



SUMMIT HOME INSPECTION, LLC

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<https://www.summit-homeinspection.com>



PROPERTY INSPECTION REPORT

1234 Main St.
Windham, NH 03087

Buyer Name

06/13/2019 9:00AM



Inspector

Jenna Roberts-Weeks, CPI

JRW

AHIT & InterNACHI Certified (CPI)

6039529101

contact@summit-homeinspection.com



Agent

Agent Name

555-555-5555

agent@spectora.com

Thank you for choosing [Summit Home Inspection, LLC](#) for your Home Inspection! The inspection performed to provide data for this report was visual in nature only, and non-invasive. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is **NOT A GUARANTEE OR WARRANTY** of any kind but is an inspection for system and major accessible component defects and safety hazards. The inspection is a "snap shot" of the overall condition of the home, visible to the inspector, at the time of the home inspection. The inspection is not Pass/Fail. A property does not "Pass" or "Fail" a general home inspection.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision. **Please read your entire inspection report carefully.** Although the report has a summary that lists the most important considerations, the body of the report also contains important information. There is important information about home maintenance, materials used in the construction of this home, and appliance use and maintenance that should be read to gain an understanding of how to care for your home.

The summary is meant to organize the defects or important repairs needed in the home. Most anything can be repaired in a home, although some repairs can be very expensive to complete. For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when unqualified workmen complete the work.

Below is a brief description of the definitions you will see in the report:

IN = INSPECTED. This means the system or component was inspected and found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home

NI = NOT INSPECTED. This indicates that at least part of a system or component could not be inspected or inspected thoroughly.

X = NOT PRESENT. This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

RR = REPAIR/REPLACE. This indicates that an action is recommended, and/or a safety hazard was observed and should be repaired, replaced, monitored or removed by a licensed contractor. Minor maintenance issues will be addressed in the report, however will not be rated as defective.

For Agents, viewing the summary may be a more efficient use of your time. On the right side is the PDF button that allow you to view or print the summary only. On the top edge is the "Agent Tools" button that opens a window you can easily copy/paste from. Thank you for all the hard work that you put into this transaction.

A home inspector is considered a "generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional such as an electrical, plumber, HVAC specialist, or roofing contractor.

The report includes informational data on various components of the home, limitations that affected the ability to inspect certain items/areas, and recommendations for items that require immediate or future

attention. Observations and recommendations are organized into three categories by level of severity:

1) MINOR/MAINTENANCE ISSUES - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or seller-repair item. A summary report can be created should you choose to view a report without these minor items or informational data.

2) MODERATE RECOMMENDATIONS - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

3) SIGNIFICANT AND/OR SAFETY CONCERNS - This category is composed of immediate safety concerns or items that could represent a significant expense to repair/replace.

Summit Home Inspection, LLC recommends **ALL listed deficiencies and recommendations** be fully evaluated and inspected by a licensed and qualified contractor PRIOR to the expiration of the inspection contingency period. Failure to have systems or components fully inspected and evaluated may result in the client's responsibility for all unexpected repair costs.

We wish to remind you, that every property will require a certain amount of ongoing maintenance: Drains can clog, hardware fails, systems age and become less efficient or inoperable; gutters, downspouts & grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspections. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs. For additional maintenance information, please refer to your "*Now That You've Had A Home Inspection*" manual provided to you at your home inspection.

This is meant to be an honest, impartial, third-party assessment. If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help. We'll be happy to answer your questions to the best of our ability.

1: INSPECTION DETAILS

Information

Year Built

1983

Property Size

2016 sqft

In Attendance

Client, Client's Agent, Listing Agent

Occupancy

Occupied, Furnished, Heavy Personal/Storage Items

Type of Building

Single Family, Two-Story

Door Faces

South

Temperature

< 65 degrees (F)

Soil Conditions

Damp

Weather Conditions

Clear, Recent Rain (within last 3 days)

2: ROOF

		IN	NI	RR	X
2.1	Coverings	X		X	
2.2	Drainage Systems	X		X	
2.3	Flashings	X			
2.4	Soffit & Eaves	X			
2.5	Roof Penetrations	X		X	

IN = Inspected NI = Not Inspected RR = Repair/Replace X = Not Present

Information

Inspection Method

Binoculars, Ground, Drone

Material

Architectural

Style

Gambrel

Pitch

Steep

Drainage System

Gutters

Roof Penetrations

Chimney, Plumbing, Skylight

Roof penetrations are a major cause of moisture intrusion. Roof penetrations include chimneys, vent pipes, skylights, antennas, satellite dishes and other fixtures that are attached to or affixed to the roof or roof covering. These areas are prone to leaks and should be monitored regularly by homeowner.

Skylights Present

This roof has skylights. Skylights are notoriously problematic and a common point for water leaks. These skylights appear to be in satisfactory condition, however leaking may occur under certain circumstances not present at time of inspection. It will be important to keep the area around the skylights free from debris and to monitor them for evidence of leaks during heavy rains and winter snow melts.



Limitations

General

ROOF DISCLOSURE

Please refer to the seller's disclosure in reference to the roof system's age, condition, prior problems, etc. Only the property owner would have accurate knowledge of this information. The roof's age cannot be determined by the inspector.

This inspection is not a warranty against future roof leaks. Even a roof that appears to be in good, functional condition may leak under certain circumstances. Inspector does not take responsibility for a roof leak that happens in the future. This inspection is not a warranty or guarantee of the condition of the roof system.

Drainage Systems

CONNECTION DEFECTIVE

Unable to determine if connection from gutter to downspout has been relocated intentionally or shifted out of place. Recommend evaluating the system for proper water drainage. Repair as necessary.



Gutter to downspout connection

Repair/replace

2.1.1 Coverings

ROOF-MOSS OBSERVED

NORTH

Moss observed on roof covering. This can lead to premature failure of the roof covering and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer.

[Here is a helpful article](#) on chemical moss control that may assist with removal.

Recommendation

Contact a qualified professional.



