



SUMMIT HOME INSPECTION, LLC

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



PROPERTY INSPECTION REPORT

396 Deer Meadow Rd
Webster NH 03303

Allison Marks
DECEMBER 15, 2021



Inspector

Jenna Roberts

Jenna Roberts

AHIT & InterNACHI Certified (CPI)

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TABLE OF CONTENTS

1: Inspection Details	7
2: Roof System	9
3: Exterior Components	11
4: Structural Systems	16
5: Insulation & Ventilation	19
6: Heating Systems	20
7: Electrical System	24
8: Plumbing System	30
9: Environmental Concerns	34
10: Interior Components	35
11: Kitchen	39
Standard of Practice	41

GENERAL REPORT INFORMATION

Inspection Date: 12/15/2021	Inspection Time: 10:30 am	Report ID: 509
Inspection Address:	Prepared for: Allison Marks	Services Total Fees: \$450.00
396 Deer Meadow Rd Webster, NH 03303	Year Built: 1964 (per MLS listing)	Property Size: 2135 sqft.

Thank you for choosing [Summit Home Inspection, LLC](#) for your inspection services. The inspection performed 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 many important observations, the body of the report contains important information. There is 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 by systems, not priority. 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 in their respective industry. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when unqualified workmen complete the work.

OBSERVATIONS & DEFINITIONS:

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.

NP = 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. [Here is an instructional video](#) to assist with building a repair request list. 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. These items do not appear on a summary report, however you can add them if you wish.

2) RECOMMENDATIONS/OBSERVATIONS - The majority of deficiencies and observations will typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace and will vary in cost from minor repair items to compete repair/replacement of systems and components.

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. Many electrical deficiencies will fall into this category, even if they appear minor, due to the potential for injury if not rendered safe.

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.

IMPORTANT INFORMATION ABOUT READING YOUR REPORT

ANY LIMITATIONS OR RESTRICTIONS WILL BE LISTED IN THE "LIMITATIONS" TAB FOR EACH SECTION. IMPORTANT INFORMATION REGARDING EACH SYSTEM OR COMPONENT MAY BE LISTED BELOW EACH SECTION. THESE ARE TYPICALLY NOT DEFICIENCIES.

ANY/ALL DEFICIENCIES WILL BE LOCATED BELOW EACH SECTION AND COLOR-CODED. THESE WILL TYPICALLY HAVE PHOTOS AND/OR VIDEOS ATTACHED, ALONG WITH COMMENTS.

PLEASE MAKE SURE YOU OPEN EACH TAB (INFORMATION, LIMITATIONS, STANDARDS) AND READ THIS REPORT IN IT'S ENTIRETY PRIOR TO THE EXPIRATION OF YOUR INSPECTION CONTINGENCY PERIOD.

SUMMARY

- ⊖ 2.4.1 Roof System - Soffit, Fascia & Eaves: Eaves-Sealant Deteriorated
- 🔧 3.1.1 Exterior Components - Siding, Flashing & Trim: Exterior Paint Chipping/Peeling
- ⊖ 3.6.1 Exterior Components - Decks, Porches & Balconies: Deck-Improper Construction (Multiple)
- ⊖ 3.6.2 Exterior Components - Decks, Porches & Balconies: Deck-Improper Construction (Multiple) 2
- ⊖ 3.6.3 Exterior Components - Decks, Porches & Balconies: Deck-Rotted Boards
- 🔧 3.6.4 Exterior Components - Decks, Porches & Balconies: Water Stains Present
- ⚠️ 3.7.1 Exterior Components - Stairs, Steps & Railings: Railings - Horizontal Guards Present
- ⊖ 4.2.1 Structural Systems - Floor, Walls, & Ceiling Structure: Floor Structure-Uneven
- ⊖ 4.2.2 Structural Systems - Floor, Walls, & Ceiling Structure: Wood Rot Floor Joist
- 🔧 4.3.1 Structural Systems - Foundation: Foundation Wall Crack
- 🔧 4.4.1 Structural Systems - Basement & Crawlspace: Prior Water Intrusion-Evidence
- ⊖ 6.1.1 Heating Systems - Heating Equipment: Condensate Drain Pump Leaking
- ⚠️ 6.5.1 Heating Systems - Vents, Flues & Chimneys: Flue Location - Safety
- ⊖ 6.7.1 Heating Systems - Heating System - Electric Wall Heaters: Not Operational
- ⊖ 7.3.1 Electrical System - Main Panel, Service & Grounding, Main Overcurrent Device: Abandoned Wiring
- ⚠️ 7.3.2 Electrical System - Main Panel, Service & Grounding, Main Overcurrent Device: Neutral/Ground Not Separated
- ⚠️ 7.4.1 Electrical System - Branch Wiring Circuits, Breakers & Fuses: Frayed Cloth Wiring
- ⊖ 7.4.2 Electrical System - Branch Wiring Circuits, Breakers & Fuses: Improper Slice
- ⊖ 7.4.3 Electrical System - Branch Wiring Circuits, Breakers & Fuses: Burn (scorch) Mark at Hot Bus
- ⚠️ 7.5.1 Electrical System - Exterior Receptacles: Exterior Receptacles Not Protected
- ⚠️ 7.5.2 Electrical System - Exterior Receptacles: Exterior Receptacles Not Functioning Properly
- ⚠️ 7.6.1 Electrical System - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- 🔧 7.6.2 Electrical System - Lighting Fixtures, Switches & Receptacles: Fixture Missing Globe
- ⊖ 7.6.3 Electrical System - Lighting Fixtures, Switches & Receptacles: Receptacle Inoperable-Interior
- ⚠️ 7.6.4 Electrical System - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
- ⚠️ 7.7.1 Electrical System - GFCI & AFCI Protection: GFCI Upgrade Recommended
- ⚠️ 7.8.1 Electrical System - Fire Safety Devices: Smoke Detector Missing/Damaged/Removed
- ⊖ 8.2.1 Plumbing System - Drain, Waste, & Vent Systems: S-Trap
- ⊖ 8.3.1 Plumbing System - Water Supply & Distribution Systems: Weak Flush
- ⊖ 8.5.1 Plumbing System - Hot Water Systems, Controls, Flues & Vents: Inconsistent Water Temperatures at Fixtures
- ⚠️ 8.5.2 Plumbing System - Hot Water Systems, Controls, Flues & Vents: PR Discharge Pipe Improper Height
- ⊖ 8.7.1 Plumbing System - Sump Pump: Drain Line Discharge Too Close
- ⚠️ 9.1.1 Environmental Concerns - Microbial & Fungal Growth: Microbial Growth Walls
- 🔧 10.1.1 Interior Components - Ceilings: Prior Moisture Stains Present
- ⚠️ 10.2.1 Interior Components - Wall Covering: Moisture Damage - Walls

