

Confidential Inspection Report

1342 Client Street
Anyplace, NH

Prepared for:



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GENERAL INFORMATION

Client Information

Client

Mr. John Smith.

Inspection Site

1342 Client Street
Anyplace, NH

Building Information

Exterior Wall Structure

Wood Frame
Floor structure, Wood frame
Wall sheathing, plywood
Roof sheathing, plywood
Roof Frame, Rafters and collar ties.

Inspection Information

Date

12/15/09.

Start Time

9:00 am.

Finish Time

1:00 pm office processing 2.5 hours.

Weather:

Rain
Heavy wind driven rain.

Outside Temperature (f):

50-60.

Soil Conditions:

Very wet.

Building Faces

East, southeast.

Approximate Age

20-25 years.

Building Type

Single Family
Colonial

Combination of
2 Stories, 1.5 Stories, 1 Story.

People Present:

Inspector: Paul Maida, Ma. Lic.#357
Client
Selling agent
Listing agent.

Total Fee:

\$XXXX.00
Includes building inspection, wood destroying insect inspection.

Paid by check.
Thank You.

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected components will be identified and an opinion of their apparent condition will be reported according to the following definitions:

SAT = "**Satisfactory**" = Means that the component or system is functionally consistent with its original purpose but may show signs of wear, aging and deterioration.

MARG = "**Marginal**" = Means that a maintenance need exists or can be anticipated, or that the component is still functioning but due to its visible condition or age, replacement/major repairs should be anticipated.

POOR = "**Poor**" = Means that there is an immediate need for maintenance or replacement to sustain performance of function and purpose.

CON = "**Concern**" = A term used to highlight, for the Client's attention, a condition which may adversely affect the integrity of the building or the health and safety of its occupants.

ROOF

Roof: General Information

Roof Inspected

From Ground.

Style Of Roof

Pitch; Combination of, Steep, Low Type, Gable.

Exposed Roof Covering

Asphalt/Fiberglass shingles.

Ventilation System

Combination of;
Vented drip edge flashing
Ridge Vents, Gable Vents.

Flashing Materials

Combination of, Aluminum, Lead.

Approx. Age Of Exposed Roof Covering

Roof coverings appear recently replaced ask Sellers for documentation and available warranties.

Roof: Apparent Condition

SAT MAR POOR CON UNKN

Exposed Roof Covering

X

This type of shingle is usually rated for a life of approximately 25 years by manufacturers.
This roof covering does not show any signs of aging, ask Sellers how old it is. My guess is 2 +- years.

Valleys/Flashings

X

There are water stains inside at skylight; first floor. Seems dry, old- ask Sellers when last time skylights leaked.



General Information;

The purpose of a flashing is to provide a water shedding seal at the intersection of different building components. Be advised that flashing defects may allow water infiltration and possible interior moisture damage. Repairs may only

involve simple maintenance or major flashing replacement; nevertheless, I recommend that flashings or flashing locations be inspected periodically.

SAT MAR POOR CON UNKN

Plumbing Vents

X

Skylights

.. .. X .. .

Skylights show some damage and thermal paned glass failure. Skylights need repairs or replacing.



Ventilation

.. X .. .

Attic ventilation appears insufficient, review general information regarding common attic problems; ice dams, moist air problems, over heating.

Recommend continuous soffit vents. Gutters are an advantage to the building but not to a vented drip edge as they are suffocated especially with snow in gutters.



CHIMNEYS

Chimney(s): General Information

Location(s)

Against South wall.

Exterior

Constructed from, Brick
Flue linings materials: Tile

Rain Cap (s)

Yes.

Inspected From

Ground.

Chimney(s): Apparent Condition

SAT MAR POOR CON UNKN

Evidence Of:

X

Vents

Chimney flue linings not accessible
Ask Sellers for records of cleaning or inspections by a chimney service person.

EXTERIOR WALLS

Exterior Walls: General Information

Siding

Wood siding
Cedar clapboard.

Trim

Constructed of: Wood, Roof trim, fascias and soffits are constructed of, Wood.

Electrical Service Entry Cables

Buried.

Foundation

Constructed of: Poured Concrete.

Recommend Trees, Shrubs, Etc. Be Kept Clear of Roofs, Siding and Overhead Wires.

Exterior Walls: Apparent Condition

SAT MAR POOR CON UNKN

Siding

X

Siding shows minor cupping and blemishes.

Exterior wood shows recent repairs and paint job.

Paint jobs usually last approximately; 5 to 8 years.

Over grown shrubs block access to some portions of walls. All plants and shrubs should be cleared back 1 to 2 feet minimum off building.



Trim

X

Fascia & Soffits

X

Basement Windows

X

Electrical Service Entry Cables

X

Electrical Outlets/Wiring

X

Foundation

X

Comments

No visible structural deficiencies.

