



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.

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: 5/20/2026

Weather: 73 Degrees And Sunny

Square Feet Inspected: 3,122

Retaining Walls and Slopes

SI.

~Retaining Wall Safety Guard: The retaining wall exceeds 30 inches in height and lacks a secondary safety rail or guard system; To prevent accidental falls, especially during low-light hours, a permanent guardrail should be installed along the top of the wall; This is a safety necessity for anyone walking near the edge.

Perimeter Drain System Evidence

CN.

~Exterior Drainage System Maintenance: Observation of the exterior identified connected gutters and window well drain covers that form the home's drainage system; It is advised to locate, mark, and clean all openings to prevent water from backing up along the foundation; It is necessary to add the system's exit point locations to the Home Information File; Keeping these lines clear is important to protect the foundation from water damage.

Trees & Shrubs

PC/SI.

Dead Birch Rear Property.

~Tree Care: The home is surrounded by larger trees; The trees should be fully assessed by a tree professional to determine the health and structural integrity of the trees including the removal of any dead or declining trees or dead and declining branches that may fall from the living trees; It is especially important to remove tree branching overhanging roofs that may damage roofs or allow for the development of moist roof condition promoting the growth of moss and lichens on the roof surface; Tree health and integrity should be monitored especially after storm events to include heavy wind, heavy snow or ice.

~Maintain/Remove Vegetation: All vegetation within at least 2 feet of the home (6 feet is preferred) needs to be removed; Vegetation close to homes allows moist conditions to form along the home promoting decay and algae growth as well as harboring pest that may find their way into the home.

Section 2: Exterior & Structure

Seller/Owner Information

CN.

~Home Documentation and Maintenance History: Providing a comprehensive home information file, if available, is highly beneficial when preparing a property for sale; Examples include recent and historical service records, appliance manuals, and general warranty information to help demonstrate thorough care; Including items such as recent septic certifications, water quality reports, and radon testing results is advisable to build instant buyer confidence and document the history of the home.

Exterior Door(s) Condition

SI.

~Basement Door Keyed Deadbolt: Observation of the basement door identified an interior keyed deadbolt, which creates a fire exit hazard; It is advised to change the lock to a thumb-turn type and remove the keyed mechanism; Correcting this lock is important to meet safe building standards and ensure quick emergency exit without a key.

Propane Tank, Metering When Applicable, and Exterior Piping

CN.

~Propane System: Propane tanks and delivery lines are outside the scope of a standard home inspection; The seller is advised to contact their provider to verify the tank's lease or ownership status; This documentation, along with a baseline system safety check, should be added to the seller's Home Information File; Confirming that the regulators have proper venting and are shielded from falling snow or ice is important to maintain a safe fuel delivery system.

Deck Stairs

SI.

~Exterior Deck Stairway Handrail: Modern safety standards require an approved "graspable" handrail that a person can easily wrap their hand around for stability; It is recommended that a qualified contractor be consulted to replace or modify the current railing with one that meets current safety rules; This safety update is important for the secure use of the stairs.

~Tall Last Step And Stairway Landing Pad: Evaluation of the staircase noted that the last step terminates onto a surface lacking a proper landing pad; It is recommended that a qualified building contractor be consulted to install a level, stable landing at the base of the stairs to ensure a uniform and safe transition when stepping off the final riser.

Irrigation System

CN.

~Irrigation System Service and Winterization: While the lawn and shrub irrigation system is outside the scope of a standard home inspection; It is recommended that the system be fully reviewed to include proper backflow prevention, operating pressure, controllers, and zone line checks; If a contractor contact is available, the timing and winterization process must be outlined and added to the Home Information File; Completing this shutdown process is important to ensure the system is properly winterized before temperatures drop below 32 degrees.

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

PC/SI.

~Fire-Rated Door Hardware Adjustment: Evaluation of the door leading to the garage revealed that the self-closing mechanism is currently absent or non-functional; It is recommended that a qualified professional be consulted to install or adjust self-closing hardware to ensure the door closes and latches automatically, maintaining its intended fire-separation function.

Garage Door Opener(s)

PC/SI.

~Garage Door Auto-Reverse Safety Failure: Observation of the overhead garage doors identified that the auto-reverse safety mechanism failed to operate when back pressure was applied; This is a critical safety feature designed to prevent injury or entrapment; It is recommended that a qualified garage door technician be consulted to adjust or repair the opener to ensure the door reverses properly when it meets resistance.

Receptacles

CN.

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

Section 4: Storage Shed/Shop/Outbuilding/Barn

General Observations

CN.

~Where applicable, all components of the building to include the roof, walls, siding, supports, vegetation and grading are inspected; All of the observations were satisfactory unless listed.

Grade At Walls

NM.

~Shed Grading Correction: Observation of the shed identified improper grading that allows water to pool near the structure; It is advised to regrade the soil to slope away from the foundation at a pitch of 5/8 inch per foot; Installing a stone border over a vapor barrier is recommended to prevent soil splashing onto the siding; The top of the stone border should remain at least 6 inches below the siding edge to protect the wooden sills from moisture rot.

