

Inspection Report

Provided by:



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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** 1821**Approximate Square
Footage** 2144**Number of Bedroom** 4**Number of Bath** 2**Direction House Faces** East**Inspection Information****Inspection Date** July 17, 2017**Inspection Time** 11:45am - 1:30pm**Weather Conditions** Dry**Outside Temperature** 82**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. There was some minor evidence of rodents (Mice) in the attic which would be expected of a house that has been closed up for some time. It did not appear to be any infestation but suggest monitoring when house is occupied. I did not see any visual evidence of wood destroying insect at the time of inspection.

Section	Condition#	Comment
Exterior	6	Damaged siding, trim and clapboards was observed . Due to conditions observed, further evidence may exist in areas not readily visible or accessible. Water penetration may have occurred. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Exterior	9	Recommend inspection by a qualified chimney specialist prior to using, The chimney and / or flue did not have a rain cap installed. Recommend a cap be installed during normal chimney maintenance. Maintenance on the brick of the chimney is needed.
Roofing	13	The attic has minimal amount blown-in insulation and batt insulation. The approximate depth of the insulation is 6. Additional insulation should be considered.
Plumbing	21	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. Some supply line shut off valves could be replaced.
Interiors	28	An open neutral wire condition was observed at multiple outlets. This condition is usually corrected by minor wiring adjustments at the specified item. However, when a number of these conditions are observed, client should consult a licensed electrician. Two prong (non-grounded) receptacles were observed. Although these were commonly used years ago, we recommend a licensed electrician upgrade to grounded three prong receptacles.
Interiors	31	Appeared to be in serviceable condition at time of inspection. Recommend upgrading all to combination detectors.
Interiors	32	It is suggested that a "Licensed Masonry Contractor" be contacted for further evaluation before use.
Bath(s)	49	There was evidence of corrosion and / or damage at the bathtub faucet in upstairs. The bathtub to shower diverter valve stem leaked in bath. Recommend repair. bath. Recommend repair and/or replacement.
Basement	51	Basement stairs are too steep which is potentially unsafe to walk on.
Garage - Laundry	60	There were no appliances present for proper testing of plumbing

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

3 Grounds

Grading

Grading Slope The site is flat.

1) Grading Conditions

AS

 Appeared to be in serviceable condition at time of inspection.



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.



3) Walkway Conditions

AS

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

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4 Exterior

Front - Back Entrance

Front Entrance Type Covered Porch

4) Front Entrance Conditions AS Appeared to be in serviceable condition at time of inspection

Back Entrance Type Covered Patio

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 wood.

6) Exterior Wall Conditions R Damaged siding, trim and clapboards was observed . Due to conditions observed, further evidence may exist in areas not readily visible or accessible. Water penetration may have occurred. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



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



Exterior Windows - Doors

Window Type Double Hung

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

Window Material Aluminum

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.



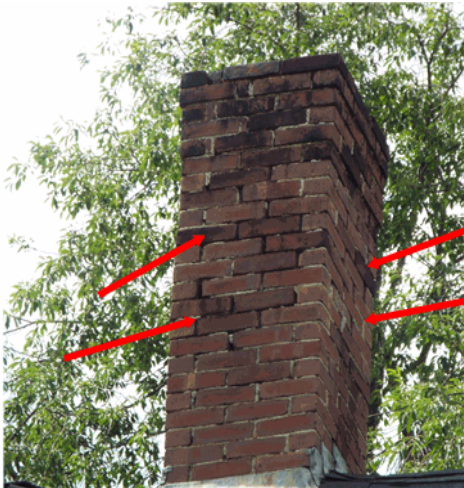
Chimney

9) Chimney Conditions

R

Recommend inspection by a qualified chimney specialist prior to using. The chimney and / or flue did not have a rain cap installed. Recommend a cap be installed during normal chimney maintenance. Maintenance on the brick of the chimney is needed.

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



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5 Roofing

Roof Covering

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

Roof Style New England - Gable

Roof Covering Material Asphalt shingles.

Number of Layers

10) 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.



11) Flashing Conditions

AS

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

Attic Area

Attic Access Stairs

Method of Inspection Entered attic area.

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

12) Attic Conditions

AS

 The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection. Evidence of rodents () were observed. While this observation may exist now, the occurrence may have been some time ago. Client should contact a pest control company for further evaluation.

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



Attic Ventilation Type

Windows

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

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 Loose fill

13) Attic Insulation Conditions AS The attic has minimal amount blown-in insulation and batt insulation. The approximate depth of the insulation is 6. Additional insulation should be considered.



