



Inspection Report

Sample Report

Property Address:
123 Sample Way
City of Inspection NH 123456



Scenic Home Inspections, LLC

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Date: 10/19/2015	Time: 08:50 AM 11:30 AM	Report ID:
Property: 123 Sample Way City of Inspection NH 123456	Customer: Sample Report	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 professional, qualified or licensed 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.

Requires Attention (RA) = The item, component, material or unit is not functioning as intended, or needs further inspection or evaluation by a professional, qualified or licensed contractor. Items, components, material or units that can be repaired to satisfactory condition may not need replacement. Recommend obtaining two estimates and ask for references and verify.

Standards of Practice:

InterNachi-International Association of
Certified Home Inspectors, State Of New
Hampshire Home Inspector Requirements

Style of House:

Colonial

Type of Building:

Single Family (2 story)

Attendance:

Buyer (s), Buyer's Agent

Approximate Age of Building:

Over 10 Years

Temperature:

Above 50 (F)

Weather:

Cloudy

Ground/Soil Surface Condition:

Dry

Rain in Last 3 Days:

No

Radon Water Test:

Yes

Water Test:

Yes

Radon Air Test:

Yes

Garage:

Attached, Two Car

1. Roofing

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.

Styles & Materials

Roof Covering:

Architectural

Viewed Roof Covering From:

Ground

Binoculars

		IN	NI	NP	RA
1.0	Roof Coverings	•			
1.1	Roof Drainage Systems	•			
		IN	NI	NP	RA

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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. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
Two Automatic	Insulated	LIFT-MASTER
	Metal	

		IN	NI	NP	RA
2.0	Garage Ceiling	•			
2.1	Garage Walls (Including Firewall Separation)	•			
2.2	Garage Floor (Cracks, Level, Sump Pump)	•			
2.3	Overhead Garage Door (s) Or Other Type	•			
2.4	Occupant Door from Garage To Inside Home	•			
2.5	Overhead Garage Door Operators (Report whether or not doors will reverse when met with resistance. Is safety beam in place and functional?)	•			
2.6	Heating Vents In Garage	•			
		IN	NI	NP	RA

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Comments:

2.2 FYI only.



2.2 Item 1

3. 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.

Styles & Materials

Siding Style:	Siding Material:	Exterior Entry Doors:
Lap	Vinyl	Metal
Appurtenance:	Driveway:	Window Types:
Deck With Steps	Asphalt	Thermal-Insulated
		Double-Hung
		Tilt Feature

		IN	NI	NP	RA
3.0	Wall Cladding, Flashing, Trim, Eaves, Soffits, Fascias	•			
3.1	Doors (Exterior)	•			
3.2	Windows (Exterior)	•			
3.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio, Cover and Applicable Railings (Exterior)				•
3.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
		IN	NI	NP	RA

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Comments:

3.0 Minor damage at garage door trim.



3.0 Item 1

3.2 The exterior windows are functional, but are somewhat difficult to close. Make sure top and bottom are pushed up and down before trying to lock.

3.3 Several of the balusters are rotted. Recommend qualified professional evaluate railing system and repair as needed.



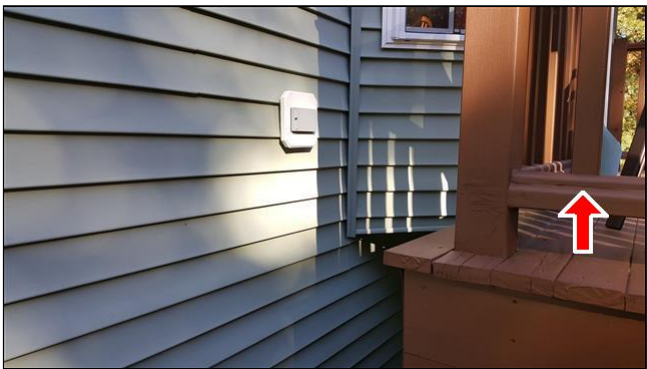
3.3 Item 1 CEMENT ERODING



3.3 Item 2 RAILING NOT SECURED PROPERLY-NO BRACKET SIMILAR TO OTHER RAILINGS



3.3 Item 3 OK



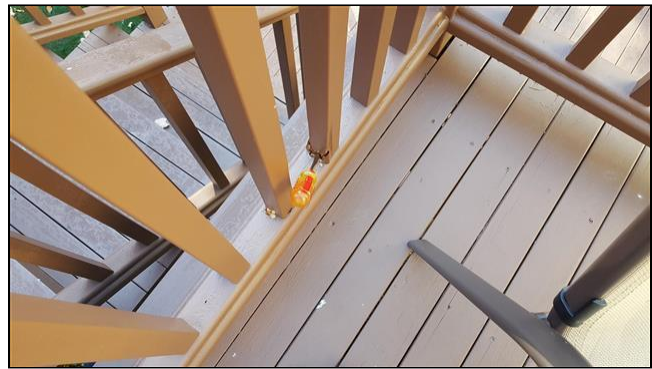
3.3 Item 4



3.3 Item 5 RAILINGS ROTTED



3.3 Item 6 MORE ROT



3.3 Item 7 MORE ROT

3.4 Minor settling and separation of pavers at front walkway. Some of the pavers on the steps are loose. Recommend repair as needed.