 10.3.1 Interior Components - Floor Covering: Floor Tiles-Unknown Asbestos

 11.6.1 Kitchen - Sink & Plumbing: S-Trap

1: INSPECTION DETAILS

Information

In Attendance

No Attendees

Occupancy

Vacant

Property Type

Other

Age of Home

Built Prior to 1978*

Temperature

Below 60 degrees (F)

Soil Conditions

Damp

Weather Conditions

Clear, Recent Rain (within last 3 days)

Home Built Prior to 1978

Homes Built Prior to 1978:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the sellers possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase. [Here is an informational website about lead.](#)

Asbestos is a common building material that may be present in many buildings constructed prior to 1981. The United States Environmental Protection Agency (EPA) has determined the mere presence of asbestos materials does not pose a health risk to residents and that such materials are safe as long as they are disturbed or dislodged in a manner that causes the asbestos fibers to be released. Sanding, scraping, pounding and other remodeling techniques that release dust may cause asbestos particles to become airborne. EPA rules do not require the material to be removed. Federal law requires that reasonable precautions are taken to minimize the chance of damage or disturbance of asbestos containing materials. [Here is a website to further research Asbestos.](#)

What Really Matters in a Home Inspection

Thank you for trusting Summit Home Inspection, LLC and allowing us to inspect your property. Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

As a reminder, home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector at Summit Home Inspection, LLC to assist with creating annual and seasonal maintenance plans. These will help keep your family safe and your home in good condition for years to come.

Radon in New Hampshire



VectorStock

You've purchased your new property and had the home inspected with a licensed inspector at Summit Home Inspection, LLC. You made sure any visible deficiencies and issues have been uncovered and are prepared to keep your family safe for years to come. You may have even had your water tested and radon air measured during a short-term test. These are all great ways to ensure the safety and security of your family, but don't forget that Radon levels can change within a home seasonally, annually, due to weather and soil movement & settlement. For these reasons, it is highly recommended to have your home tested every 2-5 years to ensure your radon levels haven't changed or become elevated.

Be sure to schedule your radon air test today with your inspector.

2: ROOF SYSTEM

		IN	NI	NP	O
2.1	Roof Coverings	X			
2.2	Roof Drainage Systems			X	
2.3	Roof Flashing	X			
2.4	Soffit, Fascia & Eaves	X			X
2.5	Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Roof Inspection Method

Walked

Roof Style

Gable

Roof Pitch

Moderate Pitch (2:12-7:12 units)

Covering Material

Asphalt Composition

Roof Drainage Type

None Present

Roof Penetrations

Chimney, Plumbing

Limitations

Roof System Limitations

FLUE NOT INSPECTED

The flue was not inspected due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc. Recommend licensed professional evaluate flue before use.



Roof System Limitations

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.

Roof System Limitations

MONITOR ROOF PENETRATIONS

Roof penetrations are the weakest portion of the roof covering system. 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 locations should be monitored during heavy rainfall to ensure flashing is properly shedding water away from penetration.

Observations

2.4.1 Soffit, Fascia & Eaves

EAVES-SEALANT DETERIORATED

The paint or finish is failing on the eave system (fascia, eave, soffit). This can lead to deterioration and rot of the material if not sealed.

 Recommendation/Repair



3: EXTERIOR COMPONENTS

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Entry Doors	X			
3.3	Windows, Glazing & Trim	X			
3.4	Exterior Hose Bibs	X			
3.5	Driveways & Walkways	X			
3.6	Decks, Porches & Balconies	X			X
3.7	Stairs, Steps & Railings	X			X
3.8	Exterior Grounds & Grading	X			
3.9	Property Landscape & Vegetation	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Siding Material

Wood

Siding Style

Panels

Exterior Doors

Fiberglass, Sliding Glass, French Door

Driveway & Walkway

Dirt, Pavers

Decks & Porches

Balcony, Deck with Steps, Front Porch, Wood Ramp

Deck Material

Wood

Limitations

Siding, Flashing & Trim

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.

