



EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

STRUCTURE: Wood Frame.
SURFACE MATERIAL: Wood siding, clapboard.
CONDITION: Cracks noted appeared typical.
RECOMMENDATIONS: Repair as needed. Consult a contractor.

Note: Wall insulation and value is not verified, UFFI insulation or hazards are not identified, and lead paint testing is not performed as part of this inspection.

TRIM:

MATERIAL: Wood, Metal.
CONDITION: Roof eaves, fascia and soffits are serviceable, corners, window, wall and door trim are serviceable. Appeared serviceable.

CHIMNEY:

MATERIAL: Brick.
CONDITION: See EXPOSED FLASHINGS under ROOF. See FIREPLACE under INTERIOR.
RECOMMENDATIONS: It is also recommended that a rain cap be installed to prevent future moisture penetration to chimney.

Note: Inspection of the interior of the flue is beyond the scope of this inspection. We recommend that you retain a professional chimney sweep to clean and evaluate the flue. Because of the expense of some chimney repairs this is recommended before closing.

BASEMENT-GENERAL

CONDITION: Stairs appeared to be unsafe due to a missing railing.
RECOMMENDATIONS: Recommend repairs/upgrade of safety issues by contractor (have a safety railing installed)

CRAWLSPACE

CONDITION: None noted.

FOUNDATION WALLS

TYPE: Poured concrete.
CONDITION: Shrinkage/settlement cracks noted. They are not structurally significant at this time, however they do serve as a possible conduit for insect and moisture entry.
RECOMMENDATIONS: Seal cracks to prevent moisture/insect entry. Although do-it-yourself products exist, it is best accomplished by hiring a crack repair specialist.



Sample Report

BEAMS

CONDITION: Appeared serviceable.

FLOOR JOISTS:

CONDITION: Appeared serviceable.

COLUMNS/SUPPORTS:

CONDITION: Appeared serviceable.

FLOOR AND DRAINAGE:

CONDITION: Cracks were noted. They are not structurally significant at this time, however they do serve as a possible conduit for radon entry..

RECOMMENDATIONS: Seal cracks to prevent radon entry. A quality butyl rubber caulk is recommended.

Note: Floor coverings are not removed during this inspection. If slab is covered, the inspector will, at additional cost, reinspect the area provided the Client/Seller removes floor covering and releases the inspector from damages caused by this process. Slab construction is prone to hidden attack by termites and is also difficult to inspect for insect infestations.

It is almost impossible to predict whether a basement will ever take on water given the unpredictable nature of weather. It may be equally difficult to determine the extent of a basement water problem, given the visual signs of a past problem. The best protection is to obtain a detailed written description of any known basement moisture issues from the Seller, disclosing any and all problems experienced with basement water during their occupancy period or any knowledge they had obtained from the past owner, neighbors, or other parties. Also, sealing foundation cracks, improving grading around the foundation, and installing gutters and downspouts with downspout extensions are important site improvements that can improve basement moisture conditions.

ROOF SYSTEM/ATTIC

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ROOF:

STYLE: Gable, hip.

TYPE: Composition shingles.

LAYERS: two layers front, one layer rear.

ROOF ACCESS: Viewed from ground with binoculars, Viewed from roof edge on ladder.

PENETRATIONS: Chimney, Plumbing Vent(s)



Sample Report

CONDITION: Roof appeared at the end of its useful life as evidenced by cracking on front face and felt showing thru on rear face..



roof is very old and at end of life

RECOMMENDATIONS: Consult a roofer for a cost estimate to replace the roof before you finalize purchase.

SKYLIGHTS:
CONDITION: No skylights were noted.

EXPOSED FLASHINGS:
TYPE: Chimney, Plumbing Vent(s)
CONDITION: Loose flashing material was noted at the chimney flashing. The flashings in this area were also cut short with no interweaving with the roof shingles. The potential for water entry appeared to be present. Plumbing flashings appeared serviceable.



chimney flashings are loose, improper

RECOMMENDATIONS: A licensed roofing contractor should be called to make further evaluation and repairs as needed.

GUTTERS & DOWNSPOUTS:
TYPE: Full.
CONDITION: Downspouts appear to be draining too close to building and can cause moisture or dampness in the basement.
RECOMMENDATIONS: Route all downspouts away from the building to improve drainage away from foundation.

