

Alpha Home & Commercial Building Inspections

Property Inspection Report



85 Year Old Single Family Victorian, NH
Inspection prepared for: Sample Client
Real Estate Agent: -

Date of Inspection: 10/9/2015 Time: 1:00 PM
Age of Home: 115 years Size: 2738 sf
Order ID: 2977

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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.

Grounds		
Page 7 Item: 2	Grading	2.3. There is a depression in grading at one or more exterior area of foundation wall. This is conducive to ponding and possible water intrusion into house, recommend filling or re grading any depressions and taking measures to divert water away from this area and monitor for proper drainage.
Page 7 Item: 3	Vegetation Observations	3.1. Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structures exterior. Vegetation can serve as a conduit for wood destroying insects and fungal growth and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structures exterior.
Exterior Areas		
Page 8 Item: 2	Siding Condition	2.1. One or more areas of lifting or deterioration to siding. Recommend assessment and repair by a qualified tradesman.
Page 8 Item: 3	Window Condition	3.1. Window glass cracked at one or more area window, recommend repair by a qualified tradesman.
Roof		
Page 11 Item: 1	Roof Condition	<p>1.1. There are trees and branches over hanging or in contact with roof, this condition is detrimental to life of roof and can cause damage, fungal growth, water, insect and animal intrusion. Keep trees and branches trimmed to help prolong life of roof covering.</p> <p>1.2. Staining and fungal growth on surface of roof, recommend cleaning of shingles by a qualified roofing contractor to help prolong life of roof.</p> <p>1.3. There are areas of damage and broken or missing shingles, recommend assessment and repairs by a qualified roofing contractor.</p>
Page 13 Item: 3	Chimney	3.4. Chimney Mortar and brick has areas of deterioration or cracking. Recommend having assessed and repaired as necessary by a qualified masonry contractor.
Garage		
Page 15 Item: 1	Walls / Ceilings	1.4. There are areas of deterioration or damage to roof framing present - recommend monitoring condition closely for further deterioration and having repaired as needed.

Page 16 Item: 2	Electrical	2.1. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.
Page 16 Item: 6	Floor Condition	6.1. Rodent activity observed in the garage. Vermin can damage insulation & electrical wiring. Recommend a professional pest contractor evaluate for treatment.
Attic		
Page 20 Item: 5	Electrical	5.1. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.
Foundation		
Page 22 Item: 2	Under Floor Framing	2.6. Foundation framing is very old , there are areas where framing components have been repaired or replaced, there is deterioration to one or more support posts, there is settlement on floors in finished space noted, condition should be monitored closely and repaired as needed. Damage to brick support posts should be assessed and repaired by a qualified masonry contractor.
Page 23 Item: 4	Ducting / Heat Pipes	4.1. Insulation on heat pipes in basement may contain asbestos . Recommend further investigation and encapsulation or proper removal if needed by a qualified asbestos remediation company.
Plumbing		
Page 26 Item: 1	Plumbing	1.6. There are two main sewer line terminations exiting the basement presumably one is for gray water that goes into a separate dry well independent of the main septic system. Existence of second dry well was not verified.
Page 27 Item: 2	Well System	2.2. A visual assessment of the well equipment and operation of the well was conducted, no gages or special testing equipment were used. This report makes no comment or prediction as to the future production or operation of the well system. Operation of multiple plumbing fixtures at the same time may not be advisable to help prevent over loading the well system. The client may wish to have additional testing done by a qualified well company. The system is presumed to be a drilled well with submerged pump and well tank located in the basement. The well head was presumably located at the rear of the property. The well riser was not visible, is below finish grade recommend excavating wellhead and installing a riser for safe and easy access to inspect and repair as needed. Water flow was observed after running tub system for a minimum of 30 minutes and was providing a minimum of 3 gallons per minute. Pump had an acceptable pressure range of 30 psi to 55 psi. Pump had an acceptable operating cycle of approximately three minutes, Water quality test report will be delivered in a separate report.
Kitchen		
Page 30 Item: 3	Oven & Range	3.3. Oven is missing anti tip bracket, recommend installation of anti tip devise to prevent stove from tipping over and causing injury
Interior Areas		
Page 32 Item: 2	Windows	2.2. Window is sealed closed at one or more areas of home. Recommend assessment of windows and repairs by a qualified tradesman. 2.3. Windows at one or more area did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.