GROUNDS & PROPERTY DRAINAGE

Grounds & Property Drainage: General Information

Gutters

Constructed from, Aluminum.

Walks

Constructed from, Brick.

Steps & Stoops

Constructed from, Wood, Stone, Handrails and guardrails constructed from, Wood.

Patios/Decks

Patio constructed from masonry.

Porches

Wood frame enclosed style.

Driveways

Constructed from, Asphalt.

Grounds & Property Drainage: Apparent Condition

SAT MAR POOR CON UNKN

Gutters

.. x

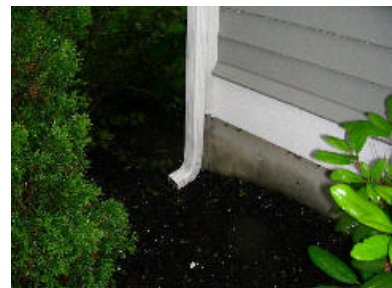
Gutter(s) has: Negative Fall, Should be repaired or replaced as needed. AT GARAGE.



Downspouts

x

Downspouts improperly discharge water; extensions needed. Down spouts are connected to buried pipes, I cannot determine where it discharges. Ask Sellers where it terminates, should be away from foundation walls.



Grading Around Foundation

x

Overall Property Drainage

X
SAT MAR POOR CON UNKN

Walks

X

Steps & Stoops

.. X

STOOP IS A VERY HIGH RISE AT GARAGE DOOR TO YARD.
Entry is in need of constructing two steps.



Handrails/Guardrails

.. .. X

Missing, handrails AT FRONT STAIRS> ALSO MISSING FLASHING AGAINST HOUSE.



Patios/Decks

X

Porches

X

Unable to give accurate account due to: No Access beneath.

Driveways

.. X

Shows signs of: Cracking, Settlement, Breaking Up.



DOORS & WINDOWS

Doors & Windows: General Information

Exteriors Doors

Constructed of: Wood, Metal.

Windows

Type, Double Hung, Casement, Constructed of: Wood, Glazing, Thermal pane glass.

Doors & Windows: Apparent Condition

SAT MAR POOR CON UNKN

Primary Windows/Exterior

.. .. X

Windows Show, Peeling Paint: Some decay at sashes. Evidence of leaking seal at thermal pane/double glazed glass. In west bedroom, also at skylights.

Windows also show some wood decay and many windows show some break down and damage of the slide channel assemblies. The windows in the home may be fully depreciated with in 5+- years. Replacement may need to be planned.



Exterior Doors

.. X

Some of the interior and exterior doors in the home bind against jams, front door dead bolt was incorrectly installed, dead bolt does not work. Basement door to bulkhead does not fit, binds against jamb. Will not close and lock easily. Doors need some repairs adjustments by a qualified contractor.

Bulkhead

X

This area could use some wood trim to prevent pest infestation, minor.



GARAGE

Garage: General Information

Style
2 car under.

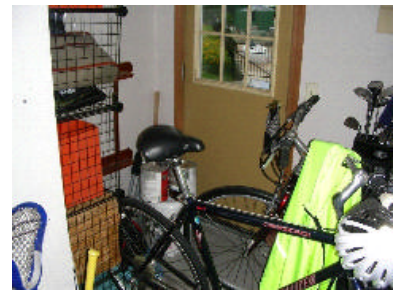
Garage: Apparent Condition

SAT MAR POOR CON UNKN

Walls & Ceiling

X

Garage walls, floors and components are 50% Due to Storage.



Floor

X

Electrical

X

Garage Door(s)

X

Garage Door Opener(s)

.. X

Service Doors

X

Fire Separation

X

BASEMENT/LOWER LEVEL

Basement/Lower Level: General Information

Walls

Poured Concrete.

Floor

Concrete.

Beams

Wood Built up.
Supported by steel columns

Miscellaneous

Basement structure and components are partially inaccessible; Due to Furnishings, Stored items, Insulation, Fixed ceilings, shelving.



Basement/Lower Level: Apparent Condition

	SAT	MAR	POOR	CON	UNKN
Walls	X	..	..	..	..
Floor	X	..	..	..	..
Joists, Bridging	X	..	..	..	..
Beams, Sills	X	..	..	..	..
Piers/Columns	X	..	..	..	..
Dryness	X	..	..	..	..

Observation: White colored stains (called efflorescence) were noted on the floors, no visible evidence of major water penetration. Some dampness at bulkhead.

: Efflorescence stains occur when moisture sinks into the ground near a foundation, causing moisture to seep through the concrete and

evaporate on the surface leaving mineral salts behind.
Does not appear to be a significant problem
Ask Sellers if there is an history of water leakage.

SAT MAR POOR CON UNKN

Chimney(s)

X

Comments

The living area floor frames show some distortion.
High spots; first floor, in the kitchen area.

Second floor floor frame slopes down in several areas. Along the main hallway which is above the kitchen ceiling.

