



SUMMIT HOME INSPECTION, LLC

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



## RESIDENTIAL INSPECTION REPORT

1234 Main St.  
Windham NH 03087

Buyer Name

04/19/2019 9:00AM



Inspector

Jenna Roberts-Weeks, CPI

*JRW*

AHIT & InterNACHI Certified (CPI)

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Agent

Agent Name

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Client's Agent, Builder

**Occupancy**

Vacant

**Type of Building**

Single Family, Two-Story

**Door Faces**

West

**Temperature**

40 Fahrenheit (F)

**Soil Conditions**

Damp

**Weather Conditions**

Cloudy, Recent Rain

## Overview

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 not Pass/Fail. A property does not "Pass" or "Fail" a General Home inspection. Please feel free to contact me with any questions about either the report or the property.

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! We appreciate all your hard work into this deal!

An 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, Plumbing, 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 requires a certain amount of ongoing maintenance: Drains sometimes clog, gutters, downspouts and the 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 inspection. 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 Home Maintenance 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.

**New Construction**

This home is new construction. Please review this report closely to determine if any item or component was not inspected due to incomplete work or no utilities. It is common that a new home can require painting and/or caulking again within the first 5 years due to normal shrinkage and new materials. Settlement cracks found in homes usually occur within the first few years due to shrinkage in the foundation and materials. Most builders offer a one year warranty on materials and labor. For this reason, please consider another inspection within one year to get the most out of your warranty with your builder. This is often referred to as an 11-month warranty.

## 2: ROOF

		IN	NI	RR	X
2.1	Coverings	X			
2.2	Roof Drainage Systems	X		X	
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			
2.5	Roof Structure	X			

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

**Information**

**Inspection Method**

Binoculars, Ground, Drone

**Roof Type/Style**

Gable

**Pitch/Slope**

Steep

**Coverings: Material**

Architectural

**Coverings: Approximate Age of Roof Covering**

1-5 Years

**Coverings: Layers**

1 Layer

**Roof Drainage Systems:**

**Drainage System Type**

Gutters

**Roof Drainage Systems: Material**

Seamless Aluminum

**Flashings: Material**

Metal

**Roof Structure: Sheathing**

**Material**

OSB

**Roof Structure: Roof Structure**

Rafters, Collar Ties, 2 X 12

**Skylights, Chimneys & Other Roof Penetrations: Types Present**

Plumbing

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.

**Limitations**

Coverings

**NEW ROOF-ADHESIVE**

Roof covering recently installed. Cold weather will prevent roofing adhesive from properly bonding and sealing during extreme cold months. Recommend monitoring roof covering to ensure all shingles lay flat during warm months.

## Observations

### 2.2.1 Roof Drainage Systems

#### DOWNSPOUT-IMPROPER DRAIN CLEARANCE

 Recommendation/Repair

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.



## 3: EXTERIOR

		IN	NI	RR	X
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors & Windows	X			
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps	X		X	
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls		X		
3.7	Exterior Hose Bibs	X			

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## Information

#### Siding, Flashing & Trim: Siding Material

Vinyl, Stone

#### Siding, Flashing & Trim: Siding Style

Lap, Shakes

#### Siding, Flashing & Trim: Trim Material

Vinyl

#### Siding, Flashing & Trim: Flashing

Present

#### Exterior Doors & Windows: Exterior Entry Door

Fiberglass, Sliding Glass, Bulkhead

#### Exterior Doors & Windows: Door Security

Secures properly

#### Exterior Doors & Windows: Bulkhead Doors

Present

#### Walkways, Patios & Driveways: Driveway Material

Dirt

#### Walkways, Patios & Driveways: Walkway/Patio Material

Dirt



**Decks, Balconies, Porches & Steps: Appurtenance**

Deck with Steps, Front Porch

**Decks, Balconies, Porches & Steps: Material**

Composite, Concrete, Wood, Stone

**Vegetation, Grading, Drainage & Retaining Walls: Fence Material**

None Present

**Exterior Hose Bibs: Functional**

Yes

**Exterior Hose Bibs: Location**

East, West

**Limitations**

Walkways, Patios & Driveways

**DRIVEWAY/WALKWAY INCOMPLETE**

Driveway and walkways are not finished at time of inspection. Home is still under construction and exterior landscape and appurtenances are not complete. Inspector did not inspect these items.