Siding

NM/PC.

~Shed Siding Decay: Observation of the shed identified siding decay caused by long-term moisture and snow contact; It is advised to perform a full review, remove the damaged wood siding, and check the underlying wall studs and sills for hidden rot; Repairing these sections is important to protect the building framework from water penetration and prevent further structural decline.

Entrance Step(s) And Ramps

PC/SI.

~Shed Stone Step Settlement: Observation of the shed entrance identified that the stone step has settled and is uneven; It is advised to reset and level the stone step onto a proper, compacted gravel base; Correcting this settlement is important to eliminate a safe-stepping hazard and prevent the stone from shifting further or trapping moisture against the shed foundation.

Roof

PC.

~Shed Roof Maintenance and Aging: Observation of the shed identified that the roof shingles are nearing the end of their useful life and have a heavy accumulation of debris; It is advised to have the roof surface thoroughly cleaned and professionally reviewed by a roofing contractor; Completing this inspection is important to determine the remaining lifespan of the shingles and prevent unexpected water leaks.

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.

Moisture

CN.

~Lower Basement Humidity, Moisture Management And No Moisture Evidence: Observation of the basement environment measured a relative humidity level of 48%; While within the favorable range of 45% to 50% for basement humidity levels at the time of the inspection, the continued use of an enhanced dehumidification system is recommended to manage seasonal fluctuations and improve general air quality; Maintaining proper exterior grading, perimeter drains 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.

Foundation

CN.

~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.

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

CN.

~Finished Basement Inspection Limitations: This observation indicates that because of the finished basement surfaces, the main structural beams, floor joists, sub-flooring, and foundation sills were not fully visible for inspection; 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.

Section 6: Plumbing

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.

Waste

PC.

~Private Septic System Pre-Listing Status: Observation of the home identified that the interior drains are flowing properly with no unusual septic odors present; However, a full evaluation of the exterior

components—including the septic tank, distribution box, and leach field—is outside the scope of this inspection; The seller is advised to have a licensed septic professional verify the exterior system's functionality and document the tank's current condition and pumping history; Adding these verified service records to the Home Information File is recommended to provide clear documentation for the next owner.

Sewage/Grey Water Ejector Pump Installed

CN.

~Basement Bath Ejector Pump: Operating: The home is utilizing an injection or lift pump to assist in the movement of waste water in the system; Foreign Matter: Septic injection and grinder pumps are susceptible to failure when foreign matter like wipes, dental floss, medical wipes, gauze and other items clog the pump systems; Items like this should not be put into the system.

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.

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.

Section 7: Oil Fired Hot Water/Steam Boiler

Oil Fired Heating System

CN.

~Boiler Service and Operational Status: Observation of the heating system identified that the boiler is operational, heating properly, and was recently serviced on 5/26 of this year; It is advisable that this equipment continue to receive professional maintenance on a yearly basis to ensure power vent exhaust safety and peak energy efficiency; It is recommended to place the recent service receipts, contractor contact details, and service plan information (if available) directly into the Home Information File to document its current maintenance status.

Oil Tank(s)

CN/PC.

~New Hampshire Oil Tank Status: Identification of the oil tank confirmed that the unit meets general condition guidelines; While New Hampshire encourages self-monitoring, oil delivery companies often require their own safety checks before transferring an account; It is recommended that your current provider inspect and sign off on the tank and fill line setup; Placing this approved record into the Home Information File is advisable to ensure uninterrupted fuel delivery for the next owner.

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

Full Service and Cleaning

PC.

~Gas Fireplace Cleaning and Service: It is recommended that the gas fireplace be professionally serviced prior to placing the home on the market; This maintenance should include a thorough vacuuming of dust below the unit, cleaning the glass front, and a full inspection of all exhaust components; Placing the service receipt directly into the Home Information File is advisable to document that the unit functions safely and operates efficiently.

Section 8: Interior

General Observations

Satisfactory.

~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.

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.

Range / Oven

PC/Sl.

~Range Hood and Cooktop Clearance: Observation of the kitchen identified that the vertical clearance between the cooktop and the overhead materials is too close; Safety standards typically require 30 inches of clearance, though some approved materials allow for a minimum of 24 inches; It is advised that a qualified appliance installer review the setup to ensure it meets safe building standards and prevents fire risks.

Receptacles

CN.

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

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

CN.

~Blown In Insulation: Observation From The Ladder Position: Due to the presence of blown in insulation and not to disturb the thermal envelope provided by the insulation or risk falling through the ceiling as a result of lack of joist visibility, the attic space could not be fully accessed and the inspection was performed from the ladder position; Observations from this position and a strong spotlight shown into the attic area indicate satisfactory attic conditions were observed from this position.

Insulation: Attic/Knee Wall

CN.

