



# Inspection Report

**Your Name**

**Property Address:**  
 111 Your New Address  
 Newtown NH/VT



**Threshold Home Inspection, LLC**

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<b>Date:</b> 9/28/2010	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 0038
<b>Property:</b> 111 Your New Address Newtown NH/VT	<b>Customer:</b> Your Name	

**Comment Key or Definitions**

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

**Appears Serviceable (AS)** = I visually observed the item, component or unit and operated it when acceptable. If no other comments were made then it appeared to be functioning as intended, allowing for normal wear and tear.

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

**Monitor or Maintenance (MM)** = The item, component or unit should be monitored for any change in condition, or typical maintenance or repair should be performed to maintain an acceptable condition.

**Safety (S)** = The item presents either a safety hazard or safety concern. Refer to the other column checked and to the accompanying narrative for further direction. An **(S)** coupled with an **(RR)** should be referred to a qualified or licensed contractor for correction.

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

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

<b>In Attendance:</b> Customer and both agents	<b>Type of building:</b> Single Family (1 story)	<b>Style of Home:</b> Ranch
<b>Approximate age of building:</b> Under 10 Years	<b>Home Faces:</b> ~ North	<b>Temperature:</b> 75
<b>Weather:</b> Heavy Rain	<b>Ground/Soil surface condition:</b> Wet	<b>Rain in last 3 days:</b> Yes
<b>Radon Test:</b> Yes	<b>Water Test:</b> NH State Group	

**1. Structural Components**

**Structure:** When inspecting structural systems **the home inspector shall inspect:** (1) The structural components including the foundation, framing, floor structure, wall structure, ceiling structure and roof structure; (2) A representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist; and (3) Probing shall not be required when probing would damage any finished surface or where no deterioration is visible or presumed to exist; and (4) Report the methods used to inspect under-floor crawl spaces and attics. When inspecting the structural systems the home inspector **shall describe:** (1) The foundation; (2) The floor structure; (3) The wall structure; (4) The ceiling structure; and (5) The roof structure. The home inspector **shall not provide any engineering or architectural service or analysis unless qualified** pursuant to RSA 310-A:201, IV.

**Styles & Materials**

**Foundation:**

Poured concrete

**Columns or Piers:**

Steel post w/ concrete core

**Floor Structure:**

2 X12

**Wall Structure:**

Not all could be determined.

Likely 2x6 studs

**Ceiling Structure:**

2X4 ceiling joists

Engineered wood truss (part of rafter structure)

**Roof Structure:**

Engineered wood trusses

2 X 4 Rafters

**Roof-Type:**

Gable

**Attic:**

Attic access

Located in bedroom closet

Laundry

**Method used to observe attic:**

Observed from vicinity of attic hatch (limited by insulation)

**AS RR MM S NI NP**

1.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X					
1.1	FLOORS (Structural)	X					
1.2	WALLS (Structural)	X					
1.3	CEILINGS (structural)	X					
1.4	ROOF STRUCTURE AND ATTIC	X					

**AS RR MM S NI NP**

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**2. Exterior**

**Exterior** When inspecting the exterior **the home inspector shall inspect:** (1) Siding, flashing and trim; (2) All exterior doors; (3) Attached decks, balconies, stoops, steps, porches, and their associated railings; (4) Eaves, soffits, and fascias where accessible from the ground level; and (5) Entryway walkways, patios, driveways, vegetation, grading, surface drainage, and retaining walls which are likely to adversely affect the building. When inspecting the exterior the home inspector **shall describe** the type of siding. The home inspector **shall not have to inspect:** (1) Screening, shutters, awnings, and similar seasonal accessories; (2) Fences; (3) Geological and/or soil conditions; (4) Recreational facilities; (5) Outbuildings or detached structures; (6) Seawalls, break-walls, and docks; and (7) Erosion control and earth stabilization measures.