Decks, Balconies, Porches & Steps

**LIMITED VISIBILITY**

Limited visibility under deck, porch, or patio. Unable to fully inspect the connections to determine structural integrity.



Front Porch underside concealed

Vegetation, Grading, Drainage & Retaining Walls

**LANDSCAPE NOT COMPLETE**

Landscape and perimeter drainage (rocks/stones) were not visible at time of inspection. Landscape has not been finished. Check with builder to ensure landscape supports proper drainage away from foundation walls and proper grading.

**Observations**

3.4.1 Decks, Balconies, Porches & Steps

 Safety/Defective Item

**STEPS-MISSING**

Front porch is missing steps. Contractors were actively pouring the cement during the inspection. Please ensure steps are complete prior to moving into home.

Recommendation

Contact a qualified professional.



Steps were removed during inspection. Front Steps

3.7.1 Exterior Hose Bibs

**HOSE BIB-LEAKING**

WEST

Leak observed at exterior hose bib. This could be caused by dirt/debris inside vacuum breaker (top plastic portion) or a failed gasket/poppet preventing proper seating for vacuum breaker.

 Recommendation/Repair



Leak observed at hose bib

## 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	RR	X
4.1	Basements, Attics & Crawlspace	X			
4.2	Foundation Structure	X			
4.3	Vapor Retarders (Crawlspace or Basement)	X			

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

### Information

**Basements, Attics & Crawlspace: Type**

Basement

**Basements, Attics & Crawlspace: Inspection Method**

Walked

**Foundation Structure: Foundation**

Concrete

**Foundation Structure: Columns/Piers**

Steel Lally Columns

**Foundation Structure: Basement Floor**

Concrete

**Foundation Structure: Floor Structure**

2 X 8, Wood Joists

**Foundation Structure: Wall Structure**

Wood Studs, 2 X 6

**Foundation Structure: Ceiling Structure**

Not Visible

**Foundation Structure: 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.

## 5: GARAGE

		IN	NI	RR	X
5.1	Garage Structure	X			
5.2	Garage Door	X			

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

## Information

**Garage Structure: Type of Garage**

Attached

**Garage Structure: Roof Covering**

Same As House

**Garage Structure: Structural Type**

Same As House

**Garage Structure: Ceiling Structure**

Not Visible

**Garage Structure: Floor Structure**

Concrete

**Garage Structure: Firewall**

Present

**Garage Structure: Fire Door Present**

Present

**Garage Door: Garage Door Type**

Automatic

**Garage Door: Garage Door Material**

Fiberglass

**Garage Door: Safety Reverse Mechanism**

Functional

**Garage Door: Electronic Eye Sensors**

Functional

## Observations

5.1.1 Garage Structure

**FIRE CODE-DOOR NOT SELF-CLOSING**

GARAGE

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)



Garage Entry Door

5.1.2 Garage Structure

**GARAGE FLOOR-MINOR SETTLEMENT CRACKS**

Observed minor settlement cracks in the garage floor. Appears to be cosmetic and is normal during the first few years on new construction homes.



Garage



## 6: ATTIC, INSULATION & VENTILATION

		IN	NI	RR	X
6.1	Attic Insulation	X			
6.2	Attic Ventilation	X			

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

### Information

**Attic Insulation: Inspection Method**

Stairs, Walked, Dormer Doors

**Attic Insulation: Insulation Type**

Batt, Blown, Fiberglass

**Attic Insulation: R-value**

30

**Attic Ventilation: Ventilation Type**

Ridge Vents, Soffit Vents

## 7: HEATING

		IN	NI	RR	X
7.1	Equipment	X		X	
7.2	Normal Operating Controls	X			
7.3	Distribution Systems	X			
7.4	Vents, Flues & Chimneys	X			
7.5	Gas/LP Firelogs & Fireplaces	X			
7.6	Presence of Installed Heat Source in Each Room	X			
7.7	Radiant Floor Heating	X			

