

Alpha Home & Commercial Building Inspections

Property Inspection Report



Sample 25,000 SF Bed & Breakfast, NH 03846
Inspection prepared for: Sample Client
Real Estate Agent: -

Date of Inspection: 1/8/2015 Time: 9:00 AM
Age of Home: 2002 Size: 24500
Order ID: 1920

Inspector: Steve Mangekian
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Inspection Details

1. Attendance

Buyer Agent present, Selling Agent present, Seller present, Client present, Various Employees / tenants

2. Occupancy

Occupied - Furnished

3. Building Faces

South

4. Weather Conditions

Sunny, Below 0 degrees, Ground is frozen, Ground is snow covered

5. Purpose and Scope

- Executive Summary

I appreciate the opportunity to conduct this inspection for you. Please carefully read your entire Inspection Report. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, snow cover and stored items and possessions. This report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

General Description

The subject property consists of a stand alone bed and breakfast building approximately 24,500 sq ft, reported to be constructed 2002 . The building is currently occupied and used as bed and breakfast resort with artist galleries, health club and owners apartment.

Purpose and Scope

At the request of Tom Terhune a visual review was performed on the subject property. This was a visual review of readily accessible areas and components. It was not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions was performed. Some components were assessed on a random sampling of like items. This review was limited to identifying the existing conditions of the Structure, Plumbing System, Heating / Cooling, Electrical System. Fire Protection Systems were noted but not assessed in this report. Specialty equipment, store fixtures and tenant fit up are not assessed in this inspection.

This assessment is in accordance with the ASTM standard E2018-01 for Property Condition Assessments.

This assessment does not identify minor, inexpensive repairs or maintenance items that are usually done on a regular basis. This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement. It should be noted that a standard pre-purchase or pre-lease inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day to day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined. This firm endeavors to perform all inspections in substantial compliance with the Commercial Building Standards as established in ASTM E2018-01. The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property. This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

- Document Review and Interviews

Interviews conducted: An interview was conducted with listing agent and owner of the property. Phone interviews were performed with contractors for: Air Conditioning, Pool Equipment and Pool Room Dehumidification. Attempts were made to contact the Plumbing Heating contractor but was not successful. That information was used in part to help determine the condition of the property.

Documents provided: Site plan, building plan, sprinkler inspection, contractor list.

Out of Scope Considerations

Property Condition Report. No verification of actual lot size, Property Condition Assessment specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. We express no opinion on the condition of this property beyond what is set forth in the Property Condition Report. Specifically excluded are association maintained areas and components of the building, environmental issues such as **asbestos**, lead paint, mold, air-borne pollutants, hazardous waste, noise pollution, or geological faults, area flood conditions and the like. Nor does it address termite infestation and termite damage, compliance with building codes or regulations of any governmental or non-governmental body, entity or agency or any handicap-related use or access. Specialty systems such as security alarms, fire alarms, fire suppression or emergency lighting and the like are not assessed or are assessed only in the manner as described in the Property Condition Report. No verification of actual lot size, boundaries, easements, egress/ingress or square footage of the building(s) is done.

Limiting Conditions

NO WARRANTY OF FITNESS OF MERCHANTABILITY IS IMPLIED OR INTENDED WITH THE ISSUANCE OF THE PROPERTY CONDITION REPORT. It may reduce, but cannot eliminate the risk of owning real estate. Additional invasive and destructive-type testing is available through other firms and may be necessary to further reduce your risk. In the event any dispute arises out of or relates to the Property Condition Assessment or Property Condition Report, it is mandatory that such dispute be submitted to arbitration for resolution. Notice of a demand for arbitration submitted in accordance with the provisions of this paragraph shall be given in writing to Sman Inspection LLC D/B/A National Property Inspections within one hundred twenty days (120) of the Property Condition Assessment. Failure to receive the request for arbitration within one hundred twenty days (120) from the date of the Property Condition Assessment shall forever bar and preclude the bringing of or making any claim. A suit filed in any court does not satisfy the requirement of notification within the specified one hundred twenty day (120) limitation period. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator is final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed the amount of the fee charged

Grounds

1. Parking Lot and Walkway Condition

Materials: Asphalt and concrete parking lot and concrete front walk noted.

