFCI-protected breaker or outlet approved by the manufacturer; This professional upgrade is essential to ensure a safe charging environment.

Laundry: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~Laundry Electrical Access Limitations & GFCI: Assessment identified that evaluation of the laundry electrical outlets was obstructed by the washing machine and dryer, preventing verification of their exact condition; Because laundry receptacles to include the dryer require ground-fault circuit-interrupter (GFCI) protection under current building standards, it is recommended that a licensed electrician review the outlets once the appliances are moved to ensure proper safety compliance.

Kitchen: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~Kitchen Refrigerator GFCI Protection: Assessment identified that the outlet for the kitchen refrigerator lacks ground-fault circuit-interrupter (GFCI) protection; Modern safety standards require GFCI protection for kitchen receptacles, and the device must be readily accessible; It is recommended that a licensed electrician be consulted to evaluate the circuit configuration and make all final determinations for safety compliance.

~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.

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: Present.

~CO: Confirmation 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/smoke-alarms>

<end of report>