

Alpha Home & Commercial Building Inspections

Property Inspection Report



Sample 37 Year old residential beach front, Rye, NH 03870
Inspection prepared for: Sample Client
Real Estate Agent: Lorrie Gould - Lorrie Gould Real Estate Broker

Date of Inspection: 10/15/2015 Time: 1:15 PM
Age of Home: 37 years Size: 1438 sf
Order ID: 2989

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Thank you for choosing National Property Inspection

This Inspection Report is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. This inspection does not include testing for radon in air, pest, private septic systems, lawn irrigation, portable hot tubs, swimming pools, fire suppression, low voltage systems, alarm systems or home automation, central vacuum systems, laundry equipment, water quality, mold or other hazardous materials unless specifically requested. The client may wish to have additional testing or inspections performed by a qualified professional on these or other items that are not covered by this inspection as outlined by the State of NH Standards of Practice. This report supercedes any alleged verbal comments. The investigation and service recommendations that we make in this report should be completed DURING YOUR INSPECTION CONTINGENCY PERIOD by qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

COMPONENT LIFE EXPECTANCIES: Although a home inspection cannot determine how long any particular system will last we have provided information regarding the Estimated Life Expectancies of Home Systems at:

<http://www.nhinspector.com/NH-Home-Inspector-Life-expectancy-of-home-components>

USE OF PHOTOS AND VIDEO:

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. To view videos in the report the PDF needs to be downloaded and viewed with a full PDF reader such as Adobe.

This report is based on the State of NH Home Inspection Standards of Practice.

Click below to view

<http://www.nhinspector.com/NH-Home-Inspector-Sandards-of-Practice>

A home inspection:

is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. Material defects that are hidden or located at inaccessible areas or non observable areas are excluded.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. Conditions in the home can change from the time of inspection to the time of closing. A home inspection is not an insurance policy protecting against all present or future deficiencies that may or may not have been observable at the time of inspection. The client may wish to buy a home warranty.

See link for warranty providers

<http://www.nhinspector.com/NH-Home-Inspector-HomeWarrantyCompanys>

A material defect:

is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Note:

Comments in **BLUE** below, indicate a condition that should either be monitored closely, assessed or be repaired by a qualified contractor .

Comments highlighted in **YELLOW** can be hovered on for additional information found in report glossary.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed & bonded trade or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

You can always call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Exterior Areas		
Page 7 Item: 2	Siding Condition	2.1. Siding is in contact with finish grade at one or more area of building, this is conducive to moisture and insect intrusion, recommend monitor area and have repaired as needed by a qualified contractor.
Page 8 Item: 3	Window Condition	3.1. Deterioration of frames at one or more window, some peeling paint and gaps on exterior wall window frames. Recommend full assessment of windows and repairs by a qualified contractor as needed. 3.2. Peeling paint observed at one or more window and or window frame, suggest scraping and painting as necessary.
Page 9 Item: 6	Deck / Porch	6.2. One or more footings for deck posts were not located, missing footings can be conducive to heaving and settlement of deck. 6.3. One or more support joists are missing properly installed mechanical hangers, recommend installation and proper nailing of joist hangers by a qualified contractor. 6.4. One deck support post is not in contact with footing, is loose, recommend assessment by a qualified contractor.
Page 10 Item: 7	Exterior Electrical	7.3. One or more exterior wall outlets have no power, recommend repairs by a qualified electrician. 7.4. One or more exterior outlet has damaged or missing weatherproof cover, recommend repairs by a licensed electrician.
Page 10 Item: 8	Exterior Faucet	8.1. low water pressure to outdoor shower area recommend checking with homeowner and or assessment by licensed plumber
Roof		
Page 12 Item: 1	Roof Condition	1.2. One or more areas of shingles lifting or loose, shingles should lay flat to help prevent water intrusion, recommend assessment and repairs by a qualified roofing contractor. 1.3. Water ponding in areas, roof is draining improperly, this can contribute to roof leaks and damage, recommend assessment by a qualified roofing contractor.