ATTIC:
TYPE: Attic is full size. Collar ties exist. Decking: plywood.
ACCESSIBILITY: Accessible.
CONDITION: Bathroom fan(s) appeared to be venting into attic and can cause moisture condensation problems.
RECOMMENDATIONS: Bathroom fans should be rerouted to the exterior. A contractor should be called to make necessary repairs.

ATTIC INSULATION:
TYPE: Fiberglass batts over cellulose.
DEPTH AND R-FACTOR: 8 inches, R-25.



Sample Report

CONDITION: Appears serviceable.

ATTIC VENTILATION:

CONDITION: Vents are minimal.

RECOMMENDATIONS: Additional attic ventilation is recommended. A ventilation contractor should be called to make further evaluation and necessary upgrades.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. We do not test the main water valve as part of this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be properly plumbed. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL: Copper.

CONDITION: Water pressure appears adequate at 30 to 50 psi.

RECOMMENDATIONS: Test main shut off if and when you occupy house. We do not test this item.

SUPPLY LINES:

MATERIAL: Copper.

CONDITION: Appeared serviceable.

WASTE LINES:

MATERIAL: Cast Iron, Galvanized.

CONDITION: Appeared serviceable.

HOSE FAUCETS:

TYPE/CONDITION/RECOMMENDATIONS: Common older style faucet. Faucet(s) appeared serviceable. It is recommended that faucets be prepared for winter by closing internal valve and opening faucet valve. This will allow excess water to drain, provide room for expansion and thus prevent freeze damage to faucet and piping.

FUEL SYSTEM:

TYPE: Oil/Interior storage tank. Gas/Metered service.

SHUT OFF LOCATION: Interior at oil tank. Exterior at gas meter.

CONDITION: Oil tank appeared to be nearing the end of its useful life.

RECOMMENDATIONS: Anticipate replacing oil tank in the not too distant future. Recommend getting a preliminary cost estimate from an oil tank installer.

WATER HEATER:

TYPE: Natural gas.

SIZE: 40 Gallons.

LOCATION: Basement.



Sample Report

CONDITION (tank): Tank appeared to be nearing the end of its useful life, as evidenced by rust stains at the tank bottom. Water shutoff valve is: installed. Pressure relief valve: appeared serviceable. Combustion air appeared to be: adequate. Flue vent appeared to be: serviceable.



RECOMMENDATIONS: Replacement is recommended. Consult plumber.

HEATING AND AC

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

DESCRIPTION:

LOCATION OF MAIN

HEATING UNIT(S): Basement.

SYSTEM TYPE: Steam boiler.

FUEL TYPE: Oil.

APPROXIMATE CAPACITY OF UNIT: 100,000 TO 120,000 BTUS.

GENERAL CONDITION: Heating system is original equipment and may be near end of life. Anticipate replacement in the near future.

RECOMMENDATIONS: I recommend that you get some preliminary cost estimates for system replacement from a heating contractor before you finalize purchase.

MAINTENANCE NOTES: A gas heated furnace or boiler should be serviced every 3 to 4 years. Steam heat requires certain important maintenance procedures to insure safe and proper operation. The boiler should be kept at the fill mark in the site glass by means of a fill valve (usually a ball valve). It is important to locate this. In cold winter weather, make up water may need to be added every two or three days. There is also a water cutoff valve that contains a drain valve. Water should be drained from this valve until it is no longer rusty and runs clear. This should be done once per week. This will insure that the float in the water cutoff remains free from rust and operates properly. Failure to properly maintain a steam boiler could result in a total system failure and the expense of boiler replacement.



Sample Report

VENTING:

CONDITION: Appeared serviceable.

COMBUSTION AIR:

CONDITION: Appeared serviceable.

BURNERS:

CONDITION: Burner Flame(s) appear typical.

DISTRIBUTION:

TYPE: Iron pipes.

CONDITION (pipes): Radiators appeared to be cold in living one and South bedroom.

RECOMMENDATIONS: Repairs are recommended. Consult a heating contractor.

NORMAL CONTROLS:

CONDITION: Appear serviceable.

AIR CONDITIONING:

TYPE: None noted.

AUXILIARY EQUIPMENT:

WHOLE HOUSE ATTIC

FAN: Appears satisfactory.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke alarms are not part of this inspection. They are inspected by the town Fire Department prior to the issuance of an occupancy permit. Furnishings typically prevent the testing of all outlets and switches.

SERVICE:

TYPE: Overhead, 110/220 Volt, 100 Amp service.

