



Inspection Report

Mr. John Sampleson

Property Address:
190 Fay Way
Rye Beach New Hampshire 03871



DBC Home Inspections

Dickie Garnett - New Hampshire #293
Post Office Box 622
North Hampton, NH. 03862-0622
Office; 603 - 770 - 5324
Mobile: 603 - 498 - 5955

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INSPECTION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

Address of Structure to be Inspected: 190 Fay Way Rye Beach New Hampshire
03871

Inspection Fee: \$ 850.00

1. Client requests a visual inspection of the structure identified at the above address by DBC Home Inspections hereinafter collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.
2. Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c) Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.
3. **CONFIDENTIAL REPORT:** Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the Attorney directly representing Client. **IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMEGES AS A RESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY,** Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.
4. Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of these standards is attached to the Inspection Agreement.
5. **SCOPE OF INSPECTION:** The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector). If your inspector recommends consulting other specialized experts, client must do so at client's expense.

6. **CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.**
7. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.
8. **LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**
9. **DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.
10. **ARBITRATION:** It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**
11. Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of New Hampshire.
12. **ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable attorney's fees, arbitrator fees and other costs.
13. **Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.**
14. **SEVERABILITY:** If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in full force and effect between the parties.
15. **PAYMENT: Payment is expected at the completion of the inspection.** The report will not be delivered without payment. All costs, including but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks. Cash, Check, Visa, MasterCard & Discover are accepted payment options.
16. **ENTIRE CONTRACT:** This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

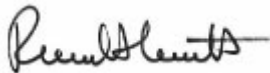
Dated _____ **Signature of Client** _____

(One signature binds all)

Printed Name of Client: John Sampleson

Dated _____

Signature of Inspector:



Inspector: Richard N.A. Garnett of DBC Home Inspections, LLC.

Paid ___/___/2013



INVOICE

DBC Home Inspections
Post Office Box 622
North Hampton, NH. 03862-0622
Office; 603 - 770 - 5324
Mobile: 603 - 498 - 5955
Inspected By: Dickie Garnett

Inspection Date: 3/18/2013
Report ID: SAMPLE

Customer Info:	Inspection Property:
Mr. John Sampleson PO Box 622 North Hampton New Hampshire 03862 Customer's Real Estate Professional:	190 Fay Way Rye Beach New Hampshire 03871

Inspection Fee:

Service	Price	Amount	Sub-Total
Single Family - 2,500 - 3,000sqft	400.00	1	400.00
Barns (\$50 per 500sqft - all levels)	50.00	3	150.00
Radon Air Test	100.00	1	100.00
Radon Water Test	60.00	1	60.00
Standard Water Test	140.00	1	140.00
			Tax \$0.00
			Total Price \$850.00

Payment Method: Cash
Payment Status: Paid
Note:

Date: 3/18/2013	Time: 11:00 PM	Report ID: SAMPLE
Property: 190 Fay Way Rye Beach New Hampshire 03871	Customer: Mr. John Sampleson	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Inspector

Type of building:

Single Family (2 story)

Style of Home:

Colonial

Approximate age of building:

Over 200 years old, Fully Renovated in 2000

Home Faces:

South

Temperature:

Below 60 (around 40F)

Weather:

Clear

Ground/Soil surface condition:

Frozen, Thawing

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



North East Corner

Styles & Materials

Viewed roof covering from:

Ground
Ladder
Binoculars

Roof-Type:

Gable
Shed

Roof Covering:

Architectural
Asphalt/Fiberglass

Chimney (exterior):

Brick

Sky Light(s):

None

Roof Ventilation:

Gable vents

Method used to observe attic:

Pull Down Stairs

Roof Structure:

Common board
Wood slats
Sheathing
Post & Beam

Ceiling Structure:

2X8
Post & Beam

Attic info:

Pull Down stairs
Light in attic

Attic Insulation:

Kraft Faced (Vapor Barrier) Fiberglass
Insulation
Un-Faced (NO Vapor Barrier)
Fiberglass Insulation
NO Plastic Vapor Barrier

		IN	NI	NP	RR
1.0	Roof Coverings	•			•
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			•
1.3	Roof Ventilation	•			
1.4	Roof Drainage Systems (gutters and downspouts)	•			•
1.5	Roof Structure and Attic (Report leak signs or condensation)	•			
1.6	Ventilation Fans and Thermostatic Controls (Attic)		•	•	
1.7	Insulation in Attic	•			
1.8	Visible Electric Wiring in Attic	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.0 (1) SUNROOM ROOF: The roof that covers the sunroom is looking warn. The low pitch and New England weather can vastly shorten the life of an asphalt shingle. The homeowner disclosed that the roof is about 13 years old. It has been a hard 13 years- I recommend re-shingling this portion of the roof. Alternative roof coverings such as metal may be a good option for a long term roof covering at such a low pitch. A qualified and insured roofing professional should perform this work.



1.0 Picture 1 Sunroom Roof



1.0 Picture 2 Sunroom Roof

1.0 (2) SUNROOF ROOF: The roof of this historic home utilizes roof shakes as a drip cap- a historic supplement to the standard aluminum drip cap typically seen on homes. The down side to this material is that it can rot and grow moss as seen in this case. Recommend replacing.



1.0 Picture 3 Shake Drip Cap

1.0 (3) MAIN HOUSE: The remaining parts of the roof appear in good working shape. The working life of this type of shingle is around 20-25 years- I estimate that this roof MAY last another ten years before it needs to be replaced. As is always the case with roofs: a roof that is in good shape today can be one good storm away from being ruined tomorrow. I advise monitoring roof coverings often and making sure that vegetation and tree limbs are kept clear.



1.0 Picture 4 Upper Roof

1.0 (4) MAIN HOUSE: The north facing roof has some typical dips for a home this age. No signs of leaking or distress was present on the inside so I would not raise a flag yet. Using the rest of the 2000 restoration of this home I would assume that the entire roof was re sheeted with plywood before the roof shingles were installed.



1.0 Picture 5 North Roof

1.2 (1) 1729 CHIMNEY: The paint on the chimney is showing signs of age and could benefit from being repainted. The sealing of the brick will help protect the brick that is standing up to the elements very well. Owner discloses that all the chimneys were lined during the 200 renovation.



1.2 Picture 1 Chimney



1.2 Picture 2
Chimney

1.2 (2) CHIMNEY: I recommend to all clients that they have the chimneys swept and inspected by a qualified Chimney Sweep upon closing on their home and that they repeat this process annually.

1.3 VENTILATION: The attic space is vented using gable vents. Soffit vent insulation dampers were present in the attic put soffit vents were not visible from the exterior. This style of ventilation is very typical for the a home of this historic age.



1.3 Picture 1 Gable vent

1.4 GUTTERS: Seamless gutters have been installed on this home. They appear clean and in good working order. Managing the outflow of discharged water is important to keeping a dry basement. I would recommend adding lengths of downspout where needed to discharge water as far from the home as possible.

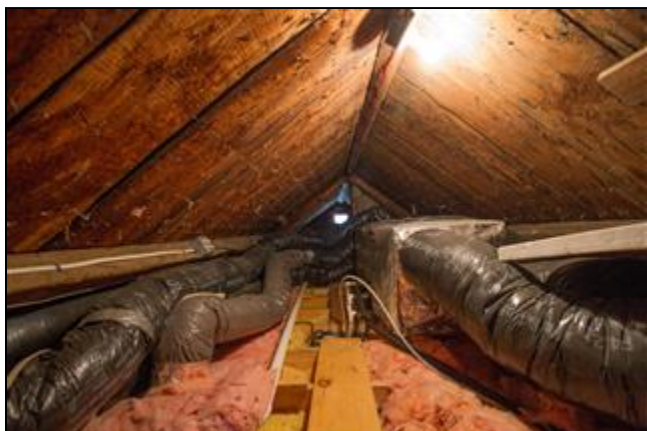


1.4 Picture 1 Downspout - North corner



1.4 Picture 2 Downspout - South Corner

1.5 STRUCTURE: The post and beam construction of the roof structure is typical for a home of this age. There were no signs of sagging or added stress to the structure. Monitor and consult a qualified professional if signs of stress appear in the future.