Page 14 Item: 2	Flashing	<p>2.1. Metal flashing around chimney is lifting and or damaged , flashing should lay flat to prevent water intrusion, Recommend repair by a qualified roofing contractor.</p> <p>2.2. Sealant around chimney and vent stack penetration is dried and cracking. Recommend inspection and proper repair by a qualified roofing contractor.</p>
Page 16 Item: 4	Chimney	<p>4.2. Chimney is too short. The 10-2-3 Rule states that the chimney should extend at least 3 ft. above the roof opening (measured at the uphill side on sloped roofs) and at least 2 ft. above the roof's (or any other structure's) highest point within 10 ft. for proper drafting. Simple repairs and/or modifications can usually be made to most chimneys to correct the problem. Recommend review by a qualified chimney specialist for repair or modification, as necessary, prior to close.</p> <p>4.3. Chimney clean out is full recommend cleaning.</p> <p>4.4. Efflorescence observed; often a sign of water infiltration/exfiltration and can be a precursor of masonry deterioration. Recommend monitor condition and assessment by a qualified masonry contractor as needed.</p>
Page 17 Item: 5	Spark Arrestor	<p>5.1. No chimney rain cap observed, suggest installing a chimney raincap to prevent the entrance of the elements and local wildlife and to preserve the life of the chimney as well as minimize maintenance.</p>
Foundation		
Page 19 Item: 1	Foundation walls	<p>1.4. There is step cracking to foundation walls, this can be typical for age of home. These areas should be monitored closely for further movement and any signs of water intrusion and repaired as needed by a qualified masonry contractor.</p>
Electrical		
Page 20 Item: 2	Electric Panel Condition	<p>2.3. One or more breakers are double tapped, two or more wires under one breaker screw, this condition can cause loose wire connections or nuisance tripping, recommend repair by a qualified electrician.</p> <p>2.4. The doorbell transformer is located inside the main electric panel, this can cause overheating inside the panel. Best practices would located the transformer outside of the panel.</p>
Laundry		
Page 24 Item: 4	Dryer Vent	<p>4.2. There is excessive lint at dryer vent termination, recommend inspection and cleaning as needed.</p>
Kitchen		
Page 25 Item: 2	Dishwasher	<p>2.3. Dishwasher is missing high loop on drain, this is needed to prevent back flow from sink to dishwasher, recommend repair by a qualified tradesman.</p> <p>2.4. Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.</p>
Interior Areas		

Page 27 Item: 2	Windows	<p>2.2. One or more windows have broken seals (fogged) this condition can diminish the energy efficiency of the window and cause permanent hazing to the glass, recommend further assessment of windows and repairs by a qualified window contractor as needed.</p> <p>2.3. One or more windows have tight sash, window is difficult to open. Recommend repair by a qualified window contractor.</p>
Page 29 Item: 6	Electrical	6.2. One or more wall outlet is loose, recommend repair by a licensed electrician.
Page 30 Item: 7	Smoke Detectors	7.2. Smoke and or CO detectors are missing at one or more bedrooms, recommend assessment and installation of smoke / CO detectors at the correct locations by a licensed electrician.
Septic System		
Page 34 Item: 1	Septic System	1.2. Tank needs to be pumped.
Heat AC		
Page 35 Item: 1	Heater Condition	1.3. Oil boilers and furnaces require annual maintenance. Last maintenance recorded is 6-3-14. Recommend inspection of oil tank and oil lines during each annual boiler service.
Page 36 Item: 3	Fuel Lines	3.3. Corrosion or staining on oil tank, recommend have inspected by a qualified oil burner company. A leaking oil tank can create environmental hazardous conditions. Oil tank should be inspected for evidence of leaking by a qualified oil burner company and replaced as needed.

Inspection Details

1. Positive Attributes of the House

Hard Wood Floors • Granite counters • Level lot • Beautiful Views

2. Attendance

Client present, Buyer Agent present, Selling Agent present, Tenant Present

3. Home Type

Single Family Home

4. Occupancy

Occupied - Furnished

5. House Faces

North, West

6. Weather Conditions

Sunny, 50-59 degrees, ground is dry

7. Inspector Comments

- Due to the age of the house it is assumed that lead paint and **asbestos** may be present. They are in and of themselves not necessarily a hazard. It is important when doing repairs on a building this age to use proper protocol to prevent contamination from lead or asbestos debris and dust. As of February 22, 2010 EPA is requiring any contractor doing work on a home built prior to 1979 and disturbing more than 6 square feet in any room be certified lead disturbance and containment. For more information contact your realtor or visit www.epa.gov. This inspection takes into consideration that the house is over 37 years old and an expected amount of deterioration, wear and tear will be present and considered typical for a home this age.