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

### Information

**Equipment: Heat Type**

Forced Air

**Equipment: Brand**

Concord

**Equipment: Manufacture Year**

2018

**Equipment: Approximate Age of Unit**

0-5 Years

**Equipment: Fuel Location**

Outside

**Equipment: Heat Type**

Forced Air

**Equipment: Model/Serial #**

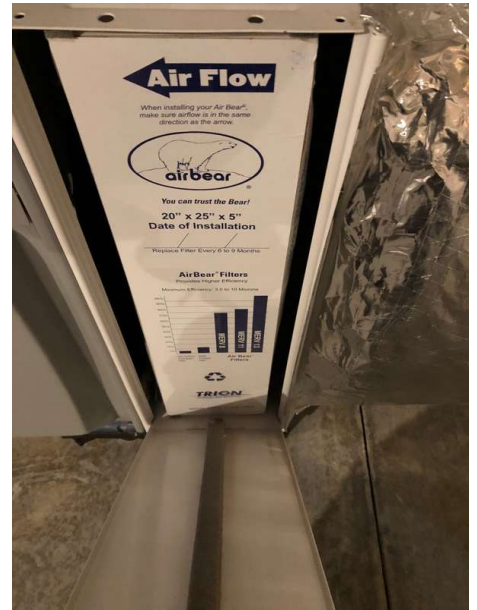
EC1P49CL-1 / 6018H45252

**Equipment: Energy Source**

Propane

**Equipment: Filter Size(s)**

20x25x5



**Normal Operating Controls:  
Shut-off Valve Location**

Basement



**Normal Operating Controls:  
Thermostat Location**

1st Floor, 2nd Floor, Bedroom,  
Living Room, Hallway

**Distribution Systems: Ductwork  
Insulated**

**Gas/LP Firelogs & Fireplaces:  
Type**

Propane Gas

**Radiant Floor Heating: Locations**

Bathroom, Master

**Radiant Floor Heating: Thermostat Location**

Bathroom, Master

**Equipment: Heating Systems**

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.

**Limitations**

Gas/LP Firelogs &amp; Fireplaces

**PROPANE TANK UNDERGROUND**

Propane tank is located underground. Unable to visually inspect propane tank at time of inspection.

**Observations**

7.1.1 Equipment

**CONDENSATE DRAIN LINE LEAKING**

BASEMENT

Observed an active leak at the condensate drain line. Condensate line appears to have standing water in the line. Recommend adjusting the pitch to allow proper drainage.

Recommendation

Contact a qualified HVAC professional.



Recommendation/Repair



# 8: ELECTRICAL

		IN	NI	RR	X
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X		X	
8.5	GFCI & AFCI	X			
8.6	Smoke/CO Detectors	X			

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

## Information

### Service Entrance Conductors: Electrical Service Conductors

Below Ground, 240 Volts, Unknown Material



Service entrance cables have protected coverings. Connection concealed.

### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Basement

### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP

### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Eaton

### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

### Branch Wiring Circuits, Breakers & Fuses: Branch Wire Types

Copper

### Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

### GFCI & AFCI: Overcurrent Protection

GFCI

### Smoke/CO Detectors: Present

Present

### Smoke/CO Detectors: Smoke Alarms

Present

**Main Disconnect Location**

West, Exterior



Exterior West



Exterior West

**Smoke/CO Detectors: 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. 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 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.

**Observations**

8.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation/Repair

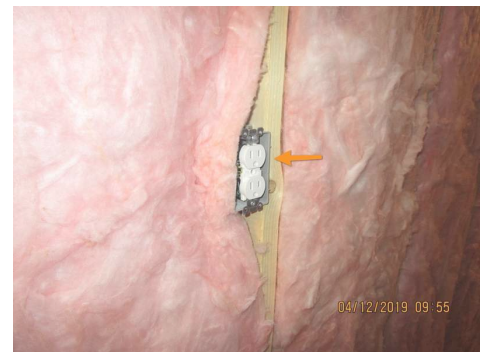
**COVER PLATES MISSING**

EAST DORMER

Cover plate missing on receptacle (outlet) in east dormer access. Recommend installation of plates.