3.4 Item 1

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.

4. Interiors

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.

Styles & Materials

Floor Covering(s): Wood Carpet Laminate	Wall Material: Gypsum Board	Ceiling Materials: Gypsum Board
Interior Doors: Raised Panel	Countertop: Solid Surface	Cabinetry: Wood
Wall Structure: Not Visible		

		IN	NI	NP	RA
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings	•			
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)	•			
		IN	NI	NP	RA

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Comments:

4.0 There is a patch in the kitchen ceiling, most likely from a water leak at the 2nd floor bath. No issue at this time.



4.0 Item 1 PATCH AT CELING IN KITCHEN-NO ISSUE



4.0 Item 2

.....

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. 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: Poured Concrete Walls Covered In Basement-Not Visible	Floor Structure: Wood Joists	Wall Structure: Not Visible
Ceiling Structure: Not Visible	Columns or Piers: Steel Lally Columns Supporting Walls	Roof Structure: Stick-Built
Roof-Type: Gable	Method Used To Observe Attic: From Entry	Attic Information: No Storage AC Equipment Located In The Attic

		IN	NI	NP	RA
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)	•			
5.2	Columns or Piers	•			
5.3	Ceilings (Structural)	•			
5.4	Floors (Structural)	•			
5.5	Roof Structure and Attic	•			
		IN	NI	NP	RA

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Comments:

5.0 There are minor settlement or expansion cracks in the street side concrete walls. Monitor and evaluate for repair if these get worse. Consider sealing as needed. There are no signs of moisture penetration at this time.



5.0 Item 1 SMALL CRACK NOT VISIBLE

5.1 No visible signs of issues.

5.2 Lally columns FYI.



5.2 Item 1



5.2 Item 2

5.3 No visible signs of issues.

5.4 Some heaving in the basement. There are several cracks, but not more than 1/4" wide. Monitor and seal as desired.



5.4 Item 1



5.4 Item 2

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.

6. 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.

Styles & Materials

Water Filters: None	Water Source: Well	Plumbing Water Supply (Into Home): Black Poly
Plumbing Water Distribution (Inside Home): Not Visible Copper Plastic	Plumbing Waste: PVC	Water Heater Power Source: None (Boiler only)
Washer Hoses: Rubber		

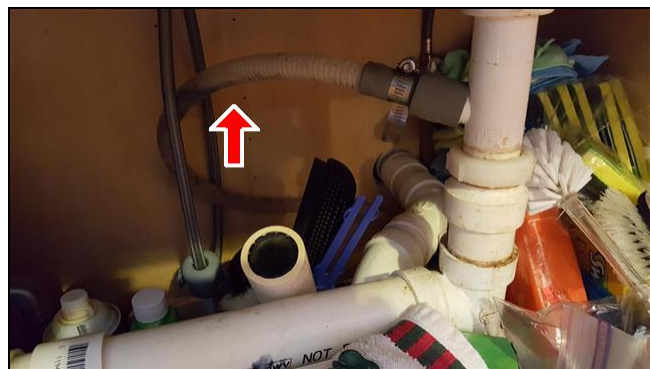
		IN	NI	NP	RA
6.0	Plumbing Drain, Waste and Vent Systems				•
6.1	Plumbing Water Supply, Distribution System, Fixtures, and Outside Faucets.	•			
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device	•			
6.4	Fuel Storage and Distribution Systems and Fuel Shutoffs (Interior-Exterior Fuel Storage, Piping, Venting, Supports, Leaks) Take Pictures of Locations, Fill Spots and Shutoffs.	•			
6.5	Washer-Dryer		•		
		IN	NI	NP	RA

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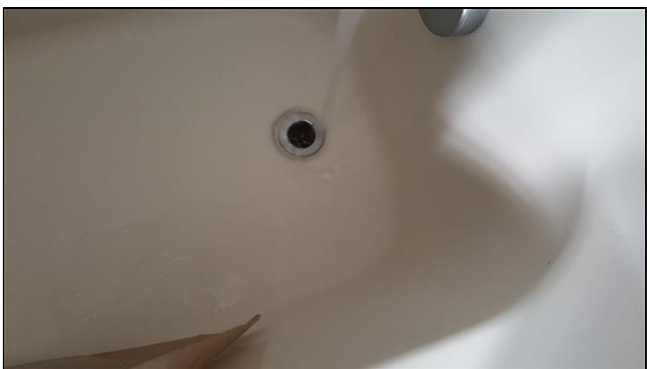
Comments:

6.0 There is no high loop in the dishwasher drain line. Recommend high loop be installed on drain line to prevent backflow of waste to dishwasher.

The drain plug in the 2nd floor bath is not functional. Repair as desired.



6.0 Item 1



6.0 Item 2 DRAIN DOES NOT WORK AT 2ND FLOOR BATH

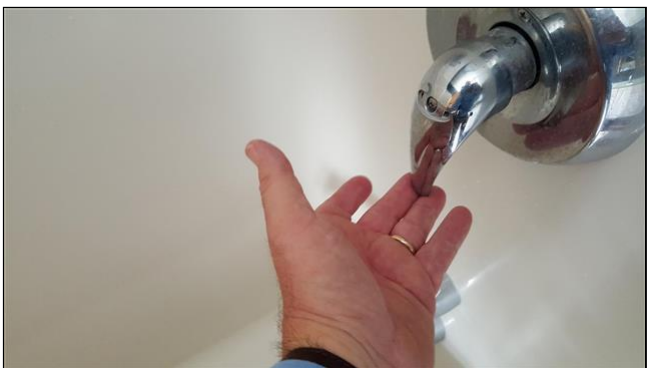
6.1 Well head. FYI

There is a loose faucet handle at the 2nd floor bath. Repair as needed.