1.5 Picture 1 Roof Structure



1.5 Picture 2 Roof Structure

1.7 INSULATION: The insulation is adequate but there is always room for improvement. No visible vapor barrier was observed. A consistent vapor barrier is key for fiberglass insulation to reach its full efficiency.



1.7 Picture 1 Attic Insulation



1.7 Picture 2 Attic Insulation

1.8 JUNCTION BOX: Needs cover plate



1.8 Picture 1 Cover Plate Needed

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



South East Corner

Styles & Materials

Siding Style:

Clapboard (Bevel Siding)

Siding Material:

Wood
Cedar (PFJ)

Exterior Entry Doors:

Steel
Insulated glass
Aluminum Clad (Wood)

Appurtenance:

Covered porch
Ground Level Path

Driveway:

Asphalt
Brick
Wood Planks

		IN	NI	NP	RR
2.0	Wall Cladding, Flashing and Trim	•			•
2.1	Doors (Exterior)	•			
2.2	Windows	•			
2.3	Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•
2.5	Eaves, Soffits and Fascias	•			
2.6	Plumbing Water Faucets (hose bibs)	•			
2.7	Outlets (Exterior)	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.0 (1) WALL CLADDING: South facing upper floor a piece of the clapboard was cracked. Recommend a qualified person repair/replace this piece. The area around the low pitch roof show signs of dirt. Typical and I recommend having the siding cleaned to extend the life of the paint and siding material.



2.0 Picture 1 Cracked clapboard



2.0 Picture 2 Dirty cladding

2.0 (2) TRIM: Sunroom roof area is showing signs of peeling paint on the corner board- this can lead to rot. recommend a qualified painter repaint and inspect the corner board.



2.0 Picture 3 Corner Board

2.0 (3) WINDOW TRIM: Some of the window casing has blistering paint. This is a typical sign of water penetration- recommend a qualified painter re-seal and repaint these areas. If rot is present the trim piece should be replaced.



2.0 Picture 4 Window Trim

2.0 (4) RAIN BOARD: It appears that the rain (skirt) board has been replaced. The foundation cap flashing appears to be a flexible metal flashing and is in good shape.



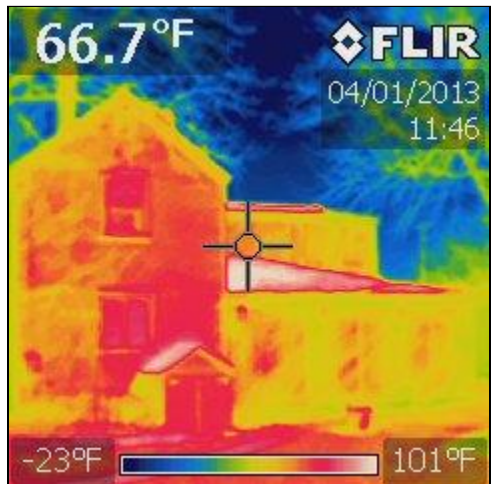
2.0 Picture 5 Rain board - TYP

2.0 (5) CRAWLSPACE DOOR: The crawl space is accessed through this "dog house" door. The door is showing signs of water absorption & rot at the bottom. Monitor and repair as needed.

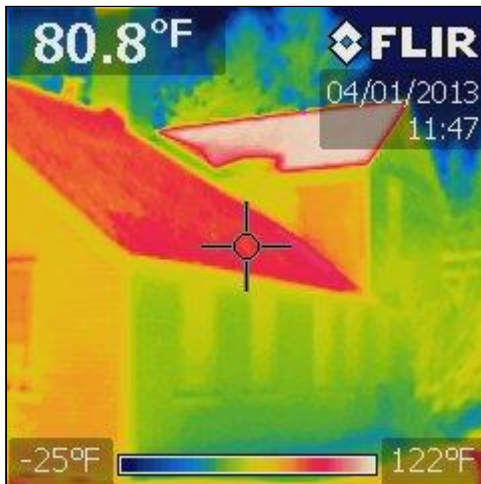


2.0 Picture 6 Basement Entrance

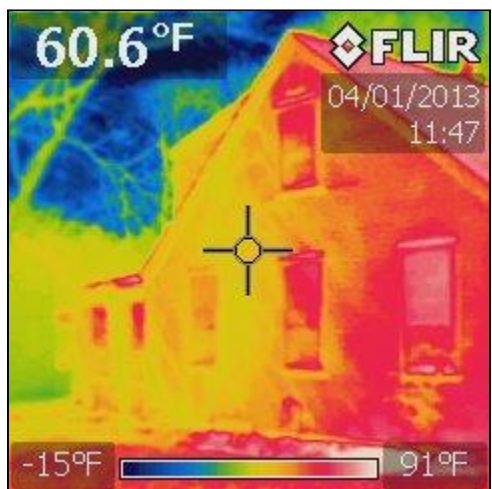
2.0 (6) THERMALS: It appears that the renovation in 2000 resulted in a very tight & well air sealed home.



2.0 Picture 7 South Face: in the sun at the time



2.0 Picture 8 North face: no signs of heat loss from windows



2.0 Picture 9 East Face: also in the sun.

2.4 (1) VEGETATION: The vegetation (ground cover) near the sunroom should be trimmed back from the home. Vegetation can grow into foundations, crawl spaces and under slabs causing issues down the line.



2.4 Picture 1 Vegetation

2.4 (2) GRADE: Typical for a home this age the level of grade is closer than the recommend 8" that we now look for.



2.4 Picture 2 GRADE

2.6 HOSE BIBS: Two bibs on the home: one on the east side and one on the west side (by oil fill).



2.6 Picture 1 EAST Hose Bib



2.6 Picture 2 WEST Hose Bib

2.7 ELECTRICAL: The trim block behind the front entry light was pulling away from the home. Recommend a qualified person make the needed repairs.



2.7 Picture 1 Front Entry Light

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Kitchen



Kitchen

Styles & Materials

Dishwasher Brand:

MAYTAG

Serial # : Model: 777-0 Serial #:
MDB6759AWW2

Disposer Brand:

IN SINK ERATOR

Serial # : Mode: Pro SS Serial #: SB
63367789

Exhaust/Range hood:

VENTED

Maytag
Serial # : 10000759WH
Manufactured: 04/1999

Range/Oven:

MAYTAG

Serial # : Gemini

Built in Microwave:

MAYTAG

Serial # : 10000759WH
Manufactured: 04/1999

Trash Compactors:

NONE

Cabinetry:

Laminate

Countertop:

Corian

Refrigerator:

GENERAL ELECTRIC

Refrigerator Opening Width:

36 inches

Refrigerator Opening Height:

72 inches

Clothes Dryer Vent Material:

Metal

Dryer Power Source:

220 Electric

Extra Info : Maytag Neptune

Stackable

		IN	NI	NP	RR
3.0	Ceiling	•			
3.1	Walls	•			
3.2	Floor	•			
3.3	Pantry/Closet Doors	•			
3.4	Windows	•			
3.5	Counters and a representative number of Cabinets	•			
3.6	Plumbing Drain and Vent Systems	•			
3.7	Plumbing Water Supply Faucets and Fixtures	•			
3.8	Outlets Wall Switches and Fixtures	•			
3.9	Refridgerator	•			
3.10	Dishwasher	•			
3.11	Ranges/Ovens/Cooktops	•			
3.12	Range Hood	•			
3.13	Trash Compactor		•	•	
3.14	Food Waste Disposer	•			
3.15	Microwave Cooking Equipment	•			
3.16	Clothes Dryer Vent Piping	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

3.0 CEILING MATERIAL: Sheetrock, Plaster & Paint

3.1 WALL MATERIAL: Sheetrock, Plaster & Paint

3.2 FLOOR MATERIAL: Wide Pine

3.3 DOOR MATERIAL: Solid wood 6-Panel, Painted

3.4 WINDOWS: Casement & Double Hung

3.9 REFRIDGERATOR: Present & Operable



3.9 Picture 1 Refridgerator

3.10 DISHWASHER: Present & Operable



3.10 Picture 1 Dishwasher



3.10 Picture 2 Dishwasher

3.11 RANGE/OVEN: Present & Operable



3.11 Picture 1 Oven

3.12 HOOD: Present & Operable



3.12 Picture 1 Micro Hood

3.14 DISPOSAL: Present & Operable



3.14 Picture 1 Garbage Disposal

3.15 MICROWAVE: Present & Operable



3.15 Picture 1 Microwave



3.15 Picture 2 Microwave

3.16 DRYER VENT: The pipe was inspected but the dryer was not operated. The screen on the exterior should be cleaned often and the interior dryer lint filter should be cleaned after every use.