Recommendation

Contact a handyman or DIY project



**9: COOLING**

		IN	NI	RR	X
9.1	Cooling Equipment	X			
9.2	Normal Operating Controls	X			
9.3	Distribution System	X			
9.4	Presence of Installed Cooling Source in Each Room	X			

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

**Information**

**Cooling Equipment: Brand**

Concord

**Cooling Equipment: Energy Source/Type**  
Electric

**Cooling Equipment: Unit Location**  
Exterior North

**Cooling Equipment: Model/Serial #**  
4AC13L60P-10A / 1918M23910

**Cooling Equipment: Approximate Age**  
1 Years

**Normal Operating Controls: Thermostat Location**  
Living Room, Hallway, 1st Floor, 2nd Floor, Bedroom

**Distribution System: Configuration**  
Central

**Presence of Installed Cooling Source in Each Room: Present**  
Yes

**Limitations**

General

**COOLING SYSTEM NOT TURNED ON**

Cooling system was not turned on at time of inspection. Inspector observed breakers turned off and system was not functional.



Cooling Equipment

**LOW TEMPERATURE**

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

Normal Operating Controls

**NOT TESTED-LOW TEMPERATURE**

AC system components and unit were inspected for visible defects or deficiencies. AC unit/system was not operated and tested for operation due to outside temperatures being too low. AC systems should not be operated in temperatures lower than 65 degrees F.

**10: PLUMBING**

		IN	NI	RR	X
10.1	Main Water Shut-off Device	X			
10.2	Drain, Waste, & Vent Systems	X			
10.3	Water Supply, Distribution Systems & Fixtures	X		X	
10.4	Hot Water Systems, Controls, Flues & Vents	X			
10.5	Fuel Storage & Distribution Systems	X			

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



## Information

**Water Source**

Well, Shared

**Main Water Shut-off Device:**

**Location**

Basement  
Basement

**Drain, Waste, & Vent Systems:**

**Drain Size**

1 1/2", 3"



Main water shut-off valve

**Drain, Waste, & Vent Systems:**

**Material**

PVC

**Water Supply, Distribution**

**Systems & Fixtures: Distribution**

**Material**  
Copper, Pex

**Water Supply, Distribution**

**Systems & Fixtures: Water**

**Supply Material**  
Copper

**Hot Water Systems, Controls,**

**Flues & Vents: Capacity**

50 gallons

**Hot Water Systems, Controls,**

**Flues & Vents: Location**

Basement

**Hot Water Systems, Controls,**

**Flues & Vents: Model/Serial #**

GS6-50-HRVIT 201 /  
1828111135086

**Hot Water Systems, Controls,**

**Flues & Vents: Power**

**Source/Type**

Propane

**Hot Water Systems, Controls,**

**Flues & Vents: Manufacture**

**Date**

2018

**Fuel Storage & Distribution**

**Systems: Main Fuel Shut-off**

**Location**

Gas Meter

**Filters**

None

Water filtration systems are not part of the general house inspection. If your home has a whole house filtration system, I recommend annual servicing/maintenance by a licensed plumbing contractor who specializes in filtration systems.

**Hot Water Systems, Controls, Flues & Vents: 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.](#)

## Observations

10.3.1 Water Supply, Distribution Systems & Fixtures



Safety/Defective Item

**WATER TEMPERATURES ABOVE RECOMMENDED**

FIXTURES

Water temperatures at faucet are above recommended 110-120 degrees. Temperatures in excess of 120 degrees have the potential to burn or scald a person. Recommend adjusting water heater to prevent injuries.

Recommendation

Contact a qualified professional.