Grounds

1. Driveway and Walkway Condition

Gravel driveway noted.

2. Grading

Observations:

2.1. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

2.2. The exterior drainage is generally away from foundation.

3. Vegetation Observations

Observations:

3.1. Recommend always pruning or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects, water intrusion and fungal growth.

Exterior Areas

The proper installation of flashings around doors and windows is critical to water proofing the exterior walls. Missing, damaged or improperly installed flashings are the most common cause of moisture intrusion to walls and baseboards beneath windows. Because these flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these flashings, and leaks may become evident only during heavy, prolonged or wind driven rainfall. The window screens are not evaluated, they are easily damaged and often removed. Home Inspectors cannot always determine the integrity of the thermal seal in double glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).

1. Doors

Observations:

1.1. Exterior doors were checked on a random basis. All doors that were tested opened and closed with no binding with no significant visible areas of wear or damage to door or frame except where noted.

2. Siding Condition

- A visual inspection of exterior surfaces is performed, checking for evidence of deterioration, damage, excessive staining, or improper installation.
- Vinyl siding, wood frame construction.

Observations:

2.1. Siding is in contact with finish grade at one or more area of building, this is conducive to moisture and insect intrusion, recommend monitor area and have repaired as needed by a qualified contractor.



First floor bath fan termination.



Siding in contact with finish grade.



vent on left side of house is blocked with insulation

3. Window Condition

- A visual inspection of exterior window surfaces is performed, checking for evidence of deterioration or damage.
 - Vinyl
 - Wood
 - Insulated Pane
- Observations:

3.1. Deterioration of frames at one or more window, some peeling paint and gaps on exterior wall window frames. Recommend full assessment of windows and repairs by a qualified contractor as needed.

3.2. Peeling paint observed at one or more window and or window frame, suggest scraping and painting as necessary.



peeling paint at upper exterior window

deterioration to frame at upper window

4. Eaves & Trim

- 4.1. A visual inspection of exterior trim, soffit and fascia surfaces is performed, checking for evidence of deterioration, damage, excessive staining, or improper installation. No major system safety or function concerns except where noted.

5. Stairs

Observations:

5.1. Exterior stairs were inspected for any areas of damage, missing or improper hand rails or guard rails and for any areas of improper installation. Stairs appear to be in acceptable condition except where noted.

6. Deck / Porch

Observations:

6.1. Outside decks, porches or landings were inspected for any areas of damage, missing or improper hand rails or guard rails and for any areas of improper installation. Appear to be in acceptable condition except where noted.

6.2. One or more footings for deck posts were not located, missing footings can be conducive to heaving and settlement of deck.

6.3. One or more support joists are missing properly installed mechanical hangers, recommend installation and proper nailing of joist hangers by a qualified contractor.

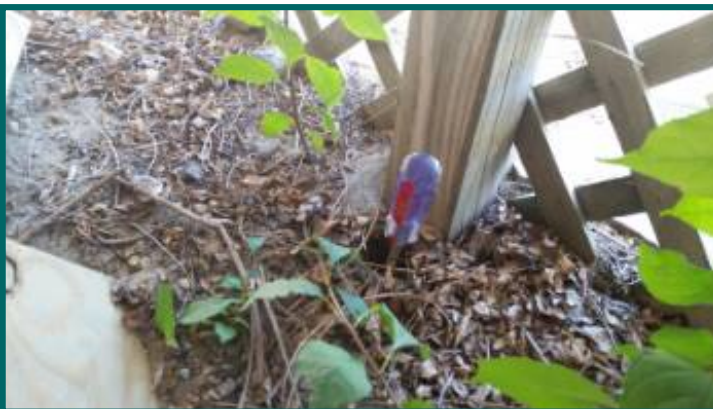
6.4. One deck support post is not in contact with footing, is loose, recommend assessment by a qualified contractor.