2.2.1 Drainage Systems

DOWNSPOUT-IMPROPER DRAIN CLEARANCE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.





Downspout extension needed



Downspout extension needed

2.5.1 Roof Penetrations

CHIMNEY-MISSING RAIN CAP/SPARK ARRESTOR

Recommendation/Repair

Spark arrestor and rain cap missing from masonry chimney. Mortar cracked on chimney crown.

Recommendation

Contact a qualified roofing professional.



Chimney crown. Cracked mortar

2.5.2 Roof Penetrations

SKYLIGHT-WATER INTRUSION

Recommendation/Repair

There are signs of prior water intrusion at or near the skylight. Skylights, if not properly installed, are prone to leaking. Monitor the condition and if there is sign of leak then have the skylight repaired or replaced.

Proper flashing around the skylight is critical.



3: STRUCTURAL

		IN	NI	RR	X
3.1	Basements, Attics & Crawlspace	X			
3.2	Roof Structure	X			
3.3	Foundation Structure	X			

IN = Inspected NI = Not Inspected RR = Repair/Replace X = Not Present

Information

Foundation

Poured Concrete

Inspection Method-

Basement/Crawlspace

Walked

Floor Structure

2 X 10, Wood Joists

Wall Structure

Wood Studs, 2 X 6

Columns/Piers

Steel Lally Columns

Ceiling Structure

Wood

Roof Structure

Plywood, Rafters, Collar Ties, 2 X 8

Inspection Method-Attic

Obstructed Access, Telescoping Pole

Basement Floor

Concrete, Shrinkage Cracks



Shrinkage cracks



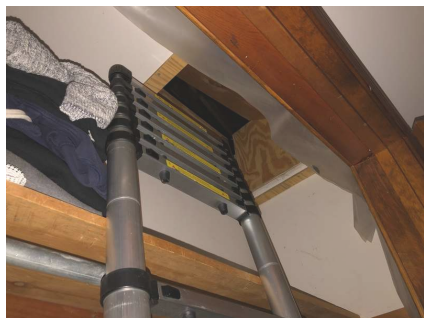
Cracks. Shrinkage

Limitations

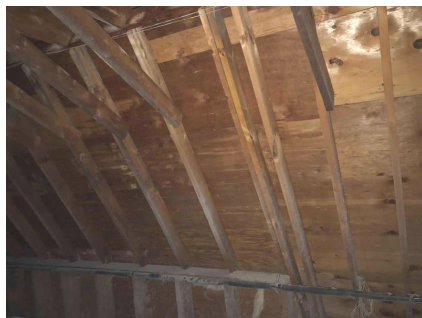
General

LIMITED VISIBILITY-ATTIC

Access to the attic was restricted due to placement of shelving in closet. The scuttlehole access was directly above shelves that were not able to be removed. Inspector made every attempt to gain access to attic, but was unsuccessful. Inspector utilized a telescoping camera pole to obtain images and video of the attic space.



Scuttlehole attic access



Attic



Attic



Attic

Repair/replace

3.1.1 Basements, Attics & Crawlspace

Recommendation/Repair

BASEMENT-EFFLORESCENCE

Efflorescence observed in basement. This a white, powdery deposit that is consistent with moisture intrusion. The floor was dry at the time of inspection. Recommend consulting homeowners for prior issues with water penetration.

4: EXTERIOR

		IN	NI	RR	X
4.1	Siding, Flashing & Trim	X		X	
4.2	Doors & Windows	X			
4.3	Appurtenances	X			
4.4	Decks & Porches	X		X	
4.5	Grounds	X			
4.6	Hose Bibs	X		X	

IN = Inspected NI = Not Inspected RR = Repair/Replace X = Not Present

Information

Siding Material

Wood

Siding Style

Lap

Exterior Doors

Fiberglass, Sliding Glass

Driveway & Walkway

Gravel

Decks & Porches

Deck with Steps, Entrance Steps

Deck Material

Composite, Wood

Fence

None Present

Integrity and Moisture Disclaimer

The integrity and moisture content of framing and sheathing behind finished coverings (exterior siding, cement stone coverings, fiber cement siding, drywall, etc) is not visible to inspect and beyond the scope of our services and is excluded within our inspection.

Limitations

General

EXTERIOR BUILDING NOT INSPECTED

Exterior detached garage and workshop/barn observed on property. Detached buildings, excluding those agreed upon by client and inspector, are not included in a general home inspection.



Repair/replace

4.1.1 Siding, Flashing & Trim

 Maintenance Item

MAINTENANCE TIP: PAINT DOOR/WINDOW TRIM

One or more areas of worn paint were observed around doors and windows along the exterior. Recommend sealing and protecting wood by painting, as necessary. This will prolong the life of the trim and maintain a seal to prevent moisture intrusion and dry rot.

Recommendation

Contact a handyman or DIY project



4.1.2 Siding, Flashing & Trim

 Recommendation/Repair

SIDING MISSING

One or more areas were observed missing pieces of siding. This can lead to insect or pest infestations if not repaired and/or sealed. Recommend siding contractor installing siding/trim to keep pests and insects out of home.

Recommendation

Contact a qualified professional.



4.1.3 Siding, Flashing & Trim

 Recommendation/Repair

SIDING AND TRIM-WOOD ROT

Wood rot observed on several areas of trim and siding. Some areas may require replacement due to excessive water damage.

Recommendation

Contact a qualified professional.



4.4.1 Decks & Porches

 Safety/Defective Item

RAILING-LOOSE

Railing and handrail observed to be loose. Recommend replacing or tightening to withstand at least 200 lb of force.

Recommendation

Contact a handyman or DIY project



Railing damaged and loose.

Handrail loose.

4.6.1 Hose Bibs

 Maintenance Item

HOSE BIB-UPGRADE FROST-FREE

Maintenance Tip: Due to the inclement weather in our region, exterior hose bibs may freeze during winter months. This may cause the pipes to crack or split due to the extreme cold. Recommend upgrading existing bibs to frost-free hose bibs with anti-siphon valves.