Observations

3.1.1 Siding, Flashing & Trim

EXTERIOR PAINT CHIPPING/PEELING



Exterior paint chipped/peeling in one or more locations. Recommend properly repairing to maintain a waterproof seal along exterior walls.

Recommendation

Contact a qualified painting contractor.



3.6.1 Decks, Porches & Balconies

DECK-IMPROPER CONSTRUCTION (MULTIPLE)

 Recommendation/Repair

There were one or more improper construction practices during the inspection of the deck. Standards are always changing and at the time when the deck was built, the standards may have been met. Inspector are required to inspect on today's standards and safety hazards. Recommend evaluation and repair by a qualified deck contractor.

Recommendation

Contact a qualified professional.



Settlement observed. Leaning outward.



Poured footings exceed height recommendations above grade



Posts notched for railings. Reduces strength of support posts. No longer notched.



Missing ledger board and proper attachment to structure



Multiple joists along deck appear to be sistered due to lack of proper support posts.



Multiple joists along deck appear to be sistered due to lack of proper support posts.



Multiple joists along deck appear to be sistered due to lack of proper support posts.

3.6.2 Decks, Porches & Balconies

DECK-IMPROPER CONSTRUCTION (MULTIPLE) 2

 Recommendation/Repair

There were one or more improper construction practices during the inspection of the deck. Standards are always changing and at the time when the deck was built, the standards may have been met. Inspectors are required to inspect on today's standards and safety hazards. Recommend evaluation and repair by a qualified deck contractor.

Recommendation

Contact a qualified deck contractor.



Horizontal guards along railing



Notched support posts along railing.



Span between cantilevered beams may need additional support posts.



Cantilevered beams appear to be spanned at least 10-12 feet. This may require additional support and proper attachment to the structure



No ledger board attachment observed. Balcony is cantilevered, however additional support may be required for safety.



Joist hangers not properly secured with adequate fasteners. Ledger board attachment undersized (1/2" lag bolts minimum)



Joist hangers not properly secured with adequate fasteners. Ledger board attachment undersized (1/2" lag bolts minimum)



Thru-bolts at support posts and main girder

3.6.3 Decks, Porches & Balconies

DECK-ROTTED BOARDS

Recommendation/Repair

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.



Rotted boards



Wood Rot



Wood Rot



Board has deflection/movement when weight placed on board. Recommend replacement.

3.6.4 Decks, Porches & Balconies

WATER STAINS PRESENT

Maintenance Item

Observed water stains along the underside of the porch/deck structure. This may be evidence of trapped moisture or previous/current water intrusion. Recommend repair (paint/stain) and monitor for evidence of current water intrusion.

Recommendation

Contact a qualified professional.



Front Porch



Front Porch

3.7.1 Stairs, Steps & Railings

 Safety/Defective Item

RAILINGS - HORIZONTAL GUARDS PRESENT

Observed interior railings to have horizontal guards. This poses a safety risk, children can climb up and over the railings. Recommend replacing horizontal guards with vertical railing balusters, spaced no more than 4" apart, by a qualified contractor.

Recommendation

Contact a handyman or DIY project



Children may climb any horizontal guards along deck system. Recommend proper railing with vertical balusters.

4: STRUCTURAL SYSTEMS

		IN	NI	NP	O
4.1	Attic & Roof Structure		X		
4.2	Floor, Walls, & Ceiling Structure	X			X
4.3	Foundation	X			X
4.4	Basement & Crawlspace	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Attic Inspection Method
No Access

Attic Access Type
No Access

Floor, Walls, & Ceiling Structure:
Floor Structure
Not Visible

Floor, Walls, & Ceiling Structure:
Wall Structure
Not Visible

Floor, Walls, & Ceiling Structure:
Subfloor Material
Not Visible

Foundation: Foundation Material
Poured Concrete

Foundation: Foundation Type
Partially Finished Basement

Basement & Crawlspace:
Inspection Method
Walked Basement

Basement & Crawlspace:
Columns/Piers
None

Basement & Crawlspace:
Basement Floor
Concrete

Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Basement & Crawlspace: Basement Fixed Ceiling Present

Basement has a fixed ceiling which limits/restricts the inspection by concealing the floor system and other items such as, plumbing, electrical, insulation, etc. The inspection is limited to visible portions of the basement only.

Limitations

Attic & Roof Structure

ATTIC NOT INSPECTED-NO ACCESS

Attic and roof systems were not inspected due to lack of attic access. These systems and other related components such as insulation, ventilation, etc. were not inspected.

Observations

4.2.1 Floor, Walls, & Ceiling Structure
FLOOR STRUCTURE-UNEVEN



Recommendation/Repair

Observed the floor structure to be uneven or not level. Unknown if floor joist is damaged or installation deficiency. Recommend evaluation to ensure joists are not damaged beneath floor.

Recommendation

Contact a qualified professional.



4.2.2 Floor, Walls, & Ceiling Structure

WOOD ROT FLOOR JOIST

Recommendation/Repair

Observed wood rot along several cantilever floor joist. Although this may be cosmetic along the exposed ends, it is unknown if deterioration is concealed within the building envelope. Recommend full evaluation and repair by qualified contractor.

Recommendation

Contact a qualified professional.



4.3.1 Foundation

FOUNDATION WALL CRACK

Maintenance Item

Crack observed in foundation wall. Monitor for evidence of water intrusion and movement/shifting or displacement.

Recommendation

Contact a foundation contractor.