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

6 Heating - Air

Heating

Location of Unit Basement

Heating Type Hot Water

Energy Source Oil

14) Unit Conditions

AS

 The heating system was operational at time of inspection. This is not an indication of future operation or condition.



Distribution Type The visible areas of the heat distribution system is baseboard.

15) Ventilation Conditions

AS

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

16) 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 overhead.

Electrical Service Aluminum
Material

Number of Conductors Three

17) Electrical Service

AS

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



Main Electrical Panel

Main Disconnect At Main Panel
Location

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

Panel Amperage Rating 100

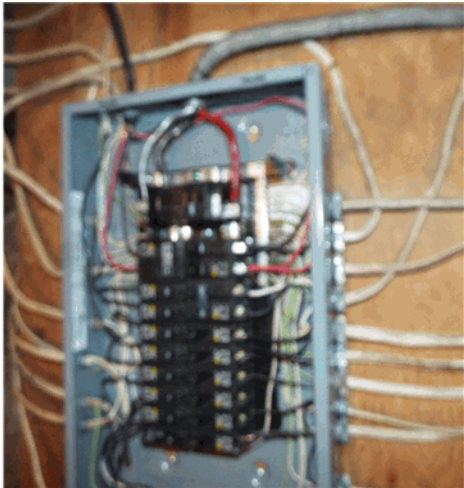
Circuit Protection Type Breakers

18) Wiring Methods

AS

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

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



19) Electrical Panel
Conditions

AS

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



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.

20) 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.



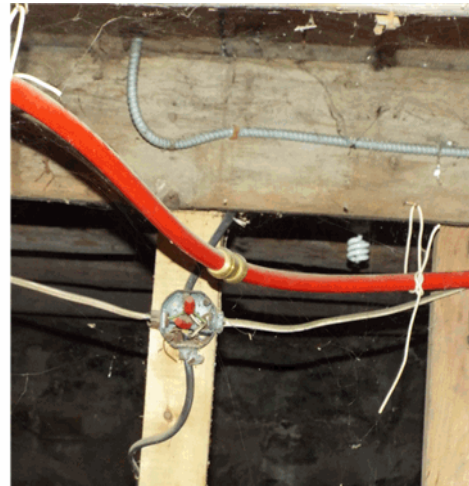
Water Supply Lines

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

21) 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. Some supply line shut off valves could be replaced.



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Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic. The visible portions of the waste lines are copper. The visible portions of the waste lines are cast iron.

22) 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 Electric

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

Water Heater Location Basement

Water Heater Capacity 30+

23) Water Heater Conditions

AS

 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

9 Interiors

Walls - Ceilings - Floors

24) Walls - Ceiling -
Floors Condition

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. Some rooms are under various stages of repair/renovation.



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



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



25) Heat Source
Conditions

AS

Appears Serviceable

Windows - Doors

26) 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



27) Interior Door Conditions

AS

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

Electrical Conditions

28) Electrical Conditions

S

An open neutral wire condition was observed at multiple outlets. This condition is usually corrected by minor wiring adjustments at the specified item. However, when a number of these conditions are observed, client should consult a licensed electrician. Two prong (non-grounded) receptacles were observed. Although these were commonly used years ago, we recommend a licensed electrician upgrade to grounded three prong receptacles.

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



29) Lighting Conditions

AS Appears Serviceable

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

30) Ceiling Fan
Conditions

AS

The ceiling fan(s) were operational at the time of the inspection.
Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.



31) Smoke Detector
Conditions

AS

Appeared to be in serviceable condition at time of inspection.
Recommend upgrading all to combination detectors.



Fireplace

Fireplace Location

A fireplace is located at the living room.

Fireplace materials

The fireplace is metal/pre-fabricated.

32) Fireplace
Conditions

NI

It is suggested that a "Licensed Masonry Contractor" be contacted for further evaluation before use.

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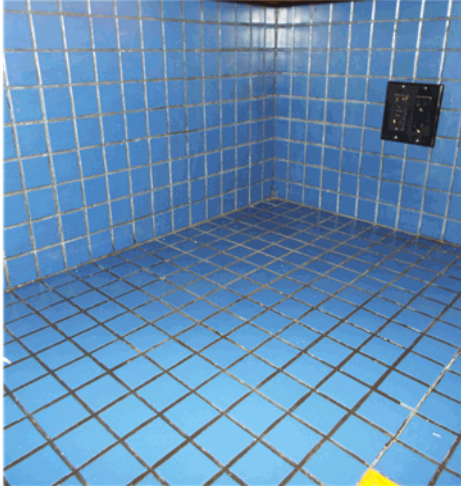
10 Kitchen

Walls - Ceilings - Floors

33) Wall - Ceiling - Floor Condition

AS

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



Windows - Doors

34) Kitchen Window Conditions

AS

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

Electrical Conditions

35) Electrical Conditions

AS

An open neutral wire condition was observed in kitchen at many outlets. This condition is usually corrected by minor wiring adjustments at the specified item. However, when a number of these conditions are observed, client should consult a licensed electrician.