Page 33 Item: 6	Electrical	<p>6.3. One or more electrical outlet at wet location is not GFCI protected. Current building practices require GFI protection at all wet locations; kitchen and bath counters, outdoor and garage outlets, unfinished basement outlets, any outlet providing power to a wet appliance such as hot tub or pool, and any outlet within 6' of the rim of a sink. Recommend assessment and installation of GFI outlets where needed by a licensed electrician for safety.</p> <p>6.4. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.</p> <p>6.5. Improperly secured wires present, all wiring should be properly secured to the framing. recommend assessment by a licensed electrician.</p> <p>6.6. Electric wires in contact with plumbing or heating lines, this is a potential safety hazard, causing damage to wires and potential energizing of pipes / duct. Recommend repairs by a licensed electrician.</p>
Page 34 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.
Page 35 Item: 9	Stairs & Handrail	9.2. Stairs have one or more area of handrail missing. Recommend installing proper hand rail and balusters by a qualified contractor for safety.
Page 36 Item: 10	Fire Place	10.1. Cracks in brick on face of chimney, recommend monitor for further movement and have further investigation and repairs by a qualified masonry contractor if needed.
Septic System		
Page 38 Item: 1	Septic System	<p>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 500 gallons in good condition, is at operational level, does not need a pumping at this time. Outlet and inlet baffle are not in place. Dry well leaching system, is too deep to fully inspect by hand, a small excavator is needed to expose cover on dry well. Stone material on outside of well was observed in good condition, clean sand and stone, no water present.</p> <p>1.2. Outlet baffle is a concrete wall style with areas of deterioration, recommend installation of a PVC "T" baffle to help prevent solids from entering the leach field.</p>
Heat AC		
Page 40 Item: 1	Heater Condition	<p>1.3. There is a water leaking on one or more fittings. Recommend full inspection and repairs by a qualified heating contractor.</p> <p>1.4. T/P relief valve extension is missing. Recommend installing of extension pipe that exits within 6" of floor. This is a safety item to prevent scalding in the event the temperature pressure relief valve releases hot water and or steam.</p>

Page 41 Item: 3	Fuel Lines	3.6. This house has corrugated stainless steel tubing (CSST) gas supply piping. The CSST gas piping system needs to be properly bonded to the electric grounding system. CSST gas pipe has been associated with lightning related fires, product defect allegations and litigation. Recommend an electrician and or plumber trained in CSST installation, local regulations and defect recognition inspect the CSST system and install or confirm proper grounding.
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Inspection Details

1. Positive Attributes of the House

Hard Wood Floors • Cathedral Ceilings • Granite counters • New Kitchen • Level lot • Walk up attic • Wood stove • Gas fire place. • Portable generator transfer switch.

2. Attendance

Client present, Buyer Agent present, Selling Agent present

3. Home Type

Single Family Home

4. Occupancy

Occupied - Furnished

5. House Faces

West

6. Weather Conditions

Rain, 50-59 degrees, ground is damp

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 100 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

Asphalt driveway noted., Typical cracking was observed at the driveway and or walk way surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing or repairs as needed to prolong the life.

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.

2.3. There is a depression in grading at one or more exterior area of foundation wall. This is conducive to ponding and possible water intrusion into house, recommend filling or re grading any depressions and taking measures to divert water away from this area and monitor for proper drainage.



old bulkhead door well may be conducive to ponding and water intrusion

3. Vegetation Observations

Observations:

3.1. Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structures exterior. Vegetation can serve as a **conduit** for wood destroying insects and fungal growth and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structures exterior.

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.
- Wood siding, wood frame construction.