**Styles & Materials**

**Siding Style:**

Clapboard

**Siding Material:**

Vinyl

**Trim Material:**

Vinyl  
Metal

**Exterior Entry Doors:**

Steel clad

**Exterior Sliding Doors:**

Wood  
Vinyl clad doors and frame

**Windows:**

Vinyl or metal clad sash and trim  
Wooden interior sash surfaces

**Decks/Porches and Patio:**

Porch with steps

**Deck:**

Composite Decking  
Pressure treated wood frame

**Driveway:**

Asphalt

**Sidewalk:**

Brick

**Steps:**

Concrete

		AS	RR	MM	S	NI	NP
2.0	WALL SIDING, FLASHING AND TRIM	X					
2.1	DOORS (Exterior)			X			
2.2	WINDOWS	X					
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS		X				
2.4	COLUMNS OR PIERS		X				
2.5	EAVES, SOFFITS AND FASCIAS	X					
2.6	VEGETATION, GRADING, DRAINAGE (With respect to their effect on the condition of the building)			X			
2.7	DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X					

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**Comments:**

**2.1** (1) MM The casings and and jambs in three locations exhibit moisture damage/rot that needs attention before the damage threatens the integrity of the door /jamb unit. Minwax wood hardener and Minwax wood filler are suggested for repairs. The three locations are:

- The side door to the garage.(Picture 1)
- The left side of the rear door to the garage.(Picture 2)
- The right side of the rear door to the garage. (Picture 3)



2.1 Picture 1



2.1 Picture 2



2.1 Picture 3

(2) MM The board beneath the rear garage door that supports the metal threshold is no longer functioning. (Picture 4) I recommend replacement.



2.1 Picture 4

**2.3 RR** The supports beneath the lower deck are not adequate or typical. The supports near the house are stacks of scrap lumber (Picture 1), and the carrying beam near the front is laid on the edge of the concrete piers, and dose not appear to be secured (Picture 2). Some sag has occurred near the removable decking adjacent to the basement vent window. Failure will not result in a dangerous deck collapse because the deck is so close to grade. I would still recommend further evaluation to determine if more adequate supports are needed in order to maintain the integrity of the deck structure.



2.3 Picture 1



2.3 Picture 2

**2.4 RR** See Item 2.3 The concrete piers already in place appear serviceable.

**2.6 MM** Plantings and vegetation are touching the siding of the house. This can trap moisture and provide a pathway for wood destroying insects into the house wall. Trimming or moving vegetation to a distance of 12-18' is recommended. After vegetation is trimmed or removed, I recommend the sheathing beneath the bottom edge of the vinyl siding be checked for deterioration.

**3. Roofing**

**Roof:** When inspecting roof systems the home inspector **shall inspect:** (1) Roofing materials; (2) Roof drainage systems; (3) Flashing; and (4) Skylights, chimney exteriors, and roof penetrations. (h) When inspecting the roof systems the home inspector **shall describe:** (1) Roofing materials; (2) Roof drainage systems; and (3) Chimney exteriors. (i) When inspecting the roof system the home inspector **shall report the methods used to inspect** the roofing. (j) The home inspector **shall not have to inspect:** (1) Antennae; (2) Interiors of flues or chimneys on or attached to the roof; and (3) Other installed accessories.

**Styles & Materials**

**Roof Covering:**

Architectural  
Asphalt/Fiberglass

**Sky Light(s):**

None

**Chimney (exterior):**

Brick

**Viewed roof covering from:**

Ground  
Walked roof

		AS	RR	MM	S	NI	NP
3.0	ROOF COVERINGS	X		X			
3.1	ROOF DRAINAGE SYSTEMS	X					
3.2	FLASHINGS	X					
3.3	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X		X			

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**Comments:**

**3.0 MM** Moss has started to grow at the lower edges of the shingles on the north facing pitch of the garage nearest the driveway. I recommend removal of the moss to prevent excessive retention of moisture.



