



SUMMARY

1234 Main St. Rochester NH 03867

Buyer Name
10/23/2018 9:00AM

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2.1.1 General

ROOF SAG

FRONT, RIGHT SIDE

Observed roof that was sagging/uneven. Recommend further review to determine cause of the sag and repair as necessary.

Recommendation

Contact a qualified professional.



Recommendation / Improvement



2.2.1 Coverings

MOSS BUILDUP

FRONT, LEFT SIDE

Recommend removal of moss from roofing materials.

Recommendation

Contact a handyman or DIY project



Recommendation / Improvement



2.3.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR FOUNDATION

FRONT AND REAR OF HOUSE

One or more downspouts drain too close to the foundation which may cause water to enter into the home. Recommend to adjust downspout extensions to drain at least 6 feet from the foundation.

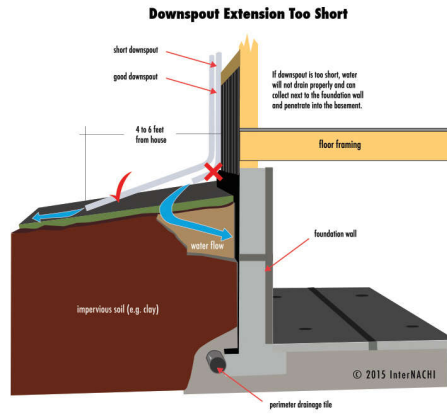
Recommendation

Contact a handyman or DIY project



Recommendation / Improvement





2.4.1 Flashings

LOOSE/SEPARATED

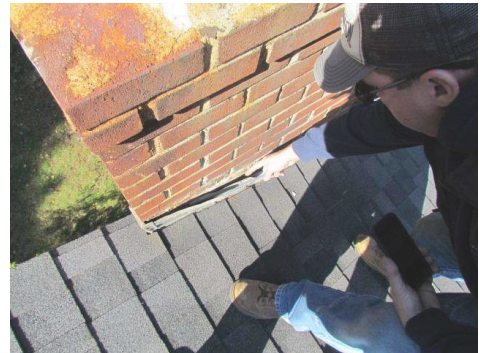
CHIMNEY

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.

Recommendation / Improvement



2.4.2 Flashings

PIPE FLASHING BOOT

Pipe flashing is not installed correct. This could allow water into the attic.

Recommendation

Contact a qualified professional.

Recommendation / Improvement



2.5.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

CHIMNEY

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.

Recommendation / Improvement



2.5.2 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY SPARK ARRESTOR MISSING

CHIMNEY

No chimney spark arrestor was observed. This is important to protect spark embers from landing on the roof or other combustible. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.

 Recommendation / Improvement

2.5.3 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY FLASHING

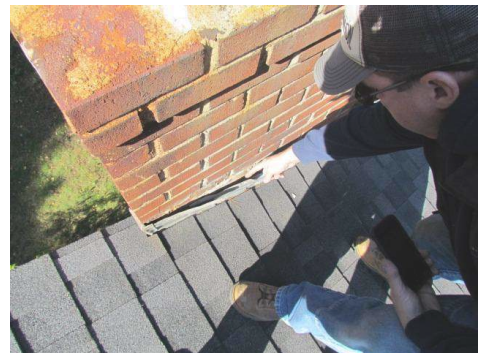
CHIMNEY

Improper flashing around the chimney. This is important to protect from moisture intrusion around the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.

 Recommendation / Improvement



2.5.4 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY FLUE DAMAGE

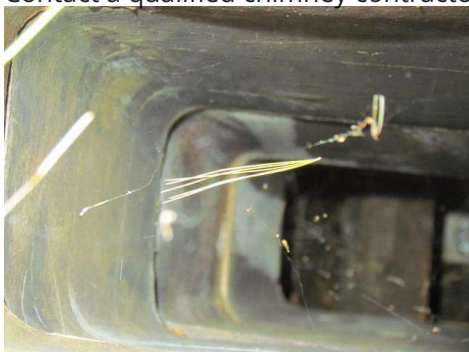
CHIMNEY

Both flues of the chimney appear to have damage. Damage is external as well as internal. Suggest a chimney professional evaluates to be sure the chimney is safe to use.