[Here is a helpful article](#) about frost-free hose bibs.



East hose bib

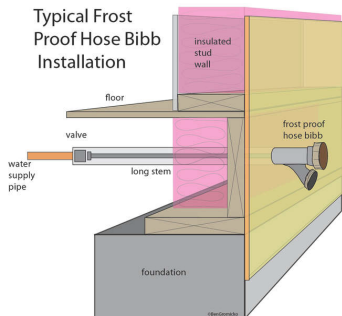


Image: Frost-Free Hose Bib

4.6.2 Hose Bibs

HOSE BIB-HANDLE MISSING

Recommendation/Repair

Handle/valve missing on hose bib. Recommend replacement.

Recommendation

Contact a qualified plumbing contractor.



Missing handle/valve

5: INSULATION & VENTILATION

		IN	NI	RR	X
5.1	Attic Insulation	X			
5.2	Attic Ventilation	X			
5.3	Ventilation Systems (Kitchen & Bathroom)	X			
5.4	Dryer Ventilation to Exterior	X		X	

IN = Inspected NI = Not Inspected RR = Repair/Replace X = Not Present

Information

Attic Access

Scuttlehole/Hatch

Attic Insulation

Blown, Cellulose

Attic Ventilation

Gable Vents, Ridge Vents

Dryer Power Source

220 Electric

Dryer Ventilation

Metal (Flex)

Ventilation System (Bathrooms)

Fan with Light

Repair/replace

5.4.1 Dryer Ventilation to Exterior

DRYER VENT-REMOVAL

Recommendation/Repair

Dryer vent no longer in use and stuffed with a rag. This is not an acceptable method of sealing the opening. Recommend properly removing exhaust vent and closing the opening to prevent unwanted pests and insects from entering the home.



6: HEATING

		IN	NI	RR	X
6.1	Heating Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution Systems	X		X	
6.4	Vents, Flues & Chimneys	X		X	
6.5	Presence of Installed Heat Source in Each Room	X			
6.6	Solid Fuel Heating Device (Fireplace, Woodstove)	X			

IN = Inspected NI = Not Inspected RR = Repair/Replace X = Not Present

Information

Type

Oil

Heat Type

Forced Air

Energy Sources

Basement, Oil

Brand

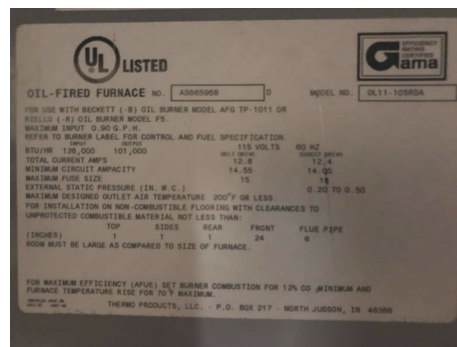
Thermo

Mfg Data

DL11105RDA / AS665968
(11/2011)

Heating Unit Age (Approx)

5-10 Years



Ductwork

Insulated

Filter Info

Disposable, 20x25x1

Shut-off Valve Location

Basement



Solid Fuel Heating Device (Fireplace, Woodstove): Heat Type

Woodstove



Heating System

Furnace

The different types of heating systems include a furnace, which heats air, a boiler, which heats water, or a heat-pump system, if it sources heat from air, ground or a water source, such as well or pond. A mini-split system acts as a heat-pump with zones for each room or area of a home that can be controlled individually for comfort.



Furnace Life Expectancy

Furnace Life Expectancy can range between 15-25 years. This is only a general expectation and can vary depending on regularly scheduled maintenance and upkeep or system neglect.

Limitations

Solid Fuel Heating Device (Fireplace, Woodstove)
SOLID FUEL BURNING HEAT NOT TESTED

Solid fuel heating systems (coal, wood, pellet, etc.) are not tested for functionality. The heating component/system/unit was inspected for any visible signs of damage, deterioration, improper installation and corrosion. Inspector does not light solid fuel to test heating system. Strongly recommend having the heating system fully evaluated and serviced prior to use.

Repair/replace

6.3.1 Distribution Systems

DUCT DAMAGED

 Recommendation/Repair

Air supply duct was damaged. Recommend a qualified HVAC contractor repair.



Missing end cap. Return air entering system from unconditioned basement



Insulation loose and falling off distribution ducts.

6.4.1 Vents, Flues & Chimneys

FLUE VENT DAMAGED-HOLE

 Safety/Defective Item

Flue vent damaged. Observed a hole in vent pipe. Recommend HVAC specialist replace the vent pipe to ensure no gases are being released into the home. Safety hazard.

Recommendation

Contact a qualified professional.



hole in flue vent pipe

6.4.2 Vents, Flues & Chimneys

VENT CAP DAMAGED

 Recommendation/Repair

Vent cap damaged. Vent pipe (possibly radon water system) discharges above the roof system. Cap is partially disconnected and hanging from pipe.

Recommendation

Contact a qualified professional.



7: ELECTRICAL

		IN	NI	RR	X
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X		X	
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Lighting Fixtures, Switches & Receptacles	X		X	
7.5	GFCI & AFCI	X		X	
7.6	Smoke/CO Detectors	X			

IN = Inspected NI = Not Inspected RR = Repair/Replace X = Not Present

Information

Service Entrance Conductors

Below Ground, Aluminum, 220 Volts

Service Amperage

200 AMP

GFCI Receptacles Present

No

Panel Manufacturer

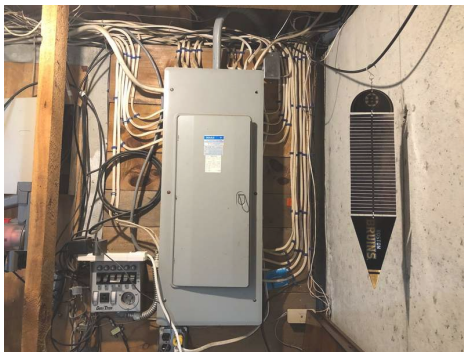
Gould

Branch Wire (15 & 20 AMP)

Copper, Romex (NM cable)

Service Disconnect Location

Basement



Smoke Alarms Not Tested

Smoke detectors were present, however inspector did not test systems. Smoke detectors may be connected to emergency personnel and dispatched immediately and testing systems on inspection day may create a false sense of security for future homeowners. What may have functioned on date of inspection, may not be operational upon taking ownership and moving in.