## 11: DOORS, WINDOWS & INTERIOR

		IN	NI	RR	X
11.1	Doors	X		X	
11.2	Windows	X		X	
11.3	Floors	X			
11.4	Walls	X			
11.5	Ceilings	X			
11.6	Steps, Stairways & Railings	X			

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

### Information

**Windows: Window Type**

Casement, Double-hung

**Floors: Floor Coverings**

Hardwood, Tile

**Walls: Wall Material**

Gypsum Board

**Ceilings: Ceiling Material**

Gypsum Board

### Observations

11.1.1 Doors

**DOOR-OPENING/GAP OBSERVED**

BASEMENT DOOR

Interior door appears to have a gap or opening at the bottom.

 Recommendation/Repair



11.2.1 Windows

**MISSING SCREEN**

 Maintenance Item

Screen door on porch (sliders) and several window screens were not installed at time of inspection. Screens were observed in garage. Check with builder to ensure all screens are installed prior to closing.



11.2.2 Windows

**WINDOW SILL-STAINS**

ATTIC WINDOW

Observed staining on the window sill/trim. Stains appeared dry at time of inspection. Recommend monitoring location during heavy rainfall.

Material may have been stained prior to installation and require paint.

Recommendation

Contact a qualified professional.



Attic window (South) Master Bedroom walkup



Attic window (South) Master Bedroom walkup



Attic window (South) Master Bedroom walkup

11.4.1 Walls

**TOUCH-UP PAINT-COSMETIC ONLY**



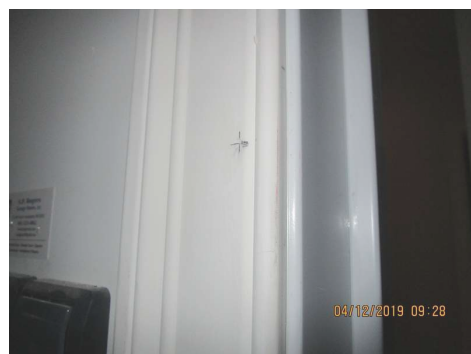
New Construction: Touch-up paint recommended on areas of walls and door trim. This is for informational purposes only and cosmetic in nature.



Entryway



Front entryway



Garage

# 12: KITCHEN

		IN	NI	RR	X
12.1	Countertops & Cabinets	X			
12.2	Dishwasher	X			
12.3	Refrigerator	X			
12.4	Range/Oven/Cooktop	X			
12.5	Built-in Microwave	X			

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

## Information

### Countertops & Cabinets:

#### Cabinetry

Veneer

### Countertops & Cabinets:

#### Countertop

Granite

### Countertops & Cabinets: Floors

Hardwood

### Countertops & Cabinets: GFCI

#### Receptacles Present

Yes

### Dishwasher: Brand

Kitchenaid

### Refrigerator: Brand

Unknown

### Range/Oven/Cooktop:

#### Range/Oven Brand

Kitchenaid

### Range/Oven/Cooktop:

#### Range/Oven Energy Source

Gas

### Range/Oven/Cooktop: Exhaust

#### Hood Type

None

### Built-in Microwave: Brand

Kitchenaid

## Limitations

Refrigerator

### REFRIGERATOR-NEW INSTALL

Refrigerator was newly installed and missing hardware/handles. Check with builder to ensure all hardware is installed prior to closing.

Refrigerator did function, at time of inspection (temperature was proper).

## Observations

12.4.1 Range/Oven/Cooktop

### EXHAUST SYSTEM MISSING

KITCHEN

Exhaust system was not installed at time of inspection. Confirm proper installation and operation prior to closing.

Recommendation

Contact your builder.