4.4.1 Basement & Crawlspace

**PRIOR WATER INTRUSION-EVIDENCE**

The basement showed signs of prior moisture intrusion. Sump pump observed, possibly to mitigate the issue. Recommend monitoring closely to prevent water intrusion and further damage. Prior moisture stains along base of walls, floor covering missing and baseboards water damaged.



5: INSULATION & VENTILATION

		IN	NI	NP	O
5.1	Attic Insulation		X		
5.2	Attic Ventilation		X		
5.3	Floor Insulation		X		
5.4	Wall Insulation		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Attic Ventilation

Not Present

Attic Insulation

Not Visible

Floor Insulation Type

Not visible

Wall Insulation Type

Not visible

Limitations

Insulation & Ventilation Limitations

LIMITED VISIBILITY-NO ATTIC ACCESS

Insulation and ventilation systems could not be inspected or evaluated due to lack of attic access. Once access is gained, it is recommended to have the attic, roof system and other components inspected and evaluated by a qualified professional.

6: HEATING SYSTEMS

		IN	NI	NP	O
6.1	Heating Equipment	X			X
6.2	Emergency Shut-Off (Heating System)	X			
6.3	Normal Operating Controls	X			
6.4	Distribution Systems	X			
6.5	Vents, Flues & Chimneys	X			X
6.6	Presence of Installed Heat Source in Each Room	X			
6.7	Heating System - Electric Wall Heaters	X			X
6.8	Heating System - Room Monitor	X			
6.9	Electric Baseboards	X			X
6.10	Solid Fuel Heating Systems		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heating System Fuel Source

Propane Gas

Equipment Brand

Heil

Model/Serial Number

L010742133

Heating Unit Age (Approx)

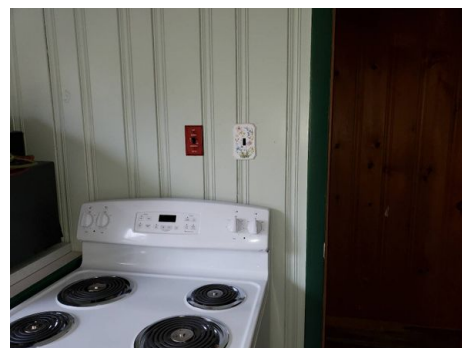
20+ Years

Ductwork Type

Non-insulated

Emergency Shut-Off Locations

Kitchen



Filter Info

Reusable



Heating System - Electric Wall Heaters: Heating Equipment

Wall Heater

Heating System - Electric Wall Heaters: Heating System Fuel Source

Electric

Heating System - Electric Wall Heaters: Equipment Brand

Singer

Heating System - Electric Wall Heaters: Heating Unit Age (Approx)

Unknown

Heating System - Room Monitor: Heating Equipment

Room Monitor

Heating System - Room Monitor:	Heating System - Room Monitor:	Electric Baseboards:	Electric
Heating System Fuel Source	Equipment Brand	Baseboard Heat	Not Functional
Propane Gas	Rinnai		

Solid Fuel Heating Systems:

Heating System Fuel Source

Wood

Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

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.



Heating Equipment

Furnace, Forced Hot Air

HEATING SYSTEMS EXPLAINED: There are many different types of heating systems. The most common 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.

Emergency Shut-Off (Heating System): Emergency Fuel Shut-Off Location

Kitchen

Fuel to the heating system burner should have an emergency shut-off located outside the room housing the heating system. This should be visible and clearly identified in case of emergency. If smoke or flames are observed at the heating system, the emergency shut-off switch should be turned to the OFF position, all occupants should leave the home and emergency services should be contacted immediately.

Electric Baseboards: Electric Baseboards-Inoperable

Electric baseboard heat did not operate during normal testing functions. Recommend repair by qualified contractor.



Solid Fuel Heating Systems: Heating System Not Tested

Heating system was not tested. Solid fuel heating systems are not within the scope of a general home inspection. Inspector will inspect the heating equipment for any visible signs of deficiencies, along with normal operating controls for function and presence of heat. It is strongly recommended to have these types of systems/components inspected by a specialist in it's respective industry.



Solid Fuel Heating Systems: Heating Equipment

Fireplace

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

Solid Fuel Heating Systems

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.

Observations

6.1.1 Heating Equipment

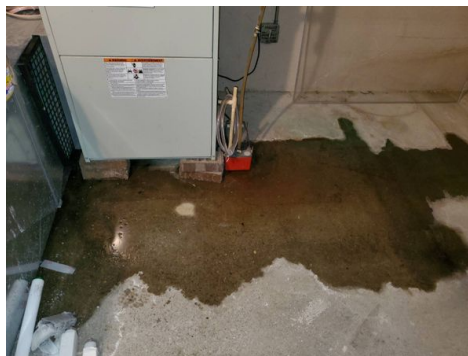
CONDENSATE DRAIN PUMP LEAKING



Observed an active leak at the furnace. Possibly due to obstruction or blockage at the condensate drain pump.

Recommendation

Contact a qualified HVAC professional.



6.5.1 Vents, Flues & Chimneys

 Safety/Defective Item

FLUE LOCATION - SAFETY

Observed the heating system (gas wall monitor) along the main level to have the flue terminating along the exterior of the property. This location may pose a safety hazard due to the high temperatures and potential for injury if contact is made with flue. Recommend safety cage or protective covering to prevent injury from temperatures.

Recommendation

Contact a handyman or DIY project



6.7.1 Heating System - Electric Wall Heaters

 Recommendation/Repair

NOT OPERATIONAL

Two electric wall heaters were not functional at time of inspection. Recommend repair/replacement by qualified heating & cooling contractor.