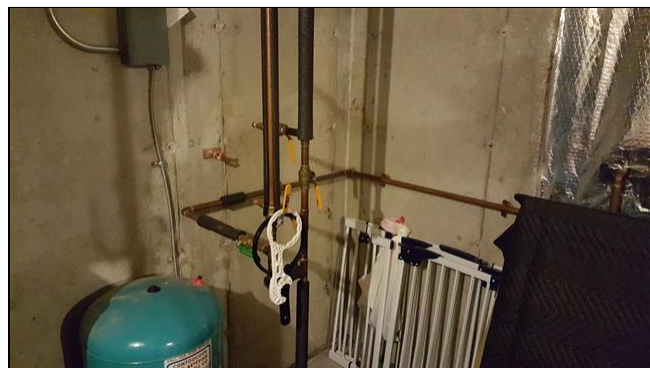
It appears there may have been a sediment filter installed at some point. Not present now. FYI.



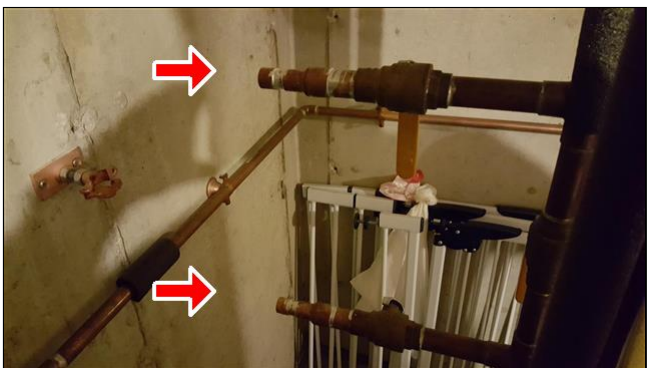
6.1 Item 1



6.1 Item 2 LOOSE HANDLE



6.1 Item 3



6.1 Item 4

6.2 Off heater.

6.3 Main Water Shutoff in basement.



6.3 Item 1

6.4 Fuel fill, propane tank and oil tank and shutoff in basement.



6.4 Item 1



6.4 Item 2



6.4 Item 3

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.

7. 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.

Styles & Materials

Electrical Service Conductors:	Electric Panel Manufacturer:	Panel Type:
Below Ground	Cutler-Hammer	Circuit breakers
Panel Capacity:	Branch Circuit Wiring:	Wiring Methods:
200 AMP MAIN	Copper	Romex

		IN	NI	NP	RA
7.0	Service Entrance Conductors and Meter				•
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels.				•
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
7.3	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)				•
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure. (Include GFCIs or lack of GFCIs in kitchen, baths, laundry room and islands with water supply)	•			
7.5	Smoke Detectors (Note If Heat Detectors)				•
7.6	Carbon Monoxide Detectors				•
		IN	NI	NP	RA

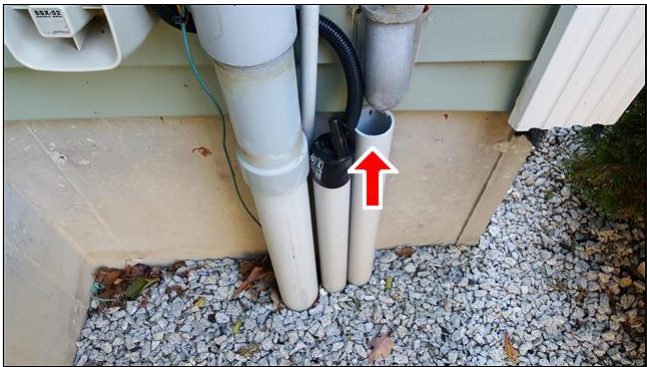
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Comments:

7.0 Seal unused conduit.



7.0 Item 1



7.0 Item 2

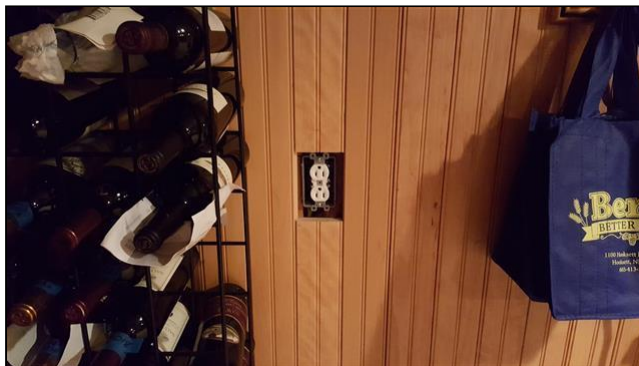
7.1 Main distribution panel.

There was one wood screw out of six holding the panel. I left the wood screw on top of the transfer switch.

There is an emergency generator system. This was not inspected.