Framing members above first floor ceiling not accessible but they were probably under-designed.

Recommend monitoring walls for new cracking that would indicate it is not stable.

Framing inspections cannot be performed with out removing kitchen.

Ask Sellers if they have had this problem examined at any time by qualified contractors are there any structural reports?

There are cracks in the master bedroom walls indicating some frame settlement, after last paint job in this area, how old is this paint job?



HEATING & AIR CONDITIONING

Heating & Air Conditioning: General Information

Heating Unit Services

York; first floor-hot air

Burnham boiler; second floor.- hydro air.

Forced Hot Air,

FURNACE GENERAL EXPLANATION: The central heating system for this home consist of a forced hot air furnace.

NOTICE: As a responsible home owner, you should understand the simple mechanics that transfers heat from the fuel being burned within the furnace and its distribution to the rooms being heated. Also important is an understanding of maintenance and safety issues, plus the advantages & disadvantages of a furnace ownership.

DESIGN LIFE: Firstly, don't have false expectations. A furnace is not designed to last the life of the home and will require future replacement and occasional repair. Just like an automobile, it is a mechanical device with a variable average service life and a need for maintenance. Most furnaces reach the end of their economic life within 15-20 years, while some may fail sooner. Within the furnace, there are also components that may require parts replacement to maintain the function of the appliance.

OPERATION: The mechanical operation of a furnace is fairly simple to grasp. When the thermostat calls for heat, fuel (gas or oil) is burned within a fire chamber and combustion gases are drafted through the flue pipe to the chimney and exterior. The heat generated by combustion is transferred to a heat exchanger - a large metal hood, drum or box above the fire. The heat exchanger is the heart of the appliance and may be composed of many different materials and may be configured in numerous shapes depending on the manufacture and requirements of the installation. When the heat exchanger reaches a certain temperature, a fan control box instructs the fan or blower unit to turn on causing directed air movement. Return air is filtered, blown around the hot heat exchanger and then forced through supply ducts to registers providing heat to the living spaces. Return air leaves the living spaces from individual room return ducts or one central return duct to be re-filtered and re-cycled again. The process of air movement will continue until the thermostat is satisfied. The fan and burner will cycle on & off in response to pre-set control limits. You may even notice the fan still operating after the burner has shut-down - this is normal, the fan will shut-off when the heat exchanger has cooled to the off setting of the fan control. To prevent fire, an upper high limit control will shut the system down if it should overheat.

As mentioned above, the heat exchanger is the heart of the furnace and is the prime component that limits the over-all service life and safety of the appliance. Unfortunately, the heat exchanger can NOT be fully evaluated by the home inspector without disassembly or specialized testing. **The true condition of the heat exchanger is undetermined and is EXCLUDED from this report per our contract.** The constant expansion & contraction of the metal heat exchanger as the furnace cycles on & off can cause hidden metal fatigue type cracks. Be advised that one of the by-products of combustion is deadly carbon dioxide. A defective heat exchanger with hidden cracks or holes can allow poisonous combustion gases to enter the living spaces of the home causing death by asphyxiation.

RECOMMENDATION: To determine the true condition of the furnace heat exchanger, specialized testing is advised prior to commitment



that is beyond the scope of a limited visual home inspection. I advise that you hire a heating contractor to perform a diagnostic smoke test on the furnace to evaluate the heat exchanger for hidden cracks, holes and combustion gas leakage. If you fail to follow this advice, then there is always the risk that the utility company will "red tag" the furnace as UNSAFE due to newly discovered heat exchanger defects and risk of carbon monoxide poisoning. You should further research the condition of the furnace for informed purchase consideration.

Furthermore, you should obtain a service contract that includes annual inspection & testing of the heat exchanger, along with inspection of the flue venting system, cleaning & tune-up of the burner and any other needed maintenance. While cracks in heat exchangers can sometimes be repaired by welding, new cracks may soon appear. For that reason, a faulty heat exchanger usually calls for furnace replacement. Be wary of odors, a change in the color of the flame, a flame that leans to one side when the fan is operating and of soot accumulations at registers. For peace of mind, the installation of a carbon monoxide detector is advised regardless of whether the fuel is gas or oil.

MAINTENANCE: Annual maintenance contracts are recommended, including heat exchanger evaluation and inspection of the flue pipe and chimney connections. The filter should be checked annually and should be cleaned or replaced monthly by the owner. Some furnaces utilize washable filters and others use disposable filters. To access the filter, some manufacturers provide a slot in the return duct next to the furnace, while others require the removal of the cover at the blower unit. Filter sizes are printed on the edge of the filter. Notice: Prior to removing the cover of the blower compartment, the electrical service switch at the side of the furnace should be shut-off to prevent contact with the blower unit of fan belt within the cabinet. The furnace should not be operated with the cover removed from the blower unit as combustion gases may be back-drafted from the combustion chamber into the duct system.