Recommendation

Contact a qualified professional.



Basement Men's Bathroom



Basement Women's Bathroom

7: ELECTRICAL SYSTEM

		IN	NI	NP	O
7.1	Main Electrical Disconnect	X			
7.2	Service Entrance Conductors	X			
7.3	Main Panel, Service & Grounding, Main Overcurrent Device	X			X
7.4	Branch Wiring Circuits, Breakers & Fuses	X			X
7.5	Exterior Receptacles	X			X
7.6	Lighting Fixtures, Switches & Receptacles	X			X
7.7	GFCI & AFCI Protection	X			X
7.8	Fire Safety Devices	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Main Disconnect Location

Basement, Utility Room



Service Type

Overhead Service

Service Entrance Conductors

Aluminum SEC

Main Service Amperage

200 AMP, Circuit Breakers

Main Panel Manufacturer

Siemens

Branch Wiring (15 & 20 AMP)

Copper, Romex (NM cable)

GFCI/AFCI Breakers

GFCI Not Present

Main Disconnect Location

Basement

Service Type

Overhead Service



Service Entrance Conductors

Aluminum SEC

Main Service Amperage

60 AMP, Circuit Breakers

Main Panel Manufacturer

Siemens

Branch Wiring (15 & 20 AMP)

Copper, Romex (NM cable)

GFCI/AFCI Breakers

GFCI Not Present

Fire Safety Devices

Smoke Detectors

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 also 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.

Fire Safety Devices

Smoke Detectors

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 also 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.

Observations

7.3.1 Main Panel, Service & Grounding, Main Overcurrent Device

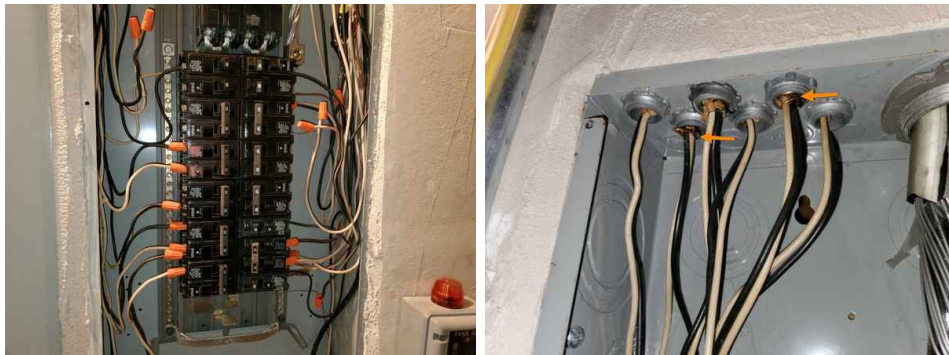
 Recommendation/Repair

ABANDONED WIRING

Wiring observed to no longer be in use. Wiring appears to have the ground wire cut and tied off at the bushing. Unknown reason for this technique. Strongly recommend electrical contractor evaluate wiring and bring up to today's standards.

Recommendation

Contact a qualified electrical contractor.



7.3.2 Main Panel, Service & Grounding, Main Overcurrent Device

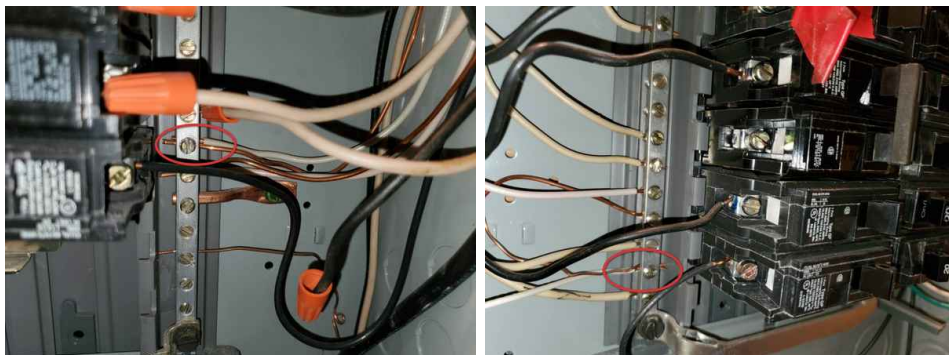
 Safety/Defective Item

NEUTRAL/GROUND NOT SEPERATED

Observed one or more neutral conductors and ground conductors sharing same lug in electrical panel. Neutral conductors require individual terminals. Neutral conductors and ground conductors should not share one terminal (lug). Recommend licensed electrician fully evaluate and make necessary repairs to electrical panel.

Recommendation

Contact a qualified electrical contractor.



7.4.1 Branch Wiring Circuits, Breakers & Fuses

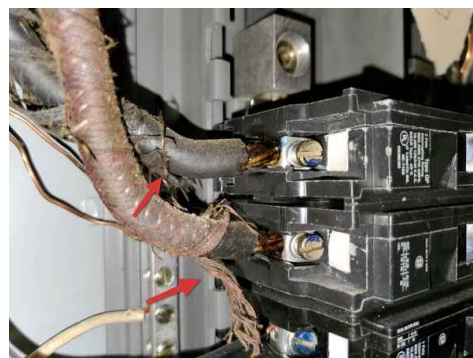
 Safety/Defective Item

FRAYED CLOTH WIRING

Cloth wiring was observed to be deteriorated and/or frayed. This poses a safety hazard and fire risk. Recommend licensed electrician evaluate and replace, as deemed necessary.