7.1 Item 1

7.3 Need cover plate for duplex in basement.

7.3 Item 1

7.5 The smoke detectors appear to be over 10 years old and although they tested good, it is recommended to replace them due to age.

The smoke and carbon monoxide detectors were not tested due to being tied to an alarm system and the presence of a sprinkler system.

Recommend buyer contact alarm company to go over proper operation and maintenance of safety systems.

See image note 2 about water supply tank for sprinkler system.



7.5 Item 1 MORE THAN 10YEARS OLD



7.5 Item 2 HAVE VALVE CHECKED BY LICENSED PLUMBER FOR PROPER POSITION-SAYS ON BUT ON IS USUALLY IN A VERTICAL POSITION

7.6 Recommend carbon monoxide detectors be installed on each floor of 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.

8. 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.

Styles & Materials

Heat Type: Circulating Boiler	Energy Source: Oil Electric	Number of Heat Systems (excluding wood): Two
Manufacturer: AO SMITH	Types of Fireplaces: Propane Gas Log Vented	Cooling Equipment Type: Air Conditioner Unit
Cooling Equipment Energy Source: Electricity	Number of AC Only Units: Two	

		IN	NI	NP	RA
8.0	Heating Equipment (Includes Heater Service Tag)	•			
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Secondary Heat Source			•	
8.4	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.5	Presence of Installed Heat Source in Each Room	•			
8.6	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)				•
8.7	Gas/LP Firelogs and Fireplaces	•			
8.8	Cooling and Air Handler Equipment		•		
8.9	Cooling Equipment Service				•
		IN	NI	NP	RA

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Comments:

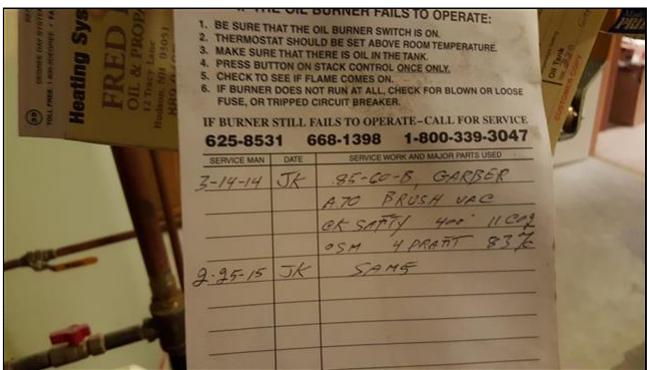
8.0 Heater and service tag. FYI



8.0 Item 1



8.0 Item 3



8.0 Item 2

8.1 Electric baseboard heat at basement.



8.1 Item 1

8.6 Damper flap needs to be checked and adjusted for proper operation. Small pin holding right side was not installed properly.



8.6 Item 1

8.7 The propane gas log was tested for on-off functionality.

8.8 AC units. FYI



8.8 Item 1



8.8 Item 2

8.9 There was no sign of a service tag on the AC equipment.

There are two condensers present.

Recommend service prior to use next cooling season.

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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.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:	Ventilation:	Exhaust Fans:
R-19 or Better	Ridge vents	Fan With Light
	Soffit Vents	
Dryer Power Source:	Dryer Vent:	
Electric	Flexible Foil	

		IN	NI	NP	RA
9.0	Insulation in Attic	•			
9.1	Insulation Under Floor System	•			
9.2	Vapor Retarders (in Crawlspace or basement)		•		
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry,Heaters)	•			
9.5	Ventilation Fans and Thermostatic Controls in Attic			•	
9.6	Radon Mitigation System			•	
		IN	NI	NP	RA

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Comments:

9.1 Insulation at basement.



9.1 Item 1

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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. Built-In Kitchen 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.

Styles & Materials

Refrigerator:
KENMORE

Dishwasher:
KENMORE

Range/Oven:
KENMORE

Microwave:
Kenmore

		IN	NI	NP	RA
10.0	Refrigerator	•			
10.1	Dishwasher	•			
10.2	Ranges/Ovens/Cooktops	•			
10.3	Microwave Cooking Equipment	•			
		IN	NI	NP	RA

IN= Inspected, NI= Not Inspected, NP= Not Present, RA= Requires repair, maintenance, or replacement.

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.

11. Thermal Images

		IN	NI	NP	RA
11.0	Thermal Images	•			
		IN	NI	NP	RA

IN= Inspected, NI= Not Inspected, NP= Not Present, RA= Requires repair, maintenance, or replacement.

Comments:

11.0 Thermal Images used to verify working heat-ac, (if present) hot water temperature, cooling function of refrigerator and function of stove and oven. Color image of area scanned precedes Thermal Image.

Darker colors of image indicate cooler temperatures. Brighter (orange white) colors indicate warmer temperatures.

Other images FYI only.

See image notes for any issues detected.