3.16 Picture 1 Dryer Vent

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(A) . Bedroom - Ground Level: Master

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Ground Level Master



Ground Level Master

Styles & Materials

Ceiling Materials:

Drywall
Plaster
Exposed Beams

Wall Material:

Drywall
Plaster
Paneling
Wallpaper
Wood
Exposed Beams

Floor Covering(s):

Area rug
Wood
Wide Pine

Interior Doors:

Solid
Raised panel
Wood

Window Types:

Double-hung
Thermal/Insulated

Window Manufacturer:

MARVIN

		IN	NI	NP	RR
4.0.A	Ceilings	•			
4.1.A	Walls	•			
4.2.A	Floors	•			
4.3.A	Steps, Stairways, Balconies and Railings		•	•	
4.4.A	Doors (Representative number)	•			
4.5.A	Windows (Representative number)	•			
4.6.A	Outlets, Switches and Fixtures	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(B) . Bedroom - Upper Level: Office

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Upper Bedroom - Office



Upper Bedroom - Office

Styles & Materials

Ceiling Materials:

Drywall
Plaster
Exposed Beams

Wall Material:

Drywall
Plaster
Wallpaper
Exposed Beams

Floor Covering(s):

Area rug
Wood
Wide Pine

Interior Doors:

Solid
Raised panel
Wood

Window Types:

Double-hung
Thermal/Insulated

Window Manufacturer:

MARVIN

		IN	NI	NP	RR
4.0.B	Ceilings	•			
4.1.B	Walls	•			
4.2.B	Floors	•			
4.3.B	Steps, Stairways, Balconies and Railings		•	•	
4.4.B	Doors (Representative number)	•			
4.5.B	Windows (Representative number)	•			
4.6.B	Outlets, Switches and Fixtures	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(C) . Bedroom - Upper Level: Twin Beds

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Upper Level Bedroom



Upper Level Bedroom

Styles & Materials

Ceiling Materials:

- Drywall
- Plaster
- Exposed Beams

Wall Material:

- Drywall
- Plaster
- Wallpaper
- Exposed Beams

Floor Covering(s):

- Area rug
- Wood
- Wide Pine

Interior Doors:

- Solid
- Raised panel
- Wood

Window Types:

- Double-hung
- Thermal/Insulated

Window Manufacturer:

- MARVIN

		IN	NI	NP	RR
4.0.C	Ceilings	•			
4.1.C	Walls	•			
4.2.C	Floors	•			
4.3.C	Steps, Stairways, Balconies and Railings		•	•	
4.4.C	Doors (Representative number)	•			
4.5.C	Windows (Representative number)	•			
4.6.C	Outlets, Switches and Fixtures	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(D) . Bedroom: Upper Level: Wardrobe

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Upper Level Bedroom - Wardrobe

Styles & Materials

Ceiling Materials:

Sheetrock
Plaster

Wall Material:

Sheetrock
Plaster
Wallpaper

Floor Covering(s):

Wide Pine

Interior Doors:

Solid
Raised panel

Window Types:

Double-hung
Thermal/Insulated

Window Manufacturer:

MARVIN

		IN	NI	NP	RR
4.0.D	Ceilings	•			
4.1.D	Walls	•			
4.2.D	Floors	•			
4.3.D	Steps, Stairways, Balconies and Railings		•	•	
4.4.D	Doors (Representative number)	•			
4.5.D	Windows (Representative number)	•			
4.6.D	Outlets, Switches and Fixtures	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(E) . Living Room - Formal

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Formal Living Room

Styles & Materials

Ceiling Materials:

- Drywall
- Plaster
- Exposed Beams

Wall Material:

- Drywall
- Plaster
- Exposed Beams

Floor Covering(s):

- Area rug
- Wood
- Wide Pine

Interior Doors:

- Solid
- Raised panel
- Wood

Window Types:

- Double-hung

Window Manufacturer:

- MARVIN

		IN	NI	NP	RR
4.0.E	Ceilings	•			
4.1.E	Walls	•			
4.2.E	Floors	•			
4.3.E	Steps, Stairways, Balconies and Railings		•	•	
4.4.E	Doors (Representative number)	•			
4.5.E	Windows (Representative number)	•			
4.6.E	Outlets, Switches and Fixtures	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(F) . Living Room - Sunroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Sunroom



Sunroom

Styles & Materials

Ceiling Materials:

Drywall
Sheetrock
Plaster

Wall Material:

Wallpaper

Floor Covering(s):

Stone
Tile

Interior Doors:

Wood
French Door (15 Lite)

Window Types:

Double-hung
Sliders
Thermal/Insulated

Window Manufacturer:

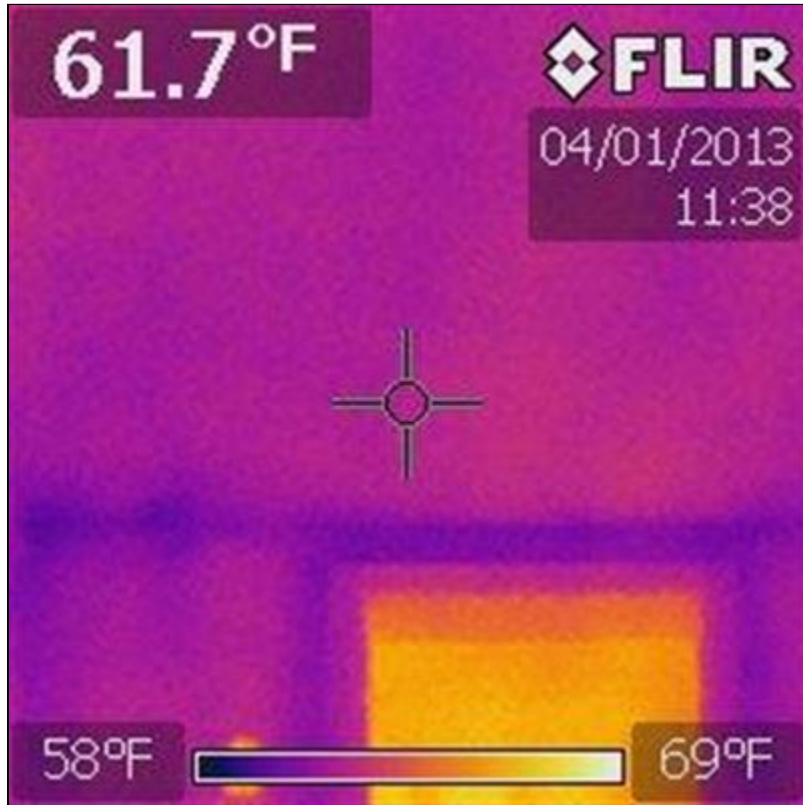
MARVIN

		IN	NI	NP	RR
4.0.F	Ceilings	•			•
4.1.F	Walls	•			
4.2.F	Floors	•			
4.3.F	Steps, Stairways, Balconies and Railings	•			
4.4.F	Doors (Representative number)	•			
4.5.F	Windows (Representative number)	•			•
4.6.F	Outlets, Switches and Fixtures	•			
		IN	NI	NP	RR