3.0 Picture 1

**3.2 FYI** The small pitched detail behind the chimney is a cricket. Spring and fall this should be cleared of debris to allow free drainage.



3.2 Picture 1

**3.3**

- MM The top surface of the concrete chimney cap has begun to erode. (Picture 1) A surface coat to seal it from moisture is recommended.
- MM A rain cap is recommended to keep rain water out of the flues and off the chimney cap. This will extend the life of all masonry components.
- Also see Item 6.5



3.3 Picture 1

**4. Plumbing System**

**Plumbing:** When inspecting the plumbing system the home inspector shall inspect: (1) Interior water supply and distribution systems including all fixtures and faucets; (2) Drain, waste and vent systems including all fixtures; (3) Water heating equipment and hot water supply system; (4) Vent systems; (5) Fuel storage and fuel distribution systems within the structure; and (6) Drainage sumps, sump pumps, and related piping. When inspecting the plumbing system the home inspector **shall describe:** (1) Interior water supply and distribution systems; (2) Drain, waste and vent systems; (3) Water heating equipment and hot water supply system; and (4) Fuel storage and distribution systems. When inspecting the plumbing system the home inspector **shall report the location of** main water and main fuel shut-off valves. The home inspector **shall not have to inspect:** (1) Clothes washing machine connections;(2) Interiors of plumbing appliance flues or chimneys; (3) Wells, well pumps, or water storage related equipment; (4) Water conditioning systems; (5) Solar water heating systems; (6) Fire and lawn sprinkler systems; (7) Private waste disposal and sewer ejector systems; and (8) Automatic safety controls or manual stop valves. (o) The home inspector **shall not have to determine:** (1) Whether water supply and waste disposal systems are public or private; and (2) Water supply quantity or quality.

**Styles & Materials**

**Water Source:**

Well

**Plumbing Water Supply (into home):**

Black plastic pipe

**Water Filters:**

Sediment filter

**Plumbing Water Distribution (inside home):**

Copper

**Plumbing Waste:**

PVC

**Washer Drain Size:**

2" Diameter

**Water Heater Power Source:**

Oil fired, w/ storage tank heated by dedicated zone

**Water Heater Location:**

Basement

**Water Heater Capacity:**

50 Gallon (2-3 people)

		AS	RR	MM	S	NI	NP
4.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	X					
4.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES			X			
4.2	PLUMBING DRAIN, WASTE AND VENT SYSTEMS			X			
4.3	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X					
4.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X					
4.5	MAIN FUEL SHUT OFF (Describe Location)	X					
4.6	SUMP PUMP						X
4.7	LAUNDRY SUPPLIES AND DRAIN	X					

AS RR MM S NI NP

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**Comments:**

**4.0** FYI The main shutoff is located at the pressure tank.

**4.1** MM The pressure gauge for the water supply system is not operating. Replacement is recommended.



4.1 Picture 1

**4.2 MM** The kitchen drain trap has a very slow leak at one joint. I recommend further evaluation and repair as needed by a qualified contractor.



4.2 Picture 1

**4.5 FYI** The main shutoffs for the oil supply are at the tank and the boiler.

**5. Electrical System**

**Electrical:** When inspecting the electrical system **the home inspector shall inspect:** (1) Service drop; (2) Service entrance conductors, cables, and raceways; (3) Service equipment and main disconnects; (4) Service grounding; (5) Interior components of service panels and sub panels; (6) Conductors; (7) Overcurrent protection devices; and (8) A representative number of installed lighting fixtures, switches, and receptacles. When inspecting the electrical system the home inspector **shall describe:** (1) The amperage and voltage rating of the service; (2) The location of main disconnects and sub panels; (3) Wiring methods; (4) Service grounding; and (5) Over current protection devices. When inspecting the electrical system the home inspector **shall report:** (1) Presence of solid conductor aluminum branch circuit wiring; and (2) Absence of smoke detectors and ground fault circuit interrupters.(s) The home inspector **shall not have to inspect:** (1) Remote control devices; (2) Alarm systems and components; (3) Low voltage wiring systems and components; (4) Ancillary wiring systems and components not a part of the primary electrical power distribution system within the house structure; and (5) Generators and their control and distribution systems. The home inspector **shall not measure amperage, voltage or impedance.**