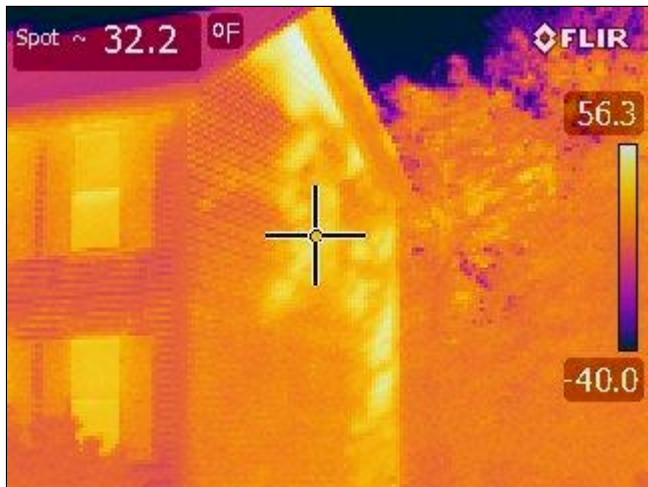
11.0 Item 1



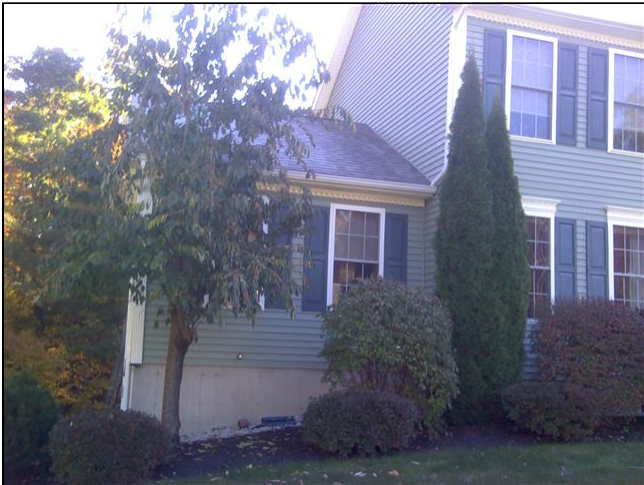
11.0 Item 2



11.0 Item 3



11.0 Item 4 SUN BEATING ON RIGHT SIDE



11.0 Item 5



11.0 Item 6



11.0 Item 7



11.0 Item 8



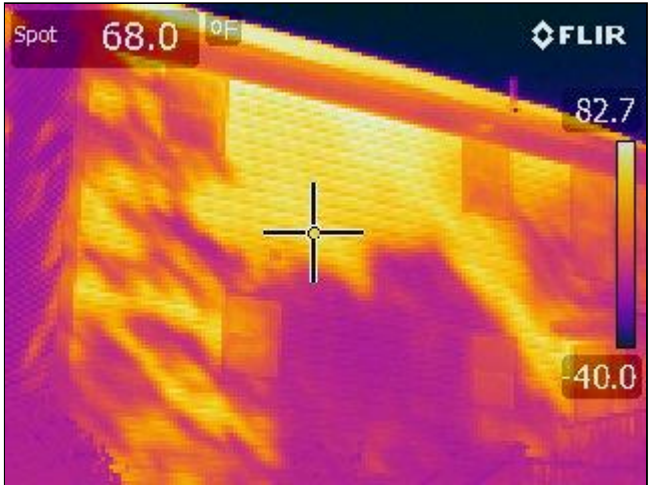
11.0 Item 9



11.0 Item 10 HEAT LOSS AT BASEMENT



11.0 Item 11



11.0 Item 12 SUN BEATING ON HOUSE



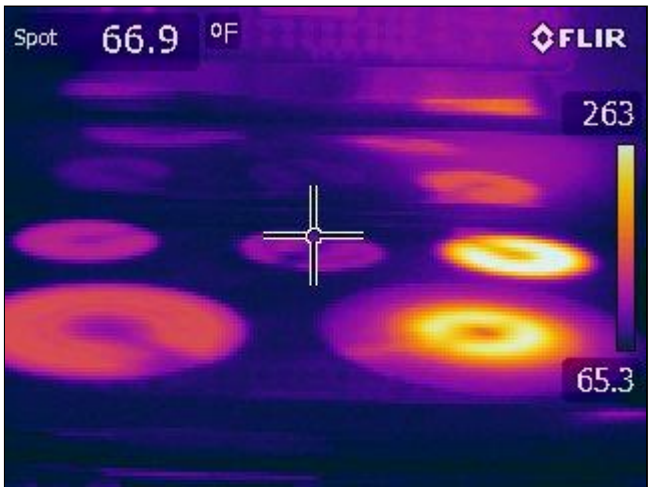