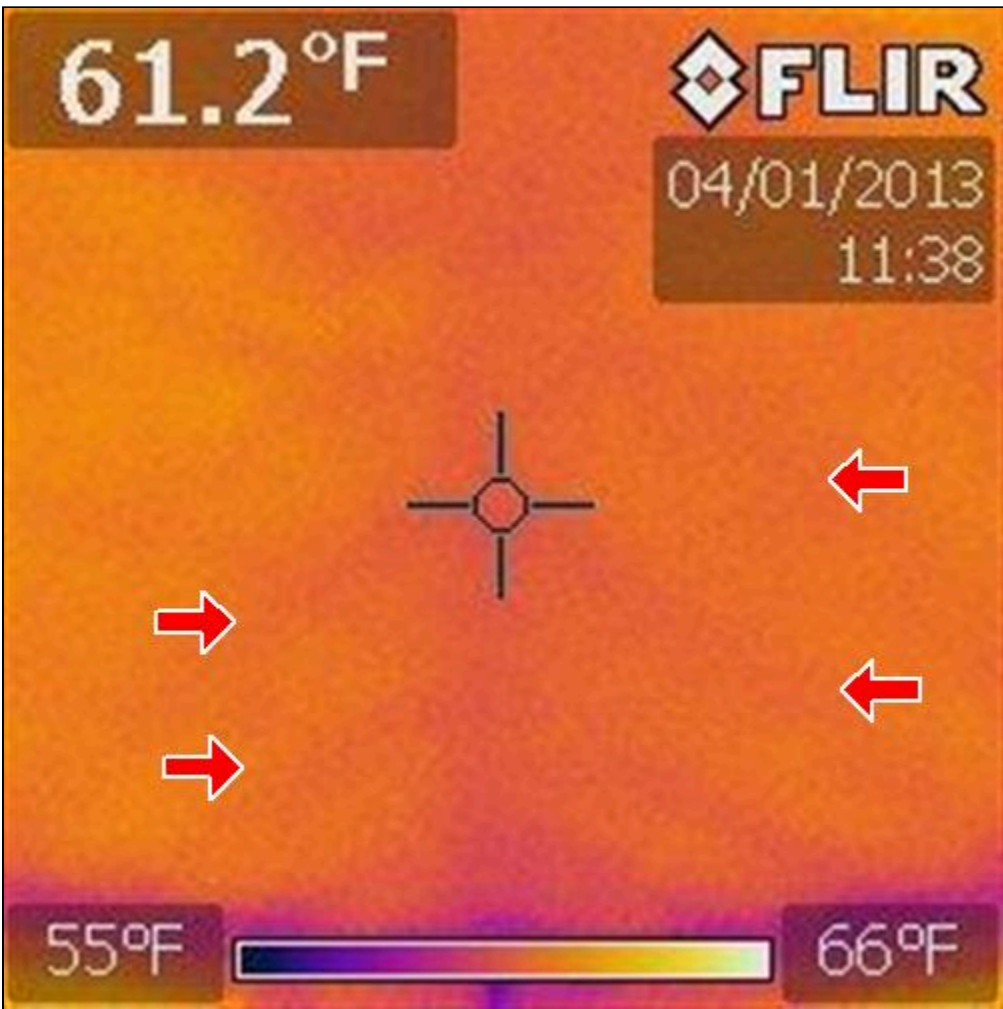
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

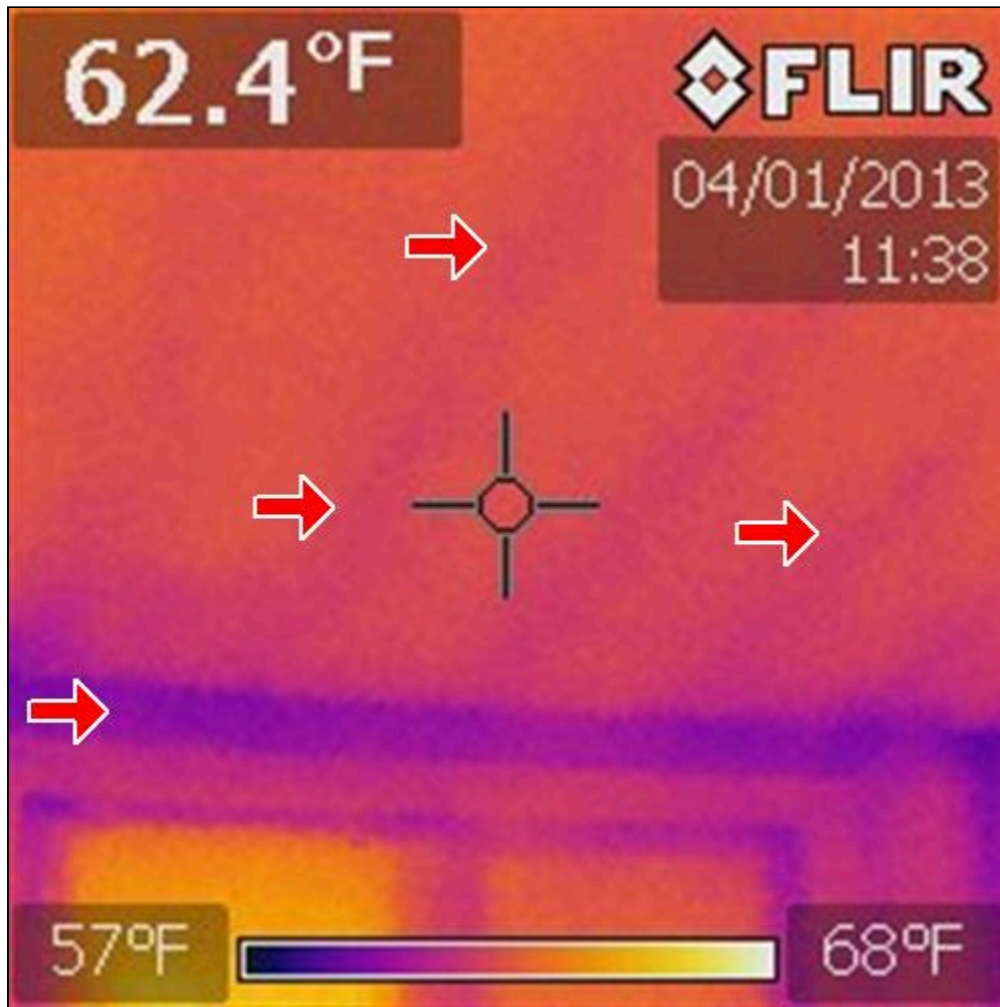
4.0.F CEILING: Minor crack on ceiling near joint. Thermal images showed no signs of water penetration. Monitor and repair as needed.



4.0.F Picture 1 Sunroom THERMAL



4.0.F Picture 2 Sunroom Roof Framing



4.0.F Picture 3 Sunroom Roof Framing

4.5.F SLIDERS: The fixed panel in the corner slider is showing signs of rot. Repair may be possible but replacement of entire sash is recommended. Recommend a qualified contractor perform the replacement. The middle set of sliders is showing early signs similar to corner slider. Monitor and repair/replace as needed.



4.5.F Picture 1 Slider rail rot



4.5.F Picture 2 Slider rail rot

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(G) . Hallways and Other Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Ground Floor Hall



Upstairs Hall



Upstairs Hall



Upstairs Hall

Styles & Materials

Ceiling Materials:

Drywall
Plaster
Wallpaper
Exposed Beams

Wall Material:

Drywall
Plaster
Paneling
Wallpaper
Wood
Exposed Beams

Floor Covering(s):

Area rug
Wood
Wide Pine

Interior Doors:

Solid
Raised panel
Wood

Window Types:

Double-hung

Window Manufacturer:

MARVIN

		IN	NI	NP	RR
4.0.G	Ceilings	•			•
4.1.G	Walls	•			
4.2.G	Floors	•			
4.3.G	Steps, Stairways, Balconies and Railings	•			•
4.4.G	Doors (Representative number)	•			
4.5.G	Windows (Representative number)	•			
4.6.G	Outlets, Switches and Fixtures	•			
		IN	NI	NP	RR

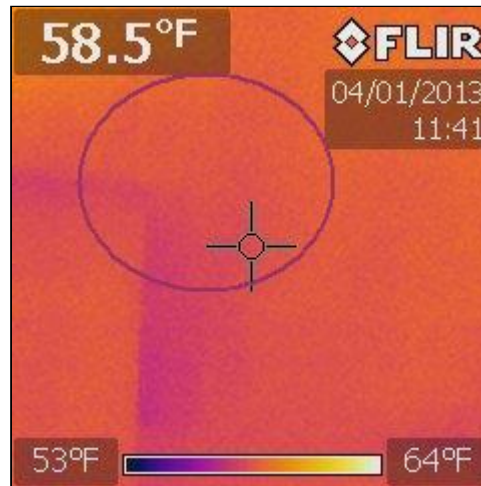
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

4.0.G UPSTAIRS BATHROOM: The ceiling plaster skim coat around the chimney has fallen as a result of chimney flashing leak. The leak does not appear active but the plaster should be repaired by a qualified professional. Home owner discloses that leak was fixed several years ago. Thermal images showed no signs of moisture.