Recommendation

Contact a qualified electrical contractor.



7.4.2 Branch Wiring Circuits, Breakers & Fuses

 Recommendation/Repair

IMPROPER SLICE

Observed exterior wires to be improperly spliced, not properly protected and/or supported. Electrical tape exposed, wiring loose and unprotected along exterior. These should be properly enclosed in a weather-tight junction box and protective sheathing. Recommend repair by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



7.4.3 Branch Wiring Circuits, Breakers & Fuses

 Recommendation/Repair

BURN (SCORCH) MARK AT HOT BUS

Observed burn mark along the hot busbar. This may have been indicative of a breaker failure in the past that has been removed. If breaker position is needed in the future, evaluation by an electrical contractor would be recommended prior to use.

Recommendation

Contact a qualified electrical contractor.



7.5.1 Exterior Receptacles

 Safety/Defective Item

EXTERIOR RECEPTACLES NOT PROTECTED

Exterior electrical receptacles were not GFCI protected. Recommend licensed electrician upgrade electrical receptacles for safety.

Recommendation

Contact a qualified professional.



7.5.2 Exterior Receptacles

EXTERIOR RECEPTACLES NOT FUNCTIONING PROPERLY

 Safety/Defective Item

Exterior GFCI protected receptacles not functioning properly. Recommend licensed and qualified electrician evaluate system and repair/replace, as deemed necessary.

Recommendation

Contact a qualified electrical contractor.



7.6.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

 Safety/Defective Item

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



Basement Utility Room

7.6.2 Lighting Fixtures, Switches & Receptacles

FIXTURE MISSING GLOBE

 Maintenance Item

Light fixture missing protective/decorative globe. Cosmetic Only. Informational purposes



7.6.3 Lighting Fixtures, Switches & Receptacles

 Recommendation/Repair

RECEPTACLE INOPERABLE-INTERIOR

One or more interior electrical receptacles were not functional, at time of inspection. Recommend licensed electrician evaluate and repair as necessary.

Recommendation

Contact a qualified electrical contractor.



Main Floor Storage Closet

7.6.4 Lighting Fixtures, Switches & Receptacles

 Safety/Defective Item

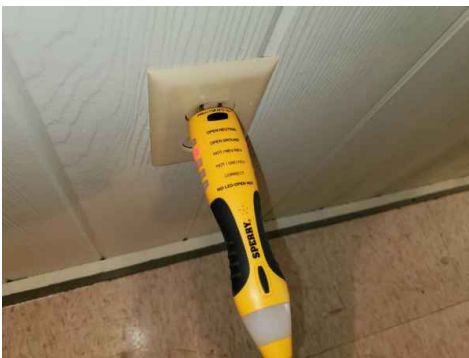
UNGROUND RECEPTACLE

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded. Strongly recommend full evaluation of the electrical system by a licensed and qualified electrical contractor.

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

Recommendation

Contact a qualified electrical contractor.



Basement Hallway



Basement Main Room

7.7.1 GFCI & AFCI Protection

 Safety/Defective Item

GFCI UPGRADE RECOMMENDED

GFCI receptacles recommended in kitchen, laundry, bathrooms, garage and any other wet locations or areas with high moisture levels.

Recommend installing/upgrading kitchen receptacles to GFCI.

Recommendation

Contact a qualified electrical contractor.



close proximity to water source



close proximity to water source. water heater



Close proximity to water source. main water valve

7.8.1 Fire Safety Devices

**SMOKE DETECTOR
MISSING/DAMAGED/REMOVED**

 Safety/Defective Item

Smoke detector missing or detached. Recommend replacing all smoke detects with smoke/CO combination detectors immediately upon taking ownership. This is a fire safety hazard.



8: PLUMBING SYSTEM

		IN	NI	NP	O
8.1	Main Water Shut-off Device	X			
8.2	Drain, Waste, & Vent Systems	X			X
8.3	Water Supply & Distribution Systems	X			X
8.4	Plumbing Fixtures	X			
8.5	Hot Water Systems, Controls, Flues & Vents	X			X
8.6	Fuel Storage & Distribution Systems	X			
8.7	Sump Pump	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Source

Public

Supply Material

Copper

Distribution Material

Copper

Drain/Waste/Vent Material

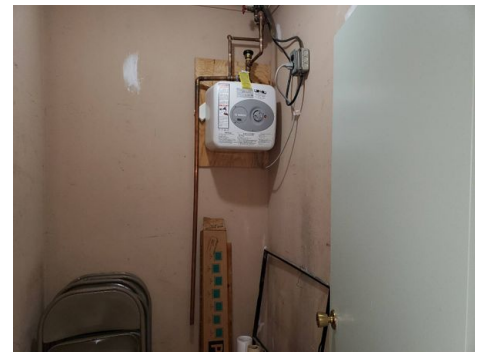
Copper, PVC, Brass

Main Water Shut-off Location

Basement

Water Heater Location

Basement, Utility Closet



Water Heater Energy Source

Propane

Water Heater Capacity

2.7 gallons

Model/Serial #

7736500900

Fuel Shut-off Location

Exterior



Valve at tank



Fuel Level ~32% Full



Valve along exterior

Water Heater Brand

Bosch

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.](#)

Limitations

Plumbing

SEPTIC TANK - RECOMMEND SEPTIC INSPECTION

Septic Inspection Recommended: Your home has a septic system. This system is not inspected during a general home inspection and the condition is unknown. It is highly recommended to have the septic system inspected by a septic inspection company to ensure the system is in satisfactory condition.