~Attic Insulation Present: Observation of the attic space confirmed the presence of blown in cellulose insulation with an estimated R-value of 30 (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 the new owners contact their local electric utility provider to discuss available programs or rebates to determine the best next steps for improving the home's energy efficiency.

Section 12: Electrical

Generator

PC.

~Standby Generator: Auto Transfer Switch; Active Control Status: The home is equipped with a 16 kW propane fired exterior power generation unit and auto transfer switch gear at the electrical panel in the basement; The unit is inspected for exterior defects, vegetation blocking air intake ports, and last service date indications; The unit is not live tested as part of the home inspection scope; A licensed electrical contractor or service company servicing the generator should be consulted about the current service status and verification of the units operation, all connecting service wires, oil condition, the electrical circuits and systems supported by the generator and all transfer switching off and back onto the utility service; The service verification should be added to the Home Information File.

Main Panel(s)

Sl.

~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.

~AFCI Circuit Protection Enhancement: It was noted that the panel is missing Arc-Fault Circuit Interrupter (AFCI) protection on some newer required circuits; Current safety standards require AFCI protection for

nearly all 15 and 20-amp branch circuits in residential living areas, including bedrooms, living rooms, finished basements and hallways; It is recommended that these specialized breakers be installed to enhance the fire safety of the home's electrical system.

~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.

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.

~Garage GFCI Protection Confirmation: Observation of the garage electrical system identified that the circuits could not be tested for GFCI protection due to stored items and the refrigerator; Modern building standards require all garage receptacles to be fully protected to prevent shock hazards; It is recommended that a licensed electrician clear access, test all outlets, and confirm proper safety operation of the outlets.

Basement/Crawlspace: Outlets, Fixtures, & Switches

SI.

~Basement and Finished Space GFCI Protection: 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.

Second Floor: Outlets, Fixtures, & Switches

SI.

~Open Light Bulbs: Light fixtures in all closet locations need to be properly covered; If not properly protected, open light bulbs pose a fire or breakage hazard in closet areas.

Kitchen: Outlets, Fixtures, & Switches

SI.

~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 previously installed outlet is not GFCI protected on the sidewall and 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.

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 placing the home on the market 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 First Floor Bedroom.

~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:

<https://www.nfpa.org/education-and-research/building-fire-safety/carbon-monoxide>

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: 5/20/2026

Time: Morning

Weather Conditions: Sunny

Present at time of inspection: Owner

Comments:

Date Of Inspection: 5/20/2026

Weather: 73 Degrees And Sunny

Square Feet Inspected: 3,122

Driveway

Condition: Satisfactory

Type: Gravel

Primary Use Entrance Point Step/Stair To Home

Condition: Satisfactory

Step Type(s): Composite

Landing Type(s): Composite

Railing: Yes

Other Entrance Point(s) Step/Stair To Home

Condition: Satisfactory

Sidewalks / Walkways

Condition: Satisfactory

Retaining Walls and Slopes

Condition: Safety Improvement

Type: Stone

Location: Rear Of Home

Comments:

SI.

~Retaining Wall Safety Guard: The retaining wall exceeds 30 inches in height and lacks a secondary safety rail or guard system; To prevent accidental falls, especially during low-light hours, a permanent guardrail

should be installed along the top of the wall; This is a safety necessity for anyone walking near the edge.



General Grading / Drainage

Condition: Satisfactory

Grading at House Wall

Condition: Satisfactory

Perimeter Drain System Evidence

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Exterior Drainage System Maintenance: Observation of the exterior identified connected gutters and window well drain covers that form the home's drainage system; It is advised to locate, mark, and clean all openings to prevent water from backing up along the foundation; It is necessary to add the system's exit point locations to the Home Information File; Keeping these lines clear is important to protect the foundation from water damage.



Trees & Shrubs

Condition: Professional Consultation/ Further Evaluation, Safety Improvement

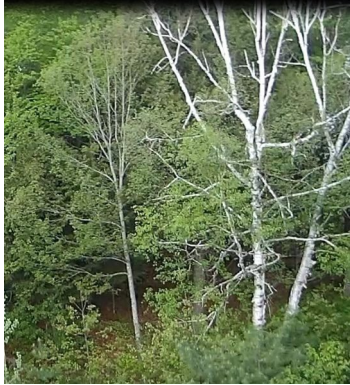
Comments:

PC/SI.

Dead Birch Rear Property.

~Tree Care: The home is surrounded by larger trees; The trees should be fully assessed by a tree professional to determine the health and structural integrity of the trees including the removal of any dead or declining trees or dead and declining branches that may fall from the living trees; It is especially important to remove tree branching overhanging roofs that may damage roofs or allow for the development of moist roof condition promoting the growth of moss and lichens on the roof surface; Tree health and integrity should be monitored especially after storm events to include heavy wind, heavy snow or ice.

~Maintain/Remove Vegetation: All vegetation within at least 2 feet of the home (6 feet is preferred) needs to be removed; Vegetation close to homes allows moist conditions to form along the home promoting decay and algae growth as well as harboring pest that may find their way into the home.