4.0.G Picture 1 Upstairs Bathroom



4.0.G Picture 2 THERMAL of Ceiling

4.3.G STAIRS: The stairs appear original to the home or at least from a renovation many decades ago. They do not meet current codes but are firm and solid. They appear in better shape than some stairs that I have inspected recently that **DO** meet current code. No current repair is needed but you should monitor and repair if necessary.



4.3.G Picture 1 Stairs

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(H) . Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Dining Room



Dining Room

Styles & Materials

Ceiling Materials:

Drywall
Plaster

Wall Material:

Drywall
Plaster
Paneling
Wallpaper
Wood

Floor Covering(s):

Area rug
Wood
Wide Pine

Interior Doors:

Solid
Raised panel
Wood

Window Types:

Double-hung

Window Manufacturer:

MARVIN

		IN	NI	NP	RR
4.0.H	Ceilings	•			
4.1.H	Walls	•			
4.2.H	Floors	•			
4.3.H	Steps, Stairways, Balconies and Railings		•	•	
4.4.H	Doors (Representative number)	•			
4.5.H	Windows (Representative number)	•			
4.6.H	Outlets, Switches and Fixtures	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A) . Master Bath



Master Bathroom

Styles & Materials

Exhaust Fans:

Fan with light

		IN	NI	NP	RR
5.0.A	Counters and Cabinets	•			
5.1.A	Doors (Representative number)	•			
5.2.A	Windows		•	•	
5.3.A	Plumbing Drain, Waste and Vent Systems	•			
5.4.A	Plumbing Water Supply and Distribution Systems and Fixtures				•
5.5.A	Outlets Switches and Fixtures	•			
5.6.A	Exhaust fan	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.4.A SHOWER: The sealant around the shower panels are showing signs of mildew. Some cleaning may remove it but if it persists a qualified person should replace the sealant.



5.4.A Picture 1 Shower Sealant.

5(B) . Upstairs Bath



Upstairs Bathroom



Upstairs Bathroom

Styles & Materials

Exhaust Fans:

Fan with light

		IN	NI	NP	RR
5.0.B	Counters and Cabinets	•			
5.1.B	Doors (Representative number)	•			
5.2.B	Windows	•			
5.3.B	Plumbing Drain, Waste and Vent Systems	•			
5.4.B	Plumbing Water Supply and Distribution Systems and Fixtures	•			•
5.5.B	Outlets Switches and Fixtures	•			
5.6.B	Exhaust fan	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.4.B TOILET RING: There was staining present around the base of the toilet. This could be the sign of a failed wax ring. Although there was no evidence below the bathroom the staining should be monitored to see if it progresses. Alternatively, a qualified plumber could be contacted to remove the toilet and have the ring replaced.



5.4.B Picture 1 Toilet Stains

6. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Masonry block
 Poured concrete
 Rock

Method used to observe

Crawlspace:

From entry
 Walked

Floor Structure:

2 X 8
 Wood joists
 Wood beams

Wall Structure:

Wood
 2 X 4 Wood
 2 X 6 Wood

Columns or Piers:

Wood piers
 Masonry block

Floor System Insulation:

NONE

		IN	NI	NP	RR
6.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
6.1	Walls (Structural)	•			
6.2	Columns or Piers	•			
6.3	Floors (Structural)	•			
6.4	Ceilings (Structural)	•			
6.5	Insulation under Floor System		•	•	
6.6	Vapor Retarders (On ground in crawlspace or basement)		•		
6.7	Ventilation of Foundation Area (crawlspace or basement)	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

6.0 CRAWLSPACE: The crawl space is an easily access area under 70% of the home. In these areas there is ample amount of clearance for work to be performed. All the utilities are located in this area. The foundation walls are a mix of all the foundations types. All of these types were properly enforced, repaired or added during a renovation in 2000. The ground cover is many inches of crushed stone that has been packed. It has been disclosed that during high volumes of rain this area can flood but there is no evidence high water marks above a couple of inches. All the utilities have been lifted off the ground sufficiently. There are three sump pumps installed and operating.

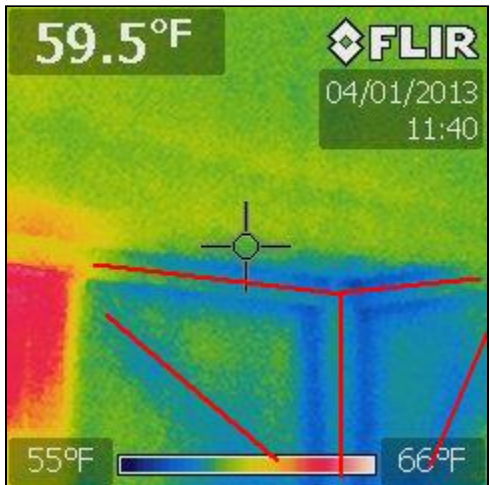


6.0 Picture 1 Stone Foundation

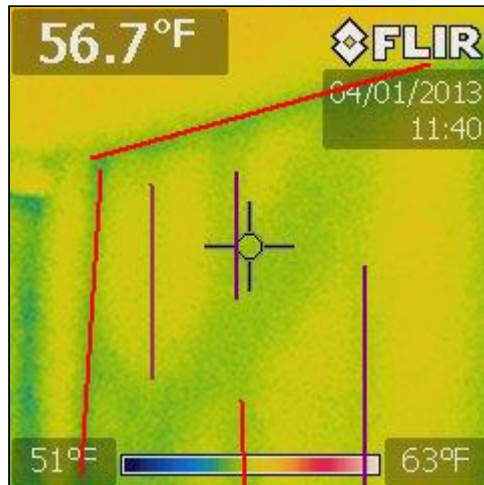


6.0 Picture 2 Cinder Block Foundation

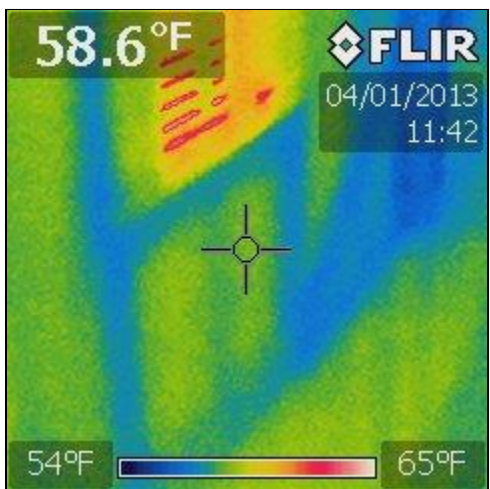
6.1 WALLS: These selected thermal images show the framing that is typical for this home. It appears that the renovation involved marrying old original post and beam construction with modern dimensional framing. There were no signs of leaks or insulation voids. It appeared to be a very sound and tight house.



6.1 Picture 1 Post & Beam Construction



6.1 Picture 2 Post & Beam Construction with new



6.1 Picture 3 Post & Beam Construction with new

6.2 PIERS: Present and in good shape. Monitor for movement.

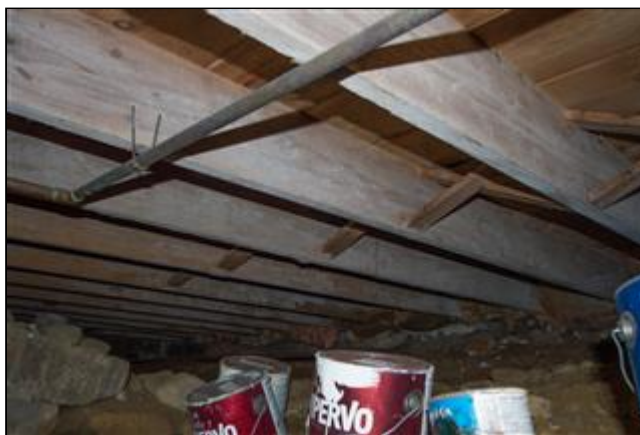


6.2 Picture 1 Wood Pier

6.3 FLOORS: Signs of several additions & sistering from the 2000 renovation and prior events.



6.3 Picture 1 Floor below kitchen



6.3 Picture 2 Floor Below Master



6.3 Picture 3 Floor Below Master

6.7 CRAWLSPACE VENTILATION: There were several windows and an access door offering ventilation to the crawlspace. There was no signs of a dangerous amount of moisture.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Plumbing System

Styles & Materials

Water Source:

Public

Water Filters:

Sediment filter

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

Not visible

Plumbing Waste Line:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

40 Gallon (1-2 people)
Unknown

Water Heater Manufacturer:

Buderus

Water Heater Location:

Basement
Crawlspace

		IN	NI	NP	RR
7.0	Plumbing Drain, Waste and Vent Systems	•			
7.1	Plumbing Water Supply and Distribution Systems and Fixtures	•			
7.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			•
7.3	Main Water Shut-off Device (Describe location)	•			
7.4	Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
7.5	Main Fuel Shut-off (Describe Location)	•			
7.6	Sump Pump	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

7.0 PLUMBING DRAINS: The plumbing appears to have been completely updated during the 2000 renovation.



7.0 Picture 1 Waste Lines



7.0 Picture 2 Main Clean Out

7.1 (1) SHUT OFFS: There were several shut offs located in the basement that were all clearly labeled.

