

HOME INSPECTION SUMMARY

*John Smith
100 Sample Street, Somewhere, NH
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HOME **S**MART
INSPECTIONS

480 Route 101, Bedford, NH 03110

Located in the Bedford "A" Frame

603-494-4227

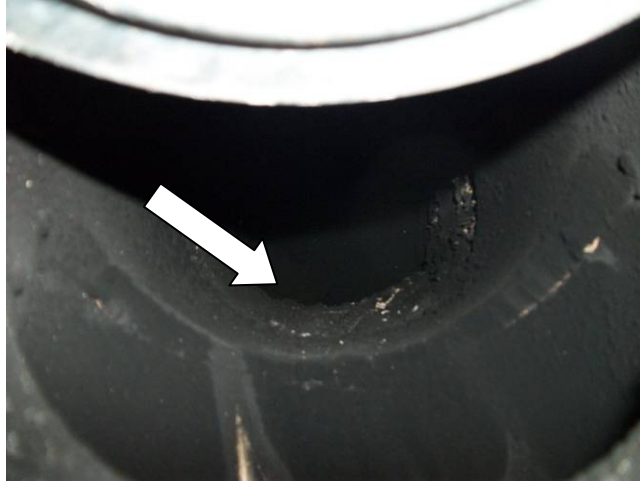
www.HomeSmartInspectionsNH.com



CERTIFIED INSPECTOR

List of items not operating or deficiencies and recommendations:

1. Service boiler for tune, clean and complete evaluation– boiler was recently cleaned but cleanout panels were loose/leaking soot and exhaust stack to chimney was not cleaned- visible through draft damper



2. Basement and garage has strong odor of oil due to oil leak at boiler in rear basement- oil traveled down rear basement hall and wicked into drywall, framing and carpet- visible in rear finished closet drywall and carpet, hall drywall by shelving and garage closet drywall under stairwell- damaged carpet, drywall and porous materials will need removal to eliminate odor



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- Garage closet ceiling has electrical junction box with scorch marks above– 220v wires improperly spliced in box, kitchen electrical outlet missing cover plate under sink, kitchen electrical GFCI outlet will not trip to left of stove- replace outlet, basement kitchen counter electrical outlet wired reversed polarity to left of sink, first floor bathroom electrical GFCI outlet wired reversed polarity, living room and dining room electrical outlets have no power- recommend having licensed electrician evaluate/troubleshoot/repair electrical defects



- Basement indirect hot water tank temperature/pressure relief valve is missing an extension- a safety hazard



- Attic plywood has extensive moisture staining due to un-insulated whole house fan and un-insulated scuttle hole cover– heat loss through these areas causes condensation/mold growth on attic plywood during winter- recommend removing whole house fan and insulating attic scuttle hole cover with rigid foam board and seal/caulk to eliminate heat loss/moisture sources



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6. Attic ventilation is inadequate contributing to attic moisture problem- roof ridge vent should not be used with gable end vents– recommend removing ridge vent and installing just a ridge cap to allow gable end vents to work properly as cross ventilation
7. Garage ceiling heat pipes wrapped with asbestos insulation– recommend encasing or removing asbestos



8. Basement utility sink right side drain clogged – cold faucet handle corroded/not functioning
9. Brick chimney mortar is chipping/cracking, block chimney top mortar has cracks and top flue tile has minor spalling – recommend repair/repointing chimneys



10. Fireplace chimney flue is filled with creosote/debris – recommend having chimney sweep clean and inspect flue liner



11. Exterior front concrete steps cracked/damaged- recommend repair



12. Porch/sunroom window locks operating with difficulty

Recommendations: Recommendations are not deficiencies of the home, but suggestions of how to get better performance out of the home. Recommendations are not intended for negotiation purposes.

- Service boiler for tune and clean once per year- use: Rick Wenzel Heating Company
- Install metal hood on block chimney top (boiler exhaust) to protect flue liner
- Trim trees to not overhang roof
- Trim shrubs to not contact house
- Treat house for insect prevention regularly
- Install carbon monoxide detectors on each level
- Check smoke detectors once per month and replace batteries when necessary