For energy conservation, all duct connections should be sealed and supply ducts insulated. Ducts themselves should be kept clean to prevent the growth of dust mites that cause respiratory irritation.

Recommendation: Because heating ducts can accumulate dirt and potential contaminants, I advise that every homeowner hire a professional duct cleaning company to further inspect and sanitize their ducts as a wise investment in environmental hygiene.

FURNACE ADVANTAGES & DISADVANTAGES: In terms of advantages, a forced hot air furnace is cheaper to install initially, it has a fast response to the call for heat, and air can be filtered or air conditioned. A furnace also requires little maintenance and there is no worry about water leaks.

Disadvantages include: dry heat, possible hot & cold spots in living spaces, distracting air movement, difficulty in zoning the building, and potential for heat exchanger failure and entry of poisonous combustion gases into the living spaces. **GENERAL INFO;**

The heat in this home is produced by a **HYDRO-AIR SYSTEM.**

Such systems are relatively new in residential homes, but have been used commercially for years. The system offers excellent comfort and versatility. Zoning can be achieved by installing multiple systems.

Hydro-air systems transfer heat from water to air, but they use a fan-coil heat exchanger instead of the familiar fin-tube or cast iron baseboard heaters. A boiler produces hot water which is piped into a heat exchanging fan-coil located in an air handler in the basement or attic. Here the heat in the water is transferred to air that is then circulated throughout the home via ductwork. The same air handler may connected to an outside compressor unit for central air conditioning.

Recommendation: Like any other heating system, you should secure a maintenance & repair contract with the local fuel supplier or a heating contractor. You should monitor both the boiler and the fan-coil components

for problems and learn to change air filters when needed.

WARNING: Piping from a boiler to a attic fan coil unit is at risk of winter freeze-ups, bursting and interior water damage if the upper floor thermostat is shut-down when temperatures in the attic are below freezing. Maintain a reasonable temperature at the upper floor thermostat while you are away from the home for work or vacation.

Thermostat Type

Manual.

Approximate Age (heating)

20 years.

Type Of Fuel

Oil.

Rated Input Capacity

Estimated; 120,000 BTU / Hour. each system.

Hot Air System

Blower Fan, Direct Drive, Filter, Disposable.

Aproximate Age (central Air Conditioner)

20 years.

Cool Air System

Blower Fan, Direct Drive

General Information;

Observation: **CENTRAL AIR CONDITIONING GENERAL EXPLANATION** - the home has an electric powered split-system central air conditioning system.

The two prime components of the system include the outside compressor unit and the evaporator unit located in the plenum above the furnace. (Notice: The outside compressor unit has an average ten year service life with proper maintenance.) Two refrigerant lines run between the compressor and evaporator. The larger line (vapor line) should always be insulated to maintain temperature and prevent it from sweating. A condensate drain line runs from the indoor evaporator to a drainage point. This drain line may be connected to a device called a condensate pump if the installation elevation requires lifting the condensate to an outside drain. The central air conditioning system shares the same duct distribution system, blower unit & filter, as the heating furnace to deliver cool conditioned air to the habitable rooms serviced by the system.

CARE & TROUBLE SHOOTING TIPS:

1. Monitor the outside compressor unit for levelness. The compressor may not function properly if tilted more than 5 degrees.
2. Keep shrubbery or vegetation several feet away from the compressor unit for proper cooling.
3. The air coming from the outside compressor unit should be slightly warmer than the ambient air temperature.
4. The cool air coming from the registers in each room should have a 15-18 degree F. differential as compared to the air at the return register. This indicates proper function.
5. If the supply & return temperature differential is 25 degrees F. or more, then it should be checked by a technician.
6. Keep male dogs away from the compressor as urine can rot out the cooling coils. Monitor the compressor for salt spray corrosion if the property is near the ocean.
7. Be careful not to bump the compressor cooling coils when mowing the lawn.
8. Monitor the insulation on the larger refrigerant line and replace as needed.
9. Monitor the end of the condensate drain line. It should drip water indicating proper function.
10. Monitor the plenum (large supply duct) at the furnace for signs of rust or leakage.
11. Keep the evaporator coil unit within the furnace plenum clean by replacing or cleaning the furnace filter monthly.
12. Cover the outside compressor unit when shut-down for the winter, and shut-off the electrical disconnect next to

the compressor.

13. Have the entire central air conditioning system inspected and serviced annually by a licensed HVAC technician.

Observation: CENTRAL AIR CONDITIONING EXPLANATION: The home has an electric powered split-system central air conditioning system.