7.1 (2) EXPANSION TANK: There is an expansion tank installed on the water supply system. This tank should be inspected for leaks and corrosion annually or as needed.



7.1 Picture 1 Expansion Tank

7.2 (1) HOT WATER: The domestic hot water is heated by the boiler and stored in the pictured tank. The control of the hot water is through the boiler's computer. Manuals present.



7.2 Picture 1 Hot Water Tank



7.2 Picture 2 Hot Water Tank

7.2 (2) WATER PIPES: There are early signs of topical corrosion on the copper pipes. Given the unconditioned space and the proximity to the ocean this corrosion isn't surprising but should be monitored and repaired as necessary during annual maintenance/service.



7.2 Picture 3 Corrosion

7.3 WATER SHUT OFFS: There are two main shut offs. A ball valve on the interior of the crawlspace on the east wall and on the exterior of the east wall.



7.3 Picture 1 Exterior Shut Off



7.3 Picture 2 Interior Shut Off

7.4 FUEL STORAGE: The tanks appears to have been replaced during the 2000 renovation. It is showing signs of exterior rust and corrosion typical for the unconditioned space and proximity to the ocean. The tank should be thoroughly inspected annually during the heat system maintenance.



7.4 Picture 1 Oil Tank

7.5 FUEL SHUT OFF: The main fuel shut off is located by the boiler next to the oil filter.



7.5 Picture 1 Fuel Shut Off

7.6 SUMP PUMPS: There are three sump pumps located in the crawlspace: one by the entrance to the south and then two over in the east section of the crawlspace. All three pumps are placed in submerged 5 gallon buckets that have been perforated to allow ground water to enter. The system appears to work well but a good improvement would be to add a battery back up to the system.



7.6 Picture 1 Sump Pump South



7.6 Picture 2 Sump Pumps East

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Electrical

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	RR
8.0	Service Entrance Conductors	•			
8.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
8.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•			
8.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
8.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•			
8.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
8.6	Location of Main and Distribution Panels	•			
8.7	Smoke Detectors	•			
8.8	Carbon Monoxide Detectors		•		
		IN	NI	NP	RR

Comments:

8.0 SERVICE ENTRANCE:

Overhead service comes in on the South West corner. These wires should be maintained and kept clear by your local electric supplier.



8.0 Picture 1 Service Entrance Conductors

8.1 ELECTRICS: The meter and panel appear to have been installed as part of the 2000 renovation. There appears to be a sub panel in the Barn. The main panel box is located in the crawlspace. All the circuits are clearly labeled.

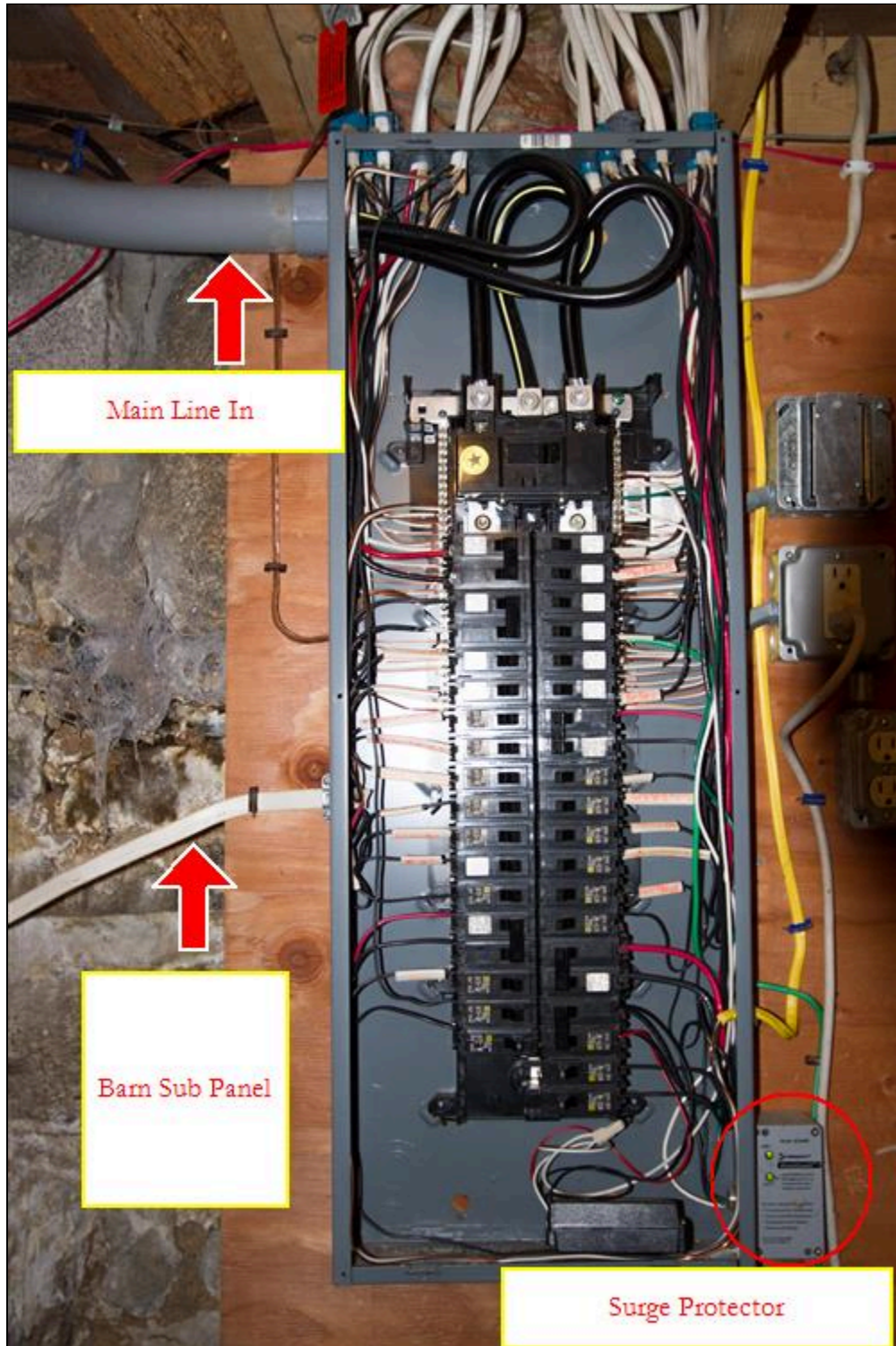


8.1 Picture 1 Service Meter



8.1 Picture 2 Panel

8.2 PANEL: The panel was updated in 2000 and appears in great working order. 200AMP service in the home with a sub-panel in the barn of 40AMPS. See Barn section for details.



8.2 Picture 1

8.6 MAIN PANEL: Crawlspace South West corner

SUB PANEL: Barn North West corner.

