



SUMMARY

1234 Main St. Nashua NH 03060

Buyer Name
01/26/2018 9:00AM

Brian C. Burlison, CMI
Certified Master Inspector®
Gate City Home Inspections, LLC
603-508-9458
brian@gatecityinspection.com



Note: This is a summary only. Please view the complete inspection report for all relevant information.

2.1.1 Coverings

DEBRIS ACCUMULATION



Maintenance Item

Tree debris was observed to be accumulating on the roof. This will hold moisture against the roof shingles and could lead to premature wear. Recommend clearing the debris off the roof.

Recommendation

Contact a handyman or DIY project



3.1.1 Siding, Flashing & Trim

WOOD ROT DAMAGE



Recommendation

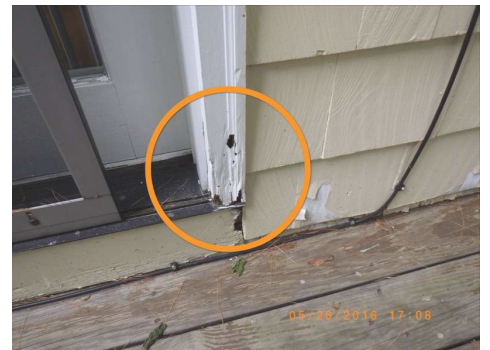
Wood rot damage was observed on exterior surfaces (see photos). Repair by a qualified contractor is recommended. It is recommended that all wood exterior surfaces be kept well painted/sealed to avoid this issue.

Tip: Cellular PVC trim boards are a great alternative to wood when replacing rotted trim. PVC is not susceptible to rot or pest damage.

Please Note: Area(s) of wood rot were observed on the exterior of the home. While this damage is often limited to the visible areas noted, it is possible that sheathing and/or framing components of the building that cannot be visually inspected are affected. Any work done to repair wood rot on finished surfaces should include a thorough examination of the underlying building components.

Recommendation

Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

PEELING PAINT



Maintenance Item

Peeling paint was observed on exterior surfaces (see photos). It is recommended that all wood exterior surfaces be kept well painted/sealed to avoid wood rot issues.

Recommendation

Contact a qualified painter.



3.3.1 Decks, Balconies, Porches & Steps

DECK BEAM - IMPROPERLY SUPPORTED

Deck beam was observed to be improperly/inadequately supported. Recommend evaluation by a qualified deck contractor.

Recommendation
Contact a qualified deck contractor.

 Recommendation



Needs bolts.

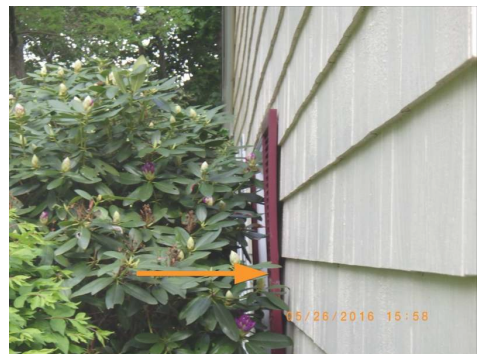
3.4.1 Vegetation, Grading, Drainage & Retaining Walls

SHRUBS TOO CLOSE/IN CONTACT

Shrub(s) were observed to be too close or in contact with the building. It is recommended that shrubs be maintained a minimum of one foot from the building to prevent wear and pest issues.

Recommendation
Contact a qualified landscaper or gardener.

 Maintenance Item



3.6.1 Eaves, Soffits & Fascia

PAINT/FINISH FAILING

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation
Contact a qualified painter.

 Recommendation



4.3.1 Floor

LARGE/DISPLACED CRACKS

 Recommendation

Large cracks or cracks with movement of the floor slab sections were observed. Further evaluation by a qualified contractor is recommended.

Recommendation

Contact a qualified general contractor.



5.4.1 Steps, Stairways & Railings

NO HANDRAIL



Staircase had no handrail(s). This is a safety hazard. Recommend a qualified handyman/contractor install a graspable handrail.

Recommendation

Contact a qualified handyman.



5.7.1 Windows

BROKEN/CRACKED WINDOWPANE



SOUTH BASEMENT

Broken/cracked windowpane(s) observed. Recommend repair by a glass professional or handyman.

Recommendation

Contact a qualified handyman.



7.1.1 Equipment

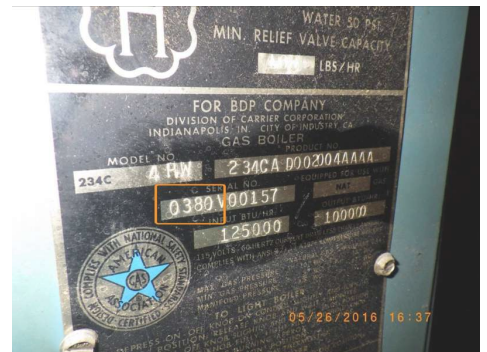
AGING SYSTEM



It was noted that the heating system is at an advanced age, at or near the end of the average service life of furnaces/boilers in this region. While the system was functional at the time of the inspection, budgeting for eventual replacement should be considered. Annual servicing of the heating system is important to keep it operating efficiently and safely.