The two prime components of the system include the outside compressor unit and the air handler evaporator unit located in the attic. (Notice: The outside compressor unit has an average fifteen +- year service life with proper maintenance.) Two refrigerant lines run between the compressor and evaporator. The larger line (vapor line) should always be insulated to maintain temperature and prevent it from sweating. A condensate drain line runs from the attic evaporator to a drainage point, usually at the soffit or gutter. This drain line may be connected to a device called a condensate pump if the installation elevation requires lifting the condensate to an outside drain. A large metal safe pan should be installed beneath the attic evaporator unit to catch any condensate leakage before it damages ceilings beneath. Combinations of metal or insulated ducts lead from the attic air handler to ceiling diffusers to distribute cool conditioned air to those rooms serviced by the system.

CARE & TROUBLE SHOOTING TIPS:

1. Monitor the outside compressor unit for levelness. The compressor may not function properly if tilted more than 5 degrees.
2. Keep shrubbery or vegetation several feet away from the compressor unit for proper cooling.
3. The air coming from the outside compressor unit should be slightly warmer than the ambient air temperature.
4. The cool air coming from the registers in each room should have a 15-18 degree F. differential as compared to the air at the return register. This indicates proper function.
5. If the supply & return temperature differential is 25 degrees F. or more, then it should be checked by a technician.
6. Keep male dogs away from the compressor as urine can rot out the cooling coils. Monitor the compressor for salt spray corrosion if the property is near the ocean.
7. Be careful not to bump the compressor cooling coils when mowing the lawn.
8. Monitor the insulation on the larger refrigerant line and replace as needed.
9. Monitor the end of the condensate drain line. It should drip water indicating proper function.
10. Monitor the attic air handler for signs of leakage or unusual noises.
11. Keep the evaporator coil unit and air handler clean by replacing or cleaning the filter monthly. Most filters located behind a central hallway return grill for easy access and cleaning.
12. Cover the outside compressor unit when shut-down for the winter, and shut-off the electrical disconnect next to the compressor.
13. Have the entire central air conditioning system inspected and serviced annually by a licensed HVAC technician.

Type Of Fuel

Electric.

Duct Work

Metal.

Heat Exchanger Test Performed

Visual.



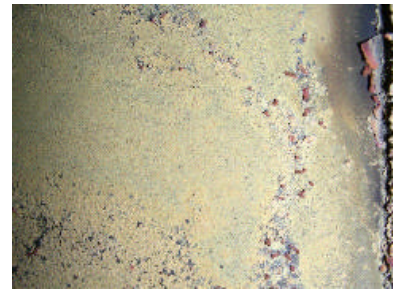
Heating & Air Conditioning: Apparent Condition

SAT MAR POOR CON UNKN

Heat Exchanger Test Results

.. X

Evidence of: Serious, Rusting on: . York furnace.



SAT MAR POOR CON UNKN

Burner(s)

X

Recommend system be serviced by a professional service person annually.

Flue Pipe

X

Exposed Pipes And Pumps

X

Hot water pipes are poorly insulated in the attic an unheated area.
Recommend replacing tubing which is damaged, also consider adding 6 inches of fiberglass rolls on top.



Temp/Pressure Release Valve

X

Duct Work

X

Duct Work Insuation

X

There is room for insulation improvement of the duck work in the attic.



Blower & Fan Motor

X

Filter

.. X

Poor access to attic air handler's filter. There is inadequate flooring to safely access filter and A/C equipment. Recommend flooring be installed to allow proper maintenance.



Basement furnace's filter is blocked by storage, door slabs. When was he last time filter was changed?



SAT MAR POOR CON UNKN

Exterior A/C Components

X

Cover in winter with a tarp to reduce rust, dirt.

Both systems responded properly at this time. With an average life of 20+- years, they will be fully depreciated within a few years.



Interior A/C Components

X

Fuel Supply System

X

Comments

Boiler should have more than 5 years of life left. Recommend consulting heating and cooling technicians to further evaluate conditions and life expectancies of all equipment.

PLUMBING/WATER HEATER & LAUNDRY

Plumbing: General Information

Water Source

Private Well.

Shut-off Located

In basement.

Waste

Private

. Private. **TAKE CARE OF YOUR SEPTIC SYSTEM**

General Information;

WITH THE RIGHT MAINTENANCE AND A LITTLE CARE, THE SEPTIC SYSTEM CAN LAST INDEFINITELY.

If you live in a rural area or have vacation property in the middle of nowhere, you no doubt are familiar with the form and function of a septic system. Or, you might be considering the construction of a home or weekend getaway where a septic system will be required and are curious to know how such a system works.

In brief, a septic system is your very own on-site sewage treatment facility. It is used primarily where access to a municipal sewer treatment system is neither available nor economically practical. It is out of sight and is odorless (when properly maintained).