Observations

8.2.1 Drain, Waste, & Vent Systems

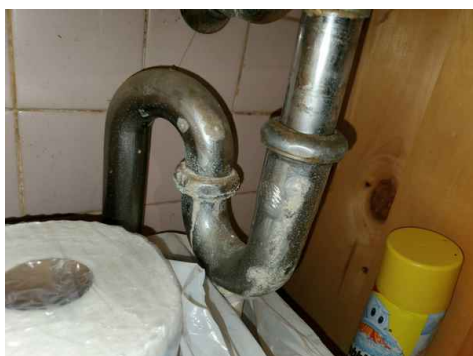
S-TRAP

 Recommendation/Repair

Improper S-Trap observed in plumbing drain. Proper installation of a P-trap is recommended by a licensed and qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Women's Bathroom



Men's Bathroom

8.3.1 Water Supply & Distribution Systems

 Recommendation/Repair

WEAK FLUSH

Toilet observed to have a weak flush. This can be caused by many reasons, including; obstruction in drain pipe, clogged rim (feed holes/jet holes), low water level in tank, faulty/aged flapper (flushing mechanism). These are a few of the reasons this may be caused.

[Here is a useful article](#) that may help strengthen the pressure during the flush.

Recommendation

Contact a qualified professional.



Women's Bathroom (R-Side)

8.5.1 Hot Water Systems, Controls, Flues & Vents

Recommendation/Repair

INCONSISTENT WATER TEMPERATURES AT FIXTURES

Observed inconsistent water temperatures at plumbing fixtures. Water heater was only 2.7 gallons, after approximately 2-3 minutes of running the water, it was no longer producing hot temperatures. Depending on the type of use in this building, it may be recommended to upgrade the water heater for heavier use.

Recommendation

Contact a qualified professional.



Kitchen



Men's Bathroom



Women's Bathroom



Utility Room



Main Floor Bathroom

8.5.2 Hot Water Systems, Controls, Flues & Vents

Safety/Defective Item

PR DISCHARGE PIPE IMPROPER HEIGHT

PR (pressure relief) pipe should extend no more than 6" from floor. Recommend licensed plumbing contractor repair/replace.

Recommendation

Contact a qualified plumbing contractor.



8.7.1 Sump Pump

DRAIN LINE DISCHARGE TOO CLOSE Recommendation/Repair

Sump pump discharge pipe drains too close to the foundation wall. Recommend extension to properly shed water away from foundation.

Sump pump was not tested due to lack of access to the float. The float will activate the pump, however the lid was secured in place.

Recommendation

Contact a foundation contractor.



Unknown location of terminating end that is concealed under grade. Opening appears to be too close to foundation wall.

9: ENVIRONMENTAL CONCERNS

Information

Microbial & Fungal Growth: Microbial & Fungal Growth Present

Pest Inspection Outside Scope of General Home Inspection

A pest inspection should be completed by a licensed and qualified pest control technician of the property.

Reporting pest activity is outside the scope of a general home inspection and not within the State of New Hampshire Standards of Practice for Home Inspectors. During the inspection, if evidence or signs of pest activity is clearly visible, the inspector may record their visual findings in the inspection report. These findings will be limited to common associations to pests, such as visible bait stations or traps, small rodent droppings, nesting materials, live animals and expired remains.

The inspector is neither required or qualified to evaluate, identify, or provide any methods of treatment or recommendations to the client. It is the client's responsibility to ensure a pest inspection is conducted, regardless of evidence or lack thereof, and the inspector is not responsible for any pest activity discovered after the client purchases the property. A full evaluation and inspection of the property is recommended by a licensed and qualified pest control technician.

Observations

9.1.1 Microbial & Fungal Growth

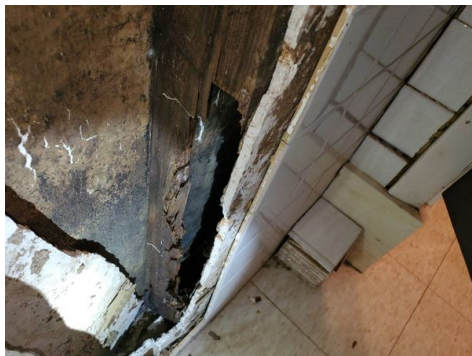
MICROBIAL GROWTH WALLS



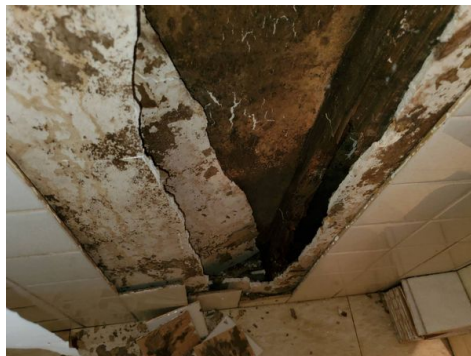
Observed signs of microbial growth in one or more areas along the wall structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation

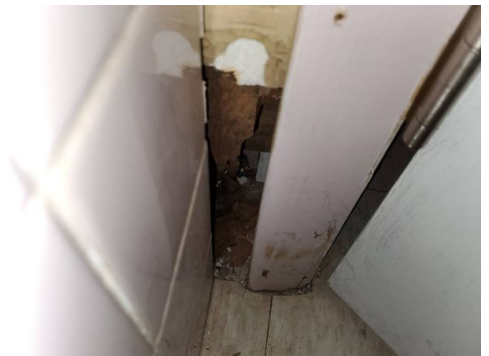
Contact a qualified environmental contractor