Inspector strongly recommends replacing batteries and testing all smoke detectors upon moving in to home. This should be a priority and ensure system is functioning for safety and security of all occupants.

[Here is a helpful article](#) on how to test your smoke/co detectors.

Limitations

Lighting Fixtures, Switches & Receptacles

LIGHT SWITCHES-UNKNOWN CONNECTIONS

One or more light switches were activated with no function observed. Inspector could not determine what each switch activated. Recommend consulting with homeowner to determine if these switches are still in use.



Repair/replace

7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

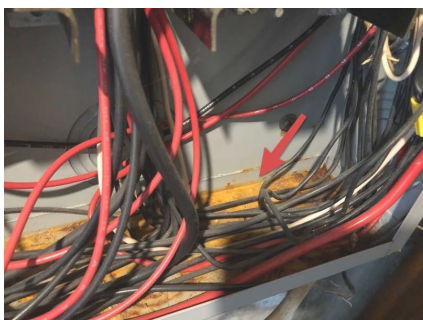
 Recommendation/Repair

CORROSION/RUST OBSERVED

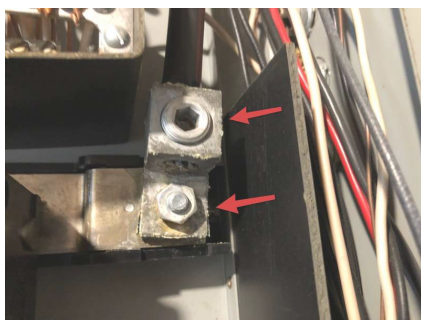
Rust and/or corrosion observed inside electrical panel. This indicates high moisture levels. Recommend licensed electrician evaluate further and replace, if necessary.

Recommendation

Contact a qualified electrical contractor.



Rust inside distribution panel



Corrosion on service entrance lug/bolt

7.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Recommendation/Repair

ITE PUSH-MATIC ELECTRICAL PANEL

Observed ITE (Seimens) Push-Matic Electri-Center Panel in home. Push-matic electrical panels have had issues with failing to "trip" or failing to indicate proper status. Although this system has not been recalled, it is no longer used in homes and obtaining replacement parts may be difficult. Recommend consulting with in electrician for full evaluation of system and possible upgrade. This is only a recommendation and not to be confused with a safety issue or hazardous panel.

Recommendation

Contact a qualified electrical contractor.



7.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation/Repair

CORD NOT APPROVED-EXTENSION

Observed extension cord observed in attic. Extension cords and other temporary wiring should never be used for permanent installation. Recommend licensed electrician remove temporary wiring. Safety and fire hazard.

Recommendation

Contact a qualified professional.



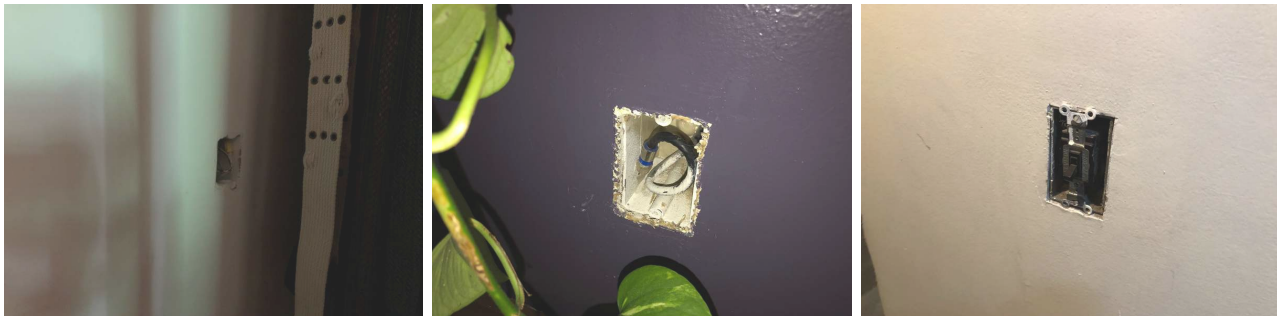
Extension cord connecting clip on lamp

7.4.2 Lighting Fixtures, Switches & Receptacles

Safety/Defective Item

COVER PLATES MISSING

One or more receptacles are missing a cover plate.



7.4.3 Lighting Fixtures, Switches & Receptacles

Safety/Defective Item

IMPROPER FIXTURE IN CLOSET

One or more improper lighting fixtures were observed inside closets. Incandescent light bulbs should be fully encased if located inside closets. Recommend upgrading light fixtures to surface mounted or recessed lighting.

Recommendation

Contact a qualified electrical contractor.



Improper and no switch located during inspection to activate fixture

7.4.4 Lighting Fixtures, Switches & Receptacles

Recommendation/Repair

LOOSE RECEPTACLE-EXTERIOR

EXTERIOR

Exterior receptacle loose and pulling away from siding. This receptacle was not tested.

Recommendation

Contact a qualified electrical contractor.



7.4.5 Lighting Fixtures, Switches & Receptacles

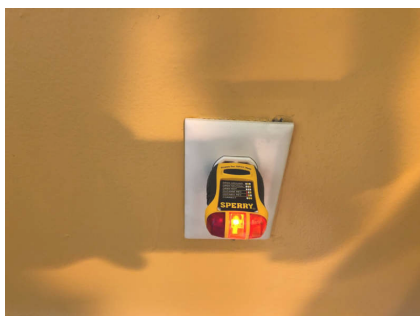
UNGROUND RECEPTACLE

One or more receptacles are ungrounded.