Deck framing.



missing joist hangers at outside rim frame



center post has no contact with ground or footing



Missing Joist hangers.

7. Exterior Electrical

Observations:

7.1. Main service entrance cable is under ground.

7.2. Driven Ground Rods Present

7.3. One or more exterior wall outlets have no power, recommend repairs by a qualified electrician.

7.4. One or more exterior outlet has damaged or missing weatherproof cover, recommend repairs by a licensed electrician.



no power missing weatherproof cover at lower sliding door area

8. Exterior Faucet

Observations:

8.1. low water pressure to outdoor shower area recommend checking with homeowner and or assessment by licensed plumber



Roof

This report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations. The following web site is an excellent resource of information on roofs:

<http://www.roofhelper.com>

Limitations of Roof Inspection

- This inspection may not reveal future leaks. Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
- It is not always possible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Estimates of roof life are approximations only and do not preclude the possibility of leakage.
- It is advised to inquire and obtain roof documentation & history of permits from the previous owner.
- Chimney flue is not included in this inspection, recommend having flue inspected by a qualified masonry / chimney contractor.

1. Roof Condition

- Approximate Age of Roof: 15-20 Years
- Design Life: 20-25 years
- Walked roof limited areas.

Materials:

- Three tab asphalt shingles noted
- Flat roof, rubber membrane

Observations:

1.1. The roofing system consist of wood roofing rafters or trusses, wood planking roof decking, fastened insulation panels and glued down 60 ml. EPDM rubber membrane sheets. (Ethylene propylene diene terpolymer, EPDM)

This type of rubber roof system can provide 20-30 years of service. Regular maintenance will help to extend the life of roof. The roof age appears to be within its intended design life and in acceptable condition.

Recommend regular inspection of all seams and roof penetrations and maintenance by a qualified roofing contractor, to prolong life of roof and protect against leaks.

1.2. One or more areas of shingles lifting or loose, shingles should lay flat to help prevent water intrusion, recommend assessment and repairs by a qualified roofing contractor.

1.3. Water ponding in areas, roof is draining improperly, this can contribute to roof leaks and damage, recommend assessment by a qualified roofing contractor.



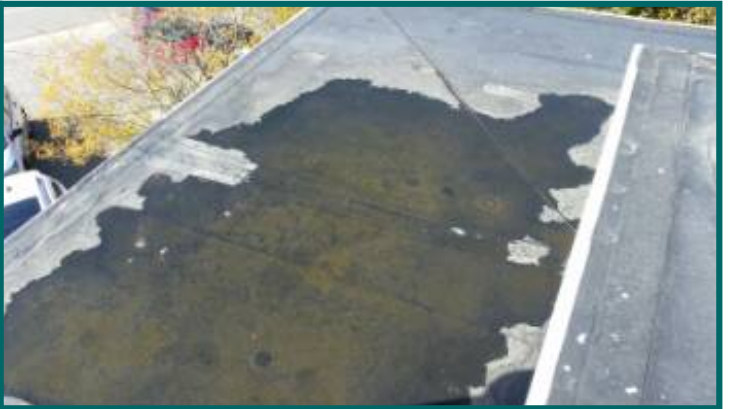
upper roof



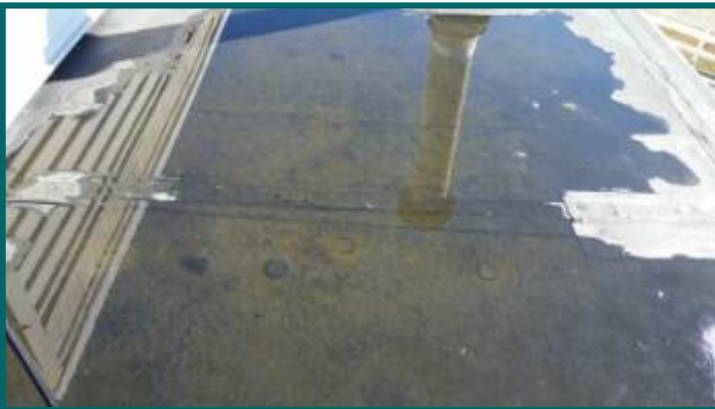
ponding on second upper room



shingled roof at lower side area



ponding at lower roof



A few areas of patches on roof surfaces should be inspected and resealed from time to time



lifting seam



damage and prior repair to shingles over rear shed



60 mil

2. Flashing

Observations:

2.1. Metal flashing around chimney is lifting and or damaged , flashing should lay flat to prevent water intrusion, Recommend repair by a qualified roofing contractor.