A septic system consist of a tank buried below the ground and a series of drain lines called a leach field. that cleanse and purify wastewater. Thus, instead of being piped to a municipal sewage treatment plant, the sewage stays close to home. Although in theory the water that makes its way through the entire system is said to be pure enough for human consumption, the leach field must be located well away from a well. The first component of a septic system is a drainpipe that carries the raw sewage from the home into the septic tank the second part of the system. The tank, which can be constructed of various materials (wood, concrete, steel, fiberglass), is watertight and virtually airtight. It is a settling tank that collects and stores sewage solids. By design, the sewage remains in the tank long enough for beneficial anaerobic bacteria to break down the solids. Keep in mind that 99.9 percent of most residential sewage is water, while only .1 percent is solids.

Incoming sewage displaces an equal amount of liquid, which is discharged via gravity through an outlet that is positioned slightly lower in the tank than the inlet. This liquid, called effluent is discharged into a network of drainage pipes and then into the surrounding soil. This part of the septic system is referred to as the "leach field."

This action filters the effluent as aerobic bacteria further breaking it down to create nutrients and chemicals that are beneficial to plant life. However, using too much water can upset the delicate biological balance within the tank, thus defeating its ability to work wonders. Moreover, discharging ore water into the system than it can handle can cause it to backup not a desirable occurrence.

A septic system is reasonably maintenance-free. A well constructed, properly maintained tank could last indefinitely. However, the leach field will most likely require some treatment or perhaps replacement after about 15 to 20 years of service.

The following precautions and routine maintenance tasks will keep the system working efficiently for many years:

Be mindful about what you and your family put into the septic system. It doesn't take much to upset the delicate biological balance within the tank, thus defeating its ability to work wonders. Watching everything that is introduced to the system, adding bacteria to dilute the amount of sludge and regular pumping are ways to extend the life of the septic system. Normal amounts of household detergents, bleaches, drain cleaners and other household chemicals can be used and won't stop the bacterial action in

the septic tank. But don't use excessive amounts of any household chemicals.

Do not dump cleaning water for latex paint brushes and cans into the house sewer. Don't deposit coffee grounds, cooking fats, wet-strength towels, disposable diapers, facial tissues, cigarette butts, and other non-decomposable materials into the house sewer. These materials will fill the septic tank and plug the system.

Avoid dumping grease down the drain. It might plug the sewer pipes or build up in the septic tank and plug the inlet. Keep a separate container for waste grease and throw it out with the garbage.

Use a high quality toilet tissue that breaks up easily when wet. One way to find out is to put a handful of tissue in a fruit jar half full of water. Shake the jar and if the tissue breaks up easily, the product is suitable for the septic tank.

Clean your septic tank every one to three years. A septic tank in a northern climate will need to have the solids removed more often than a tank further south. This is primarily because of cooler temperatures, which inhibit bacterial action and provide less decomposition of the sewage solids. How often depends on the size of the tank and how many solids go into it.

Following a few simple rules like not using too much water and not depositing materials in the septic tank that bacteria can't decompose should help to make a septic system trouble-free for many years. But don't forget the septic tank does need to be cleaned out when too many solids build up.

Type Of Well Pump

Submersible.

Water Supply Pipes

Copper.

Waste & Vent Pipes

Plastic.

Plumbing System: Apparent Condition

SAT MAR POOR CON UNKN

Visible Supply Pipes

X

Visible Waste Vent Pipes

X

Water Pressure

X

Well Pressure Tank

X

There are two pressurized holding tanks and a radon removal system. Systems appear in good working order at this time. Consult radon installers regarding any maintenance needs.



Shut Off Valves

X

Water Heater: General Information

Manufacturer

Super store.



Approximate Age Of Unit
20 years.

Fuel Type
Indirectly heated by the boiler.

Capacity Of Tank
40 gallons.

Water Heater: Apparent Condition

SAT MAR POOR CON UNKN

Exterior Casing

.. .. x

Casing shows rust, corrosion and is leaking.
Tank appears in failure.
Recommend system be replaced.



Comments

.. .. x

Water temperature is set to hot scolding injury possible. 160 degrees F.
Recommend adjusting temperature down to between 120 and 130 degrees F.

Laundry Facilities: Apparent Condition

110 Volt Outlet

x

Dryer Hook-up

x

Observation: While previously allowed, the receptacle provided for the electric dryer is an older style with three holes for a 3 prong plug that does not provide modern grounding.

Be advised that the dryer circuits in new homes must now be wired with a four wire conductor cable feeding a four hole outlet to mate with a four prong dryer plug for added grounding safety. The receptacle must have four holes and the dryer cord (pigtail) must have four prongs to mate properly.

Recommendation: For safety, I advise that you hire an electrician to upgrade the dryer circuit wire, the dryer outlet and the appliance cord for modern grounding safety.

Web Resource:

SAT MAR POOR CON UNKN

Dryer Vent

×

Maintenance recommendations;
Dryer vent should be checked every 3 or 4 months and cleaned as needed to prevent dryer over heating and possible fire hazards.

Washer/Faucets

×

Purchase burst proof metal hoses for washer.