8.7 SMOKE DETECTORS: The house has hard wired (with battery backup) smoke and fire detectors.

8.8 CARBON MONOXIDE DETECTORS: There were a couple plug un style Carbon Monoxide Detectors present in the home.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Heating System

Styles & Materials

Heat Type: Circulating boiler Radiant Floor	Energy Source: Oil	Number of Heat Systems (excluding wood): One
Heat System Brand: Buderus	Ductwork: N/A	Filter Type: N/A
Filter Size: N/A	Types of Fireplaces: Solid Fuel	Operable Fireplaces: Three
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: BRYANT	Number of AC Only Units: One	

		IN	NI	NP	RR
9.0	Heating Equipment	•			•
9.1	Normal Operating Controls	•			
9.2	Automatic Safety Controls	•			
9.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
9.4	Presence of installed heat source in each room	•			
9.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			•
9.6	Solid Fuel heating Devices (Fireplaces, Woodstove)	•			
9.7	Gas/LP Firelogs and Fireplaces	•			
9.8	Cooling and Air Handler Equipment	•	•		
9.9	Normal Operating Controls	•	•		
9.10	Presence of installed cooling source in each room	•	•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

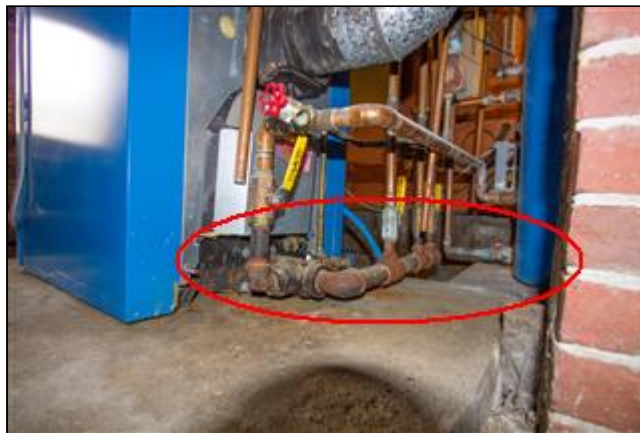
Comments:

9.0 (1) BOILER: This model boiler was top of the line at the time of installation. A current service record was present.



9.0 Picture 1 Boiler

9.0 (2) PIPES: Some of the pipes connected to the boiler are showing signs of rust and corrosion. As detailed in the plumbing section this is most like a result of the unconditioned utility area and the proximity to the ocean. I recommend having the heating technician repair or paint as needed to stop the corrosion.



9.0 Picture 2 Rusting Pipes

9.0 (3) BOILER MAINTENANCE: Replacement of heating systems can be costly so budgeting for its replacement would be prudent. It is always a good idea upon moving in to a home to have your heating system serviced by a qualified and trained heating technician. This achieves several things: it can give "your time" with the heating system a starting point, diagnose any issues that couldn't be identified during the visual inspection, starts a maintenance record for the system under your watch, provides an accurate estimation of its working life expectancy and as a result gives you peace of mind.

9.1 HEATING SYSTEM: The house is equipped with a multi-zone system

9.2 HEATING SHUT OFF: The safety switch for the boiler is located right inside the crawlspace door.



9.2 Picture 1 Boiler Safety Switch

9.3 HEAT: The house is heated mostly with circulated hot water through baseboard, there are a couple modern radiators and the sunroom is heated with radiant floor heat.



9.3 Picture 1 Radiant Heat valves

9.5 (1) BOILER FLUE: The flue pipe for the boiler is showing signs of environmental corrosion. As noted earlier: the unconditioned space and proximity to the ocean causes metal to corrode prematurely. Recommend a heating technician evaluate and replace as necessary.



9.5 Picture 1 Boiler Flue

9.5 (2) LIVING ROOM FIREPLACE: The damper is showing signs of build up. Recommend a professional cleaning and evaluation by a trained and insured chimney sweep.



9.5 Picture 2 LR Fireplace



9.5 Picture 3 LR Damper

9.8 (1) CONDESING UNIT: We did not test the air conditioner as the temperature was below 65F. We did visually inspect the unit and it appeared in good working order. Annually, and prior to the cooling season, the condenser unit should be inspected to make sure that there is no excess of debris in the unit and that the insulation around the hoses is intact. Every few years, or as needed, a trained HVAC technician can inspect and service the condensing unit. Protecting the unit during winter months is highly recommended. NEVER OPPERATE THE AIR CONDITIONER IF THE OUTSIDE TEMPERATURE IS BELOW 65F.



9.8 Picture 1 AC Condenser



9.8 Picture 2 AC Condenser



9.8 Picture 3 AC Condenser



9.8 Picture 4 AC Condenser

9.8 (2) AIR CONDITIONER: The a/c air handler is located in the attic and appears to be properly equip with flood pan and condensate piping. An annual service report was observed on the unit.



9.8 Picture 5 A/C Air Handler



9.8 Picture 6 Fiber Filter.

9.9 A/C CONTROLS: The controls were present but not operated because of the exterior temperature.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Barn (3 Bay Garage)



The Barn



The Barn

		IN	NI	NP	RR
10.0	Foundations (If all crawlspace areas are not inspected, provide an explanation. An opinion on performance is necessary)	•			
10.1	Grading and Drainage	•			
10.2	Roof Covering (If the roof is inaccessible, report the method used to inspect)	•			
10.3	Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect)	•			
10.4	Walls (Interior and Exterior)	•			
10.5	Ceiling and Floors	•			
10.6	Doors (Interior and Exterior)	•			•
10.7	Windows	•			
10.8	Service Entrance and Panels	•			
10.9	Branch Circuits-Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)	•			•
10.10	Smoke Detectors	•			
10.11	Garage Door Operators	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0 FOUNDATION: The foundation was inspected from the outside. There was no crawlspace of basement to barn.

10.1 DRAINAGE: Gutters and Downspouts were installed on the barn.

10.2 ROOF: The roof is covered with Architectural Fiberglass/Asphalt shingles. They appear around 5 years old.

10.3 ROOF STRUCTURE: The roof is build similarly to the main house- post and beam



10.3 Picture 1 Roof Structure



10.3 Picture 2 Roof Structure

10.4 WALLS: The structure is post and beam so the structure is supported by the beams. The areas between beams are filled with wood framing and barn board. Signs of several repairs...it is over 100 years old so this is to be expected.



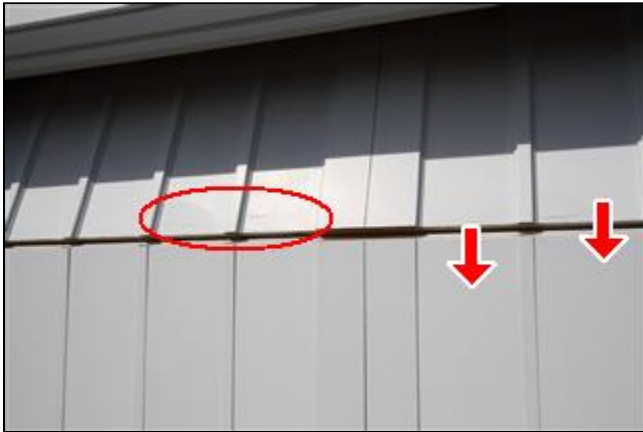
10.4 Picture 1 Wall Structure



10.4 Picture 2 Wall Structure

10.5 CEILINGS & FLOORS: The floor is wood and the barn lofts are wood as well.

10.6 (1) 3-BAY GARAGE DOORS: These doors are wooden insulated panel type doors. The garage doors have staining from driving rain or leaking. There are signs of minimal rot on the exterior. The lower panels appear to have been clad with PVC sheet stock-a repair to damaged wood I would assume. Monitor and repair as needed.



10.6 Picture 1 Garage Door



10.6 Picture 2 Garage Door



10.6 Picture 3 Garage Door



10.6 Picture 4 Garage Door

10.6 (2) MAN ENTRY DOOR: Fiberglass swing door, lockable and operable.

10.6 (3) SLIDING BARN DOORS: Appear in good working order.

10.8 PANEL: It appears as this panel was once the panel for the main house. The panel is in good shape and operating currently as a sub panel for the barn.