[Here is a useful article](#) about ungrounded receptacles.

Recommendation

Contact a qualified electrical contractor.



7.5.1 GFCI & AFCI

GFCI UPGRADE RECOMMENDED

GFCI receptacles are now standard in all wet/damp locations, including kitchen, laundry, bathrooms, garage, exterior, basements, pool/spa areas, and any other locations prone water or high moisture levels. This home was built prior to many of these requirements and therefore, should be updated to bring it up to today's standards.

I strongly recommend installing/upgrading all required receptacles to GFCI for safety.

Recommendation

Contact a qualified electrical contractor.



GFCI not protected with weather-proof cover. Not tested.

8: PLUMBING

		IN	NI	RR	X
8.1	Main Water Shut-off Device	X			
8.2	Drain, Waste, & Vent Systems	X			
8.3	Water Supply, Distribution Systems & Fixtures	X		X	
8.4	Hot Water Systems, Controls, Flues & Vents	X			
8.5	Fuel Storage & Distribution Systems	X			
8.6	Laundry Connections	X			

IN = Inspected NI = Not Inspected RR = Repair/Replace X = Not Present

Information

Fuel Shut-off Location

At Tank



Main oil shut-off valves

Main Water Shut-off Valve

Basement



Main water shut-off valve

Water Source

Well

Supply Material

Not Visible

Distribution Material

Copper

Plumbing Waste

PVC

Water Heater Energy Source

Electric

Model/Serial

EN6-40-DORS110 /
1850112977992

Water Heater Capacity

40 gallons

Water Heater Location

Basement

Water Heater Age (approx)

<1 Year

Manufacturer

State

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Water Heater Life Expectancy

The expected service life of a water heater is between 7-12 years. This is an estimation and varies greatly on owner's use and regular scheduled maintenance. It is recommended to budget accordingly for repairs/replacement, if the unit is nearing the end of it's useful life expectancy.

Limitations

General

WATER FILTRATION SYSTEM-NOT INSPECTED

Water filtration systems are not included in a general home inspection. The system and components were visibly inspected for signs of damage or corrosion and noted in the report. The system should be fully evaluated by a qualified contractor prior to use. Recommend receiving pertinent information about proper use and maintenance for the system.

This home is equipped with a radon water filtration system called AeroSparge 2000. [Here is a link to the product](#) for further information.



Radon water filtration system-
AeroSparge 2000

Drain, Waste, & Vent Systems

LIMITED VISIBILITY-SHOWER DRAINS

Shower or bath tubs that are recently installed or remodeled could possibly have thin-set, grout or mortar built-up in the drain. Due to the limited visibility in the drain systems, the inspector will not guarantee there will be no future issues with the drains. Recommend monitoring shower/tub drains for low flow or clogs, especially after recent remodeling or installation. If observed, I recommend a licensed plumbing contractor evaluate and repair or replace, as needed.

Repair/replace

8.3.1 Water Supply, Distribution Systems & Fixtures



SINK DRAIN STOP INOPERABLE

One or more sink drain stops were inoperable. Recommend repair/replacement of stoppers.

Recommendation

Contact a handyman or DIY project



Drain stop inoperable

8.3.2 Water Supply, Distribution Systems & Fixtures

PIPES-CORROSION

Corrosion observed on one or more pipes in the plumbing system.

Recommendation

Contact a qualified professional.





8.3.3 Water Supply, Distribution Systems & Fixtures

Safety/Defective Item

CORROSION-WELL EQUIPMENT

Corrosion observed on well equipment and pipes.

Pressure gauge damaged and inoperable. Recommend licensed plumbing contractor fully evaluate system and perform maintenance, as necessary.

Recommendation

Contact a qualified plumbing contractor.



8.3.4 Water Supply, Distribution Systems & Fixtures

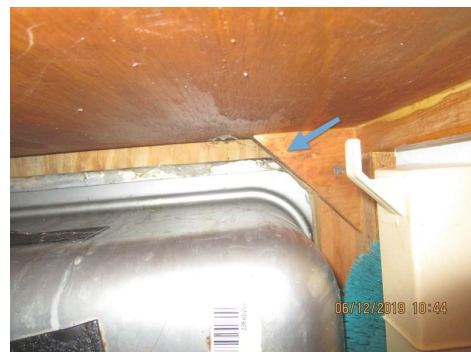
Maintenance Item

SINK UNDERMOUNT CLIPS MISSING

Sink undermount security clips missing. These ensure the sink is properly sealed to the countertop to prevent water penetration around the edges. Recommend installing and sealing properly.

Recommendation

Contact a handyman or DIY project



Clips missing

9: INTERIOR

		IN	NI	RR	X
9.1	Ceilings	X		X	
9.2	Walls	X			
9.3	Floors	X		X	
9.4	Countertops & Cabinets (representative number)	X		X	
9.5	Doors	X			
9.6	Windows	X		X	
9.7	Steps, Stairways & Railings	X		X	

IN = Inspected NI = Not Inspected RR = Repair/Replace X = Not Present

Information

Ceiling Material

Gypsum Board

Wall Material

Drywall, Wood

Floor Coverings

Engineered Wood, Laminate, Tile, Vinyl

Interior Doors

Wood, Sliding

Window Types

Double-hung

Window Manufacturer

Pella

Cabinetry

Wood

Countertops

Laminate

Evidence of Pest Activity

Evidence of pest infestation observed in attic and basement. Mouse traps/bait stations were observed, along with nesting material, droppings and pathway debris. Recommend pest control technician evaluate and exterminate



Rodents using insulated panels as a pathway to floor system above. Debris left behind.

Limitations

General

WINDOW GLASS-BROKEN SEALS

It is common, after a period of time, for insulated glass panels to lose their vacuum seals and develop condensation and/or fogging between the layers of glass. This is normal and eventually happen to many insulated glass windows. While we make every effort to identify the loss of insulated window seals, the identifying characteristics can vary in magnitude from totally fogged windows to barely visible fogging or condensation.

