

Inspection Report

Provided by:



NE-HomeInspections.com

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Property Address:

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Table Of Contents:

Section name:	Section number:
Report Information	1
Report Summary Page	2
Grounds	3
Exterior	4
Roofing	5
Heating - Air	6
Electrical	7
Plumbing	8
Interiors	9
Kitchen	10
Bath(s)	11
Basement	12
Garage - Laundry	13
Foundation - Crawl Space	14

1 Report Information

Client Information

Client Name

Property Information

Approximate Year Built	1998
Approximate Square Footage	2900
Number of Bedroom	4
Number of Bath	3
Direction House Faces	East

Inspection Information

Inspection Date	June 5, 2017
Inspection Time	12:30pm - 3:00pm
Weather Conditions	Rain
Outside Temperature	56

Price for Inspection

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other

Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible) (as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

-The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

-The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

· Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

2 Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies. Please read each section for comments and suggestions. I did not observe any visual evidence of pests, wood destroying insects, mildew or mold type organisms.

Section	Condition#	Comment
Interiors	37	Appeared to be in serviceable condition at time of inspection. Always have a chimney professional inspect chimney annually. Wood insert/stove not inspected. Flue was not accessible and not inspected.
Bath(s)	56	Appeared to be in serviceable condition at time of inspection. Interior light fixture was installed above the shower or tub. Inspector cannot determine if this an approved fixture for the shower.
Basement	62	A tripping hazard was observed at the bottom of stairs. Recommend repair for safety.
Basement	68	Missing receptacle or switch covers were observed. Recommend covers be installed for safety.
Garage - Laundry	76	The interior doors appeared to be in serviceable condition at the time of the inspection. A transition piece is needed where stairs meet the entrance.
Garage - Laundry	79	Appeared to be in serviceable condition at time of inspection. Cover missing from outlet. Recommend installing cover and GFIC outlet.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

3 Grounds

Grading

Grading Slope The site is flat.

1) Grading Conditions

AS

 Grading of the soil near the foundation appears to be in serviceable condition.



Driveways - Sidewalks - Walkways

Driveway Material Asphalt

2) Driveway Conditions

AS

 The driveway appeared to be in serviceable condition at the time of the inspection. Common cracks were observed in the driveway.



AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



3) Sidewalk Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

4 Exterior

Front - Back Entrance

4) Front Entrance
Conditions

AS

.Appeared to be in serviceable condition at time of inspection



Back Entrance Type

Deck

5) Back Entrance
Conditions

AS

Appeared to be in serviceable condition at time of inspection



Exterior Walls

Structure Type

Wood frame

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are vinyl.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

6) Exterior Wall
Conditions

AS

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.



Exterior Windows - Doors

Window Type Double Hung

Window Material Vinyl

7) Window Conditions

AS

Windows appeared to be in good condition a time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



8) Exterior Door Conditions

AS

The door(s) appeared to be in serviceable condition at the time of the inspection.

Exterior Water Faucet(s)

9) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Chimney

**10) Chimney
Conditions**

AS

Recommend inspection by a qualified chimney specialist prior to using,



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

5 Roofing

Roof Covering

Method of Inspection The roof was inspected by viewing with high power binoculars.

Roof Style Gable

Roof Covering Material Asphalt shingles.

Number of Layers One

11) Roof Covering Condition

AS

 The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.



12) Flashing Conditions

AS

 The exposed flashings appeared to be in serviceable condition at the time of inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Attic Area

Attic Access Closet Cubby

Method of Inspection Viewed from ladder.

Roof Frame Type The roof framing is constructed with rafter framing.

13) Attic Conditions AS The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.



Attic Ventilation Type Gable Vents, Ridge Vents, Soffit vents

Attic Ventilation Conditions Minimal ventilation was provided to the attic area. This may not be sufficient to move air through the attic properly. Recommend installing additional vents.

Attic Insulation Type Batt Insulation

14) Attic Insulation Conditions AS The attic has fiberglass batt insulation. The approximate depth of the insulation is 8 to 10 inches. This appears adequate.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

6 Heating - Air

Heating

Location of Unit Basement

Heating Type Hot Water - Radiant

Energy Source Oil

15) Unit Conditions

AS

 The heating system was operational at time of inspection. This is not an indication of future operation or condition. There is a stand alone unit above garage that was not inspected. Un plugged.



Distribution Type Radiant & Baseboard

16) Distribution Conditions

AS

 The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



**17) Ventilation
Conditions**

AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.