Section 2: Exterior & Structure

Our inspection of the Exterior grounds includes the general condition of sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations, and most do not represent a structural problem. If major cracks are present along with rotation, we routinely recommend further evaluation be made by a qualified professional foundation expert. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, excessive wear, and general state of repair. Where snow, deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined. Please refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

Building Information

Year Constructed: 2011

Type:Single Family

Seller/Owner Information

Comments:

CN.

~Home Documentation and Maintenance History: Providing a comprehensive home information file, if available, is highly beneficial when preparing a property for sale; Examples include recent and historical service records, appliance manuals, and general warranty information to help demonstrate thorough care; Including items such as recent septic certifications, water quality reports, and radon testing results is advisable to build instant buyer confidence and document the history of the home.

Exterior Wall Structure

Condition: Satisfactory

Type:Wood Frame

Exterior Wall Covering

Condition: Satisfactory

Type:Vinyl

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

Condition: Satisfactory

Trim

Condition: Satisfactory

Windows

Condition: Satisfactory

Exterior Door(s) Condition

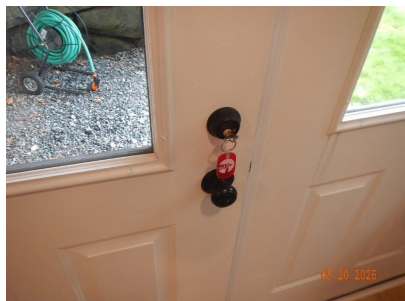
Condition: Safety Improvement

Type:Combination

Comments:

SI.

~Basement Door Keyed Deadbolt: Observation of the basement door identified an interior keyed deadbolt, which creates a fire exit hazard; It is advised to change the lock to a thumb-turn type and remove the keyed mechanism; Correcting this lock is important to meet safe building standards and ensure quick emergency exit without a key.



Exterior Foundation Observations

Condition: Satisfactory

Type:Concrete

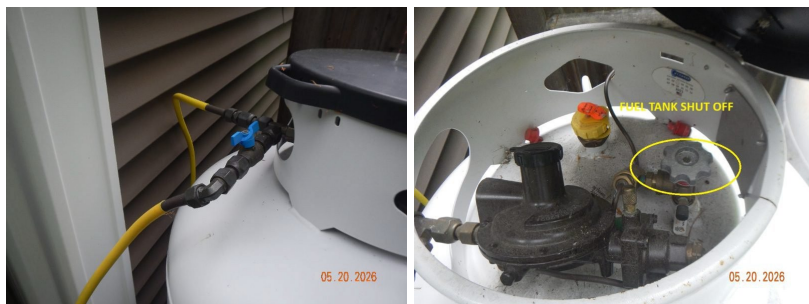
Propane Tank, Metering When Applicable, and Exterior Piping

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

Comments:

CN.

~Propane System: Propane tanks and delivery lines are outside the scope of a standard home inspection; The seller is advised to contact their provider to verify the tank's lease or ownership status; This documentation, along with a baseline system safety check, should be added to the seller's Home Information File; Confirming that the regulators have proper venting and are shielded from falling snow or ice is important to maintain a safe fuel delivery system.



Deck Stairs

Condition: Safety Improvement

Comments:

SI.

~Exterior Deck Stairway Handrail: Modern safety standards require an approved "graspable" handrail that a person can easily wrap their hand around for stability; It is recommended that a qualified contractor be consulted to replace or modify the current railing with one that meets current safety rules; This safety update is important for the secure use of the stairs.

~Tall Last Step And Stairway Landing Pad: Evaluation of the staircase noted that the last step terminates onto a surface lacking a proper landing pad; It is recommended that a qualified building contractor be consulted to install a level, stable landing at the base of the stairs to ensure a uniform and safe transition when stepping off the final riser.



Deck

Condition: Satisfactory

Side Porch(s)

Condition: Satisfactory

Irrigation System

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Irrigation System Service and Winterization: While the lawn and shrub irrigation system is outside the scope of a standard home inspection; It is recommended that the system be fully reviewed to include proper backflow prevention, operating pressure, controllers, and zone line checks; If a contractor contact is available, the timing and winterization process must be outlined and added to the Home Information File; Completing this shutdown process is important to ensure the system is properly winterized before temperatures drop below 32 degrees.



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:

Satisfactory.