11.0 Item 13



11.0 Item 14



11.0 Item 15



11.0 Item 16



11.0 Item 17



11.0 Item 18



11.0 Item 19



11.0 Item 20



11.0 Item 21



11.0 Item 22



11.0 Item 23



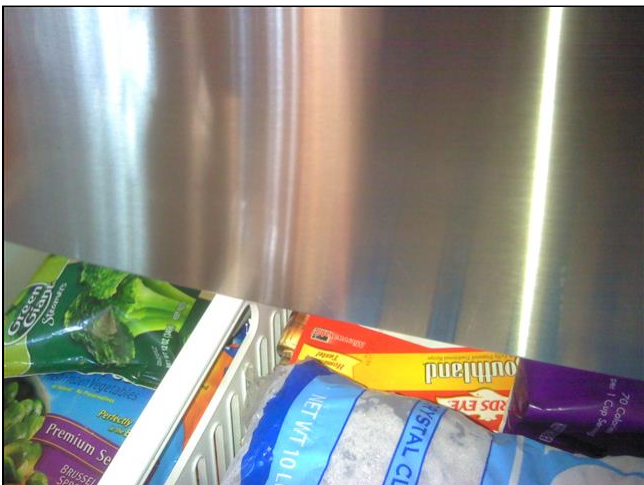
11.0 Item 24



11.0 Item 25



11.0 Item 26



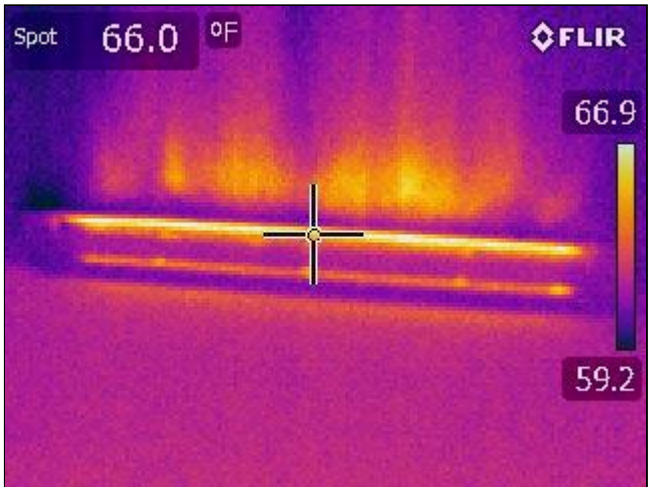
11.0 Item 27



11.0 Item 28



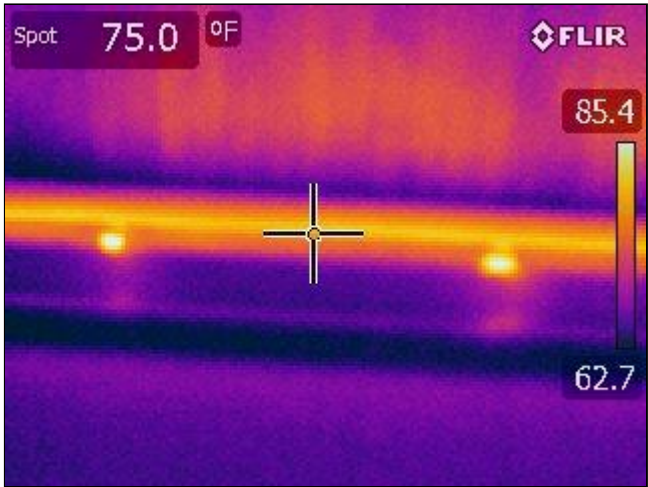
11.0 Item 29 BASEMENT ELECTRIC BASEBOARD