Observations:

1.1. Snow covered; not fully inspected.



Side lot and entrance to rear lot.



It was a very cold day,

2. Grading / Storm Water Drainage

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, rain run off and snow melt generally drains away from building to green space.

2.3. Grounds are snow covered; not fully inspected.

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.

3.2. 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.



Trees in contact with rear surface of building.

4. Deck / Porch

Observations:

- 4.1. Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- 4.2. Deck and stairs were snow covered limiting visibility.

Exterior Areas

1. Doors

Observations:

1.1. Front entrance is wood and glass store front style doors, rear service entrance doors are metal with metal frames. 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.

1.2. Over head garage door has water damage to bottom surface. Recommend monitor for further deterioration and repair by a qualified over head door company as needed.



Deterioration to lower overhead door at rear of building.

2. Sidewall System

Materials: Composition wood or composition cement siding ("Hardi-Board" etc.), wood frame construction, , Vinyl siding, wood frame construction.

Observations:

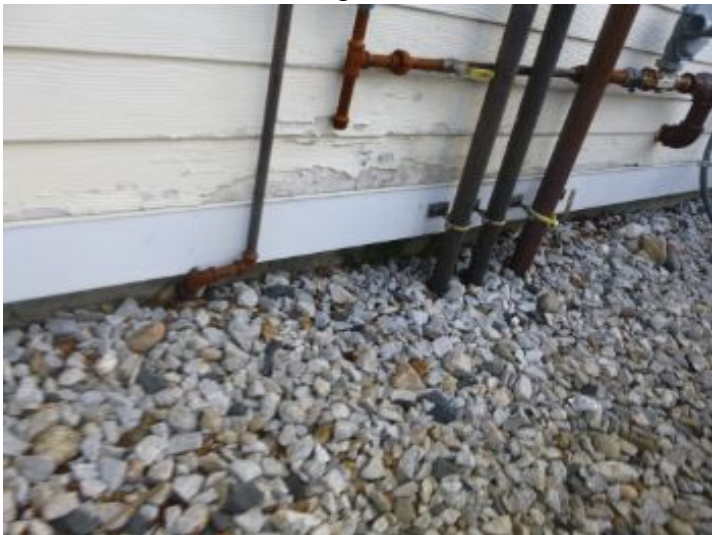
2.1. A visual inspection of exterior surfaces is performed, checking for evidence of deterioration, damage, excessive staining, or improper installation.

2.2. One or more areas of damage to exterior wall surfaces, recommend full assessment and repairs by a qualified contractor.

2.3. Some areas of exterior surface are composite board siding which when dented or damaged or in contact with plants can swell and become water damaged. There are areas of damage and swelling along lower rows of siding or at roof to wall transition, many areas need scraping and painting. Recommend further investigation and repairs by a qualified contractor.



Deterioration to composite board siding at front building surface.



Peeling paint deterioration to siding at rear building surface.



Rear of building



Damaged trim and siding at exterior wall of pool room.

3. Exterior Paint

Observations:

3.1. Peeling paint observed on siding and trim, suggest scraping and painting as necessary.



Peeling paint at front surfaces.



Peeling paint at front surfaces.



Peeling paint at front surfaces.

4. Window Condition

Materials: Wood , Vinyl, Insulated Pane

• 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.).

Observations:

4.1. A visual inspection of exterior window surfaces is performed, checking for evidence of deterioration or damage. No major system safety or function concerns except where noted.

5. Eaves & Trim

Observations:

5.1. Trim boards have areas of damage and or deterioration, recommend assessment and repair by a qualified contractor.



Damaged lower trim at rear building surface.



Damaged hand rail at rear of building.



Damaged trim over rear window.



Damaged trim at left side surface.



Damaged trim at front of building.



Damaged trim and siding at exterior wall of pool room.



Damaged trim over rear window.