~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

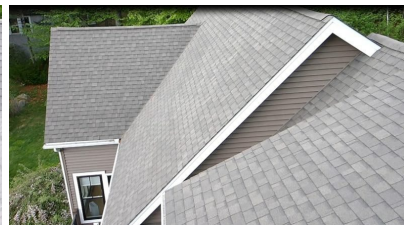
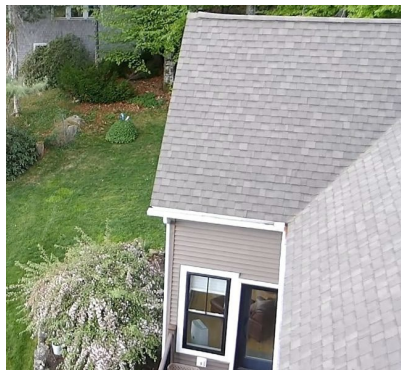
Condition: Satisfactory

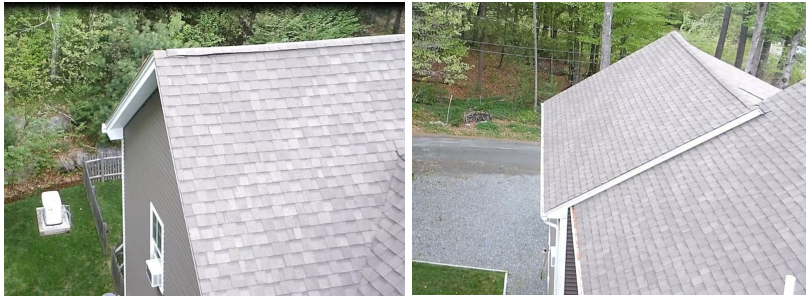
Exterior Roof Structure Observation :No Noted Observations Out Of Normal Exterior Roof Structure Conditions

Exterior Roof Covering Condition

Condition: Satisfactory

Shingle Type:Architectural Asphalt Shingles





Roof Side Wall and Valley Flashing

Condition: Satisfactory

Roof Leak Evidence

Condition: Satisfactory

Roof Leak(s) Observed:None Observed

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

Vent Stacks/Attic Vent Covers

Condition: Satisfactory



Gutters & Downspouts

Condition: Satisfactory

Type:Aluminum

Extensions:Has extensions

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.

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

Condition: Safety Improvement

Type:Metal

Fire Separation:Non-fire Separated

Comments:

PC/SI.

~Fire-Rated Door Hardware Adjustment: Evaluation of the door leading to the garage revealed that the self-closing mechanism is currently absent or non-functional; It is recommended that a qualified professional be consulted to install or adjust self-closing hardware to ensure the door closes and latches automatically, maintaining its intended fire-separation function.

Flooring

Type:Concrete

Garage Door Opener(s)

Condition: Safety Improvement

Comments:

PC/SI.

~Garage Door Auto-Reverse Safety Failure: Observation of the overhead garage doors identified that the auto-reverse safety mechanism failed to operate when back pressure was applied; This is a critical safety feature designed to prevent injury or entrapment; It is recommended that a qualified garage door technician be consulted to adjust or repair the opener to ensure the door reverses properly when it meets resistance.

Receptacles

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

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

Section 4: Storage Shed/Shop/Outbuilding/Barn

General Observations

Type: Outbuilding

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Where applicable, all components of the building to include the roof, walls, siding, supports, vegetation and grading are inspected; All of the observations were satisfactory unless listed.



Trees and Vegetation

Condition: Satisfactory

Grade At Walls

Condition: Needs Maintenance

Comments:

NM.

~Shed Grading Correction: Observation of the shed identified improper grading that allows water to pool near the structure; It is advised to regrade the soil to slope away from the foundation at a pitch of 5/8 inch per foot; Installing a stone border over a vapor barrier is recommended to prevent soil splashing onto the siding; The top of the stone border should remain at least 6 inches below the siding edge to protect the wooden sills from moisture rot.



Siding

Condition: Needs Maintenance, Professional Consultation/ Further Evaluation

Comments:

NM/PC.

~Shed Siding Decay: Observation of the shed identified siding decay caused by long-term moisture and snow contact; It is advised to perform a full review, remove the damaged wood siding, and check the underlying wall studs and sills for hidden rot; Repairing these sections is important to protect the building framework from water penetration and prevent further structural decline.



Entrance Step(s) And Ramps

Condition: Professional Consultation/ Further Evaluation, Safety Improvement

Comments:

PC/SI.

~Shed Stone Step Settlement: Observation of the shed entrance identified that the stone step has settled and is uneven; It is advised to reset and level the stone step onto a proper, compacted gravel base; Correcting this settlement is important to eliminate a safe-stepping hazard and prevent the stone from shifting further or trapping moisture against the shed foundation.



Roof

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

~Shed Roof Maintenance and Aging: Observation of the shed identified that the roof shingles are nearing the end of their useful life and have a heavy accumulation of debris; It is advised to have the roof surface thoroughly cleaned and professionally reviewed by a roofing contractor; Completing this inspection is important to determine the remaining lifespan of the shingles and prevent unexpected water leaks.



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, Finished, Unfinished

Access: Stairs, Exterior opening

Comments:

CN.

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

Moisture

Condition: Satisfactory

Moisture Conditions Observed: No Moisture

Comments:

CN.

~Lower Basement Humidity, Moisture Management And No Moisture Evidence: Observation of the basement environment measured a relative humidity level of 48%; While within the favorable range of 45% to 50% for basement humidity levels at the time of the inspection, the continued use of an enhanced dehumidification system is recommended to manage seasonal fluctuations and improve general air quality; Maintaining proper exterior grading, perimeter drains 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.