2.2. Sealant around chimney and **vent stack** penetration is dried and cracking. Recommend inspection and proper repair by a qualified roofing contractor.



upper plumbing vent stack



lower roof vent stack



crack sealant on second roof vent stack



flashing tape is lifting on fireplace vent stack



3. Gutter Observations

Materials:

- Gutters are metal.

4. Chimney

Observations:

4.1. Masonry Chimney

4.2. Chimney is too short. The 10-2-3 Rule states that the chimney should extend at least 3 ft. above the roof opening (measured at the uphill side on sloped roofs) and at least 2 ft. above the roof's (or any other structure's) highest point within 10 ft. for proper drafting. Simple repairs and/or modifications can usually be made to most chimneys to correct the problem. Recommend review by a qualified chimney specialist for repair or modification, as necessary, prior to close.

4.3. Chimney clean out is full recommend cleaning.

4.4. Efflorescence observed; often a sign of water infiltration/exfiltration and can be a precursor of masonry deterioration. Recommend monitor condition and assessment by a qualified masonry contractor as needed.





Chimney clean out



Stains at clean out

5. Spark Arrestor

Observations:

5.1. No chimney rain cap observed, suggest installing a chimney raincap to prevent the entrance of the elements and local wildlife and to preserve the life of the chimney as well as minimize maintenance.

Attic

Attics may be subject to limited inspection due to limited visibility, mobility and lastly most areas are covered by insulation and the potential to cause damage to the structure like (falling through ceilings) is possible. Due too these issues some hidden defects could be present but not able to detect under the scope of a home inspection.

Limitations of Attic and Insulation Inspection

- Present or possibility of future water leaks is not alway observable.
- Access to all areas of attic space is often limited due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.
- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- Any estimates of insulation R values or depths are rough average values.

1. Access

Observations:

1.1. No attic present

Foundation

Despite all efforts, it is impossible for a home inspection to provide a guaranty that the foundation, and the overall structure and structural elements of the building is sound. National Property Inspection suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

Limitations of Structure Inspection

- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there is insulation, stored items, shelves, appliances or are finished walls, ceilings and floors. A representative sample of the visible structural components was inspected.
- No representation can be made to future leaking of foundation walls.

1. Foundation walls

Observations:

1.1. Concrete

1.2. Concrete Masonry Block, (CMU)

1.3. The foundation system presumably consists of continuous reinforced concrete footings and bearing walls with reinforced concrete slabs on grade. The building exterior was inspected for signs of significant structure cracking and settlement. Foundation appears to be solid with no evidence of significant movement or cracks.

1.4. There is step cracking to foundation walls, this can be typical for age of home. These areas should be monitored closely for further movement and any signs of water intrusion and repaired as needed by a qualified masonry contractor.



damage grout lines on left side of house

2. Floor Slab

Observations:

2.1. Concrete Floor Slab

2.2. Some areas of concrete slab not visible due to floor covering.

Electrical

1. Main Panel Description

- Panel box located in basement.
- Main Electric Disconnect Located in Main Electric Panel.
- 120/240 volt
- Circuit Breakers
- 200 amp rated panel box
- Copper Romex Wiring

2. Electric Panel Condition

Observations:

2.1. Electric panel was inspected for any areas of damage, deterioration, improper installation and any safety hazards. The electric panel appears acceptable except where noted.

2.2. Corrosion noted inside panel, recommend monitor condition and repairs if needed by a licensed electrician.

2.3. One or more breakers are double tapped, two or more wires under one breaker screw, this condition can cause loose wire connections or nuisance tripping, recommend repair by a qualified electrician.

2.4. The doorbell transformer is located inside the main electric panel, this can cause overheating inside the panel. Best practices would located the transformer outside of the panel.





double tapped circuit.



transformer



Staining below wall and bottom of panel



Corrosion at bottom of panel.