**Styles & Materials**

**Electrical Service Conductors:**

Below ground

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

CUTLER HAMMER

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

		AS	RR	MM	S	NI	NP
5.0	SERVICE ENTRANCE CONDUCTORS	X					
5.1	LOCATION OF MAIN AND DISTRIBUTION PANELS	X					
5.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS		X		X		
5.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X					
5.4	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)		X	X	X		
5.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X					
5.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X					
5.7	SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS			X			
5.8	AUXILLIARY GENERATOR						X

AS RR MM S NI NP

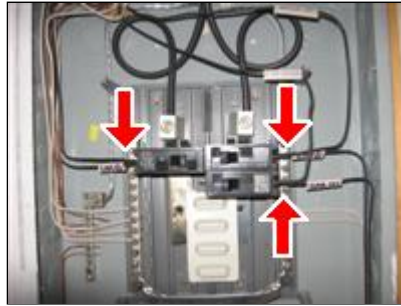
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**Comments:**

**5.1** FYI The main disconnect is at the power pole beneath the meter. The main panel (technically a sub-panel) is in the basement. Another sub-panel is located in the garage.

**5.2**

- RR, S All three circuit breakers in the garage are double tapped. (Picture 1) This can be easily corrected with the addition of three more breakers.
- One circuit breaker in the main panel is double tapped.
- I recommend further evaluation by a licensed electrician and correction as needed.



5.2 Picture 1

**5.4 (1)** MM, RR, S An orange cord somehow involved with the hot-tub is plugged into a wall socket near the tub. (Picture 1) Its purpose was not clear. It is plugged into a non-GFCI receptacle, and is therefore a safety hazard. I recommend it be discontinued until a safe connection is made, if desired..



5.4 Picture 1

(2) MM The purpose of the switch near the pressure tank is not labeled and its function is unknown. It may be a shutoff for the pump circuit. I recommend you inquire with the seller.



5.4 Picture 2

(3) RR, S Two receptacles in the basement hallway are hot-neutral reversed. I recommend further evaluation by a licensed electrician, and repair as necessary. Other receptacles in the general area should be double-checked.

**5.7 S** Smoke and CO (carbon monoxide) detectors are possibly the most important appliances in your home. The presence or absence of detectors is noted. They are not tested, however. The test button indicates the alarm sound is working, not the overall working condition.

*I encourage you to be aware of the condition and operation of the detectors in your home beginning the day you take occupancy. Please make it job #1 on your to-do list. Know the history of any current detectors. If you're not confident about their age and operation, replace them. They are far less expensive than a life harmed or lost.*

**5.8** FYI, NP Wiring for an auxiliary generator is present. I recommend you consult with a qualified electrician if you intend to install a generator.

**6. Heating**

**Heating System** When inspecting the heating system **the home inspector shall open readily accessible panels and inspect:** (1) Installed central heating system; (2) Distribution system; (3) Vent systems and chimney exteriors; and (4) Fuel storage and distribution systems excluding propane tanks. When inspecting the heating system the home inspector **shall describe:** (1) Installed central heating system; (2) Distribution system; and (3) Vent systems.(w) When inspecting the heating system the home inspector shall report energy source or sources. The home inspector **shall not have to inspect:** (1) Interiors of heat source flues or chimneys; (2) Heat exchangers; (3) Humidifiers or dehumidifiers; (4) Electronic air filters; (5) Solar space heating systems; (6) Mechanical dampers; and (7) Propane tanks. The home inspector **shall not have to determine** heat supply adequacy or distribution balance.