Recommendation

Contact a qualified chimney contractor.

 Major Concern / Safety Hazard





3.7.1 Vegetation, Grading,
Drainage & Retaining Walls

WINDOW WELL

Recommend site professional evaluate possible need for window wells on basement windows at rear of house.

Recommendation

Contact a qualified waterproofing contractor

➔ Recommendation / Improvement



3.7.2 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

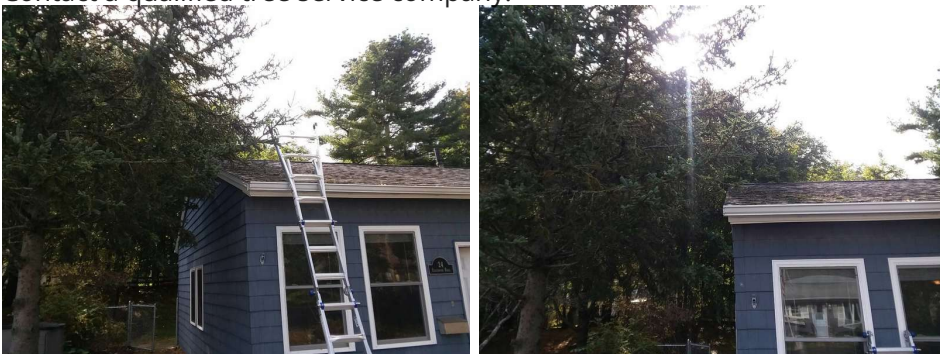
FRONT, LEFT

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.

➔ Recommendation / Improvement



4.3.1 Basements & Crawlspace

**HOLE IN BASEMENT
FLOOR**

BASEMENT FLOOR

A hole in the basement floor is a trip hazard. hole should be filled in to eliminate hazard.

Recommendation

Contact a qualified professional.

➔ Recommendation / Improvement



5.1.1 Equipment
NEEDS SERVICED

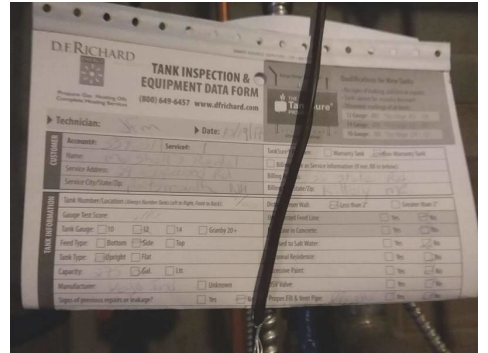
 Recommendation / Improvement

BASEMENT

Recommend a qualified HVAC Technician examine system and provide evaluation of findings.

Recommendation

Contact a qualified HVAC professional.



7.1.1 General

**WATER
FILTER/SOFTENER**

 Recommendation / Improvement

BASEMENT

Water filter/softener was excluded from the scope of inspection. Recommend a water conditioning company (such as Culligan) inspect the systems and provide evaluation of ensure unit(s) is/are functionally correctly.

Recommendation

Contact a qualified professional.



7.3.1 Drain, Waste, & Vent
Systems

SINK - POOR DRAINAGE

 Recommendation / Improvement

BATH ROOM

Sink had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



8.2.1 Service Entrance
Conductors

Recommendation / Improvement

FRAYED SHEATHING

SERVICE ENTRANCE CABLE

Wires on service entrance are damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Branch Wiring Circuits, Breakers & Fuses

Recommendation / Improvement

IMPROPER WIRING

BASEMENT

Improper electrical wiring, Cables should be run through bored holes or stapled to nail board attached to floor joists.

Recommendation

Contact a qualified professional.



8.5.1 Lighting Fixtures, Switches & Receptacles

Recommendation / Improvement

REVERSE POLARITY

FAMILY ROOM, BED ROOM

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



9.2.1 Attic Insulation

DAMAGED

ATTIC

Insulation appears to have been pulled out and/or damaged. Recommend a qualified insulation contractor evaluate and repair.

Recommendation

Contact a qualified insulation contractor.

 Recommendation / Improvement



9.2.2 Attic Insulation

BLOCKED SOFFIT VENTS

ATTIC

Soffit vents appear to be blocked with insulation in the attic. Access to the attic was limited due to a lack of a walkway. Recommend further evaluation to determine condition of attic ventilation.