CONDITION: Ground appeared serviceable. The weatherhead may not have been sealed causing water penetration into main service panel.

RECOMMENDATIONS: Consult a licensed electrician to for further evaluation and a repair estimate. Replacement of service lines can be a major expense. Get an estimate before closing.

CONDUCTORS:

TYPE: Service wire is aluminum. Branch wires are copper. Non-metallic cable was used. Metallic cable, also known as BX, was used.

MAIN PANEL:

LOCATION: Basement.

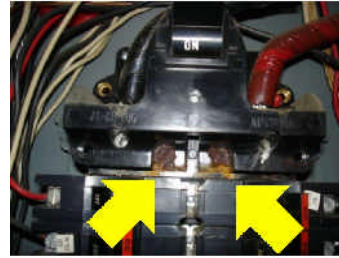
TYPE AND RATING: Circuit breakers (17 single, 1 double, 2 available breaker bays, Panel was rated for 100 Amps. All breakers rated for CU/Al wire.



Sample Report

CONDITION:

Multiple wires were connected to a single lug on a circuit breaker where only one wire should be connected. This is an incorrect practice and should be corrected by a licensed electrician. Corrosion was noted within the electrical panel. Several breakers appeared to have corrosion and their functionality is questionable. Deterioration is severe. An immediate fire hazard exists.



corrosion is severe- a fire safety hazard

RECOMMENDATIONS:

Have a licensed electrician make further evaluation and corrections as soon as possible.

SUBPANEL 1:

LOCATION:

Basement.

CONDITION:

Ground and neutral wires appeared connected at the subpanel. A electrical safety hazard exists.

RECOMMENDATIONS:

Have a licensed electrician make corrections to ensure safety of occupants.

WIRING:

CONDITION:

Extension cord wiring installed in a permanent manner is considered a fire hazard as its insulation is not formulated to withstand the test of time. Fires can start unexpectedly. Extension cord wiring was noted in some areas:

RECOMMENDATIONS:

A licensed electrician should be called to make further evaluation and repairs as needed.

GFCI CIRCUITRY:

CONDITION:

1st floor bathroom outlet is not operational. A safety hazard exists. Some areas were lacking GFCI circuitry. Installation of these protective devices is recommended as a safety upgrade in the following areas:

RECOMMENDATIONS:

A licensed electrician should be called to make further evaluation, repairs, and upgrades as needed.

GENERAL INFO.

A Ground Fault Circuit Interrupter (GFCI) provides accidental shock protection in potentially hazardous areas where grounding could occur easily. Their presence serves to insure the continued safety of occupants. Consider upgrading these outlets to GFI types. Ground Fault Circuit Interrupter outlets are recommended for installation at exterior, garage, bathrooms, kitchen outlets, whirlpool and pools.

OUTLETS AND SWITCHES:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

FIXTURES:

CONDITION:

Appeared serviceable.



Sample Report

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Further evaluation is recommended in the case of wood stove inserts. Smoke detectors are checked by the local fire department before an occupancy permit will be issued. Central vacuum, security, and intercom systems are not part of this inspection.

ENTRY DOORS:

CONDITION: Appeared serviceable.

OTHER EXTERIOR DOORS:

CONDITION: Sliding glass- Appeared serviceable.

INTERIOR DOORS:

CONDITION: East bedroom door rubs.

RECOMMENDATIONS: Minor repairs are needed. Consult a contractor or handyman.

WINDOWS:

TYPE: Wood, Double hung.

CONDITION: Damaged/broken sash cords, ropes, or balances were viewed. A safety hazard exists.

RECOMMENDATIONS: Repair as necessary. Consult window contractor.

INTERIOR WALLS:

MATERIAL & CONDITION: Plaster, General condition appeared serviceable.

CEILINGS:

TYPE & CONDITION: Plaster, Typical cracks noted.

RECOMMENDATIONS: Repairs are needed. Consult a drywall contractor or plasterer.

FLOORS:

TYPE & CONDITION: Carpet, Wood, Tile, General condition appeared serviceable.

RECOMMENDATIONS: Areas of floor were covered. Do a careful check on your final walkthrough.

STAIRS & HANDRAILS:

CONDITION: Interior stairs appeared serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION: Living Room.

TYPE: Masonry.



Sample Report

CONDITION: Wood or plywood was noted underneath the hearth. This is considered to be an unsafe condition if fireplace is used.