**Styles & Materials**

**Number of Heat Systems (excluding wood and pellets):**

One

**Heat Type:**

Circulating boiler

**Energy Source:**

Oil

**Heat System Brand:**

Buderus

**Ductwork:**

N/A

**Filter Type:**

N/A

**Heat Type:**

Radiant Floor

Baseboard convectors

**AS RR MM S NI NP**

6.0	HEATING EQUIPMENT	X	X				
6.1	NORMAL OPERATING CONTROLS	X					
6.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X					
6.3	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X					
6.4	AUTOMATIC SAFETY CONTROLS	X					
6.5	CHIMNEYS, FLUES AND VENTS (for gas water heaters or heat systems)		X				

**AS RR MM S NI NP**

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**Comments:**

**6.0 AS, RR** The heating equipment has not been serviced during the last 12 months. Service is recommended to ensure the equipment is operating efficiently and properly.

**6.5 (1) RR** A deposit of flue liner material at the chimney cleanout indicates deterioration of the flue liner. I recommend further evaluation by a chimney specialist to determine of the extent of the flue deterioration. If deterioration is advanced, the flue can be lined with a stainless steel flue.



6.5 Picture 1

(2) MM Water stains indicate the entry of rain water into the flue. This can accelerate deterioration. As noted in Item 3.3, a raincap is recommended.



6.5 Picture 2

**7. Interiors**

**Interior:** When inspecting the interior **the home inspector shall inspect:** (1) Walls, ceilings, and floors; (2) Steps, stairways, and railings; (3) Countertops and a representative number of installed cabinets; (4) Garage doors and garage door operators; and (5) A representative number of windows and doors. The home inspector **shall not have to inspect:** (1) Paint, wallpaper, and other finish treatments; (2) Finished floor coverings; (3) Window treatments;(4) Central vacuum systems; (5) Household appliances; and (6) Recreational facilities.

**Styles & Materials**

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Hardwood T&G

Vinyl

**Interior Doors:**

Raised panel

Wood

**Window Types:**

Thermal/Insulated

Double-hung

Vinyl and/or metal clad w/wood interior

**Cabinetry:**

Wood

**Countertop:**

Laminate

Wood

		AS	RR	MM	S	NI	NP
7.0	CEILINGS	X					
7.1	WALLS	X					
7.2	FLOORS	X					
7.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X					
7.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X					
7.5	DOORS (REPRESENTATIVE NUMBER)	X		X			
7.6	WINDOWS (REPRESENTATIVE NUMBER)	X					

AS RR MM S NI NP

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**Comments:**

7.5 MM At least one bedroom door rubbed at the top. Trimming is recommended.

**8. Garage**

**Garage** (from Interior SOP): When inspecting the [garage] **the home inspector shall inspect:** (1) Walls, ceilings, and floors; (2) Steps, stairways, and railings; (4) Garage doors and garage door operators; and (5) A representative number of windows and doors. The home inspector **shall not have to inspect:**(1) Paint, wallpaper, and other finish treatments; (2) Finished floor coverings; (3) Window treatments; (4) Central vacuum systems; (5) Household appliances; and (6) Recreational facilities.

**Styles & Materials**

**Garage Door Type:**

Two automatic

**Garage Door Material:**

Fiberglass

		AS	RR	MM	S	NI	NP
8.0	GARAGE CEILINGS	X					
8.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X					
8.2	GARAGE FLOOR	X					
8.3	GARAGE DOOR (S)	X					
8.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X					
8.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X					

**AS RR MM S NI NP**

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**Comments:**

**8.5**

- The electric eye sensors are in place for garage door(s) and will reverse the door.
- Both Garage Doors will reverse when met with resistance.