Basement/Crawlspace Floor Structure

Condition: Satisfactory

Foundation

Condition: Customer Note/ Sellers Note/ Owners Note

Type: Concrete, Not visible

Comments:

CN.

~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.

Insulation

Condition: Satisfactory

Presence :Top Of Basement Foundation

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

Condition: Customer Note/ Sellers Note/ Owners Note

Type:Conventional

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

Comments:

CN.

~Finished Basement Inspection Limitations: This observation indicates that because of the finished basement surfaces, the main structural beams, floor joists, sub-flooring, and foundation sills were not fully visible for inspection; 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.

Section 6: Plumbing

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

Water Entrance Material Type

Condition: Satisfactory

Type: Copper

Location: Basement

Water Service

Condition: Satisfactory

Type: Public



Water Heater

Condition: Professional Consultation/ Further Evaluation

Fuel type: Electric

Water Heater Data

Extension: Present

Location & Capacity

Location: Basement

Date Of Manufacturing : 2021

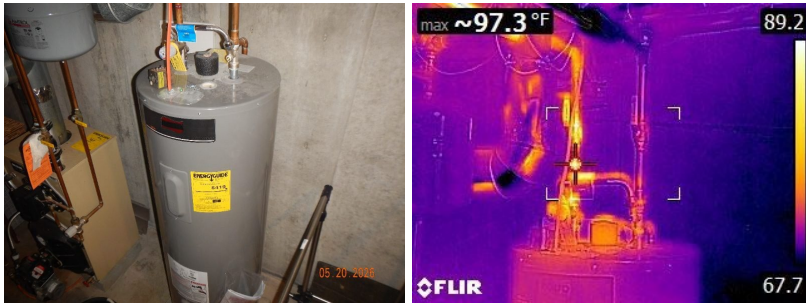
Capacity (gallons): 50

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 Heat Tracing

Waste

Condition: Professional Consultation/ Further Evaluation

Pipe type:PVC

Septic type:Private Per Listing/Agent/Owner

Comments:

PC.

~Private Septic System Pre-Listing Status: Observation of the home identified that the interior drains are flowing properly with no unusual septic odors present; However, a full evaluation of the exterior components—including the septic tank, distribution box, and leach field—is outside the scope of this inspection; The seller is advised to have a licensed septic professional verify the exterior system's functionality and document the tank's current condition and pumping history; Adding these verified service records to the Home Information File is recommended to provide clear documentation for the next owner.



Sewage/Grey Water Ejector Pump Installed

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Basement Bath Ejector Pump: Operating: The home is utilizing an injection or lift pump to assist in the movement of waste water in the system; Foreign Matter: Septic injection and grinder pumps are susceptible to failure when foreign matter like wipes, dental floss, medical wipes, gauze and other items clog the pump systems; Items like this should not be put into the system.

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

Condition: Satisfactory

Flow rate: Satisfactory

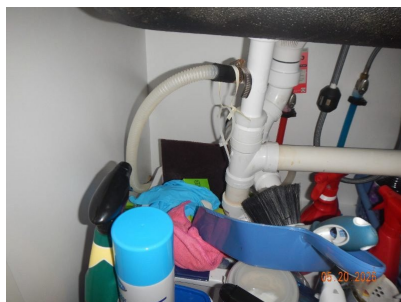
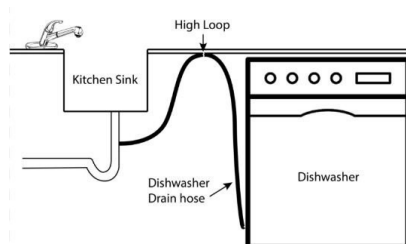
Appliance Drain Hook-Up

Condition: Professional Consultation/ Further Evaluation

Comments:

PC.

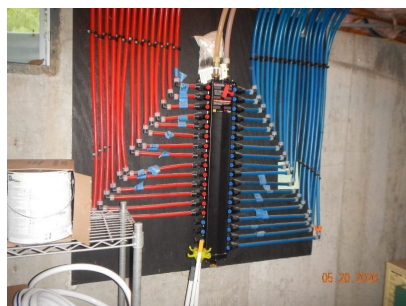
~The dishwasher drain line lacks required backflow prevention, such as an approved air gap device or a secured high drain loop under the kitchen sink countertop; This condition can allow contaminated water to back up into the unit; Correction by a qualified plumber is recommended to ensure the dishwasher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



Water Pipes, Valves Conditions

Condition: Satisfactory

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

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.

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: Customer Note/ Sellers Note/ Owners Note

Type:Boiler

Fuel Type:Oil

Heating System Data

Boiler Location Unit: Basement

Boiler Date Of Manufacturing Unit: 2010

Boiler Capacity Unit: 145,000 @ 1.2 GPH

Thermostat Location(s): Various

Comments:

CN.