11.0 Item 30



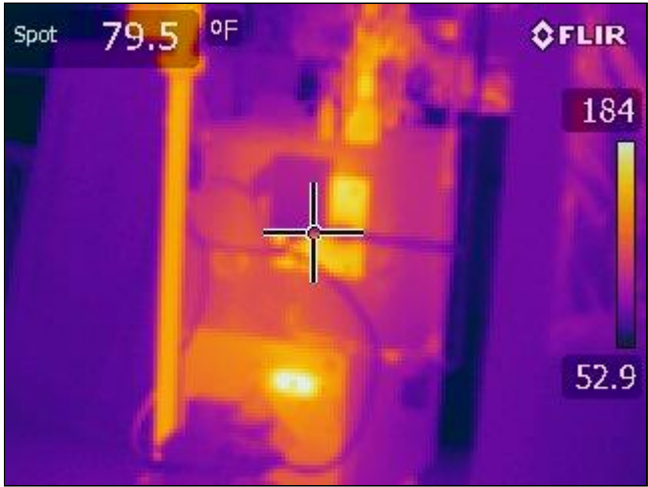
11.0 Item 31



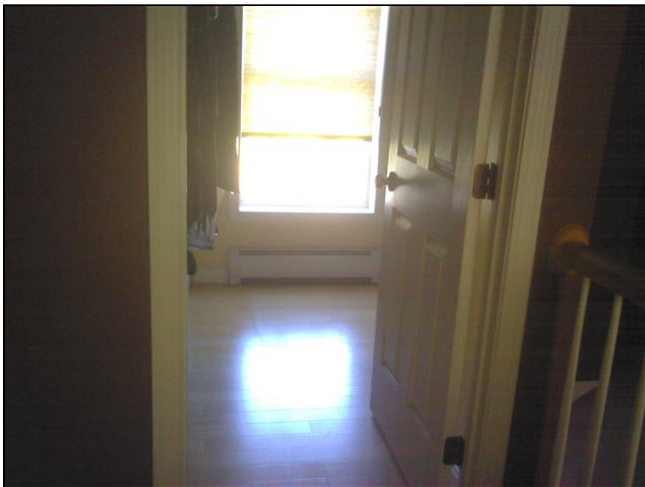
11.0 Item 32



11.0 Item 33



11.0 Item 34



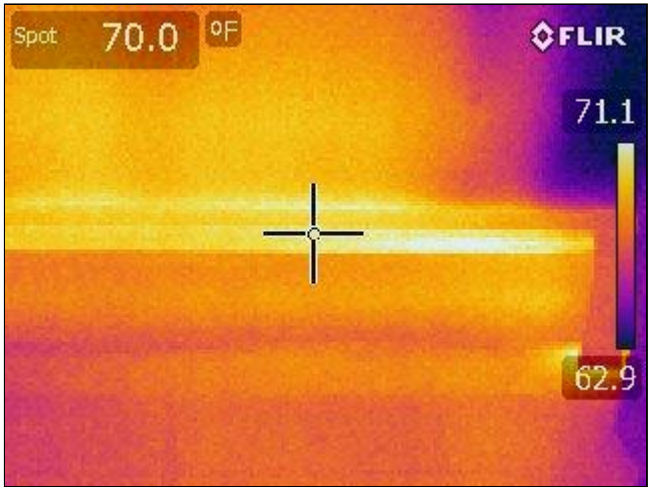
11.0 Item 35



11.0 Item 36



11.0 Item 37



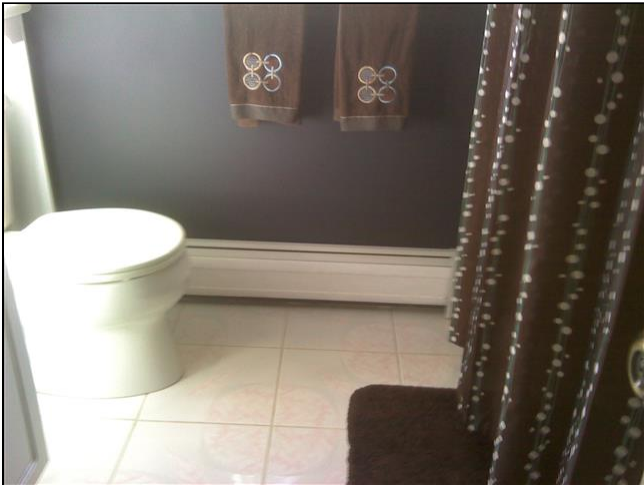
11.0 Item 38



11.0 Item 39



11.0 Item 40



11.0 Item 41



11.0 Item 42



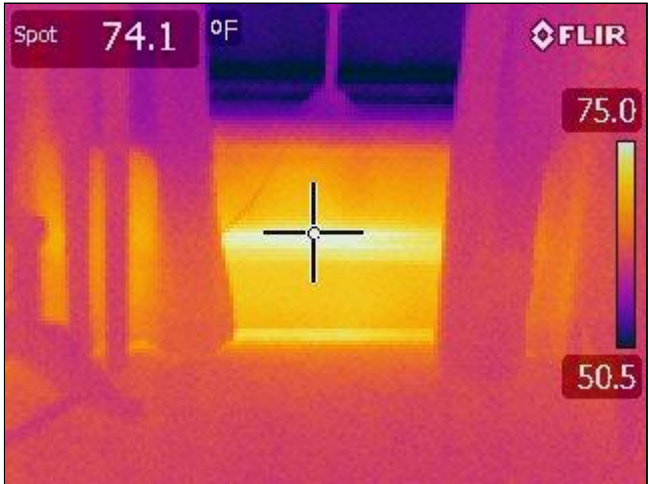
11.0 Item 43



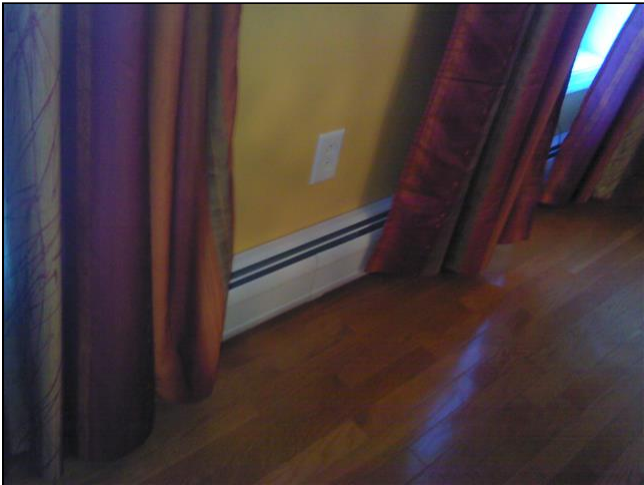
11.0 Item 44



11.0 Item 45



11.0 Item 46



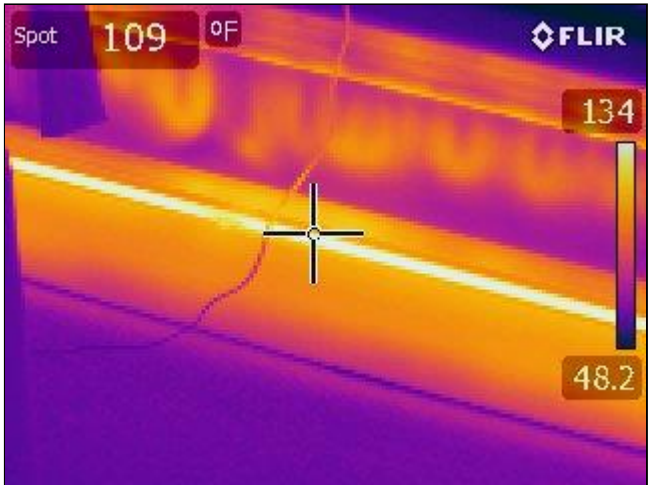
11.0 Item 47



11.0 Item 48



11.0 Item 49



11.0 Item 50



11.0 Item 51



11.0 Item 52



11.0 Item 53



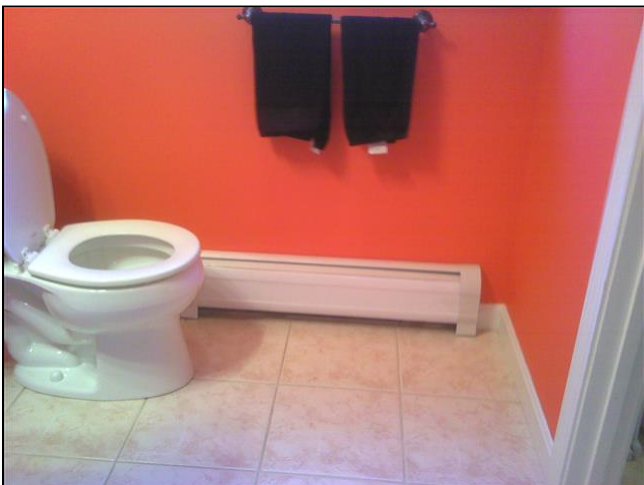
11.0 Item 54



11.0 Item 55



11.0 Item 56



11.0 Item 57



11.0 Item 58

12. Shed

Styles & Materials

Shed:
Wood Framed
Vinyl

		IN	NI	NP	RA
12.0	Shed	•			
		IN	NI	NP	RA

IN= Inspected, NI= Not Inspected, NP= Not Present, RA= Requires repair, maintenance, or replacement.

Comments:

12.0 Shed FYI.



12.0 Item 1



12.0 Item 2

13. Wood Destroying Insects-Pests-Wildlife

		IN	NI	NP	RA
13.0	Evidence Of Pests.				•
13.1	Evidence of Wildlife.				•
		IN	NI	NP	RA

IN= Inspected, NI= Not Inspected, NP= Not Present, RA= Requires repair, maintenance, or replacement.

Comments:

13.0 There were signs of pests. Recommend evaluation and treatment by certified pest control professional.

Use caution around the home, as there are several mouse traps set in the attic and throughout the home.

13.1 Insulation pulled away indicating some sort of wildlife or pest present.

Recommend evaluation and treatment by certified pest control professional.



13.1 Item 1

General Summary



Scenic Home Inspections, LLC

P.O. Box 335
Melvin Village, NH 03850
Office: 603-544-3333
Mobile: 603-930-3416
Bob@scenichomeinspections.com

Customer
Sample Report

Address
123 Sample Way
City of Inspection NH 123456

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.

3. Exterior



- 3.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio, Cover and Applicable Railings (Exterior)**
Requires repair, maintenance, or replacement.
Several of the balusters are rotted. Recommend qualified professional evaluate railing system and repair as needed.
- 3.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**
Requires repair, maintenance, or replacement.
Minor settling and separation of pavers at front walkway. Some of the pavers on the steps are loose. Recommend repair as needed.

6. Plumbing System

- 6.0 Plumbing Drain, Waste and Vent Systems**
Requires repair, maintenance, or replacement.

6. Plumbing System