**9. Insulation and Ventilation**

**Insulation and Ventilation** When inspecting the insulation and ventilation **the home inspector shall inspect:** (1) Insulation in unfinished spaces; (2) Ventilation of attics and foundation areas; and (3) Mechanical ventilation systems. When inspecting insulation and ventilation the home inspector **shall describe:** (1) Insulation in unfinished spaces; and (2) Ventilation of attics and foundation areas. When inspecting insulation and ventilation the home inspector **shall report:** the absence of insulation in unfinished spaces at conditioned surfaces. The home inspector **shall not have to:** (1) Disturb insulation; (2) Identify types of insulation; and (3) Inspect air-to-air exchangers or other similar systems.

**Styles & Materials**

**Attic and Roof Insulation:**

Fiberglass  
R-30 or better  
Loose fill

**Floor System Insulation:**

NONE

**Ventilation / Attic and Roof:**

Ridge vents  
Soffit Vents  
Passive

**Kitchen Exhaust Fans:**

Fan with light

**Bathroom Vent:**

Ceiling vent fan

**Dryer Vent:**

Flexible Metal

**Dryer Power Source:**

220 Electric

		AS	RR	MM	S	NI	NP
9.0	INSULATION IN ATTIC	X					
9.1	INSULATION UNDER FLOOR SYSTEM						X
9.2	VENTILATION OF ATTIC AND FOUNDATION AREAS	X					
9.3	VENTING SYSTEMS (Kitchens, baths and laundry)	X					

**AS RR MM S NI NP**

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## Summary



PO Box 63  
Harrisville, NH 03450  
603-827-3590

[www.thresholdinspections.com](http://www.thresholdinspections.com)

### Customer

Your Name

### Address

111 Your New Address  
Newtown NH/VT

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

## General Summary

### DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

#### Repair or Replace

1. RR The supports beneath the lower deck are not adequate or typical. The supports near the house are stacks of scrap lumber (Picture 1), and the carrying beam near the front is laid on the edge of the concrete piers, and dose not appear to be secured (Picture 2). Some sag has occurred near the removable decking adjacent to the basement vent window. Failure will not result in a dangerous deck collapse because the deck is so close to grade. I would still recommend further evaluation to determine if more adequate supports are needed in order to maintain the integrity of the deck structure.

### COLUMNS OR PIERS

#### Repair or Replace

2. RR See Item 2.3 The concrete piers already in place appear serviceable.

### SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

#### Repair or Replace, Safety Hazard/Concern

3.
  - RR, S All three circuit breakers in the garage are double tapped. (Picture 1) This can be easily corrected with the addition of three more breakers.

- One circuit breaker in the main panel is double tapped.
- I recommend further evaluation by a licensed electrician and correction as needed.

**CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Repair or Replace, Monitor or Normal Maintenance, Safety Hazard/Concern**

4. (1) MM, RR, S An orange cord somehow involved with the hot-tub is plugged into a wall socket near the tub. (Picture 1) Its purpose was not clear. It is plugged into a non-GFCI receptacle, and is therefore a safety hazard. I recommend it be discontinued until a safe connection is made, if desired..
5. (3) RR, S Two receptacles in the basement hallway are hot-neutral reversed. I recommend further evaluation by a licensed electrician, and repair as necessary. Other receptacles in the general area should be double-checked.

**HEATING EQUIPMENT**

**Appears Serviceable, Repair or Replace**

6. AS, RR The heating equipment has not been serviced during the last 12 months. Service is recommended to ensure the equipment is operating efficiently and properly.

**CHIMNEYS, FLUES AND VENTS (for gas water heaters or heat systems)**

**Repair or Replace**

7. (1) RR A deposit of flue liner material at the chimney cleanout indicates deterioration of the flue liner. I recommend further evaluation by a chimney specialist to determine of the extent of the flue deterioration. If deterioration is advanced, the flue can be lined with a stainless steel flue.
  8. (2) MM Water stains indicate the entry of rain water into the flue. This can accelerate deterioration. As noted in Item 3.3, a raincap is recommended.
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