Plumbing

1. Plumbing

Observations:

- 1.1. Some plumbing lines are not visible due to finished space.
- 1.2. Main Water Shut off Valve is located in basement.
- 1.3. Copper water supply lines
- 1.4. "PVC" waste and vent pipes noted.
- 1.5. Pex water supply lines



Main water shut off valve is located at water meter.

Laundry

Our inspection of the laundry area is visual only we do not operate washer and dryer during the inspection. Laundry connections or areas of dryer venting obscured behind walls or obstacles are not inspected. Issues with improper laundry venting can be a potential fire hazard.

We recommend regular inspection and cleaning of dryer vent to help reduce potential fire hazards. Please view the following link for more information.

http://www.dryerbox.com/dryer_venting_guide.htm

1. Locations

- Limited visibility of laundry hook ups and dryer vent due to stack appliances.

2. Plumbing



Steel mesh burst proof laundry hoses.

3. Electrical



4. Dryer Vent

Observations:

- 4.1. Recommend regular inspection and cleaning of dryer vent to help prevent fire hazard.
- 4.2. There is excessive lint at dryer vent termination, recommend inspection and cleaning as needed.



Dryer vent termination

Kitchen

The kitchen appliances are operated using normal controls and tested for proper operation and general conditions.

1. Cabinets

Observations:

1.1. Kitchen cabinets were functional except where noted.



2. Dishwasher

Observations:

2.1. Bosch

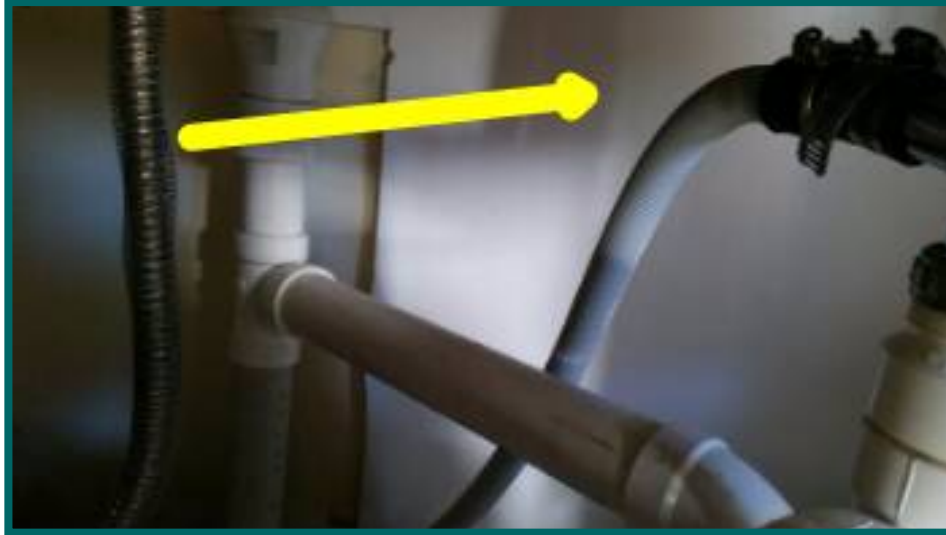
2.2. Model #:SHU43C06UC

2.3. Dishwasher is missing high loop on drain, this is needed to prevent back flow from sink to dishwasher, recommend repair by a qualified tradesman.

2.4. Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.



Not properly secured



No high loop in drain line.

3. Oven & Range

Observations:

3.1. Jenn-Air

3.2. Model #JE8750AAB

4. Microwave

Observations:

4.1. Jenn-Air

4.2. Model #:JMV8196AAB

5. Vent Condition

• Recirculating
Observations:

5.1. Kitchen exhaust vent / filter fan operated normally.

6. Refrigerator

Observations:

6.1. Frigidaire

6.2. Model #FRS23H7CB2

7. Sinks

Observations:

7.1. Sinks are operated, as well as visually inspected for evidence of leaks, damage or improper operation.

Interior Areas

The Interior section covers all surfaces at interior spaces as well as other interior components.. Interior areas usually consist of bedrooms, kitchens, bathrooms, hallways, foyer, living room, dining room, work areas, offices and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Stored items, occupant fit up and fixtures in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Doors

Observations:

1.1. Interior doors were checked on a random basis. All doors that were tested opened and closed with no binding with no significant visible areas of wear or damage to door or frame except where noted.