**18) Thermostat
Condition**

AS

The normal operating controls appeared to be serviceable at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

7 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.

Electrical Service Material Aluminum

Number of Conductors Three

19) Electrical Service Conditions

AS

 The main service entry appeared to be in serviceable condition at the time of inspection.



Main Electrical Panel

Main Disconnect Location At Main Panel

Electric Panel Location The main electric panel is located at the basement.

Panel Amperage Rating 200

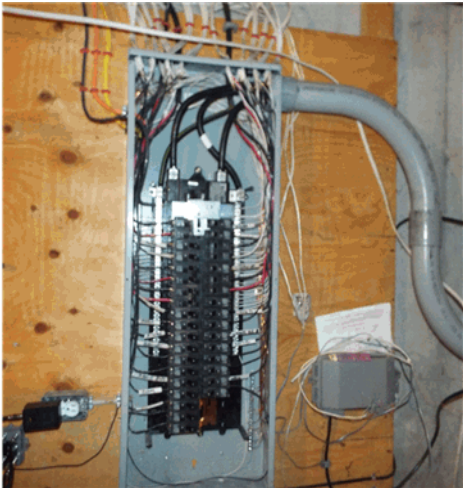
Circuit Protection Type Breakers

20) Wiring Methods

AS

 The main power cable is aluminum. The branch cables are copper.

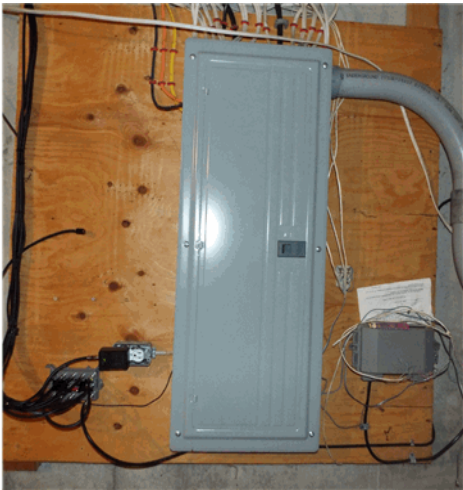
AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



21) Electrical Panel
Conditions

AS

The main panel appeared to be in serviceable condition at the time of the inspection.



Electrical Sub panel

Sub panel Location

A sub panel is located at the garage.

22) Sub panel
Conditions

AS

The sub panel appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

8 Plumbing

Water Main Line

Main Shutoff Location The main valve is located at the basement.

Main Line Material The visible material of the main line / pipe appears to be plastic.

23) Main Line & Valve Conditions AS The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.



Water Supply Lines

Supply Line Material The visible material used for the supply lines is copper.

24) Supply Line Conditions AS The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are plastic.

25) Drain Line Conditions AS The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Water Heater(s)

Water Heater Type	Super Store
Water Heater Location	Boiler
26) Water Heater Conditions	<div>AS</div> The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

9 Interiors

Walls - Ceilings - Floors

27) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

28) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



29) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



**30) Heat Source
Conditions**

AS

Appeared to be in serviceable condition at time of inspection.

Windows - Doors

**31) Interior Window
Conditions**

AS

The sample of windows tested were operational at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



**32) Interior Door
Conditions**

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

**33) Electrical
Conditions**

AS

Appeared to be in serviceable condition at time of inspection.

34) Lighting Conditions

AS

Appeared to be in serviceable condition at time of inspection.

**35) Ceiling Fan
Conditions**

AS

Appeared to be in serviceable condition at time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



36) Smoke Detector
Conditions

AS

Appeared to be in serviceable condition at time of inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Fireplace

Fireplace Location A fireplace w/wood insert is located at the living room.

Fireplace materials The fireplace is mason built.

37) Fireplace Conditions

AS

 Appeared to be in serviceable condition at time of inspection. Always have a chimney professional inspect chimney annually. Wood insert/stove not inspected. Flue was not accessible and not inspected.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

10 Kitchen

Walls - Ceilings - Floors

38) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



39) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



40) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Windows - Doors

41) Kitchen Window
Conditions

AS

The sample of windows tested were operational at the time of the inspection.