Kitchen-Exhaust hood missing

## 13: BATHROOM 1

		IN	NI	RR	X
13.1	Countertops & Cabinets	X			
13.2	Exhaust Systems	X			
13.3	Shower/Tub	X			
13.4	Floor	X			
13.5	Fixtures	X			

IN = Inspected

NI = Not Inspected

RR = Repair/Replace

X = Not Present

## Information

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### Location

2nd Floor, Guest

### GFCI Protection

Yes

### Countertops & Cabinets:

#### Cabinetry

Composite

### Countertops & Cabinets:

#### Countertop

Granite

### Exhaust Systems: Exhaust Fans

Fan with Light

### Shower/Tub: Faucet Operable

Yes

### Shower/Tub: Drain

Good

### Floor: Type

Tile

### Fixtures: Style

Double Vanity

### Shower/Tub: Shower Type

Fiberglass Tub

Maintenance Tip: Check bathroom tile joints, tub grouting, counter top sealant and shower caulking for deterioration and decay. Reseal and re-grout, as needed, to prevent water intrusion. Showers, floors near tubs, counters behind and around sink and ceilings in shower stalls are conducive to excessive moisture penetration and require routine maintenance.

[Here is an article](#) on how to properly caulk/seal around your showers and tubs.

## Limitations

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Shower/Tub

### 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.

## 14: BATHROOM 2

		IN	NI	RR	X
14.1	General	X			
14.2	Countertops & Cabinets	X			
14.3	Exhaust Systems	X			
14.4	Shower/Tub	X			
14.5	Floor	X			
14.6	Fixtures	X			

IN = Inspected

NI = Not Inspected

RR = Repair/Replace

X = Not Present

## Information

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**General: Location**

2nd Floor, Master

**General: GFCI Protection**

Yes

**Countertops & Cabinets:**
**Cabinetry**

Veneer

**Countertops & Cabinets:**
**Countertop**

Granite

**Exhaust Systems: Exhaust Fans**

Fan with Light

**Shower/Tub: Faucet Operable**

Yes

**Shower/Tub: Drain**

Good

**Floor: Type**

Tile

**Fixtures: Style**

Double Vanity

**Shower/Tub: Shower Type**

Stall, Soaking Tub

Maintenance Tip: Check bathroom tile joints, tub grouting, counter top sealant and shower caulking for deterioration and decay. Reseal and re-grout, as needed, to prevent water intrusion. Showers, floors near tubs, counters behind and around sink and ceilings in shower stalls are conducive to excessive moisture penetration and require routine maintenance.

[Here is an article](#) on how to properly caulk/seal around your showers and tubs.

## Limitations

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Shower/Tub

**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.



# 15: BATHROOM 3

		IN	NI	RR	X
15.1	General	X			
15.2	Countertops & Cabinets	X			
15.3	Exhaust Systems	X			
15.4	Floor	X			
15.5	Fixtures	X			

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

## Information

**General: Location**

1st Floor, Half Bath

**General: GFCI Protection**

Yes

**Countertops & Cabinets:**

**Cabinetry**  
None

**Countertops & Cabinets:**

**Countertop**  
None

**Exhaust Systems: Exhaust Fans**

Fan with Light

**Floor: Type**

Tile

**Fixtures: Style**

Pedestal

# 16: LAUNDRY

		IN	NI	RR	X
16.1	Equipment	X			

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

## Information

**Laundry Hook-Ups**

Present

**Sink**

Not Present

**Equipment : Dryer Power Source**

220 Electric

**Equipment : Vent Type**

Metal

**Equipment : Exterior Vent**

Yes

**Equipment : GFCI Protection**

No

# 17: INFORMATIONAL

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

## 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.

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# STANDARDS OF PRACTICE

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## 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.

## 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.

## Basement, Foundation, Crawlspace & Structure

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.

## Attic, 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.

## Cooling

I. When inspecting the air conditioning system, the home inspector shall open readily accessible panels to inspect: A. Permanently installed central systems; and B. Distribution systems. II. When inspecting the air conditioning system, the home inspector shall describe permanently installed central systems. III. The home inspector shall not have to: A. Inspect electronic air filters; B. Determine cooling supply adequacy or distribution balance; C. Inspect window or wall mounted air conditioning units; and D. Operate air conditioning systems when the conditions adversely affect the operation of the equipment.

## 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.

## Doors, Windows & 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. III. 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. IV. 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. V. The home inspector shall not have to perform any action or make any determination not specifically stated in these standards of practice. VI. 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.