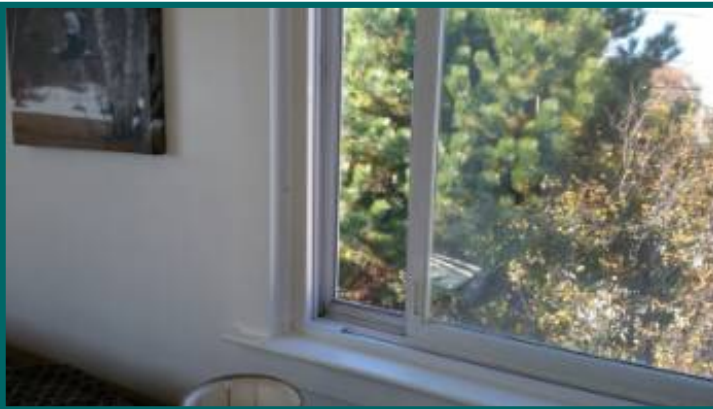
2. Windows

Observations:

2.1. Interior windows were checked on a random basis for damage, staining and proper operation. All windows that were tested opened and closed with no binding with no significant visible areas of wear or damage, except where noted.

2.2. One or more windows have broken seals (fogged) this condition can diminish the energy efficiency of the window and cause permanent hazing to the glass, recommend further assessment of windows and repairs by a qualified window contractor as needed.

2.3. One or more windows have tight sash, window is difficult to open. Recommend repair by a qualified window contractor.



windows are difficult to slide



upper hallway window cranks were not tested



fogged window in basement bedroom

3. Walls

Observations:

3.1. Interior finish space wall surfaces were checked for visible evidence of staining , damage, settlement cracks and improper installation. No significant deficiencies were observed. Except where noted.

4. Ceilings

Observations:

4.1. Interior finish space ceilings were checked for visible evidence of staining, damage, settlement cracks and improper installation. No significant deficiencies were observed. Except where noted:

4.2. Stains noted on ceilings in one or more area of home. This is evidence of past or present leaks. They tested dry at the time of the inspection. Recommend repairs of any affected areas and monitor for further water staining.



Ceiling stains at chimney roof penetration.



staining above shower



Basement ceiling around chimney

5. Floors

Observations:

5.1. Interior finish floor surfaces were checked for visible evidence of damage, settlement cracks and improper installation. No significant deficiencies were observed. Except where noted.

6. Electrical

Observations:

6.1. A random sampling of outlets, GFI outlets, switches and light fixtures were observed and tested as well as visual inspection of all accessible / visible interior wiring. All electric components appeared acceptable or operated properly except where noted.

6.2. One or more wall outlet is loose, recommend repair by a licensed electrician.



kitchen counter outlet is loose

7. Smoke Detectors

Observations:

7.1. Today's safety standards recommend hard wired interconnected smoke detectors, one on each floor hall and one in each bedroom and one CO detector on each floor. For battery powered smoke detectors it is recommended to test and change batteries twice a year when clocks are changed.

7.2. Smoke and or CO detectors are missing at one or more bedrooms, recommend assessment and installation of smoke / CO detectors at the correct locations by a licensed electrician.



basement Hall has CO detector



There is one smoke detector in bedroom hallway area, no smoke or CO detectors in bedrooms.

8. Heat Distribution

Observations:

8.1. Heat Distribution Method:

8.2. Forced hot water baseboard heaters

8.3. Heat registers / base board heaters were spot tested and providing heat and or conditioned air at time of inspection.



Third floor



Second floor



Basement

9. Stairs & Handrail

Observations:

9.1. Interior stairs were inspected for any areas of damage, missing or improper hand rails or guard rails and for any areas of improper installation. Stairs appear to be in acceptable condition except where noted.

10. Fire Place

Materials: Free standing style wood burning stove noted.