Basement Men's Bathroom



Basement Men's Bathroom



Basement Women's Bathroom



Basement Women's bathroom

10: INTERIOR COMPONENTS

		IN	NI	NP	O
10.1	Ceilings	X			X
10.2	Wall Covering	X			X
10.3	Floor Covering	X			X
10.4	Doors	X			
10.5	Windows	X			
10.6	Steps, Stairways & Railings	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceiling Material

Wood, Drywall, Ceiling Panel Boards

Wall Material

Drywall, Paneling, Plaster, Tile

Floor Coverings

Laminate

Interior Doors

Hollow-core

Cabinet Material

Wood

Countertop Material

Laminate

Window Types

Older Windows Present



Unfinished Cosmetic Interior Components

INFORMATIONAL PURPOSES ONLY: Observed several interior components that were unfinished. These items appear to be cosmetic and not affecting the home's function/condition/operations. This is for informational purposes only and not typically included in a general home inspection.



Observations

10.1.1 Ceilings

 Maintenance Item

PRIOR MOISTURE STAINS PRESENT

Observed a moisture stains on ceiling. Appears dry at time of inspection. Monitor for signs of active leaks.

Recommendation

Recommend monitoring.



10.2.1 Wall Covering

 Safety/Defective Item

MOISTURE DAMAGE - WALLS

Observed major water damage and deterioration along the basement walls in bathrooms and utility rooms. These appear to have been caused by significant water intrusion and framing members are rotted and suspect microbial growth is present. Recommend full evaluation by an environmental specialist for testing along with general contractor for proper repairs.

Recommendation

Contact a qualified professional.



Men's Bathroom



Men's Bathroom



Men's Bathroom



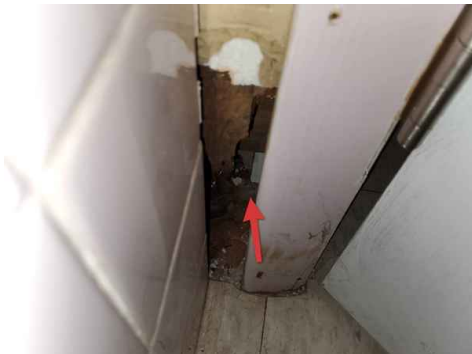
Men's Bathroom



Men's Bathroom



Men's Bathroom



Opening to the hallway. Wood rot along framing members and wall system.



Men's Bathroom



Women's Bathroom



Women's Bathroom

10.3.1 Floor Covering

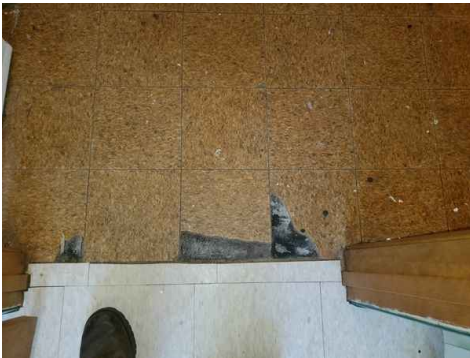
 Safety/Defective Item

FLOOR TILES-UNKNOWN ASBESTOS

Observed floor tiles that appeared to be consistent with tiles containing asbestos. Inspector cannot determine or confirm tiles contain asbestos. Visual inspection only. Recommend professional test for confirmation and removal options.

Recommendation

Contact a qualified professional.



9" x 9" tiles

11: KITCHEN

		IN	NI	NP	O
11.1	Dishwasher			X	
11.2	Refrigerator	X			
11.3	Range		X		
11.4	Kitchen Ventilation Systems			X	
11.5	Countertops & Cabinets	X			
11.6	Sink & Plumbing	X			X
11.7	Garbage Disposal			X	
11.8	Built-in Microwave			X	
11.9	GFCI Receptacles	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Range/Oven Brand
GE

Range/Oven Energy Source
Electric

Refrigerator Brand
Whirlpool

Kitchen Ventilation
None Present

Limitations

Kitchen Appliances Limitations

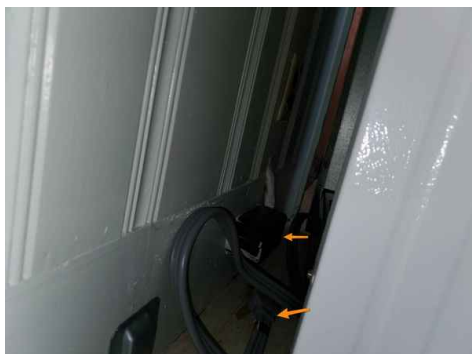
MICROWAVE PRESENT-COUNTERTOP

Microwave present at time of inspection was a countertop model. This was not inspected due to not being a "built-in appliance". Countertop models are not included in the scope of a home inspection.

Range

RANGE NOT INSPECTED

Range was not inspected. Electric range was not plugged in at time of inspection. Unknown reason. Plug was present, however not accessible without moving the appliance.



Observations

11.6.1 Sink & Plumbing

S-TRAP

Improper S-Trap observed in plumbing drain. Proper installation of a P-trap is recommended by a licensed and qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



STANDARDS OF PRACTICE

Roof System

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 Components

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.

Structural Systems

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.

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 Systems

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 System

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 System

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 Components

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.