~Boiler Service and Operational Status: Observation of the heating system identified that the boiler is operational, heating properly, and was recently serviced on 5/26 of this year; It is advisable that this equipment continue to receive professional maintenance on a yearly basis to ensure power vent exhaust safety and peak energy efficiency; It is recommended to place the recent service receipts, contractor contact details, and service plan information (if available) directly into the Home Information File to document its current maintenance status.



IR Boiler Operation

Oil Tank(s)

Condition: Professional Consultation/ Further Evaluation

Comments:

CN/PC.

~New Hampshire Oil Tank Status: Identification of the oil tank confirmed that the unit meets general condition guidelines; While New Hampshire encourages self-monitoring, oil delivery companies often require their own safety checks before transferring an account; It is recommended that your current provider inspect and sign off on the tank and fill line setup; Placing this approved record into the Home Information File is advisable to ensure uninterrupted fuel delivery for the next owner.

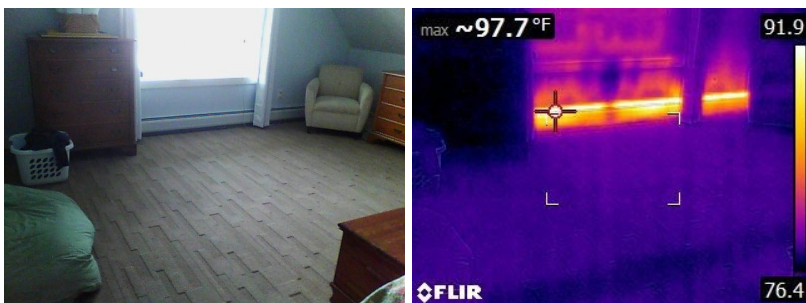
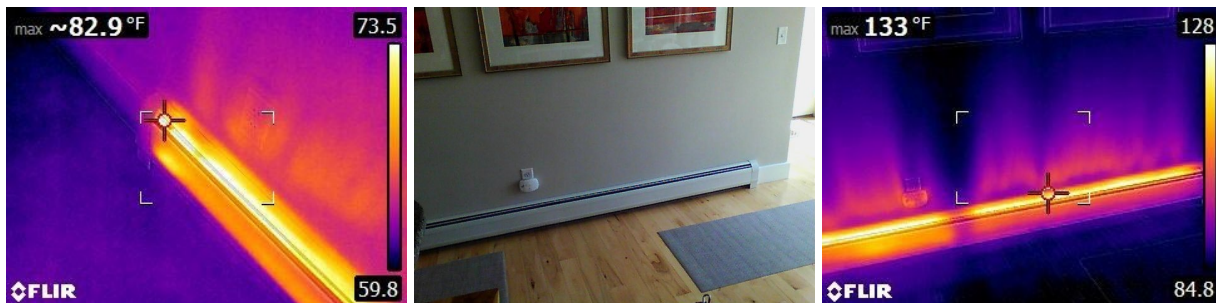
Heat Distribution

Condition: Satisfactory

Type: Baseboard



IR Heat Tracing



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 Cleaning and Service: It is recommended that the gas fireplace be professionally serviced prior to placing the home on the market; This maintenance should include a thorough vacuuming of dust below the unit, cleaning the glass front, and a full inspection of all exhaust components; Placing the service receipt directly into the Home Information File is advisable to document that the unit functions safely and operates efficiently.



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: Satisfactory

Comments:

Satisfactory.

~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

Walls

Condition: Satisfactory

Interior Doors

Condition: Satisfactory

Windows

Condition: Satisfactory

Type: Double hung, Casement

Material: Vinyl, Wood

Glass Properties: Insulated glass

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, Carpet, Ceramic tile, Laminate

Laundry Room

Condition: Safety Improvement

Dryer:Electric

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: 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.

Counters

Type:Solid surface

Flooring

Type:Wood

Microwave/ Vegetable Steaming Unit

Condition: Satisfactory

Range / Oven

Condition: Safety Improvement

Operation Status :Operating

Fuel:Gas

Comments:

PC/SI.

~Range Hood and Cooktop Clearance: Observation of the kitchen identified that the vertical clearance between the cooktop and the overhead materials is too close; Safety standards typically require 30 inches of clearance, though some approved materials allow for a minimum of 24 inches; It is advised that a qualified appliance installer review the setup to ensure it meets safe building standards and prevents fire risks.

Ventilation

Condition: Satisfactory

Refrigerator

Ice Maker :Ice Present

Sink

Condition: Satisfactory

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: Basement

Condition: Satisfactory

Comments:

Basement.

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

Shower

Type:Ceramic tile

Floor

Type:Laminate

Section 10: Bathroom 2

General Observations

Location: Primary Bath

Condition: Satisfactory

Comments:

Primary Bath.

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

Shower

Type:Fiberglass

Floor

Type:Ceramic tile

Section 10: Bathroom 3

General Observation

Location: Second Floor

Condition: Satisfactory

Comments:

Second Floor.

~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.