Observations:

10.1. Recommend having fireplace, flue and chimney cleaned and inspected by a qualified chimney contractor before using. Chimney flu inspections are not with in the scope of this inspection

10.2. Wood, pellet and gas stoves are not included in inspection. Recommend having stove, flue and chimney cleaned and inspected by a qualified contractor before using.



Bathroom

The home inspector will operate all plumbing fixtures if possible, inspect all surface and identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. Client is advised that plumbing leaks can occur at any time. The possibility of future leaks can not be predicted.

1. Cabinets

Observations:

- 1.1. Bathroom cabinets are fully functional.

2. Exhaust Fan

Observations:

- 2.1. Bath exhaust fans operated normally.

3. Tub / Showers

Observations:

- 3.1. Tub and shower fixtures were operated as well as visually inspected for evidence of leaks, damage or improper operation. No significant deficiencies were observed except where noted.

4. Sinks

Observations:

- 4.1. Sink fixtures were operated as well as visually inspected for evidence of leaks, damage or improper operation. No significant deficiencies were observed except where noted.

5. Toilets

Observations:

- 5.1. Toilets are operated, checked for proper attachment to floor, as well as visually inspected for evidence of leaks, damage or improper operation. No significant deficiencies were observed except where noted.

6. Jacuzzi Tub

Observations:

- 6.1. Whirlpool tub was filled to a level above the water jets and operated to check intake and jets. Tub performed normally. Pump and supply lines are not normally accessible and were not inspected unless otherwise noted.



Septic System

Click on the following link to view State of New Hampshire Department of Environmental Services Guide to Septic System Maintenance.:

<http://www.nhinspector.com/NH-Home-Inspector-Guide-to-Septic-Systems>

1. Septic System

Observations:

1.1. Septic inspection provided by Felix Septic Service. This inspection gives no estimation as to future life of existing system but rather the condition of the system at time of inspection.

Concrete tank approximately 1000 gallons in good condition, is at operational level, does need a pumping at this time. Outlet and inlet baffle in place and in good condition. Pipe and stone leach field in good condition. Clean sand and stone, no water.

1.2. Tank needs to be pumped.



Septic tank outlet baffle.



Leach Field



Leach field sand and stone.



Leach field in foreground, septic tank in background

Heat AC

1. Heater Condition

- Approximate Heater Age: 20 Years
- Design Life: 20-25 years
- -- Heater Type--
- Hydronic Boiler

Observations:

1.1. Weil Mclaine

1.2. Model #P WTGO-3

1.3. Oil boilers and furnaces require annual maintenance. Last maintenance recorded is 6-3-14. Recommend inspection of oil tank and oil lines during each annual boiler service.



Most recent service tag.

2. Venting

Observations:

2.1. Metal single wall chimney vent pipe terminating into masonry chimney,



3. Fuel Lines

Observations:

3.1. Heating fuel is:

3.2. Oil (Buyer is advised that oil tanks are prone to corrosion, even from the inside, making leakage a possibility at any time. Inspector cannot warrant this tank from leakage, even between date of inspection and date of close. Recommend inspection of oil tank during each boiler / furnace servicing.)

3.3. Corrosion or staining on oil tank, recommend have inspected by a qualified oil burner company. A leaking oil tank can create environmental hazardous conditions. Oil tank should be inspected for evidence of leaking by a qualified oil burner company and replaced as needed.



Underside of oil tank

Water Heater.

1. Water Heater Condition

- Approximate Age: 6 Years
- Design Life: 10-15 years
- Gallons: 40
- Water heater type
- Electric

Observations:

1.1. Rheem

1.2. Model # 82V40-2

1.3. Water temperature is above 120 degrees, should be set minimum 110 degrees for comfort and maximum 120 degrees to prevent scalding particularly for very young and very old persons.



Water Temperature



Mixing valve / burner control to adjust water temperature.

2. TPRV

Observations:

2.1. A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

The discharge piping should not be reduced either by fittings, kinks or in any other way. Watts® Regulator Company, a maker of numerous water safety devices, states that discharge piping in excess of 30 feet or the use of more than four 90° elbows will reduce the discharge capacity. Shorter is better.

2.2. Down pipe is Copper



3. Plumbing

Materials:

- copper
- Aquapex