Recommendation

Recommend monitoring.

 Recommendation / Improvement



9.3.1 Ventilation

GABLE VENT COVERED

ATTIC GABLE ENDS

Gable vent appears to be covered with tyvek. Vents should be unobstructed to allow air flow in attic.

Recommendation

Contact a qualified insulation contractor.

 Recommendation / Improvement



9.4.1 Exhaust Systems

VENTS TO EXTERIOR?

ATTIC

Unable to determine if Bathroom exhaust fans terminate to the exterior.

 Recommendation / Improvement

10.1.1 Doors

DOOR DOESN'T LATCH

REAR SLIDER

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.

 Recommendation / Improvement



10.1.2 Doors

DOOR STICKS

MIDDLE BED ROOM

Door sticks and is tough to open. Recommend sanding down offending sides. Here is a helpful DIY article on how to fix a sticking door.

Recommendation

Contact a qualified handyman.

 Recommendation / Improvement



10.6.1 Countertops & Cabinets

CABINETS DAMAGED

Cabinets had visible damage at time of inspection. Recommend a qualified cabinets contractor evaluate and repair.

Recommendation

Contact a qualified cabinet contractor.

 Recommendation / Improvement



11.2.1 Electrical

SMOKE DETECTOR MISSING

BED ROOMS

Smoke detector missing in bed room.

Recommendation

Contact a qualified electrical contractor.

 Recommendation / Improvement

11.2.2 Electrical

RECEPTACLE - FOREIGN OBJECT

MIDDLE BED ROOM

Appears to be a foreign object stuck in the receptacle. Recommend removal of item so that receptacle is usable.

Recommendation

Contact a qualified electrical contractor.

Recommendation / Improvement



12.2.1 Plumbing & Fixtures

SINK - POOR DRAINAGE

BATH ROOM

Sink had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.

Recommendation / Improvement



13.2.1 Electrical

UNGROUND RECEPTACLE

One or more receptacles are ungrounded. To eliminate safety hazards, receptacles in kitchen, bathrooms, garage & exterior should be grounded. As a safety upgrade, recommend that these receptacles be grounded.

Recommendation

Contact a qualified electrical contractor.

Recommendation / Improvement



15.2.1 Plumbing & Fixtures

LEAKING DRAIN PIPE

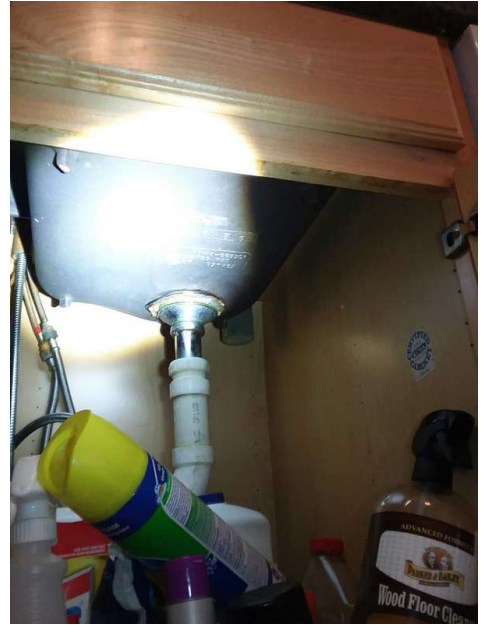
UNDER KITCHEN SINK

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

Recommendation / Improvement



15.2.2 Plumbing & Fixtures

FAUCET LEAKS

KITCHEN SINK

Faucet leaks

Recommendation

Contact a qualified professional.



Recommendation / Improvement



15.8.1 Built-in Microwave

MICROWAVE TESTED

KITCHEN

Microwave performed as expected.

Recommendation

Contact a qualified professional.



Recommendation / Improvement

16.4.1 Washer/Dryer

DRYER VENT MATERIAL

LAUNDRY ROOM

As an upgrade, recommend replacing flexible dryer vent with a metal product that has a smooth interior finish and eliminate the use of plastic dryer vent.

Recommendation

Contact a handyman or DIY project



Maintenance / Comment