Weather conditions, sunlight (direct sunlight or the lack of sunlight), curtains, shutters and other obstructions contribute to making identification of these seal failures difficult at times and sometimes impossible. For these reasons we cannot ensure that the insulated seals have not failed on the insulated windows in the house. All references to or omissions of references to failed insulated window seals in this dwelling should not be construed as an exhaustive or authoritative evaluation by the inspector.

Repair/replace

9.1.1 Ceilings

CEILING DAMAGED

Observed one or more areas in the ceiling structure that had visible damage.





Crack in hallway. 2nd Floor



Stain observed in bathroom. 2nd Floor



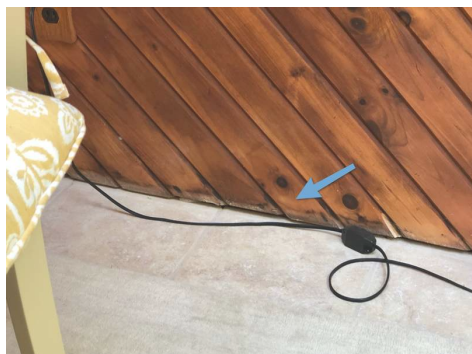
Stain. Sunroom

9.2.1 Walls

MOISTURE DAMAGE

 Recommendation/Repair

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.



Floor to wall connection. Sunroom

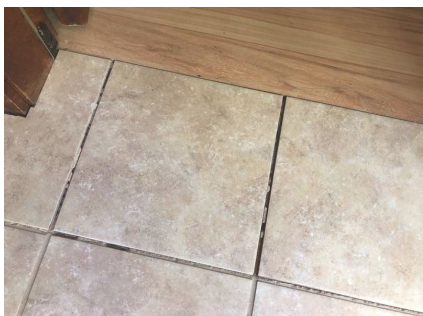
9.3.1 Floors

FLOORING DAMAGED

 Recommendation/Repair

Laminate floor showed signs of water intrusion.
Floor around sliding doors have gaps from basement to 1st floor.
Grout missing around several tiles. Tiles loose.

Recommendation
Contact a qualified professional.



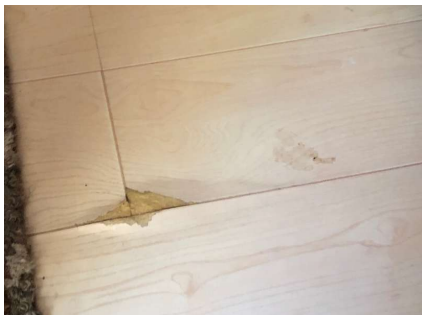
Grout missing. Tile loose



Sliding door. Basement view



Sliding door. Basement view



Dining Room. Floor damaged.

9.3.2 Floors

 Maintenance Item

FLOORS UNEVEN

Observed slight bow to floors in kitchen and living room. This is directly above the main support beam connections located in the basement.



Floor uneven.

9.4.1 Countertops & Cabinets
(representative number)

 Recommendation/Repair

CABINETS DAMAGED

Cabinets had visible damage.

Recommendation

Contact a qualified professional.

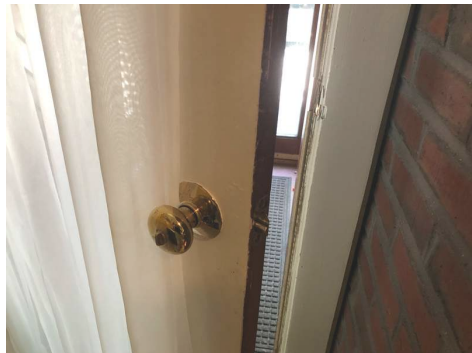


9.5.1 Doors

 Maintenance Item

DOOR DOESN'T LATCH

One or more interior doors do not latch properly. Recommend handyman repair latch and/or strike plate.



9.6.1 Windows

 Recommendation/Repair

FAILED SEAL

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Window cracked through bottom inside pane.



Crack in window. Failed seal



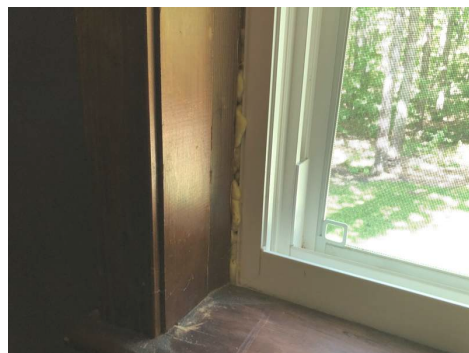
Failed Seal. Living Room

9.6.2 Windows

 Recommendation/Repair

WINDOW-FOAM INSULATION

Foam insulation observed around windows. Possibly due to gaps (energy loss) between original frame work and new window installation. Monitor these areas during heavy rains to ensure a proper seal around trim.



9.7.1 Steps, Stairways & Railings

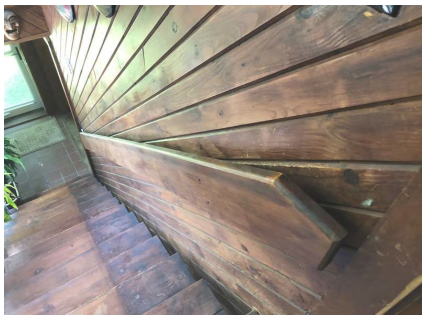
 Safety/Defective Item

RECOMMEND GRASPABLE HANDRAILS

Recommend installing graspable handrails on both sets of stairs.

Recommendation

Contact a handyman or DIY project



Missing railings and graspable handrails.

10: BUILT-IN KITCHEN APPLIANCES

		IN	NI	RR	X
10.1	Dishwasher	X		X	
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal	X			
10.5	Built-in Microwave				X

IN = Inspected NI = Not Inspected RR = Repair/Replace X = Not Present

Information

Dishwasher Brand

LG



Range/Oven Brand

Jenn-Air

Range/Oven Energy Source

Electric

Exhaust Hood Type

Downdraft Ventilation

Downdraft ventilation is built-in to the electric range.