Drain/Trap

×

ELECTRICAL SERVICE PANEL(S)

Electrical Service: General Information

Main Box Location

Basement
Box rated at, 200 Amps.

Main Service Wire

220 Volt aluminum cable
Size; 4/0.

Main Overload Protection

Breaker.

Branch Wiring

Copper.

Type Of Branch Wiring

Non-Metallic cable.

Branch Protection

Breakers, Labeling/Indexing: Some.



System Is Grounded At:

Ground rod.

Service Is Considered To Be Rated At:

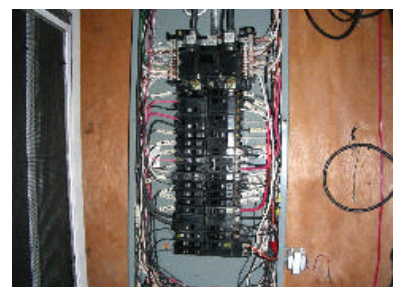
200 AMPS, 220 VOLTS.

Electrical Service: Apparent Condition

SAT MAR POOR CON UNKN

Service Cable At Main Box

X



Grounding

X
SAT MAR POOR CON UNKN

Bushing & Knock-out Plugs

X

Fuses/Breakers

.. X

Circuit breakers are improperly double wired, should only have one wire installed per breaker. They should be separated out by an Electrician. There are four total.



Gfci At Panel/Arc Fault Protection

X

Other Wiring/Outlets

X

INTERIOR ROOMS/KITCHEN/HALLWAYS & ENTRIES

Kitchen: Apparent Condition

SAT MAR POOR CON UNKN

Walls, Ceilings & Floors

X

Ceiling frame does not appear level, this may reflect frame settlement above ceiling.



Electrical Outlets & Fixtures

X

Doors & Windows

X

Heat Source

X

Cabinets & Countertops

X

Faucets/Piping/Sink(s)

X

Exhaust Fan

X

Hallways & Entries: Apparent Condition

Walls & Ceilings

X

Floor

X

Floors slope as discussed at second floor.

Electrical: Switches, Outlets & Fixtures

X

Doors

.. X

Stairways & Handrails

×

Hand rails are incomplete, not continuous from top to bottom of stairs. Should be improved to increase safety.



COMMON AREA ROOMS

Common Area: Apparent Condition

Location

First floor and room above garage.

SAT MAR POOR CON UNKN

Walls, Ceiling & Floor

.. X

Water stains visible in one or more areas. Around skylights, was it before newer roof?



Electrical: Outlets, Etc.

X

Doors & Windows

X

Trim is broken on several windows, tilt assembly starting to deteriorate.

Heat Source

X

Fireplace/Stove: Hearth

X

Fire Box

X

Damper & Visible Flue

X

BEDROOMS

Bedroom: Apparent Condition

Location

Second floor.
 SAT MAR POOR CON UNKN

Walls, Ceilings & Floors

.. X

Water Stains observed. Under attic A/C equipment. Condensate drainage system probably clogged and leaked down. Recommend an emergency water collection drain pan be installed on attic floor under A/C.



Electrical: Outlets, Etc.

.. X

Bedrooms; Entry wall switches only move paddle fans that hang down, flush mounted fan can accept light fixtures with out compromising head room. Recommend repair or replacing fixtures, to provide wall switches wired to entry light fixtures.



Doors & Windows

.. X

Several doors do not close properly, needs some adjusting repairs. A couple of closet doors are missing.



Heat Source

X

BATHROOMS

Bathroom

Location

2 and 1/2 bathrooms.

Apparent Condition

SAT MAR POOR CON UNKN

Walls, Ceilings & Floors

X

Electrical: Switches & Outlets

X

Doors & Windows

.. X 1/2 bath door does not close easily, needs repair.

Heat Source

X

Sinks

Hot & Cold Faucets

X

Basin(s) & Piping

X

Toilet

Bowl & Tank

X

Anchored To Floor

X

Drains & Flushes

X

Tub/Shower Stall

Hot & Cold Faucet(s)

X

SAT MAR POOR CON UNKN

Shower/Tub Drains

X

Caulking

X

Wall Covering Tub

X

Wall Covering Shower Stall

X

Functional Flow

X

ATTIC

Attic: General Information

Access By

Permanent Stairs
Stair way is missing an insulation cover.
Hardware is loose, needs shoring up.

Insulation

Fiberglass, Loose Fill, Thickness, 6 +/- inches, Approximate "R" Value, 15 to 20.

Attic: Apparent Condition

	SAT	MAR	POOR	CON	UNKN	
Framing	X	..	..	..	..
Sheathing	X	..	..	..	..
Insulation	..	X	..	..	..	Recommend additional insulation be added to bring "R" Value up to 30 or 40.
Ventilation	X	..	..	..	..
Exposed Wiring	X	..	..	..	..
Plumbing Vent Pipes	X	..	..	..	..