RECOMMENDATIONS: Consult a chimney mason for costs to remove wood. This can be expensive. Get an estimate before you finalize purchase. An alternative approach may be to have fireplace ash dump sealed up or a gas log installed.

OTHER INTERIOR FEATURES:

SMOKE AND CO

DETECTORS: Smoke detectors and carbon monoxide detectors are not part of this inspection. They will be inspected by the local fire department.

CEILING FANS: Appeared serviceable.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Stored items and cluttered conditions may prevent a thorough inspection of all garage areas. It is recommended that this area be checked during final walkthru.

TYPE:

LOCATION: Two car.

ROOF (DETACHED GARAGE):

STYLE: Hip.

TYPE: Composition shingles:

ROOF ACCESS: Viewed from roof edge on ladder.

CONDITION: Same as house: an old roof in need of replacement.

RECOMMENDATIONS: Get an estimate to replace the roof. Consult a licensed roofer.

VENTILATION:

CONDITION: There appeared to be no attic ventilation.

RECOMMENDATIONS: It is recommended that ventilation be added to extend roof life, cool down garage during summer, and prevent moisture buildup. Consult a roofer.



Sample Report

WALLS:

CONDITION:

There appeared to have been some movement of walls due to settling. This has caused major cracking of the block wall. Deterioration noted to foundation walls appeared major.



major cracking at foundation wall

RECOMMENDATIONS:

A Structural Engineer should be called to make further evaluation, recommendations, and a cost estimate for repairs. Obtain this before you finalize purchase, as repairs could be expensive.

FLOOR:

CONDITION:

Major cracks noted, Floor appeared to be raised or settled.

RECOMMENDATIONS:

It is recommended that a structural engineer be consulted.

EXTERIOR DOOR:

CONDITION:

Appeared serviceable.

VEHICLE DOOR(S):

CONDITION:

There did not appear to be safety type springs. Automatic door opener(s) were operational, however optical sensors were placed very high and denote a safety concern.



optical sensors were too high

RECOMMENDATIONS:

A safety hazard exists which needs to be resolved. Adjustment of sensor height is needed. Upgrade to safety springs is recommended. Consult a garage door contractor.



Sample Report

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN COUNTERS:

TYPE AND CONDITION: Laminate. Appeared serviceable.

KITCHEN CABINETS:

CONDITION: It appeared that sheet rock screws were used to attach cabinets to wall. This type of screw has poor shear strength and could break if cabinets are loaded with heavy storage. Recommend replacing with number 6 wood screws or screws recommended by manufacturer.

RECOMMENDATIONS: Recommend replacing with number 6 wood screws or screws recommended by manufacturer.

KITCHEN WINDOW(S):

CONDITION: Appeared serviceable.

KITCHEN FLOOR:

TYPE AND CONDITION: Minor damage was noted.

RECOMMENDATIONS: Live with or replace, as per your desire.

KITCHEN LIGHTING:

CONDITION: Appeared serviceable.

KITCHEN SINK:

TYPE AND CONDITION: Appears serviceable, Faucet is serviceable, Hand sprayer is serviceable, Drain is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE: Gas.

CONDITION: Elevated levels of carbon monoxide were detected. Carbon monoxide is a potentially lethal gas and a byproduct of incomplete combustion.

RECOMMENDATIONS: It is recommended that you crack open a window when operating the oven. Rerouting the exhaust fan to vent to the exterior of the building is recommended. If an exhaust fan doesn't exist, an exhaust fan that vents to the exterior of the building is recommended.

VENTILATION:

TYPE AND CONDITION: Internal.

RECOMMENDATIONS: Rerouting the exhaust fan to vent to the exterior of the building is recommended. Consult a kitchen remodeler or appliance repairman.

DISHWASHER:

CONDITION: Appears serviceable, Air gap device or high-loop is present on drain line-Proper.



Sample Report

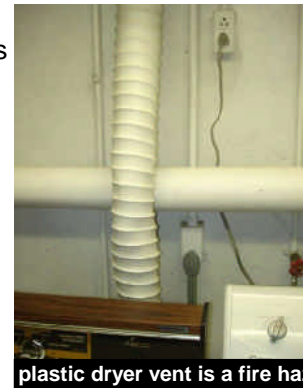
GARBAGE DISPOSAL:

CONDITION: Unit is an older model. Unit is near the end of its useful life.
RECOMMENDATIONS: Garbage disposal units are not recommended if house has a private septic system, as they can cause premature failure of the leach field.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Basement.
CONDITION: 220 Service-operational, Electrical outlet is grounded, Plumbing appears serviceable, A plastic dryer vent was noted. Plastic dryer vents are considered a fire safety hazard.