Recommendation

Recommend monitoring.



Manufactured 3rd week of 1980

9.1.1 Drain, Waste, & Vent Systems

BATHTUB - SLOW DRAIN



Bathtub was slow to drain. This partial clog appeared to be isolated to this one fixture. Recommend the drain be cleared.

Recommendation

Contact a qualified plumbing contractor.



9.1.2 Drain, Waste, & Vent Systems

CORROSION

BASEMENT BATHROOM

Corrosion was observed on drain pipes. Recommend repair.

Recommendation

Contact a qualified plumbing contractor.



9.2.1 Water Supply, Distribution Systems & Fixtures

TOILET - FILL VALVE MALFUNCTION

Toilet tank fill valve is malfunctioning. Recommend a qualified plumber evaluate and repair/replace.

Recommendation

Contact a qualified plumbing contractor.



9.2.2 Water Supply, Distribution Systems & Fixtures

MAIN WATER SUPPLY VALVE LEAKING

Main water supply shut-off valve was leaking. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



9.2.3 Water Supply, Distribution Systems & Fixtures

CORROSION - FIXTURE

1ST FLOOR BATHROOM



Corrosion was observed around the drain. Recommend repair/replacement by a plumbing professional.

Recommendation

Contact a qualified plumbing contractor.



10.3.1 Branch Wiring Circuits, Breakers & Fuses

COVER PLATES MISSING

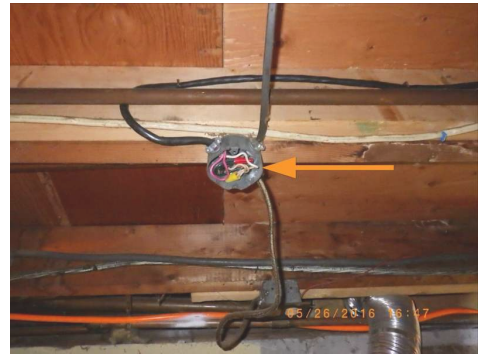
LAUNDRY

Junction box(es) missing a cover plate. This causes short and shock risk. Recommend installation of cover plates.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



10.4.1 Lighting Fixtures, Switches & Receptacles

REVERSE POLARITY

LIVING ROOM

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

Recommendation

Contact a qualified electrical contractor.

 Recommendation



10.4.2 Lighting Fixtures, Switches & Receptacles

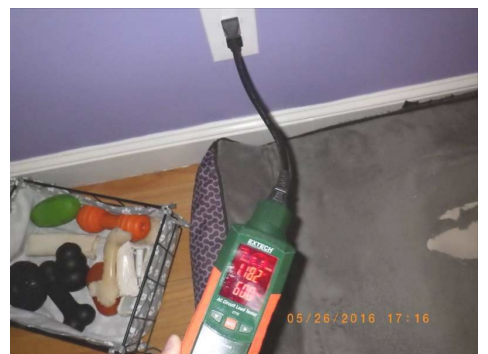
UNGROUND 3-WIRE RECEPTACLE

3-wire receptacle(s) were observed to be ungrounded (see photos). These receptacles should only be installed where an equipment grounding conductor is available. It is recommended that these receptacles be provided with a ground wire or changed-out with two-wire receptacles, or GFCI receptacles where appliances with three-prong power cords will be used.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



10.4.3 Lighting Fixtures, Switches & Receptacles

LOOSE-FITTING RECEPTACLE

LAUNDRY

Receptacle(s) found to be very loose-fitting around plug. This could allow arcing to occur. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



10.4.4 Lighting Fixtures, Switches & Receptacles

UNSECURED FIXTURES/WIRES

Electrical fixture(s) observed to be unsecured. Recommend correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



10.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

KITCHEN

GFCI (Ground Fault Circuit Interrupter) protection was not present in all "wet" locations. Although not necessarily required when the home was built, today's safety standards require that receptacles installed at potentially wet locations (within six feet of plumbing fixtures, in garages, unfinished basements and outside) be GFCI-protected. Recommend upgrading where necessary by a licensed electrical contractor.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



11.1.1 Attic Insulation

DISPLACED

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

Recommendation

Contact a qualified insulation contractor.



DISHWASHER DRAIN HOSE - NO HIGH LOOP/AIR GAP

 Recommendation

No high loop or air gap was provided in the dishwasher discharge hose before connecting to the drain. This could allow waste from the sink to enter the hose. Recommend the hose be re-routed to provide a high loop.