Comments

Any history of energy consumption available?

WOOD DESTROYING INSECT INFESTATION INSPECTION REPORT

Section I. General Information

Inspection Company:

Maida Services, Inc.

Inspector's Name:

Paul A. Maida.

Section II. Inspection Findings

A. No Visible Evidence Of Wood Destroying Insects Was Observed:

"NO VISIBLE evidence of a wood destroying insect infestation was observed"

This is not a structural damage report. The report is indicative of the condition of the subject structure(s) on the date of inspection only and is Not to be construed as an express or implied warranty or guarantee against latent, concealed, or future infestation or defects. See Section IV in the Inspection Contract for important information. The report is based on careful visual inspection of the readily accessible areas of the structures inspected.

Read this entire page, as it is part of the report. Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property.

Attention Home buyer: Maida Services, Inc. (MAIDA) agrees to visually inspect and submit a written report of wood destroying insect infestation of the building and premises outlined on the reverse side of this form according to the terms and conditions below:

1. **PURPOSE:** MAIDA and CLIENT agree that the purpose of this inspection is to provide the CLIENT with a professional, good faith opinion of the presence of wood destroying insects on the premises at the time of the inspection. MAIDA is not responsible to repair any damage disclosed by this inspection, including without limitation, any wood destroying insect infestation and/or damage which exists in areas or in wood which were not accessible for visual inspection as of the date of this inspection. **Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas.** MAIDA cannot guarantee that any wood destroying insect infestation and/or damage disclosed by visual inspection of the premises, as noted, represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. The inspection was conducted in the readily accessible areas of the identified inspected structure(s). If visible evidence of the infestation by wood destroying insects is reported, it should be understood that some degree of damage, including hidden damage, may be present.

2. **EXCLUSIONS FROM OPINION:** This inspection does not cover any areas of the property that are not readily accessible. This inspection does not include areas which were obstructed or inaccessible at the time of the inspection. Areas that were inaccessible or obstructed may include, but are not limited to, ceilings, floor coverings, wall coverings, siding, floors, furniture or stored articles, appliances and/or personal possessions, areas which required the breaking apart, dismantling, removal or movement of any objects. This inspection is for wood destroying insects only. Other pests, including but not limited to rodents, bats, bees, birds, snakes, fleas and flying insects are not included in this inspection.

3. **CONSUMER MAINTENANCE ADVISORY:** Any structure can be attacked by wood destroying insects. Periodic maintenance should include measures to minimize possibilities of infestation in and around a structure. Factors which may lead to infestation from wood destroying insects include foam insulation at foundation, earth-wood contact, faulty grade, firewood against structure, insufficient ventilation, moisture, wood debris in crawl space, wood mulch, tree branches touching structures, landscape timbers, and wood rot. Should these or other such conditions exist, corrective measures should be taken by the owner in order to reduce the chances of infestations by

wood destroying insects, and the need for treatment.

4. **DISCLAIMER OF WARRANTY:** MAIDA is not an insurer, and therefore makes no guarantee or warranties, express or implied, as to the merchantability or fitness of the premises for CLIENT's INTENDED USE. Neither is this a warranty as to the absence of wood destroying insects.

5. **INDEMNITY:** The report of inspection produced by MAIDA is for the exclusive use of the CLIENT. No other person or entity may rely on the report issued pursuant to this contract. In the event that any person, not a party to this contract, makes any claim against MAIDA arising out of the services performed by MAIDA under this contract, the CLIENT agrees to indemnify, defend and hold harmless MAIDA from any and all damages, expenses, costs and attorney's fees arising from such a claim.

6. **LIABILITIES AND RIGHT OF REINSPECTION:** This contract limits the liability of MAIDA to the CLIENT to the amount of consideration paid by the CLIENT to MAIDA (the contract price). MAIDA assumes no liability for consequential damages suffered by the CLIENT. In the event of a claim by the CLIENT that a component part of the premises which was inspected by MAIDA was not in the condition reported by MAIDA, the CLIENT agrees to notify MAIDA at least 72 hours prior to repairing or replacing such component of the failure, appearance of defect or need for repair or replacement of the component. The CLIENT further agrees that if the repair or replacement is done without giving MAIDA the required notice, that MAIDA will have no liability to the CLIENT for the cost of such repair or replacement.

7. **ARBITRATION:** MAIDA and CLIENT specifically agree that any disputes arising under the terms of this contract shall be submitted to arbitration. Such arbitration shall be conducted according to the rules of the American Arbitration Association and shall be submitted to a three-person panel of arbitrators. At least one of the arbitrators shall be a member of the American Society of Home Inspectors.

8. **ENTIRE AGREEMENT:** This contract constitutes the entire agreement between MAIDA and the CLIENT. Any amendment or modification of the contract must be in writing and signed by all parties to the contract.