Downdraft Range

Refrigerator Brand

GE



Repair/replace

10.1.1 Dishwasher

HIGH-LOOP NOT OBSERVED

Dishwasher drain hose not installed properly. The drain hose should be secured to the underside of the counter ("high-loop" method) or connected to an air gap.

Recommend licensed plumbing contractor properly install drain hose.

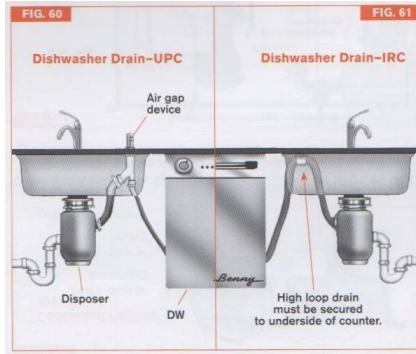
 Recommendation/Repair

Recommendation

Contact a qualified plumbing contractor.



High-loop not observed



Stock Image: Dishwasher drain hose "high-loop" proper installation

11: GARAGE

		IN	NI	RR	X
11.1	Ceiling		X		
11.2	Walls (Firewall Separation)		X		
11.3	Floor		X		
11.4	Garage Door		X		
11.5	Automatic Door Operators		X		
11.6	Safety Reverse Mechanism		X		
11.7	Occupant Door (from garage to home)				X

IN = Inspected NI = Not Inspected RR = Repair/Replace X = Not Present

Information

Garage Present

Detached, Workshop/Barn

Garage Door Type

Two

12: INFORMATIONAL

		IN	NI	RR	X
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Information

Smoke/CO Combination Detectors

Smoke/CO combination detectors are highly recommended in all residences, especially in homes fueled by natural and/or propane gas. Carbon Monoxide is an odorless, colorless and deadly gas that is not detected with standard smoke detectors. Inspector strongly recommends upgrading all smoke detectors to smoke/CO combination detectors and/or smart home technology that is rated for dual detection.

[Here is a useful article](#) on different types of smoke and CO detectors, along with proper placement and maintenance.

Additional Photos



Limitations

General

JUNK DRAWER-BATTERIES

Many homeowners keep batteries in a kitchen junk drawer. If 9V (9 volt) batteries are left unprotected in a drawer, there is a possibility to cause a fire. All 9V batteries, if loose, should have tape covering the posts.

[Here is an article](#) about fire dangers with loose 9V batteries.

STANDARDS OF PRACTICE

Roof

I. When inspecting roof systems, the home inspector shall inspect: A. Roofing materials; B. Roof drainage systems; C. Flashing; and D. Skylights, chimney exteriors, and roof penetrations. II. When inspecting the roof systems, the home inspector shall describe: A. Roofing materials; B. Roof drainage systems; and C. Chimney exteriors. III. When inspecting the roof system, the home inspector shall report the methods used to inspect the roofing. IV. The home inspector shall not have to inspect: A. Antennae; B. Interiors of flues or chimneys on or attached to the roof; and C. Other installed accessories. V. Home inspectors shall not be required to: A. Perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components; B. Use a ladder; C. Describe or report on any system or component that is not included in these Standards and was not inspected; D. Move personal property, furniture, equipment, plants, soil, snow, ice, or debris; E. Dismantle any system or component, except as explicitly required by Home 600; F. Walk on roofs; and G. Operate sump pumps.

Structural

I. When inspecting structural systems, the home inspector shall inspect: A. The structural components including the foundation, framing, floor structure, wall structure, ceiling structure and roof structure; B. A representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist; and C. Probing shall not be required when probing would damage any finished surface or where no deterioration is visible or presumed to exist; and D. Report the methods used to inspect under-floor crawl spaces and attics. II. When inspecting the structural systems, the home inspector shall describe: A. The foundation; B. The floor structure; C. The wall structure; D. The ceiling structure; and E. The roof structure. III. The home inspector shall not provide any engineering or architectural service or analysis unless qualified pursuant to RSA 310-A:201, IV. Home inspectors shall not have to enter: A. Any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components; and B. Attics and under-floor crawl spaces which are not readily accessible.

Exterior

I. When inspecting the exterior, the home inspector shall inspect: A. Siding, flashing and trim; B. All exterior doors; C. Attached decks, balconies, stoops, steps, porches, and their associated railings; D. Eaves, soffits, and fascia where accessible from the ground level; and E. Entryway walkways, patios, driveways, vegetation, grading, surface drainage, and retaining walls which are likely to adversely affect the building. II. When inspecting the exterior, the home inspector shall describe the type of siding. III. The home inspector shall not have to inspect: A. Screening, shutters, awnings, and similar seasonal accessories; B. Fences; C. Geological and/or soil conditions; D. Recreational facilities; E. Outbuildings or detached structures; F. Seawalls, break-walls, and docks; and G. Erosion control and earth stabilization measures. IV. Home inspectors shall not have to inspect: A. Underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; B. Items that are not installed; C. Installed decorative items; D. Items in areas that are not entered in accordance with Home 603.02 (ao) (1); E. Detached structures; F. Common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing; and G. Interiors of multi-unit housing flues, vents, or chimneys.

Insulation & Ventilation

I. When inspecting the insulation and ventilation the home inspector shall inspect: A. Insulation in unfinished spaces; B. Ventilation of attics and foundation areas; and C. Mechanical ventilation systems. II. When inspecting insulation and ventilation the home inspector shall describe: A. Insulation in unfinished spaces; and B. Ventilation of attics and foundation areas. III. When inspecting insulation and ventilation the home inspector shall report the absence of insulation in unfinished spaces at conditioned surfaces. IV. The home inspector shall not have to: A. Disturb insulation; B. Identify types of insulation; and C. Inspect air-to-air exchangers or other similar systems.