36) Lighting Conditions

AS

Appears Serviceable

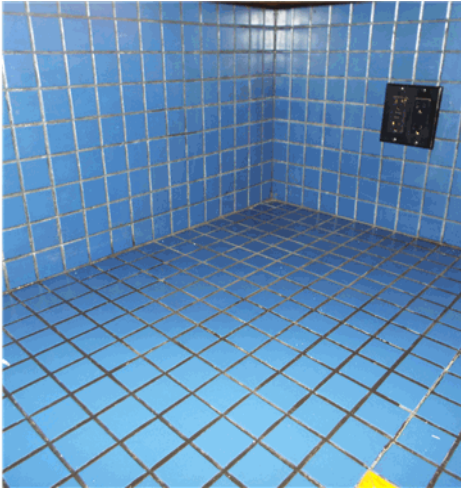
AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected

Kitchen Sink - Counter tops - Cabinets

37) Counter - Cabinet Conditions

AS

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



38) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

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



Appliances

Stove - Range Type

The oven and range is electric.

**39) Appliance
Conditions**

AS

One burner did not operate. Oven door does not close tight.
Recommend repair.



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



40) Hood Fan
Conditions

AS

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



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

11 Bath(s)

Walls - Ceilings - Floors

41) Wall - Ceiling -
Floor Conditions

AS

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



Windows - Doors

42) Bathroom Window
Conditions

AS

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

43) 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

44) Electrical Conditions

AS

Many open ground outlets noted. recommend repair.



45) Lighting Conditions

AS

Appeared to be in serviceable condition at time of inspection

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



**46) Vent Fan
Conditions**

AS

Operating at time of inspection



Bathroom Sink

**47) Counter - Cabinet
Conditions**

AS

Appeared to be in serviceable condition at time of inspection

48) Sink Conditions

AS

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

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



Shower - Tub - Toilet

**49) Shower - Tub
Conditions**

R

There was evidence of corrosion and / or damage at the bathtub faucet in upstairs. The bathtub to shower diverter valve stem leaked in bath. Recommend repair. bath. Recommend repair and/or replacement.



50) 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



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

12 Basement

Walls - Ceilings - Floors

51) Basement Stair
Conditions

AS

Basement stairs are too steep which is potentially unsafe to walk on.



52) Wall - Ceiling -
Floor 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



Windows - Doors

Other Conditions

53) Other Conditions

AS

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 one.

54) Siding Conditions
(if detached)

AS The paint / finish of the siding was deteriorated and is in need of repair, replacement and / or maintenance.



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



55) Roof Conditions (if detached)

AS

The roof showed advanced signs of aging and deterioration. This condition can indicate imminent leakage. Replacement is recommended. Recommend further evaluation by a qualified roofing contractor. Two layers of roof shingles appear to be present. Today's standards allow a maximum of two layers of shingles. Client should obtain full disclosure / history information from the seller prior to close. The roof rafters have bowed and will need to be shored up. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



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



**56) Wall - Ceiling -
Floor 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



57) Window Conditions

AS

Appeared to be in serviceable condition at time of inspection.



58) 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



59) Electrical Conditions

AS

Missing receptacle or switch covers were observed at. Recommend covers be installed for safety. An open neutral wire condition was observed at an outlet(s) located at. This condition is usually corrected by minor wiring adjustments at the specified item. However, when a number of these conditions are observed, client should consult a licensed electrician.



Laundry Room

Location

The laundry facilities are located in the laundry room.

60) Laundry Room Conditions

AS

There were no appliances present for proper testing of plumbing components.

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

14 Foundation - Crawl Space

Foundation

Foundation Type Basement

Foundation Material Stone Concrete

61) Foundation
Conditions

AS

Appears Serviceable Minor moisture stains were observed on the foundation walls. This may be an indication of water penetration, which is not unusual for a block/stone foundation. The inspector was unable to determine if the water stains were active or passive at the time of inspection. Client should obtain disclosure / history information from the seller regarding any previous water penetration.



Flooring Structure

Flooring Support Type Joists, columns, beams

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

**62) Flooring Support
Conditions**

AS

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



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