Electrical Conditions

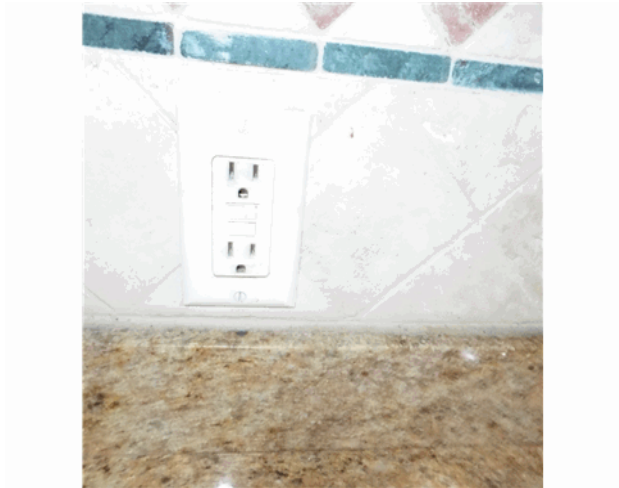
42) Electrical
Conditions

AS

Appeared to be in serviceable condition at time of inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



43) Lighting Conditions

AS

Appeared to be in serviceable condition at time of inspection.

Kitchen Sink - Counter tops - Cabinets

44) Counter Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.



45) Cabinet Conditions

AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



**46) Sink Plumbing
Conditions**

AS

Appeared to be in serviceable condition at time of inspection. There is a filtering system on the drinking water. Check with seller for details.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Appliances

Stove - Range Type The range and oven is electric.

47) Stove - Range Condition

AS

 The oven and range was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.



48) Hood Fan Conditions

AS

 The fan / hood and light were in operational condition at the time of the inspection.

49) Dishwasher Conditions

AS

 Appeared to be in serviceable condition at time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

11 Bath(s)

Walls - Ceilings - Floors

50) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



51) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

52) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



Windows - Doors

53) Bathroom Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

54) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Electrical Conditions

- 55) Electrical Conditions

AS

Appeared to be in serviceable condition at time of inspection.
- 56) Lighting Conditions

AS

Appeared to be in serviceable condition at time of inspection. Interior light fixture was installed above the shower or tub. Inspector cannot determine if this an approved fixture for the shower.
- 57) Vent Fan Conditions

AS

Operating at time of inspection



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Bathroom Sink

**58) Counter - Cabinet
Conditions**

AS

Appeared to be in serviceable condition at time of inspection.



59) Sink Conditions

AS

Appeared to be in serviceable condition at time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Shower - Tub - Toilet

**60) Shower - Tub
Conditions**

AS

The bathtub, faucet, and drains appeared to be in serviceable condition.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



61) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

12 Basement

Walls - Ceilings - Floors

62) Basement Stair
Conditions

R

A tripping hazard was observed at the bottom of stairs. Recommend repair for safety.



63) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



64) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

65) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



Windows - Doors

66) Basement Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



67) Basement Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.



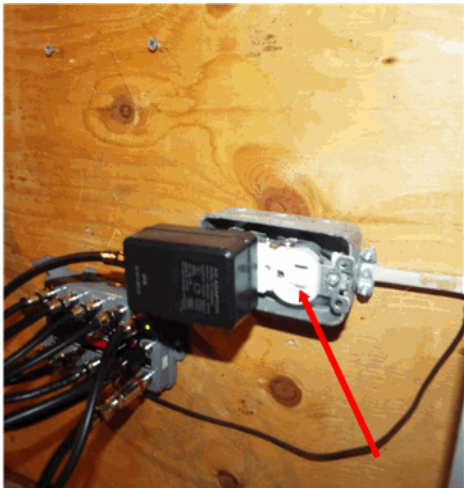
Electrical Conditions

68) Electrical Conditions

S

Missing receptacle or switch covers were observed. Recommend covers be installed for safety.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



69) Lighting Conditions

AS Appears Serviceable

70) Sump Pump Conditions

AS The sump pump operated when tested at the time of the inspection. This does not however guarantee future conditions or operation.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Storage Barn

71) Barn Conditions

AS

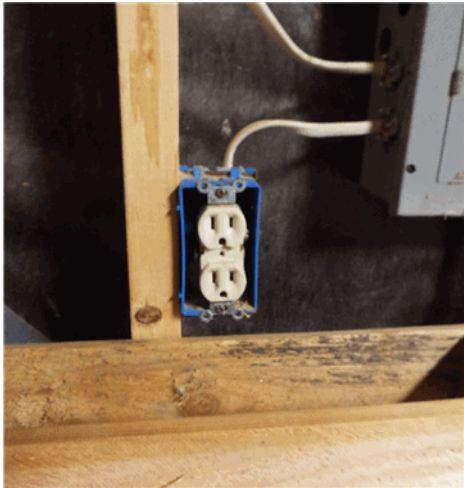
A courtesy inspection of the barn was performed. The electric panel was not attached with screws and is missing a large number of knockout covers. This is a safety concern. Recommend repair asap. Numerous outlets were missing covers. Recommend repair asap. There was no access to the upstairs of the barn so the condition of rafters and the roof could not be accurately determined. The outer walls, shingles, floors, lighting, and doors appeared to be in serviceable condition at the time.