Heating

I. When inspecting the heating system, the home inspector shall open readily accessible panels and inspect: A. Installed central heating system; B. Distribution system; C. Vent systems and chimney exteriors; and D. Fuel storage and distribution systems excluding propane tanks. II. When inspecting the heating system, the home inspector shall describe: A. Installed central heating system; B. Distribution system; and C. Vent systems. III. When inspecting the heating system, the home inspector shall report energy Source or Sources. IV. The home inspector shall not have to inspect: A. Interiors of heat Source flues or chimneys; B. Heat exchangers; C. Humidifiers or dehumidifiers; D. Electronic air filters; E. Solar space heating systems; F. Mechanical dampers; and G. Propane tanks. V. The home inspector shall not have to determine heat supply adequacy or distribution balance. I. When inspecting fireplaces, the home inspector shall inspect: A. Built-in fireplaces; and B. Chimney exterior and vents. II. When inspecting fireplaces, the home inspector shall describe built-in fireplaces. III. The home inspector shall not have to inspect: A. Interiors of fireplace flues or chimneys; B. Fire screens and doors; C. Seals and gaskets; D. Automatic fuel feed devices; E. Mantles and fireplace surrounds; F. Combustion make-up air devices; G. Heat distribution assists, gravity fed, and fan assisted; H. Solid fuel burning appliances; and I. Gas appliances. IV. The home inspector shall not have to: A. Determine draft characteristics; and B. Move fireplace inserts and stoves or firebox contents.

Electrical

I. When inspecting the electrical system, the home inspector shall inspect: A. Service drop; B. Service entrance conductors, cables, and raceways; C. Service equipment and main disconnects; D. Service grounding; E. Interior components of service panels and sub panels; F. Conductors; G. Overcurrent protection devices; and H. A representative number of installed lighting fixtures, switches, and receptacles. II. When inspecting the electrical system, the home inspector shall describe: A. The amperage and voltage rating of the service; B. The location of main disconnects and sub panels; C. Wiring methods; D. Service grounding; and E. Over current protection devices. III. When inspecting the electrical system, the home inspector shall report: A. Presence of solid conductor aluminum branch circuit wiring; and B. Absence of smoke detectors and ground fault circuit interrupters. IV. The home inspector shall not have to inspect: A. Remote control devices; B. Alarm systems and components; C. Low voltage wiring systems and components; D. Ancillary wiring systems and components not a part of the primary electrical power distribution system within the house structure; and E. Generators and their control and distribution systems. V. The home inspector shall not measure amperage, voltage or impedance.

Plumbing

I. When inspecting the plumbing system, the home inspector shall inspect: A. Interior water supply and distribution systems including all fixtures and faucets; B. Drain, waste and vent systems including all fixtures; C. Water heating equipment and hot water supply system; D. Vent systems; E. Fuel storage and fuel distribution systems within the structure; and F. Drainage sumps, sump pumps, and related piping. II. When inspecting the plumbing system, the home inspector shall describe: A. Interior water supply and distribution systems; B. Drain, waste and vent systems; C. Water heating equipment and hot water supply system; and D. Fuel storage and distribution systems. III. When inspecting the plumbing system, the home inspector shall report the location of main water and main fuel shut-off valves. IV. The home inspector shall not have to inspect: A. Clothes washing machine connections; B. Interiors of plumbing appliance flues or chimneys; C. Wells, well pumps, or water storage related equipment; D. Water conditioning systems; E. Solar water heating systems; F. Fire and lawn sprinkler systems; G. Private waste disposal and sewer ejector systems; and H. Automatic safety controls or manual stop valves. V. The home inspector shall not have to determine: A. Whether water supply and waste disposal systems are public or private; and B. Water supply quantity or quality.

Interior

I. When inspecting the interior, the home inspector shall inspect: A. Walls, ceilings, and floors; B. Steps, stairways, and railings; C. Countertops and a representative number of installed cabinets; D. Garage doors and garage door operators; and E. A representative number of windows and doors. II. The home inspector shall not have to inspect: A. Paint, wallpaper, and other finish treatments; B. Finished floor coverings; C. Window treatments; D. Central vacuum systems; E. Household appliances; and F. Recreational facilities. I. The home inspector shall not have to determine: A. Conditions of systems or components which are not readily accessible; B. Remaining life expectancy of any system or component; C. Strength, adequacy, effectiveness, or efficiency of any system or component; D. The causes of any condition or deficiency; E. Methods or materials necessary for corrections; F. The suitability of the property for any specialized use; G. Compliance with regulatory requirements including codes, regulations, laws, ordinances and manufacturers installation specifications; H. The presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans including molds or mold-like substances; I. The presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air; J. The effectiveness of any system installed, or method utilized to control or remove suspected hazardous substances; and K. Soil conditions relating to geotechnical or hydrologic specialties. II. Home inspectors shall not: A. Report on market value of property or its marketability; B. Report on the advisability or inadvisability of the purchase of the property; C. Offer or perform additional inspectional services such as engineering, architectural, surveying, plumbing, electrical, pest control, or any other inspectional service requiring an occupational license and or registration in New Hampshire unless the inspector holds a valid registration and or occupational license, in which case he or she may inform the client that he or she is so registered/licensed, and is therefore qualified to go beyond this subdivision; D. Estimate or project the cost of repairs; E. Determine or verify property lines; F. Operate any system or component that is shut down or otherwise inoperable; G. Operate any system or component, which does not respond to normal operating controls; H. Predict future conditions and failure of systems or components; I. Project operating costs of systems or components; J. Evaluate acoustical characteristics of any system or component; K. Determine any basement or crawlspace water tightness; and L. Turn on or off any solid or liquid gas fuel burning device. III. The home inspector shall not have to perform any action or make any determination not specifically stated in these standards of practice. IV. Inspections performed in accordance with these standards of practice shall not have to identify concealed conditions, latent defects, or consequential damage or damages. This is a summarized version of the New Hampshire Home Inspector Standards of Practice for quick reference. Click here for a link to the complete SOP, definitions and exclusion. A PDF version is available at Summit Home Inspection, LLC website on the homepage.