



**SUMMARY**  
1234 Main St. Windham NH 03087  
Buyer Name  
06/13/2019 9:00AM

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The summary below consists of potentially significant observations. These observations may be safety hazards, deficiencies requiring repair within the next five years or general observations that the inspector feels require attention. This summary is not a complete listing of all the observations in the report and reflect the opinion of the inspector.

Please review the report in its entirety for detailed information or clarification on each system or component. The inspector strongly recommends full evaluation and/or repair be completed by a licensed contractor or professional **PRIOR** to the expiration of the inspection contingency time period. Maintain all work orders, receipts, warranties and permits upon completion of repairs for future reference.

Please feel free to contact Summit Home Inspection, LLC after review of the residential home inspection report if you have any questions or concerns. We will be happy to assist in the future, should any questions arise during the closing process, in reference to the report. Thank you for the opportunity to assist with your new home purchase process!

### 2.1.1 Coverings

## ROOF-MOSS OBSERVED

 Recommendation/Repair

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

 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.



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.



### 3.1.1 Basements, Attics & Crawlspace

#### BASEMENT-EFFLORESCENCE

Recommendation/Repair

Efflorescence observed in basement. This is 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.

4.1.2 Siding, Flashing & Trim

**SIDING MISSING**

Recommendation/Repair

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

**SIDING AND TRIM-WOOD ROT**

Recommendation/Repair

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

**RAILING-LOOSE**

Safety/Defective Item

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.

#### 4.6.2 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

#### 5.4.1 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.



#### 6.3.1 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.



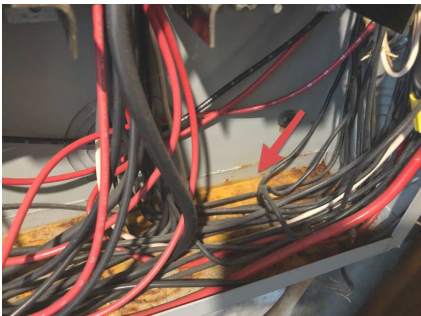
7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

**CORROSION/RUST OBSERVED**

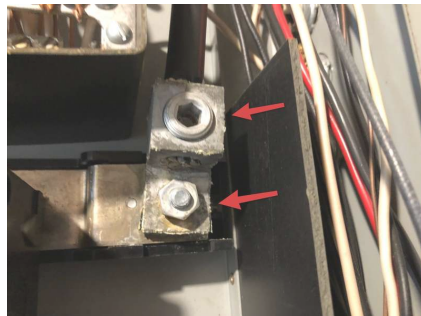
 Recommendation/Repair

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

**ITE PUSH-MATIC ELECTRICAL PANEL**

 Recommendation/Repair

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

### 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.

Recommendation/Repair



Extension cord connecting clip on lamp

7.4.2 Lighting Fixtures, Switches & Receptacles

### COVER PLATES MISSING

One or more receptacles are missing a cover plate.

Safety/Defective Item



7.4.3 Lighting Fixtures, Switches & Receptacles

### 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.

Safety/Defective Item



Improper and no switch located



during inspection to activate fixture

#### 7.4.4 Lighting Fixtures, Switches & Receptacles

### 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

### UNGROUNDING 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.



### 8.3.2 Water Supply, Distribution Systems & Fixtures

#### PIPES-CORROSION

 Recommendation/Repair

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

Recommendation

Contact a qualified professional.



### 8.3.3 Water Supply, Distribution Systems & Fixtures

#### CORROSION-WELL EQUIPMENT

 Safety/Defective Item

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.



### 9.1.1 Ceilings

#### CEILING DAMAGED

 Recommendation/Repair

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

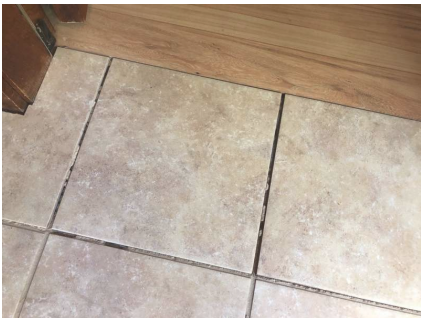
Laminate floor showed signs of water intrusion.

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.

9.4.1 Countertops & Cabinets  
(representative number)

**CABINETS DAMAGED**

Cabinets had visible damage.

Recommendation

Contact a qualified professional.

Recommendation/Repair



9.6.1 Windows

**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.

Recommendation/Repair



Crack in window. Failed seal



Failed Seal. Living Room

9.6.2 Windows

**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.

Recommendation/Repair



9.7.1 Steps, Stairways & Railings

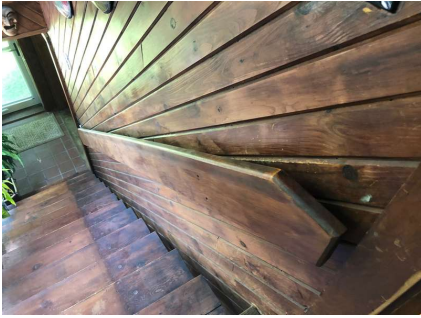
**RECOMMEND GRASPABLE HANDRAILS**

Recommend installing graspable handrails on both sets of stairs.

Recommendation

Contact a handyman or DIY project

Safety/Defective Item



Missing railings and graspable handrails.

10.1.1 Dishwasher

**HIGH-LOOP NOT OBSERVED**

 Recommendation/Repair

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.

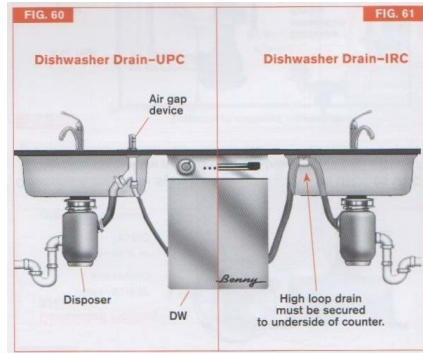
Recommend licensed plumbing contractor properly install drain hose.

Recommendation

Contact a qualified plumbing contractor.



High-loop not observed



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