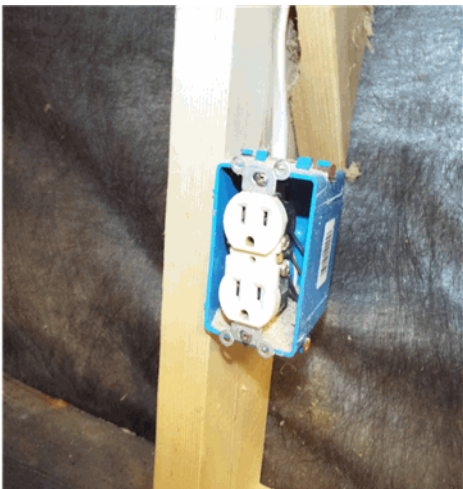
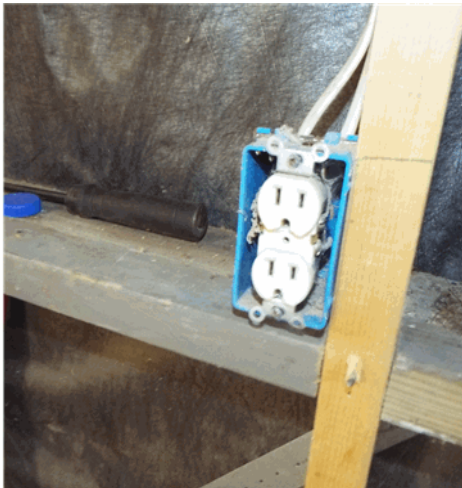
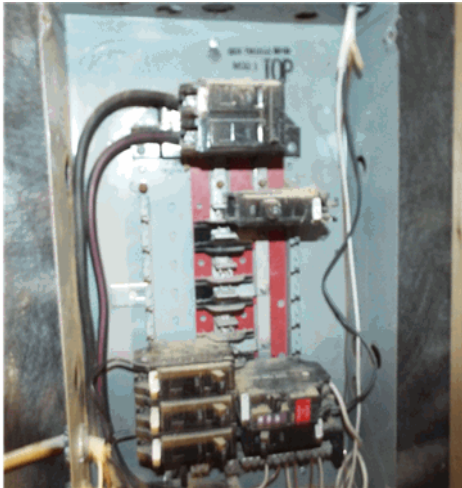
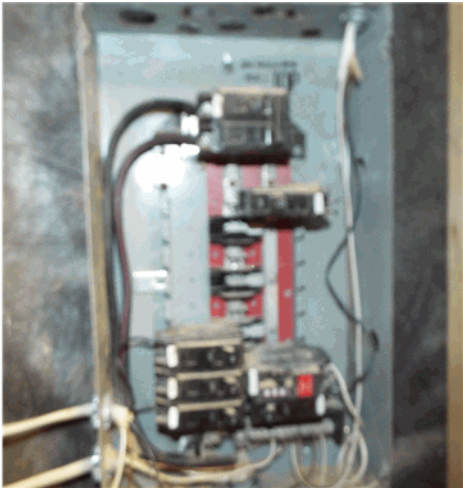
AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



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AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

13 Garage - Laundry

Walls - Ceilings - Floors

Garage Type The garage is attached to the house. Number of cars is two.

72) Wall Conditions AS The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



73) Ceiling Conditions AS The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



74) Floor Conditions AS The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



75) Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.



76) Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection. A transition piece is needed where stairs meet the entrance.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



77) Vehicle Door
Conditions

AS

The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected

**78) Electrical
Conditions**

AS

Appears Serviceable, Missing receptacle or switch covers were observed at. Recommend covers be installed for safety.



Laundry Room

**79) Laundry Room
Conditions**

AS

Appeared to be in serviceable condition at time of inspection. Cover missing from outlet. Recommend installing cover and GFIC outlet.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

14 Foundation - Crawl Space

Foundation

Foundation Type Basement

Foundation Material Concrete

80) Foundation Conditions

AS

 Appeared to be in serviceable condition at time of inspection.



Flooring Structure

Flooring Support Type Joists, Beams, Columns

81) Flooring Support Conditions

AS

 Appeared to be in serviceable condition at time of inspection.

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected

