

# Home / Building Inspection Report

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MA Home Inspector License # 007

NH Home Inspector License # 111

Independent Home Inspectors Of North America

[www.IndependentInspectors.org](http://www.IndependentInspectors.org)

Report prepared for: John Doe  
Property address: 123 Main St, Somewhere, NH.  
Date of Inspection: 10/09/2014  
On site start time of inspection: 10:00 A.M.  
On site finish time of inspection: 1:20 P.M.  
Approx. year building constructed: 1910.  
Property type: Two family, wood framed.



The report contained herein is CONFIDENTIAL. It is solely for the use and benefit of the client and is not to be relied upon by any other buyer, lender, title insurance company or other third party. Terms and conditions crucial to interpretation of the report are contained in a separate Pre-Inspection Agreement. The report substantially conforms to the New Hampshire Home Inspectors Standards of Practice.

## LIMITATIONS OF INSPECTION / MISC

Living areas had finished walls and ceilings. Limited attic access. Further limitations can be viewed for at: <http://www.nh.gov/jtboard/homerules.htm#home600>

Present at time of inspection: Clients and real estate agent. Inspector apprentice.

Weather conditions at time of inspection: Dry, temperature at start of inspection was 57 degrees F.

Weather conditions previous night / day of inspection: Dry.

Building / main entry orientation to North: East.  
(Approx. based on compass true North reading.)

## TABLE OF CONTENTS

LIMITATIONS OF INSPECTION / MISC.....	1
TABLE OF CONTENTS.....	2
ABOUT THIS REPORT .....	3
BASEMENT & STRUCTURAL COMPONENTS .....	4
CENTRAL HEATING SYSTEMS .....	7
PLUMBING SYSTEM.....	10
ELECTRICAL SYSTEM.....	12
GENERAL EXTERIOR FEATURES .....	16
GENERAL INTERIOR FEATURES .....	19
ROOF AND ATTIC .....	21
GARAGE/s .....	26
EASTERN SUBTERRANEAN TERMITE REPORT .....	28
FINAL COMMENTS, MISC. AND OPINIONS .....	29
SUGGESTIONS ON USING THIS REPORT .....	31
END OF REPORT .....	31
TIPS ON SELECTING A TRADESPERSON OR PROFESSIONAL TO HELP PERFORM NEEDED SERVICES FOR YOUR HOME / BUILDING. ....	32

## ABOUT THIS REPORT

The perfect inspection would discover everything wrong and accurately predict when things would fail. The time and expense of hiring and scheduling experts in the fields of structural engineering, heating, electrical, plumbing, roofing, masonry, pests and insects, codes, environmental hazards, etc., would require weeks of appointments and several thousand dollars.

This report is only a snapshot of the property inspected earlier today. Major house component headings are listed in bold large type with sub-components listed underneath. The observed conditions are plainly stated. The statement of condition for any item is based only on the **visible / exposed** portion of it. The report does not pass or fail a home / building, nor gives it an overall rating. Explanations are given for problem conditions / items found, except for self-explanatory items. This report is designed to provide accurate, non-bias information. Household kitchen appliances & kitchen venting are excluded under the NH SOP's.

If the property owner or a representative of the owner has made a statement/s pertaining to some situation / condition regarding the property, those statements may be incorporated into this report. Under NH regulations the inspector cannot be held responsible for the accuracy of third party information. Photos included with this report will include some but not all defects uncovered. Under NH regulations, inspectors are prohibited from reporting: on market value of property, advisability or inadvisability of purchase or determining repair cost. Determining ages of items / components is not required under NH SOP's.

Tips on how you can use the information in this report and tips for choosing a tradesperson or professional for needed services can be found at the end of this report. Any service provider or product web links or other web links included in the report are provided as a courtesy and are not to be construed as endorsements. The Inspector is not responsible for the accuracy of any information found at the linked web sites.

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## DEFINITIONS FOR USE IN THIS REPORT:

**Appeared Functional** --The item appeared to be performing its intended function (i.e. the hot water heater heats water, the roof keeps water from seeping into the house, etc.) This term should not be taken to mean that the item is in excellent / good or "like new" condition.

**Appeared Functional Except** --There was a deficiency or defect that may or was impairing or adversely affecting the item, or there was a limiting factor in inspecting the item. A qualifying remark will be written next to the particular item.

**Safety Concern** --These are items or situations that in the opinion of the inspector, are a real or potential threat to safety or health and needs immediate attention.

**Investigate Further** --These are conditions or situations that in the opinion of the inspector, appear to warrant further investigation, or require additional information. This includes conditions that require destructive inspection, engineering, research, or analysis beyond the scope of a visual home / building inspection.

**FYI** -- For Your Information

## BASEMENT & STRUCTURAL COMPONENTS

Main Foundation Type: ----- Granite and fieldstone.

Main Basement Type: -----Full.

Support Column Type: -----Hollow metal.

Main Beam / Girder Type: ----Wood.

Floor System Type:----- Conventional floor joists.

Floor Joist Type:----- Wood.

Sub Floor Type:----- Wood.

Basement Floor Type: ----- Concrete.

Basement Crawl Spaces:<sup>1</sup> -- None found.

### OBSERVED CONDITION:

Exposed Foundation:<sup>2</sup> ----- Appeared functional.

Exposed Sills:----- Appeared functional.

Exposed Beams / Girders: -- Appeared functional.

Exposed Support Columns: - Appeared functional.

Exposed Floor Joists: -----Appeared functional.

Exposed Sub Floor: ----- Appeared functional.

Exposed Basement Floor: --- Appeared functional except; Cracks observed.

Chimney/s Basement:----- Appeared functional.

Interior Basement Stairs: ---- Appeared functional.

Exterior Basement Door: ---- Appeared functional.

Basement Windows: ----- Appeared functional except; Some rot damage found.

Presence Of Sump Pump/s:- None found.

### Evidence Of Past / Present

Water In Basement?<sup>3</sup> ----- Water stains were found at the bottom of the partition walls.

<sup>1</sup> Crawlspaces are only entered after safe access is provided by the owner or client: Exceptions: Crawlspaces are not entered if entry could damage the property, if the continuous head clearance is less than 3 feet, if water or mud is present or has other conditions that may adversely affect the health or safety of the inspector.

<sup>2</sup> The depth of the foundation below grade, and whether a proper footing exists, in most cases cannot be ascertained.

<sup>3</sup> While this inspection may report on evidence of past water penetration into the basement or a lack of it, it is not possible to predict if water seepage will occur again and it is not always possible to determine the source of the water. If evidence of past water is found, the owner should be questioned about the source. Recent paint jobs or remodeling can hide evidence of past water seepage.

## **COMMENTS:**

**FYI** - Most older stone foundations exhibit some degree of deterioration. Loose stones and dried out mortar are commonly found conditions. In most cases the overall structural integrity is not adversely affected by a few loose stones or dried out mortar. A large number of loose stones with soil and water penetration coming through the joints would be more of a concern.

Cracks in the basement floor are not unusual. Cracks can occur from concrete shrinkage and settlement of the ground beneath (usually from insufficient compaction of the ground before the concrete is installed). There were several cracks observed at the basement floor. If the radon test comes back with a reading of 4 Picocuries per liter or higher, you should to consider sealing the cracks and having a radon mitigation system installed.

Minor basement water seepage is not unusual, especially in older basements with stone wall construction. The roof drainage system if not properly extended to lead water away from the house can contribute significantly to basement seepage.

The floor joists in this home have been notched out at the end sections where they bear on the sill and the main beam. This was a common practice in homes built before around 1930. The problem with notching out the joists is that it weakens them. If you have a 2" by 8" floor joist that has been cut / notched out 3 inches, then that joist will have only the strength of a 2" by 5" joist. The horizontal cracking / splitting that was found at a couple of the joists is a result of over stressing on the joist. It is recommended that reinforcing measures / joist hangers be installed where needed.

Suspect mold growth was observed in the basement. Recommend using a dehumidifier set at a 50% relative humidity level in the basement. <http://www.epa.gov/iaq/molds/moldguide.html> <http://moldremovalnh.com/>  
<http://www.gordonmycologylab.com/>

Suspect mold growth was observed in the basement.

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Water stains found on bottom of basement walls



Mold found on storage box in basement

(A condensed version of "What You Need To Know About Mold by Nathan Yost, MD, Joseph Lstiburek, Ph.D, P.Eng. Terry Brennan, MS") Mold, one type of fungus, is different from plants, animals and bacteria. Molds are decomposers of dead organic material such as leaves, wood and plants. Molds sometimes can infect living plants and animals. The spores and hair-like bodies of individual mold colonies are too small for us to see without a microscope. The color of mold is influenced by the nutrient source and the age of the colony.

Without water mold cannot grow. Mold also needs food, oxygen and a temperature between 40 degrees and 100 degrees F. Since mold decomposes dead organic (once living) material it can grow on wood, the paper facing on gypsum board (drywall) and other materials made from wood. Molds secrete digestive fluids that decompose the substrate, making nutrients available. While mold cannot get nutrients from inorganic material such as concrete, glass and metal, it can grow on the dirt present on these surfaces. Some molds can get moisture from the air when the air is very damp, that is when the relative humidity is above 80%.

Mold can grow by extension of hyphae that are like tiny root hairs. In this way, a small colony of mold can expand to cover many square feet of material. Mold can also make spores that are like very small seeds. Spores can survive conditions that are too sunny, hot, cold, dry or wet for mold to grow. We are exposed every day to airborne mold spores from outdoor sources, sometimes at high concentrations. In addition, mold can damage or destroy building materials such as the wood or gypsum board in our homes / buildings. Most people are not affected by exposure to mold, unless they are exposed to a lot of mold. Unfortunately, we are not sure what "a lot of mold" means. Furthermore we don't know if "a lot" of exposure to mold for "a brief time" is worse than "not so much" exposure for a longer time. Each person is different; what amounts to a "lot of exposure" for some people is "not so much" for others.

Exposure to mold can cause allergy in susceptible people, but we don't know how much exposure is necessary to start the development of allergy. If you have asthma, exposure to mold can cause an asthma attack or make your chronic asthma get worse. Only a few molds seem to be able to sometimes cause an infection in healthy people; fortunately these molds do not usually grow in buildings. However, people with a suppressed immune system are much more susceptible to fungal (mold) infections and many of these fungi do grow in wet buildings. Individuals with AIDS, certain types of cancer and those with organ (heart, kidney) transplants on certain drugs are much more susceptible to fungal infections.

Molds sometimes make powerful chemicals called mycotoxins. Penicillin is a mycotoxin that we use because it can kill certain bacteria. Mycotoxins can cause illness when they are inhaled, absorbed through skin or ingested (swallowed). Presently the health effects of most mycotoxins on humans is not fully known. There are no tests that can determine whether mycotoxins are the cause of someone's illness and the level of mycotoxins in air samples to determine exposure levels cannot easily or reliably be measured.

## CENTRAL HEATING SYSTEMS

Type/s: ----- Steam (2)  
Fuel/s:<sup>1</sup> ----- Natural gas.  
Estimated Age Of Heating Plant/s: -----8 & 21 years old  
Estimated Age Of Burner/s: -----8 & 21 years old.  
Location Of Main Fuel Shut Off Valve: ----- At front side of basement.  
Heating System Chimney Type/s: ----- Brick.  
Did Heating Plant/s Respond To Thermostat Controls:? -----Yes.  
Presence Of Installed Heat Source In Each Habitable Room:? -----Yes.  
Distribution Ducts / Pipe Type/s: ----- Mostly iron, some copper.

### OBSERVED CONDITION:

Heating Plant/s:<sup>2</sup> ----- Appeared functional except; One boiler was old / worn.  
Pressure Relief Valve/s:----- Appeared functional. (Not actually tested.)  
Air Purges / Vents:----- Appeared functional.  
Back Flow Valve/s:-----Appeared functional.  
Gas Burner/s: ----- Appeared functional except; One burner was old / worn.  
Exposed Flue Pipe/s: ----- Appeared functional.  
Gauge Readings: ----- Appeared functional.  
Distribution System:<sup>3</sup> ----- Appeared functional except; Insulation covering limited observations.  
Duct / Pipe Insulation: ----- Appeared functional.  
Fuel Oil Tank: ----- Tank was abandoned, not in use.  
Radiators: ----- Appeared functional except; Old / original, at least three had leaky valves.  
Built In Electric Heat Units:-- Appeared functional.

<sup>1</sup> The integrity of buried fuel oil lines, underground fuel storage tanks or fuel storage tanks not fully visible cannot be ascertained. This inspection does not include a search of the property for buried fuel storage tanks. The client is advised to obtain an affidavit from the property owner regarding information / knowledge pertaining to the existence of any underground fuel storage tanks and knowledge of any contamination of the property from an existing or past storage tank.

<sup>2</sup> The inspection of the heating system consists of verifying that the system operates through the use of normal thermostatic controls, checking for the presence of safety components, checking the distribution components and looking for detectable types of failure. In a small percentage of homes, an inspection done by a heating system specialist will identify defects that this inspection would not. Situations such as exhaust back drafting may occur only during certain seasonal and household conditions and may not be detectable at the time of the inspection. **It is strongly recommended that carbon monoxide detectors be installed near the fossil fueled appliances and near the bedrooms.** Under NH SOP's, accessories such as humidifiers, heat reclaimers, electronic air cleaners, etc. are not included in this inspection. Portable or space heaters are not inspected. The inspector is not required to report on the adequacy of the in place system/s to heat the dwelling, nor is the inspector required to operate automatic safety controls.

<sup>3</sup> Uniformity or adequacy of heat distribution or conditioned / cool air is not determined or analyzed during this inspection.

### **COMMENTS:**

**Safety Concern** - Most fire code regulations require abandoned fuel oil tanks to be properly removed within 2 years of abandonment. The oil fill pipe on the outside of the house should be removed or sealed immediately to prevent an accidental delivery of fuel oil, which could fill and contaminate the basement with fuel oil. Fuel oil tanks are considered hazardous waste.

**FYI** - One of the boilers has reached the end of its economic service life based on a projected 20 year service life. There are many variables which determine the exact life span. Any one of the boiler components could fail causing a loss of heat. The actual metal boiler that holds the water could start to leak slowly or it could crack and allow a major water leak. If this occurred it would require a complete boiler replacement, and it would usually take at least a couple of days to get a new one installed. There are other considerations for replacing the boiler at this time, including efficiency. It would be prudent to plan now for replacing the boiler.

The leaky radiator valves need repair, valve handles are also needed.



Water was dripping onto the 2<sup>nd</sup> floor bathroom floor



One of three leaky radiator valves

Steam boilers are only partially filled with water unlike forced or gravity hot water systems that have the entire distribution system completely filled. Steam systems function by heating the water to the boiling point, 212 degrees Fahrenheit. As the steam rises, it heats the pipes and radiators. The steam then condenses and drips back to the boiler. Unless the steam can displace the air present in the pipes and the radiators it cannot reach the radiators. This is why there are vents on each radiator. When the radiators are cool the vents are open to allow the cool air to be pushed out by the steam. When the vents heat up as hot steam reaches them, a built-in pop up valve expands cutting off the release of hot steam. When the radiator cools, the valve reopens allowing steam to flow back into the radiator. This is why you hear a hissing and clicking noise every once in a while at the radiators during the heating season. If you hear loud banging noises often it is usually an indication that a steam pipe or radiator is not properly pitched.

## Steam System Operation / Maintenance During The Heating Season.

Each time the system sends steam to the radiators, there is a small amount of water vapor that is lost out through each of the vents on the pipes and radiators. As a result the water level in the boiler will drop. You should check the water level in the boiler every week during the heating season. Water should be added when the level is about 2 inches from the bottom of the gauge or about 1/2 inch above the low water cut-off point, (one system had an automatic water feed.) If need be, water can be added manually. Add water only after the boiler has not been running for at least 20 minutes and open the water feed valve to allow only a small rate of water to flow into the boiler. You should not fill the boiler completely. The water level in the glass gauge viewing tube should be about half full.



One of the boilers had an automatic water feed

The purpose of the low water cut-off valve is to shut the system down in the event the water level drops too low. The low water cut off valve should be flushed out once a month during the heating season. You will find that the water you drain out is very dirty. This is due to the rust and sludge that is formed in the pipes and radiators when the system is not heating. You should drain the water from the low water cut-off drain until the water runs clean. If sludge is allowed to build up in the low water cut-off valve, the valve can stick and fail to operate properly. If the water level drops below the safe level, and the burner continues to fire, the boiler can overheat, crack and be destroyed. If the boiler does not shut down when it is drained below the mark for the shut off valve, call a heating contractor to service the unit and restore the function of the low water cut-off valve.

## PLUMBING SYSTEM<sup>1</sup>

Water Supply Pipe Type/s:----- Copper.  
Location Of Main Water Shut Off:--- In front center area of basement.  
Waste Water Pipe Type/s:--- Mixture of cast iron, copper, PVC & lead.  
Water Heater Type/s:----- Gas fired.  
Water Heater Age, Est:----- 5 & 10 years old.  
Capacity:----- (2) 40 Gallons.  
Water Heater Chimney Type/s:----- Brick.

### OBSERVED CONDITION:<sup>2</sup>

Main Shut Off Valve: ----- Present, appeared functional, (not actually tested.)  
Water Heater/s:<sup>3</sup> ----- Appeared functional except; One was older / worn.  
Supply Pipes: (where visible) Appeared functional.  
Waste Pipes: (where visible)- Appeared functional except; Corrosion / leakage observed at cast iron pipe section in basement.  
Water Flow: ----- Appeared functional.  
Main Drainage Flow: ----- Appeared functional.  
Bath Sink/s: ----- Appeared functional.  
Bath Tub/s: ----- Appeared functional except; Minor rust damage found at 1<sup>st</sup> floor cast iron tub.  
Bath Toilet/s: ----- Appeared functional.  
Kitchen Sink/s: ----- Appeared functional.

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<sup>1</sup> This home inspection does not determine the type of waste disposal system that may be present. The type of sewerage disposal system can usually be verified by contacting the local municipal sewerage or water department. Wells, septic systems, sewage pumps and water treatment equipment are not inspected; no water quality testing of any type is done. Fire sprinklers or fire suppression systems are not part of this inspection. Lawn sprinkler systems are not part of the inspection. Water supply shut-off valves are not tested, due to the potential for failure / leakage. Shut off valves, plumbing fixtures & faucets over 30 years old should be considered items for replacement. Overflow drains at bathtubs and sinks are not tested and are not part of the inspection. Heat tape is not checked.

<sup>2</sup> Steam units, spas, jacuzzis, whirlpool systems, exterior faucets / bibs & swimming pools are not part of this inspection or report and are excluded under the NH Home Inspector Standards of Practice.

<sup>3</sup> The temperature of the hot water is usually not measured with instrumentation; the water temperature of most water heater systems can be adjusted to suit your needs. Scalding hazards increase when the water temperature exceeds 120 degrees F. Under NH SOP's, the inspector is not required to report on the adequacy of the in place system/s to provide sufficient hot water or sufficient water supply or drainage for the dwelling, nor is the inspector required to operate automatic safety controls.

**COMMENTS:<sup>1</sup>**

**FYI** - One of the water heaters has reached the end of its economic service life, based on a 10 year service life, replacement should be expected.

Water leakage found at a cast iron drain line section in the basement, replacement needed.

The opening at the old lead drain pipe section in the basement needs to be properly sealed / capped to prevent sewage gas from entering basement. If drainage flow is adversely affected in the house after this pipe is capped, a new vent pipe to the exterior might need to be installed.



Minor leakage found at cast iron drain line section in basement

<sup>1</sup> Propane tanks are not part of this inspection under NH SOP's.

## ELECTRICAL SYSTEM<sup>1</sup>

Supply voltage is a 120 / 240 (+ - 10%) volt service. Main service cable from street is an: Overhead type

Main service panels located: In the basement. They contain: Circuit breakers.

Main disconnects: (2) 100 amp circuit breakers. Located: In the main panels.

Sub / branch panel located: In the basement. 10 gauge wiring & smaller where visible: Copper in nonmetallic-sheathed cable. Copperclad in armored cable. Knob and tube.

### OBSERVED CONDITIONS:

Exterior Service Cable:----- Appeared functional except; Duct seal at electric meter was dried out.

Service Ground Connection:-----Connection present at main inlet water pipe (not actually tested.)

Main Panels:----- Appeared functional.

Branch Panel:----- Appeared functional.

Wiring: (where visible)----- See comments regarding knob & tube wiring. Open junction box found.

Over Current Compatibility:<sup>2</sup> ----- Appeared functional.

Interior Receptacles:----- Some older 2 prong type still in use. Some 3 prong tested had open safety grounds. Some had reversed polarity (hot & neutral reversed).

Exterior Receptacles:----- GFI protection was lacking.

Interior GFI Protection:<sup>3</sup>----- Not installed in all recommended areas. Open safety ground detected at one, unable to properly test.

Interior Arc Fault Protection:<sup>4</sup>----- No arc-fault protected circuits found.

Permanent Light Fixtures:----- Appeared functional except; More than one ungrounded fixture detected.

Permanent Wall Switches:----- Appeared functional except; More than one ungrounded switch box detected.

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<sup>1</sup> The inspection does not include generator systems, low voltage systems, telephone wiring, intercoms, alarm systems, heat, fire, Carbon Monoxide or cold temperature warning sensors or devices, cable TV or internet wiring, timers, smoke detectors or saunas. The inspection does not include a circuit directory analysis. Voltage drops due to any cause or the integrity of any connection are usually not ascertainable. Not all receptacles, light fixtures, or switches can be or are checked. Under NH SOP's the Inspector is not required to determine or report on the adequacy of the in place systems, or test for electro-magnetic fields.

<sup>2</sup> Overcurrent devices (fuses / circuit breakers) are usually not tripped or tested during the inspection.

<sup>3</sup> A ground fault circuit interrupter is an electrical device, either a receptacle or circuit breaker, which when working properly is designed to help protect people from electric shock: <http://www.ablehomeinspection.com/wp-content/uploads/2014/06/gfci.pdf>

<sup>4</sup> An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. Using microprocessor technology, the device senses fluctuations in electrical waves that indicate arcing or sparking along the conductors. The AFCI's will open a circuit inside walls that have been damaged by nails, screws, staples, and many other ways. The new circuit breaker (microchip) senses the slow build-up of heat from the damaged conductor or loose connection and opens the circuit before it turns into a damaging fire.

## COMMENTS:

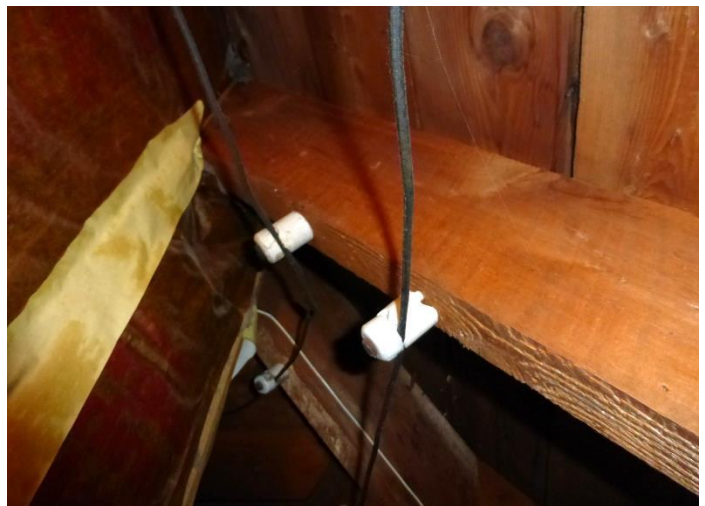
**FYI** - Duct seal is a putty like material used around the electric meter and service entrance cable to prevent water from running into the meter and then into the service panel. After a number of years this material dries out, cracks and no longer makes a water tight seal. It should be pliable enough so that it can be molded to seal the cable / meter connection tightly.

**Safety Concern** - Some of the receptacles in the house were the older 2 prong type. Grounding of receptacles (3 prong type) was not required before about 1960. Grounding is a safety feature that provides protection in the event of a fault. It is recommended that you consider upgrading to grounded receptacles for any area that you may be using a grounded type appliance, (appliances with 3 prong plugs.) When a three wire grounded outlet is needed, the first thing that should be determined is whether or not a ground wire exists in the circuit and whether or not the ground wire is properly grounded.

Recommend replacing the old push button type wall switches.

Recommend having an electrician remove or properly ground the old wall light fixtures.

There were several 3 prong type receptacles that had open safety grounds. This situation is commonly found where a non-electrician has done the wiring work. They give the illusion that they are grounded. If the house was built before 1955 then the original wiring of the house may not provide for grounded receptacles. If the house was built or re-wired after 1955 then grounded wiring should be available to the receptacle, unless the grounding wire has been cut or not properly connected between the main panel and the receptacle. All three prong receptacles must be connected to ground. Bear in mind that surge protectors will not function without a properly grounded receptacle. Any appliance that has a three prong cord must be provided with a grounded receptacle for safety reasons.



Knob & tube wiring

More than one receptacle tested was found to have reversed polarity. (The hot and neutral wires are installed on the wrong side of the receptacle.) This situation is commonly found where a non-electrician has done the wiring work. This is a potential hazard that can be corrected by an electrician. Polarity reversal can cause certain types of electrical equipment to malfunction and can lead to the housing of certain appliances or light fixtures becoming energized.



**Open electrical box in basement**

Some remaining old knob and tube wiring was observed. This is the first / original wiring system installed in the house. While often left in service, it is at the age where its insulation may be brittle and crumbling. This type of wiring usually has numerous splices which lack wire nut connectors, strain relief connectors and box enclosures. Knob and tube is not as safe as modern wiring and in the event of a fault it has a higher risk of causing fire due to the lack of modern thermoplastic wire insulation. It is also an ungrounded system, which increases the risk of shock in the event of a fault. Any receptacle, light fixture, wall switch or appliance connected to this wiring will be ungrounded. Connections are exposed rather than enclosed in boxes, which increases the risk of fire in the event of overheating or sparking at connections. Attic insulation should not be installed over this type of wiring as it is designed to be in free air to prevent overheating. There is also a danger if foil face insulation is placed over this wiring as it may cause short circuiting. You should also be aware that many insurance companies will not write policies on houses that have active knob and tube wiring. The few that do cover homes with knob and tube wiring charge several hundred dollars more for a policy. Immediate replacement of this wiring is strongly advised.



**Old armored cable**

Recommend having an electrician remove / replace all the original armored cable circuits still in use in the house. The wires within the cable are cloth insulated and deteriorate over time, especially at connections, such as light fixtures or wall switches. The cables at this home were over 50 years old.

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At least one open box enclosing wiring splices was observed in the basement (there may be others that were not visible at the time of the inspection). All wiring connections are required to be enclosed in approved boxes to reduce the risk of fire that could occur in the event of a fault that might cause sparking or overheating. This is a potential hazard that can be corrected by installing covers, however, in some cases larger boxes may need to be installed (this would require an electrician.)

Recommend having GFI protection installed for the kitchen counter and bathroom receptacles. A ground fault circuit interrupter is a modern electrical device, either a receptacle or a circuit breaker, which when working properly is designed to help protect people from electric shock.

<http://www.ablehomeinspection.com/wp-content/uploads/2014/06/gfci.pdf>

**FYI** - An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. This requirement became effective January 1, 2002 initially for bedrooms and now also for other locations, although not a retroactive requirement, it would be a good idea to upgrade. Using microprocessor technology, the device senses fluctuations in electrical waves that indicate arcing or sparking along the conductors. The AFCI's will open a circuit inside walls that have been damaged by nails, screws, staples, and many other ways. It may take a year or even ten years before it becomes a fire. The new circuit breaker (microchip) senses the slow build-up of heat from the damaged conductor or loose connection and opens the circuit before it turns into a damaging fire.

## GENERAL EXTERIOR FEATURES<sup>1</sup>

Siding / Exterior Cladding Type:-----Wood. Trim Type:-----Wood.

Fireplace Chimney Type/s:<sup>2</sup> - Brick.

### OBSERVED CONDITION:<sup>3</sup>

Siding / Cladding :----- Appeared functional except; Evidence of water seepage behind the siding was found at one area. Rotted and deteriorated sections were observed.

Trim:----- Appeared functional except; Some rotted sections observed.

Chimney/s Exterior:----- Appeared functional except; Front left chimney was leaning slightly and some mortar was missing and dried out.

Exterior Doors: ----- Appeared functional.

Steps: ----- Appeared functional except; Bottom granite step at front entrance has settled unevenly. The left side stairway had some rotted sections and the entire stairway & landing was easily moved / shook.

Porches: ----- Appeared functional except; Front porch: Some rot detected. Porch roof was sloped down to this rotted area. Rear porch: Corner area lacked proper support and deck was sloped down to this corner.

Walkways: ----- Appeared functional.

Driveways:<sup>4</sup> ----- Appeared functional.

Grading and Drainage: ----- Appeared functional except; Rear porch trim was in ground contact.

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<sup>1</sup> Fire escapes are not part of this inspection. The safety of using any fire escape is not part of this inspection.

<sup>2</sup> Chimneys for fireplaces and wood burning stoves should be cleaned on a regular basis to prevent a buildup of creosote in the flue which can catch fire. A fire is not started to test the fireplace. Under MA & NH SOP's the Inspector shall not be required to observe or report on the interior of chimney flues. The interior evaluation of the chimneys and flue liners is limited to the very bottom or very top sections, a video scan would be required for a complete evaluation. A flue liner is defined as a clay, ceramic, or metal conduit installed inside of a chimney to contain the combustion products, direct them the outside atmosphere and protect the chimney walls from heat and corrosion. Wood and coal burning stoves are not checked in this inspection, installation permits for their use are required from the local municipal building department or fire department. Chimneys built to serve fireplaces were not built for wood / coal stove use. Wood, coal or pellet stove installations into existing fireplaces prevents a full inspection of the fireplace area. Further inspection would be needed to determine the condition of the firebox, damper, smoke chamber, throat and flue areas.

<sup>3</sup> Fencing is not part of the inspection. The client is advised to check with local officials regarding fence requirements for pools.

<sup>4</sup> Repairs to the driveway are usually a discretionary item; most older paved driveways have some depressions, frost heaves or cracks. The home inspection usually evaluates driveways in terms of their effect on the home / building.

**COMMENTS:<sup>1</sup>**

**FYI** – The side stairway and landing need repairs and reinforcements.

The front and rear porch need repairs / replacements. The corner of the rear porch needs to have a proper support installed under it. The front porch needs replacements of the rotted wood roof structure.

Numerous siding sections are in need of replacing.

The bottom sections of the porch wood trim are in ground contact, this will result in rot and / or insect damage.



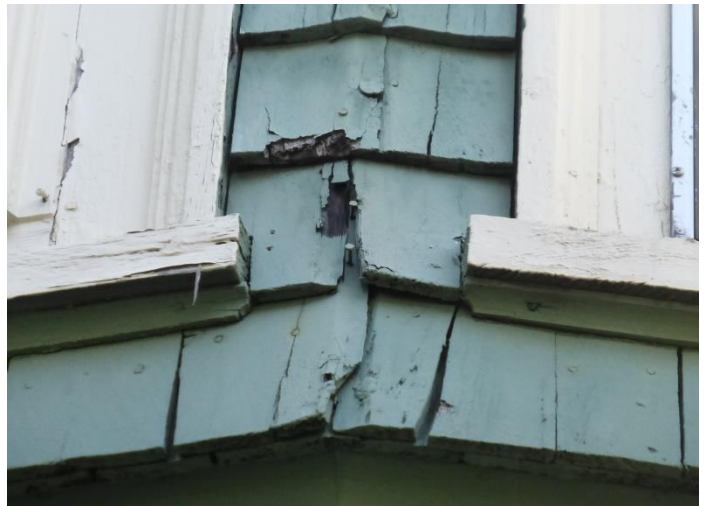
**Metal connectors lacking at side stairway / landing**



**Rotted wood at side stairway & landing**



**Rotted wood at front porch roof structure**



**Rotted wood at South side of house**

<sup>1</sup> Under state SOP's only retaining walls which are likely to adversely affect the building are required to be reported on.



Loose / dried out mortar at front chimney



Rear porch was sloped down to the corner

**FYI** - The mortar between the chimney bricks has deteriorated / eroded away from some of the joints. Repointing (cleaning out the joint and refilling with new mortar) is needed.



Termite risk at rear porch trim

## GENERAL INTERIOR FEATURES <sup>1</sup>

Window Type/s:-----Single pane double hung sash.

Smoke Detectors Present: (No testing is done) - Present on each floor.

Fireplace Type/s:<sup>2</sup> -----Masonry & masonry with a gas log.

### OBSERVED CONDITION:

Primary Windows:<sup>3</sup>----- Appeared functional except; Evidence of water seepage was found above a few. Couple were difficult to operate. Putty glazing dried out on some. They were original / worn.

Interior Doors:----- Appeared functional.

Floors:<sup>4</sup>----- Appeared functional.

Walls:----- Appeared functional.

Fireplace/s:<sup>5</sup>----- Appeared functional except; Separation between hearth bricks & wood flooring observed at left side fireplace. Unable to observe gas log in use.

Kitchen Cabinets & Drawers: Appeared functional.

Kitchen Counter Tops:----- Appeared functional.

Bathtub/Shower Stall Walls:- Appeared functional.

Ceilings:----- Appeared functional.

Stairways:----- Appeared functional.

Presence Of Bathroom<sup>6</sup>

Ventilation / Type?----- Yes: Windows and exhaust fans.

Any Water Stains Observed

On Finished Ceilings / Walls: Yes.

<sup>1</sup> Minor cracks are usually found in all buildings and are typically cosmetic in nature. The inspection does not include any evaluation of space considerations, the layout or floor plan of the home, design, closet space, cleanliness, the quality or appearance of the bathroom, kitchen or any room area and their components beyond a determination of functionality.

<sup>2</sup> Chimneys built to serve fireplaces were not built for wood / coal stove use. Wood, coal or pellet stove installations into existing fireplaces prevents a full inspection of the fireplace area. Further inspection would be needed to determine the condition of the firebox, damper, smoke chamber, throat and flue areas.

<sup>3</sup> Statements of condition refer only to the physical condition and operation of the windows, heat efficiency is not part of this inspection. Not all windows are checked for proper operation. Storm windows, screens, storm doors, shutters and other seasonal accessories are not part of this inspection.

<sup>4</sup> The degree of floor levelness is not measured with instrumentation. Sloped floors are often found in older homes. Floor coverings such as carpeting or linoleum are not part of this inspection. Condition of floors underneath floor coverings cannot be determined.

<sup>5</sup> The National Fire Protection Association (NFPA) recommends that all chimneys, fireplaces and vents be inspected annually. In addition to this requirement, there are other times when chimney and venting systems should be inspected, such as: - After any unusual or sudden occurrence event, such as a chimney fire, lightning strike, or earthquake - Prior to purchasing a home / building with an existing chimney - Whenever changes are made to a chimney or vent system, including replacement of connected appliances.

<sup>6</sup> Ventilation adequacy is not determined. Venting equipment integral with household appliances is not part of this inspection. Bathroom and kitchen exhaust fans should not terminate in the attic, as this can result in moisture problems in the attic.

**COMMENTS:**

**FYI** - Some of the glass in the old wood sash windows needs reglazing. (Replacement or addition of the putty that seals the glass in the frame.)

The gap between the brick hearth floor and wood floor needs sealing with mortar.

**Investigate Further** - There were some water stains found at the upper casing trim sections of a couple or more windows on the 1<sup>st</sup> floor, one to the right of the fireplace and a couple in the dining room. The exact cause / source of the stains was not determined, however, the cap / head flashing above the exterior of these windows is suspect.



Cap / head flashing was painted over, but it did appear deteriorated and did not fully cover the window trim, some wood rot was found under the paint



Gap between floor and hearth bricks





Sample Rep

## ROOF AND ATTIC<sup>1</sup>

### AREA 1. Main house

This roof surface was viewed from the ground with the aid of binoculars.

Roof Surface Covering Type: Asphalt fiberglass shingles.

Estimated Age: (Usually based on physical appearance) Around 20 years old.

Roof Framing: Conventional rafters sheathed with wood boards.

The attic was examined by walking through part of it.

Ventilation Type: None visible.

### AREA - 2. Rear porch

Roof surface was viewed from the ground with the aid of binoculars.

Roof Surface Covering Type: Asphalt shingles.

Estimated Age: Around 20 years old. (Usually based on physical appearance)

Roof Framing: Not visible.

This roof cavity section was not visible.

Ventilation Type: None visible.

### AREA - 3. Front porch

Roof Surface Covering Type: Asphalt fiberglass shingles.

Estimated Age: (Usually based on physical appearance) Around 12 years old.

Roof Framing: Not visible.

This roof cavity section was not visible.

Ventilation Type: None visible.

### AREA - 4. Garage

Deck limited observations of the roof covering.

Roof Surface Covering Type: Tar & gravel.

Estimated Age: Over 30 years old.

Roof Framing: Conventional rafters sheathed with wood boards.

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<sup>1</sup> Roof surface age is either based on the owner's disclosure or the inspectors' best educated estimate & not a guarantee of the age. Age determination is not required under the NH SOP's.

**OBSERVED CONDITION:<sup>1</sup>**

Roof Supports / Rafters: ----- Appeared functional except; Not all visible. Rotted wood found at garage.

Roof Backings / Sheathing: ----- Appeared functional except; Not all visible. Rotted wood found at garage.

Roof Surface Area -1:<sup>2</sup>----- Appeared functional except; Shingles appeared old / worn. Some nail popping observed. Some tar patched areas observed. Some shingles were split and cracked. A couple torn / damaged shingles observed.

Roof Surface Area -2:----- Appeared functional except; Shingles appeared old / worn.

Roof Surface Area -3:----- Appeared functional.

Roof Surface Area -4:----- Not all visible. Roof cover was very old.

Any Evidence Of Water Leakage:

Through Roof Surface?----- Yes.

Chimney/s Attic Portion:----- Appeared functional.

Gutters And Leaders:<sup>3</sup> -----Type: Aluminum. Appeared functional.

Attic / Roof Cavity Ventilation:----- Proper ventilation was lacking.

Attic Insulation:<sup>4</sup> (where visible)----- Only a small section was visible.

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<sup>1</sup> Unless it is raining at the time of the inspection, or immediately before the inspection, a full determination of the water tightness of the roof surface and flashings cannot be made. Leaks are always possible, especially around flashings. Enclosed ceilings or roof cavities such as found in cathedral ceilings or vaulted ceilings, are not open to view. Insulation, moisture or structural deficiencies cannot be evaluated in those areas.

<sup>2</sup> Chimneys, vent stacks, and other roof protrusions are frequent sources of exterior leaks. Many flashed items are installed in a "less than optimal" manner and many lack base flashings which usually cannot be determined by a visual inspection.

<sup>3</sup> Gutters need to be maintained / cleaned so that they can drain freely. The amount of debris in the gutters may not be able to be determined when they are viewed from the ground. Leaves / pine needles, twigs etc. need to be removed from the gutters yearly and twice a year if trees overhang the roof. Drywell drain function not determined.

<sup>4</sup> Under the NH SOP's the inspector is not required to determine the amount or type of insulation present.

## COMMENTS:<sup>1</sup>

**FYI** - Tar and gravel type roof coverings are typically constructed by mopping together layers of roofing felts using hot tar. The surface is then flooded with hot tar into which gravel is embedded. This gravel surface protects the underlying areas from the elements. Typical lifespans for this type of roof are 20-30 years in this part of the country. This varies widely depending on various factors such as exposure to sunlight, slope of the roof, ventilation of attic spaces, and color of the surface. The roof covering at this garage has reached the end of its normal life. Replacement is needed. Evidence of active leakage was observed.



Several split / cracked shingles were observed

Roof structure replacements are needed at the garage.

Asphalt fiberglass based roof shingles manufactured prior to 1992 have had a track history of failures. The problems include shingles that split, crack, tear, rip or get blown off the roof. The failures are not limited to any one brand. Typically the symptoms showed up two to five years after the shingles were installed. Fiberglass based shingles unlike organic based ones are only coated with asphalt flux and not saturated with it. This may be one of the reasons for the higher rate of failures. Fiberglass based shingles also have a lower "nail pull resistance" than organic based shingles and are more prone to nail popping. The current



specifications for manufacturing fiberglass based shingles have been changed to improve the performance of the product, but we have found that fiberglass based shingles still tend to tear more so than organic based shingles. It is recommended that the roof surface be inspected closely after any storm that has strong winds. Several shingle repairs / replacements are needed at the present time.

The water stains on the lower portions of the roof rafters and roof sheathing were likely caused by past ice dam related leakage. Asphalt roof shingles are not water tight, but design to shed water. If ice and snow build up on the lower portions of the roof surface and subsequent melting of snow on the upper portions of the roof runs down into this "ice dam", water can back up under the roof shingles and into the attic or walls of the house. There is a water tight membrane referred to as "ice and water shield" that most roofers today will install to the lower 6 feet of the roof sheathing and other high risk areas such as valleys, (all existing roof shingles need to be removed before this can be done.) Ice dams can also be minimized by adequate attic ventilation.

<sup>1</sup> The report is not conclusive regarding the lifespan of the roofing system or how long it will remain watertight. The inspection and report are based on visible & apparent conditions at the time of the inspection. Most roof surfaces can be adequately viewed from the ground with the aid of binoculars. Under NH SOP's the Inspector is not required to use a ladder or walk on the roof. Roof leakage that occurs due to ice dams or from a lack of gutter maintenance cannot be predicted from a one-time visual inspection. Heat cables are not part of this inspection. All roofs require periodic maintenance to achieve typical lifespan and should be inspected annually. The number of layers of shingles may not always be determined; this is usually due to rake and soffit flashings that might cover existing layers of shingles so that only the top layer would be visible.

A couple nails were observed that are "popping", or rising up out of the wood sheathing. Sometimes these can wear small holes through the shingle above the nail that they are pressing up into. Repair recommended.

The slope of the rear porch is less than what is recommended for the use of shingles without special underlayment. The National Roofing Contractors Association suggests that shingles can be applied to roofs having a slope of less than 4"/ft. if special underlayments are used. Roofing guidelines recommend that shingles never be used on slopes lower than 2 inches. Low slopes can lead to problems because water drains slowly from these low slopes. They are also very prone to ice dam back up type leakage. It could not be determined whether or not the proper underlayment was used. The reasoning behind these provisions is that at lower slopes, water does not run off the roof as easily and is likely to penetrate the shingle surface making the possibility of leaks much more likely. Leakage evidence was found between the rear porch roof and house wall.

The rear porch roof shingles need to be replaced with a metal or rubber membrane covering. Flashing repair between the porch roof and house wall also needed.

The ventilation of the attic space was inadequate. Attic ventilation is important to reduce air conditioning costs and to extend the life of roofing materials. When insulation is installed to the roof sheathing, there must be an air gap between the insulation and the roof sheathing. Manufacturers of shingles will not honor warranties where ventilation is low. As a general rule, 1 square foot of screened vent should be provided for every 75 square feet of attic area. The best arrangement is soffit vents combined with a ridge vent at the top of the roof. This takes advantage of hot air's natural tendency to rise.



**Flashing at rear chimney was damaged**



**Numerous water stains found at attic floor**



**Numerous water stains found on roof sheathing**



Water leakage evidence between porch roof and house wall found



Missing shingle at gutter strap



**Safety Concern** - The attic stairwell guardrails allow a space or opening between them greater than what today's safety standards call for. The specifications or standards that are followed today are as follows: Required guardrails on open sides of stairways, balconies, porches, decks and raised floor areas shall have intermediate rails, balusters or ornamental closures which prevent the passage of an object four inches (102 mm) or more in diameter. Exception: Triangular spaces formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of sized to prevent the passage of a sphere six inches (153 mm) in diameter.

## GARAGE/s

Type:--- Attached.

### OBSERVED CONDITION:

Foundation: ----- Appeared functional except; Above grade observations only.

Sills:----- Appeared functional except; Rotted sections observed.

Ceiling:-----Appeared functional except; Rotted sections observed.

Floor: ----- Appeared functional.

Overhead Door/s:----- Appeared functional.

Electric Door Opener/s : ---- Appeared functional except; Photo safety sensors were non-functional.

### COMMENTS:

**FYI** - Structural repairs / replacements are needed at the garage.

The CPSC recommends that all garage door operator systems that use an electric eye, that it should be installed at a height of 4 to 6 inches above the floor and should only be a couple of inches away from the door horizontally. Hardware and fittings should be checked to keep the door on track at all times. Should a hazard exist, homeowners should disconnect the automatic opener from the door as specified in the owner's manual, and manually open and close the garage door until needed repair/ replacement is completed. Homeowners should relocate the wall switch in the garage as high as practical above the floor in an effort to restrict children's use of the automatic garage door. Remote control door operating devices should be kept locked in the car and away from children. Parents should also tell their children about the potential hazard.

<http://www.dasma.com/safetygdguide.asp>

<http://www.dasma.com/PDF/Publications/TechDataSheets/OperatorElectronics/TDS364.pdf>



## EASTERN SUBTERRANEAN TERMITE REPORT

After making a visual inspection of all accessible and exposed structural members, exposed partition sole plates, basement window frames, basement door frames and basement stairs:

123 Main St, Somewhere, NH

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Findings: On 10/09/2014

No evidence of termite damage was observed.

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Comments:

Keep all untreated wood out of ground contact.

Information on termites:

<http://www.ablehomeinspection.com/services/eastern-subterranean-termites-reticulitermes-flavipes/>

Information on termite bait stations: <http://www.ca.uky.edu/entomology/entfacts/ef639.asp>

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### **Please Note:**

The complete assurance of the absence or the extent of termite infestation cannot be guaranteed. This is due to the fact that there are areas which do not lend themselves to visual inspection due to inaccessibility, presence of stored items, wall and ceiling coverings etc.. This termite inspection is generally visual due to the possibility of causing property damage as a result of exploratory probing. As is typical with termite damage, significant concealed damage may be present that cannot be detected without opening walls. Concealed damage is excluded from the inspection and report. A termite inspection is not mandated by MA or NH Home Inspector Standards. This is an optional service offered by our company.

INSPECTOR: Dennis R. Robitaille

## FINAL COMMENTS, MISC. AND OPINIONS<sup>1</sup>

If you have any questions about this report, please e-mail the Inspector at [denable@metrocast.net](mailto:denable@metrocast.net)

A word about mold and other indoor air contaminants: Susceptibility to mold and other contaminants has become an issue for homebuyers and homeowners. There are no acceptable or unacceptable levels of mold contamination set by the Center for Disease Control, the Environmental Protection Administration, or any other independent authoritative source. I do not inspect for or provide an opinion on the potential for, or the existence of mold or related damage in the home / building. If any mention of mold or other indoor air quality issues are made, I recommend that you contact specialists in the field such as mold and indoor air quality experts. If any comments or observations are made regarding mold, they are provided as a courtesy only and are not by any means a definitive or conclusive statement regarding mold at this property.  
<http://www.ablehomeinspection.com/wp-content/uploads/2014/06/controllingmold.pdf>

Carpenter ant damage was observed in the garage. Carpenter ants that nest within the building can cause damage to the wood structure when they bore out the wood for nesting. A professional pest control operator should be hired to perform a complete garage treatment.  
<http://www.uky.edu/Aq/Entomology/entfacts/struct/ef603.htm>

An odor of gas was detected at the gas meter area in the basement. The Bacharach Leakator® combustible gas detector also indicated the presence of gas at a gas pipe connection above the gas meters. Any gas leaks detected at or before the gas meter are the responsibility of the Gas Company. Leaks detected after the gas meter are usually the responsibility of the property owner, who would hire a plumber to repair or replace the leaky item.

Recommend checking with your real estate attorney regarding the legal issues and the State Department Of Public health concerning the health concerns of lead paint in the house. A lead paint test was not conducted; however, experience has shown that when multiple layers of paint are found in older buildings such as this one, the presence of lead paint is likely. A lead paint inspection by a licensed inspector is recommended.

This inspection is not for Building Code Compliance. Many critical components covered by the Building Codes are not visible after a house has been completed, thus making inspection impossible. If Building Codes are mentioned, they are pointed out solely as a point of reference to what is acceptable practice. The Report is not intended to be and should not be construed as a Building Code Compliance Report. While I make my best effort to identify existing or potential problems, it is not possible for me or any home inspector to find every defect in a home / building or to predict when or if problem conditions will occur in the future.

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<sup>1</sup> All repairs should be carried out by properly licensed contractors. Repairs made by unlicensed "handymen" are often poorly done. Ask the seller to provide you with the invoices for the repair work. Items that require further investigation should be investigated before your home inspection clause expires.

When professional tradespersons are called in to make repairs, whether it be structural, electrical, plumbing, heating, roofing, etc., they might well discover or recommend that additional work needs to be done. Items that require further investigation should be investigated before your home inspection clause expires. When an item or component is identified as being "original", "old", or "older", you should be aware that its useful remaining service life may be limited.

I have made a reasonable effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, I may not have tested every electrical outlet or every light switch or opened every window and door, etc. or identified every minor defect. Also because I am not a specialist or because my inspection is essentially visual, latent defects could exist. Therefore, you should not regard the inspection as conferring a guarantee or warranty. It is simply a report on the general condition of a particular property at a given point in time.

Furthermore, as a homeowner, you should expect problems to occur. Roofs can leak, drain lines can become blocked, and components and systems can fail without warning. For these reasons, you should take into consideration the age of the building and its components and keep a comprehensive insurance policy current.

If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully.

## **SUGGESTIONS ON USING THIS REPORT<sup>1</sup>**

In New Hampshire (and in most states) except for code compliance on new construction by the local town or city building inspector, there is no mandatory requirement that a home / building be inspected. There is no requirement that all systems or components be in working condition before the home / building is sold. There is no requirement that all systems or components be in working condition before the home / building is sold. In NH there are no smoke or CO alarm requirements. The NH Home Inspection SOP's only requires the inspector to report the absence of smoke alarms (not test them.)

When a home / building is inspected by a private inspector, (Able Home Inspection is a private company) there is no mandatory requirement that the defects or adverse conditions found be corrected by the property owner. (Unless your purchase and sales contract has stipulations regarding this issue.)

Some offers to purchase and / or purchase and sales contracts lack specific language on how the defects or adverse conditions found in a home / building inspection are to be dealt with. When this is the case, there may be uncertainty about what to do with the information contained in the inspection report<sup>2</sup>. A question many of our clients ask is, "What is the property owner required to fix?" The answer is, nothing, unless it's specified in your offer to purchase or in the purchase and sales contract, however, almost every offer to purchase and purchase and sales contract has a clause that allows the buyer to rescind the contract without penalty if the buyer is not satisfied with the inspection findings. It would therefore be in the best interest of both seller and buyer to negotiate the corrective actions, (if the buyer still has a desire to purchase the property).

Items or conditions that pose immediate safety or health risks are usually reasonable items to request the owner to correct. (Unless you made your offer aware of those deficiencies before the inspection.) Requesting that faulty mechanical or structural components, that adversely affect the habitation of the home / building, be repaired would also be reasonable. Items that may be nearing the end of their economic usefulness are usually not reasonable items to negotiate. (The exception to this would be if the age of a component was substantially older than what you were led to believe.) An example of this might be if the owner told you the roof shingles were 5 years old, and the inspection uncovers evidence they are 25 years old, (with little remaining service life). If you were expecting to have 20 years of service life remaining on the roof surface, then this new information should be taken into consideration when negotiating.

On new construction, or with items that are new, your expectations for finding everything in good order are likely to be higher, and justifiably so. It would not be unreasonable to request the builder / owner to address and correct the defects or deficiencies or other concerns raised during the inspection. Bear in mind that when a real estate agent (not hired by you) is involved in the transaction, that agent has a primary obligation to the seller. This fact is pertinent when negotiating matters related to the sales transaction. It is recommended that you consult with your attorney regarding the report contents, especially if there is reference made to legal matters.

## **END OF REPORT.**

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<sup>1</sup> This advice is not based on any governmental regulations. The client is not obligated to follow this advice, nor are property owners or real estate agents required to act on this information. The advice is given only as a guideline; we are not offering legal advice.

<sup>2</sup> All legal questions and concerns should be addressed by an attorney.

## **TIPS ON SELECTING A TRADESPERSON OR PROFESSIONAL TO HELP PERFORM NEEDED SERVICES FOR YOUR HOME / BUILDING.<sup>1</sup>**

I often get asked *"do you have someone you can recommend to perform the needed services for this home / building?"*

To avoid any conflict of interest or appearance of such I do not recommend any specific companies or individuals. I can, however, provide a guideline that can help increase your chances of obtaining someone who is qualified and reputable to help you.

Some guidelines for selecting a tradesperson or professional:

1. Check with the State Registration Board to determine if the type of service you need requires a person licensed in that field to perform the work. (Example--plumbing work requires a licensed plumber.) If you're not sure what type of professional or tradesperson you need to perform the required service, call someone in a related field and ask them what type of professional or tradesperson would perform the type of service you need. If you still can't determine what type of person to contact, look in the yellow pages under general contractors or do a web search, contact a couple and see if they can direct you to the appropriate type of tradesperson or professional. Once you have established the type of tradesperson or professional that can suit your needs, you should develop a list with three names on it. This list can be developed by several methods:
2. Check with friends, associates and relatives to determine if they have ever used the services of this type of tradesperson or professional and whether or not they were satisfied with the company or individual they used.
3. Ask the local Chamber Of Commerce for the names of Chamber members who perform those services.
4. Perform a search on the internet; enter in the type of service, city/town and state.
5. In some cases, when you need to have something installed such as roofing shingles, or vinyl siding, the manufacturer or distributor of those products may have a certified or approved list of installers.
6. When you have compiled your list, call the Better Business Bureau or the Attorney General's Consumer Hotline to see if there are any reported complaints against anyone on your list.
7. Check them out on [www.angieslist.com](http://www.angieslist.com)
8. Finally, contact the people or companies on your list. Ask questions, check on experience, qualifications, insurance and references. Don't let fees or price alone determine who you hire.

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<sup>1</sup> This information is provided as a guideline only; there may be other methods more suitable to choosing a tradesperson or professional. Able Home Inspection, its officers and employees are not responsible for the actions, performance or lack of performance of tradespersons or professionals that may be called upon to perform services at this home.