Observations:

2.1. One or more areas of lifting or deterioration to siding. Recommend assessment and repair by a qualified tradesman.



loose siding on rear barn wall

3. Window Condition

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

Observations:

3.1. Window glass cracked at one or more area window, recommend repair by a qualified tradesman.



broken glass on barn window



broken glass in overhead garage door

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. Limited visibility under deck due to skirting or low clearance.



Deck framing side



Deck framing front

7. Exterior Electrical

Observations:

7.1. Main service entrance cable is over head.



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: 1-5 years
- Design Life: 20-25 years
- Inspected from ground level with binoculars.

Materials:

- Architectural dimensional shingles noted.
- Three tab asphalt shingles noted

Observations:

1.1. There are trees and branches over hanging or in contact with roof, this condition is detrimental to life of roof and can cause damage, fungal growth, water, insect and animal intrusion. Keep trees and branches trimmed to help prolong life of roof covering.

1.2. Staining and fungal growth on surface of roof, recommend cleaning of shingles by a qualified roofing contractor to help prolong life of roof.

1.3. There are areas of damage and broken or missing shingles, recommend assessment and repairs by a qualified roofing contractor.



Garage roof is older, a few areas of damaged shingles over garage



There are trees and branches over hanging or in contact with roof, this condition is detrimental to life of roof and can cause damage, fungal growth, water, insect and animal intrusion. Keep trees and branches trimmed to help prolong life of roof covering.



fungal growth on barn roof



trees should be cut



2. Flashing

Observations:

2.1. Metal flashing around chimney is lifting, should lay flat against brick to prevent water intrusion, Recommend monitor condition and repair by a qualified roofing contractor as needed.



3. Chimney

Observations:

3.1. Masonry Chimneys

3.2. Chimney(s) are over 100 years old and will require inspection and maintenance from time to time.

3.3. Flue is not included in this inspection, recommend having flue inspected by a qualified masonry / chimney contractor.

3.4. Chimney Mortar and brick has areas of deterioration or cracking. Recommend having assessed and repaired as necessary by a qualified masonry contractor.



deterioration to mortar on rear chimney



deterioration basement chimney surfaces.

Garage

1. Walls / Ceilings

Observations:

- 1.1. Interior ceiling and wall surfaces were checked for visible evidence of staining, damage, settlement cracks and improper installation.
- 1.2. Limited visibility due to stored items.
- 1.3. Stains noted at one or more area of the garage walls and or ceilings. This is evidence of past or present leaks. They tested dry at the time of the inspection. Recommend repairs and monitor for further water staining.
- 1.4. There are areas of deterioration or damage to roof framing present - recommend monitoring condition closely for further deterioration and having repaired as needed.



Cluttered conditions limited visibility.

2. Electrical

Observations:

- 2.1. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.



numerous open junction boxes in garage

3. Garage Door Condition

Observations:

3.1. Garage doors function normally.

4. Garage Opener Status

Observations:

4.1. Tested and operated normally.

5. Garage Door's Reverse Status

Observations:

5.1. Eye beam present operated normally.

6. Floor Condition

Materials:

- Concrete floor.

Observations:

6.1. Rodent activity observed in the garage. Vermin can damage insulation & electrical wiring. Recommend a professional pest contractor evaluate for treatment.



rodent droppings in 2nd floor



rodent nesting

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. **Location of access**

1.2. Walk up stairs.

1.3. Recommend insulating the back of attic access cover to reduce **condensation**, heating and cooling costs

2. Structure

Observations:

2.1. Attic Framing Materials:

2.2. Rafters

2.3. Plywood

2.4. Panel Boards

2.5. Staining on attic framing, evidence of past or present leaks, mainly around chimney area, dry at time of the inspection. Recommend monitor for leaks &/or have roofing contractor evaluate.



Stains around chimneys.



3. Insulation Condition

Materials:

- Encapsulated fiberglass batts noted.
- Loose fill insulation
- Insulation averages about 4-6 inches in depth;
- Insulation averages about 10-12 inches in depth
- Current building standards would require approximately 16-18 inches of insulation or R-49 in attic floor area.

Observations:

3.1. Limited visibility due to finished flooring in attic.



Flooring was raised to bring insulation up to approximately 12"

4. Ventilation

Observations:

4.1. Attic power exhaust gable fan



attic fan vent termination



Thermostatically controlled fans are not operated.

5. Electrical

Observations:

5.1. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.



Open junction box.

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. Foundation wall materials:

1.2. Concrete Masonry Block, (CMU)

1.3. Field Stone

1.4. Brick

1.5. 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.

1.6. A few areas of damage to the foundation walls, due to the age it is recommend to have stone and grout lines on wall inspected and repaired as needed on a regular basis.



step cracking and repairs to brick on left side of house



area near old bulkhead access door

2. Under Floor Framing

Observations:

2.1. ****FRAMING Materials****

2.2. Beam Material: Wood

2.3. Brick support **columns**

2.4. **Dimensional lumber** wood Joists

2.5. Limited visibility due to finish basement, insulation or cluttered conditions.

2.6. Foundation framing is very old , there are areas where framing components have been repaired or replaced, there is deterioration to one or more support posts, there is settlement on floors in finished space noted, condition should be monitored closely and repaired as needed. Damage to brick support posts should be assessed and repaired by a qualified masonry contractor.



deterioration to brick support posts



Framing in crawl space,



3. Floor Slab

Observations:

3.1. Materials:

3.2. Concrete Floor Slab



French drain and floor leading towards sump pump

4. Ducting / Heat Pipes

Observations:

4.1. Insulation on heat pipes in basement may contain asbestos. Recommend further investigation and encapsulation or proper removal if needed by a qualified asbestos remediation company.



some remnants of old style suspected asbestos insulation on wrapped steam pipes



Remnants of older suspected asbestos insulation.

5. Sump Pump

Observations:

5.1. Sump pump and drain line should be monitored for proper operation particularly during wet conditions, to make sure pump is running and adequately pumping water and that drain line is properly diverting water away from the house.



Sump pump drain line termination.

Electrical

1. Main Panel Description

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

2. Electric Panel Condition

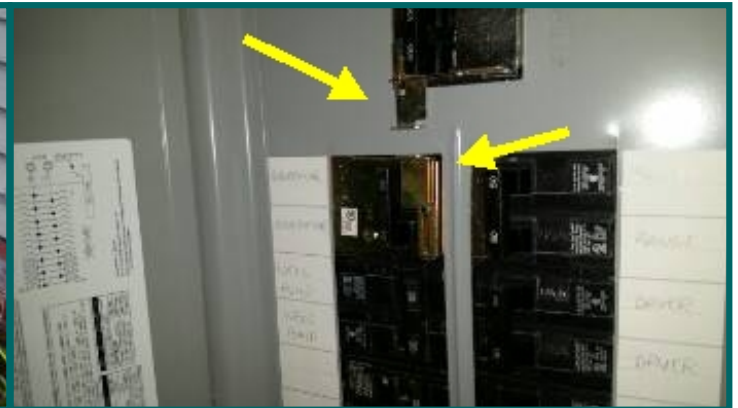
Observations:

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.

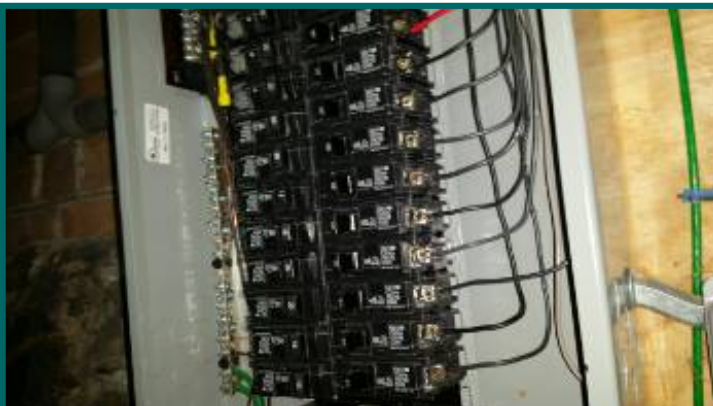
2.2. There is a portable gen tran switch with outlet at exterior wall, not tested or inspected. Recommend contacting home owner for proper operation information, recommend never running generator near open doors , windows or vents.



Generator transfer switch connection next to electric meter



Interlock generator transfer switch



Plumbing

1. Plumbing

Observations:

- 1.1. Main Water Shut off Valve is located in basement.
- 1.2. Copper water supply lines
- 1.3. "PVC" waste and vent pipes noted.
- 1.4. Poly Butle Water Lines
- 1.5. Cast iron waste and vent pipe noted.
- 1.6. There are two main sewer line terminations exiting the basement presumably one is for gray water that goes into a separate dry well independent of the main septic system. Existence of second dry well was not verified.



Main sewer line



Secondary gray water drain line termination.

2. Well System

Observations:

- 2.1. There is a sediment filter that should be monitored and changed on a regular basis. A dirty sediment filter can significantly diminish water flow and pressure.
- 2.2. A visual assessment of the well equipment and operation of the well was conducted, no gages or special testing equipment were used. This report makes no comment or prediction as to the future production or operation of the well system. Operation of multiple plumbing fixtures at the same time may not be advisable to help prevent over loading the well system. The client may wish to have additional testing done by a qualified well company. The system is presumed to be a drilled well with submerged pump and well tank located in the basement. The well head was presumably located at the rear of the property. The well riser was not visible, is below finish grade recommend excavating wellhead and installing a riser for safe and easy access to inspect and repair as needed. Water flow was observed after running tub system for a minimum of 30 minutes and was providing a minimum of 3 gallons per minute. Pump had an acceptable pressure range of 30 psi to 55 psi. Pump had an acceptable operating cycle of approximately three minutes, Water quality test report will be delivered in a separate report.



client dug access hole to view top of well access



Sediment Filter



good water pressure after running system for 45 minutes



Well Tank

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. Plumbing

Observations:

1.1. Laundry supply lines are rubber or plastic, recommend installing metal mesh burst proof hoses to help prevent water intrusion / damage from laundry leaks.



2. Electrical

Observations:

2.1. Electric dryer outlet is three prong, when buying appliances dryer will come with either 3 or 4 prong chord. You can buy three prong chord or upgrade outlet to a four prong receptacle to bring circuit up to current building standards.



3. Dryer Vent

Observations:

3.1. Recommend regular inspection and cleaning of dryer vent to help prevent fire hazard.



Dryer vent termination



Semi rigid dryer vent hose is an approved material.

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. Maytag

2.2. Model #:MDB6650AWB

3. Oven & Range

Observations:

3.1. Whirlpool

3.2. Model #GFE461LVB

3.3. Oven is missing anti tip bracket, recommend installation of anti tip devise to prevent stove from tipping over and causing injury



Missing anti tip device.

4. Microwave

Observations:

4.1. Amana

4.2. Model #:ACO1840AB

5. Vent Condition

- Recirculating

Observations:

5.1. Kitchen exhaust vent / filter fan operated normally.

6. Refrigerator

Observations:

6.1. GE

6.2. Model #GTS22KBPCRBB

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. Window is sealed closed at one or more areas of home. Recommend assessment of windows and repairs by a qualified tradesman.

2.3. Windows at one or more area did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.



1 kitchen sink lock is broken window was not opened

front living room window is stuck shut

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:

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. Ungrounded outlets present. Ungrounded outlets do not offer current standard of protection for equipment, especially for sensitive electronics. Recommend installing three prong grounded outlets where any sensitive electronics are being used, (Entertainment center, TV, computer etc.)

6.3. One or more electrical outlet at wet location is not **GFC** protected. Current building practices require GFI protection at all wet locations; kitchen and bath counters, outdoor and garage outlets, unfinished basement outlets, any outlet providing power to a wet appliance such as hot tub or pool, and any outlet within 6' of the rim of a sink. Recommend assessment and installation of GFI outlets where needed by a licensed electrician for safety.

6.4. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.

6.5. Improperly secured wires present, all wiring should be properly secured to the framing. recommend assessment by a licensed electrician.

6.6. Electric wires in contact with plumbing or heating lines, this is a potential safety hazard, causing damage to wires and potential energizing of pipes / duct. Recommend repairs by a licensed electrician.



No GFI protection at kitchen outlets.



numerous ungrounded outlets on first floor



improperly secured wires in basement.



Wires in contact with plumbing lines

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.

8. Heat Distribution

Observations:

8.1. Heat Distribution Method:

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

8.3. Steam Radiators



First Floor





Second floor

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.

9.2. Stairs have one or more area of handrail missing. Recommend installing proper hand rail and **balusters** by a qualified contractor for safety.



missing hand rail at basement stairs.

10. Fire Place

Materials: Free standing gas stove • Masonry Fireplaces • Free standing style wood burning stove noted. • Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

Observations:

10.1. Cracks in brick on face of chimney, recommend monitor for further movement and have further investigation and repairs by a qualified masonry contractor if needed.



vertical crack on brick facing above kitchen stove



gas stove is only source of heat in family room



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.

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 500 gallons in good condition, is at operational level, does not need a pumping at this time. Outlet and inlet baffle are not in place. Dry well leaching system, is too deep to fully inspect by hand, a small excavator is needed to expose cover on dry well. Stone material on outside of well was observed in good condition, clean sand and stone, no water present.

1.2. Outlet baffle is a concrete wall style with areas of deterioration, recommend installation of a PVC "T" baffle to help prevent solids from entering the leach field.



Dry well in foreground, septic tank in background



Dry well fill



Septic tank Center cover



Inlet baffle missing



Outlet baffle missing

Heat AC

1. Heater Condition

- Approximate Heater Age: 11 Years
 - Design Life: 20-25 years
 - -- Heater Type --
 - Hydronic Boiler
 - The heating system is a steam boiler. Recommend maintenance by a boiler tech annually. The system will require blow down of the boiler, flush of the returns, check of the air vents and making sure the auto water feed and low water cutoff and pressuretrol work.
- Observations:

1.1. SlantFin

1.2. Model #GXH-125 DPZ

1.3. There is a water leaking on one or more fittings. Recommend full inspection and repairs by a qualified heating contractor.

1.4. T/P relief valve extension is missing. Recommend installing of extension pipe that exits within 6" of floor. This is a safety item to prevent scalding in the event the temperature pressure relief valve releases hot water and or steam.



leak on fitting near boiler



Missing down pipe for pressure relief valve

2. Venting

Observations:

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



3. Fuel Lines

Observations:

3.1. Fuel shut off located at furnace / boiler.

3.2. Fuel shut off located at exterior wall.

3.3. Heating fuel is:

3.4. Natural gas

3.5. **CSST** gas piping is used for gas supply distribution throughout the subject Property.

3.6. This house has corrugated stainless steel tubing (CSST) gas supply piping. The CSST gas piping system needs to be properly bonded to the electric grounding system. CSST gas pipe has been associated with lightning related fires, product defect allegations and litigation. Recommend an electrician and or plumber trained in CSST installation, local regulations and defect recognition inspect the CSST system and install or confirm proper grounding.



Gas Meter



CSST gas lines

Water Heater.

1. Water Heater Condition

- Approximate Age: 23 Years
- Design Life: 10-15 years
- Gallons: 40
- Water heater type
- Natural Gas

Observations:

1.1. Pioneer

1.2. Model # BS5 40 NGRS7 FZ

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.

1.4. Water heater is beyond its typical service life. Client should expect to replace water heater in the near future. Client should monitor condition and have replaced as needed.



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