BATH

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM A

LOCATION: 1st floor.

SINK

CONDITION: Rust/Corrosion noted at drain line.
RECOMMENDATIONS: Minor plumbing repairs will be needed to restore proper operation, Have a licensed plumber make proper repairs as needed.

TOILET

CONDITION: Appears serviceable.

ELECTRICAL

CONDITION: The GFCI circuit did not appear to operate. A safety hazard exists.
RECOMMENDATIONS: Recommend that a GFCI outlet be replaced. Consult a licensed electrician.



Sample Report

VENTILATION

CONDITION: Appeared serviceable.
RECOMMENDATIONS: Consider installing an exhaust fan to provide additional ventilation.

HEAT

CONDITION: Appears serviceable.

BATHTUB

CONDITION: The following problems were noted at the tub/shower drain: Mechanical drain stopper is not operational at tub.
RECOMMENDATIONS: Have a licensed plumber make proper repairs as needed.

SHOWER

CONDITION: Shower area appeared serviceable.

----- BATHROOM B -----

LOCATION: 2nd floor.

SINK

CONDITION: Appears serviceable.

TOILET

CONDITION: Water is running continually or intermittently in tank.
RECOMMENDATIONS: Have a licensed plumber make proper repairs as needed.

ELECTRICAL

CONDITION: Appeared serviceable.

VENTILATION

CONDITION: Fans is operational but vents to attic, and can cause moisture condensation damage.
RECOMMENDATIONS: Bathroom fans should be rerouted to the exterior. A contractor should be called to make necessary repairs.

HEAT

CONDITION: Appears serviceable.

BATHTUB

CONDITION: Appears serviceable.

SHOWER

CONDITION: Shower area appeared serviceable.



Sample Report

WELL/PRIVATE WATER SUPPLY

Flow testing indicates conditions at the time of inspection and is not a prediction of future capacity or function. Flow testing and testing for water quality are not part of this inspection unless a specific agreement to do so is stated on the contract. A full comprehensive water quality test is always recommended to indicate safe drinking water conditions. Flow testing is also recommended to indicate adequate flow. Hidden components such as submersible pumps, well casings, and buried plumbing connections cannot be inspected/verified without excavation and/or removal. Such measures are not part of this inspection. It is recommended that a private well contractor be consulted immediately if any problems with the well water quantity or quality are communicated by the inspector. Repairing or replacing a well can be a major expense. It is also recommended that private wells be tested annually for water quality. Please note the average life of a submersible pump is about 10 years and replacement should be anticipated with pumps older than this. The condition of water treatment systems is beyond the scope of the inspection.

SITING CHARACTERISTICS:

TYPE: A drilled well with a steel casing was observed.
LOCATION: Side Yard.

WELL HEAD

CONDITION: The well head cap is a temporary cap, not watertight, and poses a possible health risk (bacterial contamination).



temporary well cap - health concern

RECOMMENDATIONS: The sulfur smell in the water may very well be the result of contamination from sulfur forming bacteria introduced by the loose temporary cap. I recommend that you consult a well driller to disinfect the well and add a watertight cap. Get an estimate before you finalize purchase.

WELL PUMP

TYPE: A submersible pump appeared to exist. Please note a submersible pump has an average service life of about ten years.
CONDITION: No visible problems were observed. Pump appeared may be near end of life if approaching ten years old or older.. Anticipate replacement.
RECOMMENDATIONS: Consult a private well contractor for further evaluation, repair, or replacement, as necessary..

PRESSURE TANK

CONDITION: No visible problems were observed.



Sample Report

FLOW TESTS

TESTING DATA:

Start Time. 1:35 PM. Meter reading at start of test (gallons): 58730. Flow testing was done at a controlled flow rate of between 5 and 6 gallons per minute. End Time 5: 35 PM. Meter reading at end of test (gallons): 59950. A total of 1220 gallons were pumped during the 4 hour testing period, for an average flow rate of just over 5 gpm. .

RESULTS:

Flow appeared serviceable, although some siltation was experienced during the test conditions.

RECOMMENDATIONS:

A sediment filter is recommended. Consult a water treatment company or a plumber to install a sediment filter.