There is no high loop in the dishwasher drain line. Recommend high loop be installed on drain line to prevent backflow of waste to dishwasher.

The drain plug in the 2nd floor bath is not functional. Repair as desired.

7. Electrical System

7.0 Service Entrance Conductors and Meter

Requires repair, maintenance, or replacement.

Seal unused conduit.

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels.

Requires repair, maintenance, or replacement.

Main distribution panel.

There was one wood screw out of six holding the panel. I left the wood screw on top of the transfer switch.

There is an emergency generator system. This was not inspected.

7.3 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)

Requires repair, maintenance, or replacement.

Need cover plate for duplex in basement.

7.5 Smoke Detectors (Note If Heat Detectors)

Requires repair, maintenance, or replacement.

The smoke detectors appear to be over 10 years old and although they tested good, it is recommended to replace them due to age.

The smoke and carbon monoxide detectors were not tested due to being tied to an alarm system and the presence of a sprinkler system.

Recommend buyer contact alarm company to go over proper operation and maintenance of safety systems.

See image note 2 about water supply tank for sprinkler system.

7.6 Carbon Monoxide Detectors

Requires repair, maintenance, or replacement.

Recommend carbon monoxide detectors be installed on each floor of the home.

8. Heating-Central Air Conditioning

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

Requires repair, maintenance, or replacement.

Damper flap needs to be checked and adjusted for proper operation. Small pin holding right side was not installed properly.

8.9 Cooling Equipment Service

Requires repair, maintenance, or replacement.

There was no sign of a service tag on the AC equipment.

8. Heating-Central Air Conditioning

There are two condensers present.

Recommend service prior to use next cooling season.

13. Wood Destroying Insects-Pests-Wildlife

13.0 Evidence Of Pests.

Requires repair, maintenance, or replacement.

There were signs of pests. Recommend evaluation and treatment by certified pest control professional.

Use caution around the home, as there are several mouse traps set in the attic and throughout the home.

13.1 Evidence of Wildlife.

Requires repair, maintenance, or replacement.

Insulation pulled away indicating some sort of wildlife or pest present.

Recommend evaluation and treatment by certified pest control professional.

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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