Shower

Type: Fiberglass

Floor

Type: Ceramic tile

Section 10: Bathroom 4

General Observations

Location: First Floor Bath

Condition: Satisfactory

Comments:

First Floor.

~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.

Shower

Type:Fiberglass

Floor

Type:Hardwood

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

Location: Closet Location

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

CN.

~Blown In Insulation: Observation From The Ladder Position: Due to the presence of blown in insulation and not to disturb the thermal envelope provided by the insulation or risk falling through the ceiling as a result of lack of joist visibility, the attic space could not be fully accessed and the inspection was performed from the ladder position; Observations from this position and a strong spotlight shown into the attic area indicate satisfactory attic conditions were observed from this position.

Interior Roof Structure

Condition: Satisfactory

Type: Truss, OSB Sheathing



Moisture Evidence

Condition: Satisfactory

Observed Condition:None

Attic Ventilation

Condition: Satisfactory

Insulation: Attic/Knee Wall

Condition: Customer Note/ Sellers Note/ Owners Note

Type of Insulation Present:Blown-in

Comments:

CN.

~Attic Insulation Present: Observation of the attic space confirmed the presence of blown in cellulose insulation with an estimated R-value of 30 (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 the new owners contact their local electric utility provider to discuss available programs or rebates to determine the best next steps for improving the home's energy efficiency.



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



Generator

Condition: Customer Note/ Sellers Note/ Owners Note

Comments:

PC.

~Standby Generator: Auto Transfer Switch; Active Control Status: The home is equipped with a 16 kW propane fired exterior power generation unit and auto transfer switch gear at the electrical panel in the basement; The unit is inspected for exterior defects, vegetation blocking air intake ports, and last service date indications; The unit is not live tested as part of the home inspection scope; A licensed electrical contractor or service company servicing the generator should be consulted about the current service status and verification of the units operation, all connecting service wires, oil condition, the electrical circuits and systems supported by the generator and all transfer switching off and back onto the utility service; The service verification should be added to the Home Information File.



Main Panel(s)

Condition: Safety Improvement

Location: Basement

Volts: 120/240

Capacity: 200 A

Type and Presence : Circuit-breakers, Ongoing GFCI and AFCI Testing Per Manufactures Recommended Intervals At Move In and Going Forward

Panel Manufacturer (s) : Siemens

Subpanel Designation : Yes

Properly Grounding & Bonding

Grounding: Grounded

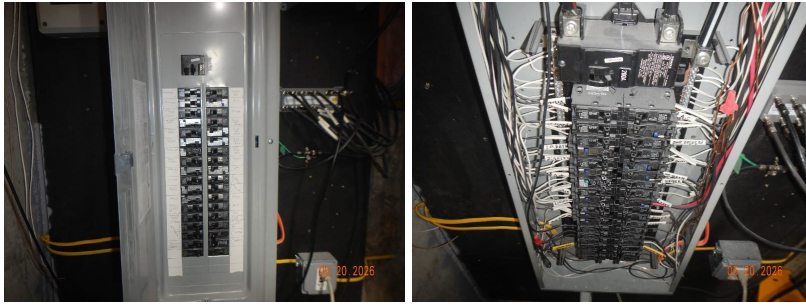
Comments:

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.

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

~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.



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

Comments:

SI.

~Garage GFCI Protection Confirmation: Observation of the garage electrical system identified that the circuits could not be tested for GFCI protection due to stored items and the refrigerator; Modern building standards require all garage receptacles to be fully protected to prevent shock hazards; It is recommended that a licensed electrician clear access, test all outlets, and confirm proper safety operation of the outlets.

Basement/Crawlspace: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~Basement and Finished Space GFCI Protection: 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.

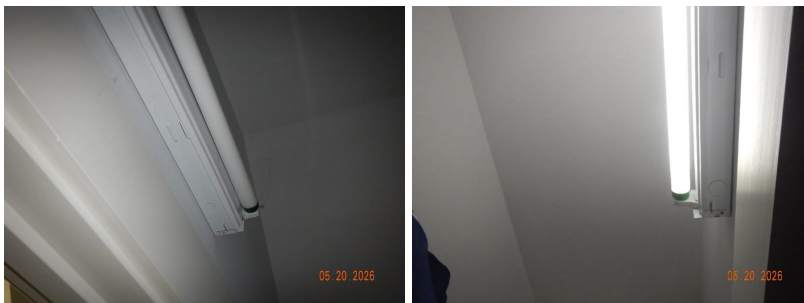
Second Floor: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~Open Light Bulbs: Light fixtures in all closet locations need to be properly covered; If not properly protected, open light bulbs pose a fire or breakage hazard in closet areas.



Kitchen: Outlets, Fixtures, & Switches

Condition: Safety Improvement

Comments:

SI.

~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 previously installed outlet is not GFCI protected on the sidewall and 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.

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 placing the home on the market 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 First Floor Bedroom.

~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:

<https://www.nfpa.org/education-and-research/building-fire-safety/carbon-monoxide>

<end of report>