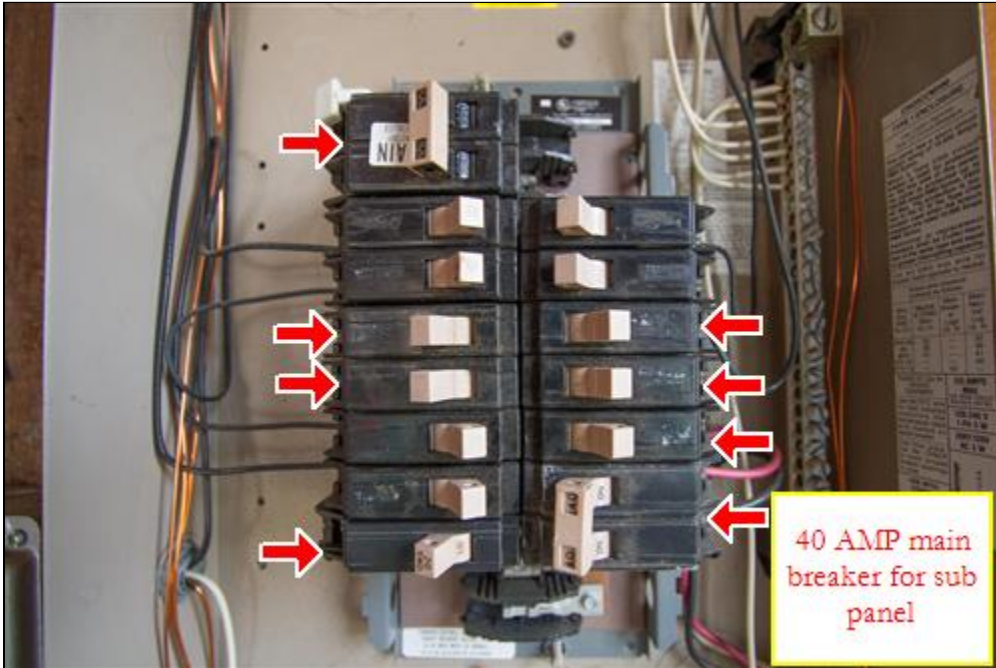


10.8 Picture 1 Sub Panel



10.8 Picture 2 Sub Panel

10.9 CURCUITS: There are several circuit breakers being unused in the panel. If these breakers are not going to be used they should be removed and blanks should be installed.



10.9 Picture 1 Unused Circuit Breakers

10.10 SMOKE DETECTOR:
Smoke/Fire detector present.



10.10 Picture 1 Smoke Detector

10.11 GARAGE DOOR OPNERS:
Each of the three bays have a garage door opener that operate correctly & safely.



10.11 Picture 1 Garage Door Operator

Summary



DBC Home Inspections

**Post Office Box 622
North Hampton, NH. 03862-0622
Office; 603 - 770 - 5324
Mobile: 603 - 498 - 5955**

Customer

Mr. John Sampleson

Address

190 Fay Way
Rye Beach New Hampshire 03871

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

General Summary

1.0 Roof Coverings

Inspected, Repair or Replace

(1) **SUNROOM ROOF:** The roof that covers the sunroom is looking warn. The low pitch and New England weather can vastly shorten the life of an asphalt shingle. The homeowner disclosed that the roof is about 13 years old. It has been a hard 13 years- I recommend re-shingling this portion of the roof. Alternative roof coverings such as metal may be a good option for a long term roof covering at such a low pitch. A qualified and insured roofing professional should perform this work.

(2) **SUNROOF ROOF:** The roof of this historic home utilizes roof shakes as a drip cap- a historic supplement to the standard aluminum drip cap typically seen on homes. The down side to this material is that it can rot and grow moss as seen in this case. Recommend replacing.

1.4 Roof Drainage Systems (gutters and downspouts)

Inspected, Repair or Replace

GUTTERS: Seamless gutters have been installed on this home. They appear clean and in good working

order. Managing the outflow of discharged water is important to keeping a dry basement. I would recommend adding lengths of downspout where needed to discharge water as far from the home as possible.

1.8 Visible Electric Wiring in Attic

Inspected, Repair or Replace

JUNCTION BOX: Needs cover plate

2. Exterior

General Summary

2.0 Wall Cladding, Flashing and Trim

Inspected, Repair or Replace

(1) **WALL CLADDING:** South facing upper floor a piece of the clapboard was cracked. Recommend a qualified person repair/replace this piece. The area around the low pitch roof show signs of dirt. Typical and I recommend having the siding cleaned to extend the life of the paint and siding material.

(2) **TRIM:** Sunroom roof area is showing signs of peeling paint on the corner board- this can lead to rot. recommend a qualified painter repaint and inspect the corner board.

(3) **WINDOW TRIM:** Some of the window casing has blistering paint. This is a typical sign of water penetration- recommend a qualified painter re-seal and repaint these areas. If rot is present the trim piece should be replaced.

(5) **CRAWLSPACE DOOR:** The crawl space is accessed though this "dog house" door. The door is showing sings of water absorption & rot at the bottom. Monitor and repair as needed.

(6) **THERMALS:** It appears that the renovation in 2000 resulted in a very tight & well air sealed home.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

(1) **VEGETATION:** The vegetation (ground cover) near the sunroom should be trimmed back from the home. Vegetation can grow into foundations, crawl spaces and under slabs causing issues down the line.

(2) **GRADE:** Typical for a home this age the level of grade is closer than the recommend 8" that we now look for.

4(F). Living Room - Sunroom

General Summary

4.5.F Windows (Representative number)

Inspected, Repair or Replace

SLIDERS: The fixed panel in the corner slier is showing signs of rot. Repair may be possible but replacement of entire sash is recommended. Recommend a qualified contractor perform the replacement. The middle set of sliders is showing early signs similar to corner slider. Monitor and repair/replace as needed.

4(G). Hallways and Other Rooms

General Summary

4.0.G Ceilings

Inspected, Repair or Replace

UPSTAIRS BATHROOM: The ceiling plaster skim coat around the chimney has fallen as a result of chimney flashing leak. The leak does not appear active but the plaster should be repaired by a qualified professional. Home owner discloses that leak was fixed several years ago. Thermal images showed no signs of moisture.

5(A). Master Bath

General Summary

5.4.A Plumbing Water Supply and Distribution Systems and Fixtures

Repair or Replace

SHOWER: The sealant around the shower panels are showing signs of mildew. Some cleaning may remove it but if it persists a qualified person should replace the sealant.

5(B). Upstairs Bath

General Summary

5.4.B Plumbing Water Supply and Distribution Systems and Fixtures

Inspected, Repair or Replace

TOILET RING: There was staining present around the base of the toilet. This could be the sign of a failed wax ring. Although there was no evidence below the bathroom the staining should be monitored to see if it progresses. Alternatively, a qualified plumber could be contacted to remove the toilet and have the ring replaced.

7. Plumbing System

General Summary

7.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

(2) **WATER PIPES:** There are early signs of topical corrosion on the copper pipes. Given the unconditioned space and the proximity to the ocean this corrosion isn't surprising but should be monitored and repaired as necessary during annual maintenance/service.

7.6 Sump Pump

Inspected

SUMP PUMPS: There are three sump pumps located in the crawlspace: one by the entrance to the south and then two over in the east section of the crawlspace. All three pumps are placed in submerged 5 gallon buckets that have been perforated to allow ground water to enter. The system appears to work well but a good improvement would be to add a battery back up to the system.

9. Heating / Central Air Conditioning

General Summary

9.0 Heating Equipment

Inspected, Repair or Replace

(2) **PIPES:** Some of the pipes connected to the boiler are showing signs of rust and corrosion. As detailed in the plumbing section this is most like a result of the unconditioned utility area and the proximity to the ocean. I recommend having the heating technician repair or paint as needed to stop the corrosion.

9.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

(1) **BOILER FLUE:** The flue pipe for the boiler is showing signs of environmental corrosion. As noted earlier: the unconditioned space and proximity to the ocean causes metal to corrode prematurely. Recommend a heating technician evaluate and replace as necessary.

(2) **LIVING ROOM FIREPLACE:** The damper is showing signs of build up. Recommend a professional

cleaning and evaluation by a trained and insured chimney sweep.

10. Barn (3 Bay Garage)

General Summary

10.6 Doors (Interior and Exterior)

Inspected, Repair or Replace

(1) **3-BAY GARAGE DOORS:** These doors are wooden insulated panel type doors. The garage doors have staining from driving rain or leaking. There are signs of minimal rot on the exterior. The lower panels appear to have been clad with PVC sheet stock-a repair to damaged wood I would assume. Monitor and repair as needed.

10.9 Branch Circuits-Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Inspected, Repair or Replace

CURCUITS: There are several circuit breakers being unused in the panel. If these breakers are not going to be used they should be removed and blanks should be installed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Reference List](#)



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