6. Exterior Faucets

Observations:

6.1. The water is still on to exterior faucets, client may wish to shut off to prevent freezing.

Roof

1. Roof Condition

Inspected from ground level with binoculars. , Age of Roof:13 Years, Design Life:20-25

Materials:

- Asphalt shingles noted.
- Metal standing seam roofing

Observations:

1.1. No major system safety or function concerns noted or reported at time of inspection except where noted.

1.2. Snow covered; not fully inspected.

1.3. It was reported by owner that there is some ice damming at the roof edge, this condition can cause water intrusion into the structure, room 205 has had past leaks, recommend monitoring condition and removal of ice and snow by a qualified professional if needed.



Front porch roof metal seam.



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 Chimney has separate flues for service to fire place and boilers.

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

Attic / Mechanical Chase

1. Access

Observations:

1.1. There are four ceiling scuttle access panels to enter attic, all were entered and attic was walked in limited areas. Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, duct work or low height. These areas are excluded from this inspection.

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



Scuttle covers should be insulated.

2. Structure

Observations:

2.1. Attic Framing Materials:

2.2. Engineered Roof Trusses

2.3. Plywood

2.4. Water staining on attic sheathing, wet / leaking at time of inspection. It appears the mechanical **chase** for the pool venting equipment may be bleeding warm air into attic causing condensation.

2.5. There is frost on nails at roof sheathing and or on sheathing. This is caused by condensation and is an indication that there are high levels of moisture in attic and more attic ventilation or insulation would be beneficial. Recommend full assessment and repairs by a qualified contractor.



Frost , staining, wet surface at maid closet attic area



Mechanical chase for pool ventilation equipment, appears to be causing moisture into attic.



Frost , moisture staining on attic above owners quarter.

3. Ventilation

Observations:

3.1. Under eave soffit inlet vents noted.

3.2. Ridge exhaust venting noted.

3.3. Bath fans venting is damaged in one or more area and venting directly into attic. This can cause condensation, staining and fungal growth on attic framing as well as be a contributing factor to ice damming. Recommend repair properly terminating bath fans to exterior of building by a qualified contractor.



Damaged bath fan termination at middle hall attic area.



Damaged bath fan vent, nesting in vent, at maid closet attic area.

4. Insulation Condition

Materials: Loose fill insulation noted.

Depth:

- Insulation averages about 6-8 inches in depth
- *Current building standards would require approximately 16-18 inches of insulation or R-49 in attic floor area. Client may wish to add insulation to enhance energy efficiency.

Observations:

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



Rodent tunnels.



Foundation

1. Foundation walls

Observations:

1.1. Foundation wall materials:

1.2. Concrete

1.3. Areas of efflorescence on foundation wall. This is white hazing on wall surfaces, evidence of past or present presence of water, recommend monitor for water intrusion and assessment and repairs as needed by a qualified professional

1.4. Areas of streaking / staining on walls, this is evidence of past or present water intrusion. It was reported that during conditions of heavy rain, water leaks into back wall and has to be pumped out, recommend assessment and repairs as needed to prevent water intrusion into the building by a qualified contractor.



Water on wall at rear basement door.

2. Under Floor Framing

Observations:

- 2.1. Beam Material: wood, steel
- 2.2. Engineered wood truss floor joists
- 2.3. OSB (Oriented Strand Board) sheathing sub floor



Framing, steel wood beams. engineered I beam joists.

3. Floor Slab

Observations:

- 3.1. Materials:
- 3.2. Concrete Floor Slab
- 3.3. Water staining on floor, recommend monitor for water intrusion and repairs as needed.



Electrical

1. Electrical Panel

Observations:

1.1. The service entrance is under ground to main transformer then enters via metal piping to basement mechanical area. The main service is 800-amps, 4-wire 3-phase. Disconnecting power requires the de-activation of single main switch disconnect which is clearly marked. Numerous sub-panels were observed, our inspection was visual only. Visible wiring was copper. The electrical service appeared adequate for the current load and use.

Back up lights, exterior lighting and security system not inspected.

1.2. Smoke detectors were not tested, it was reported they are tied to the security system, recommend testing on a regular basis by a qualified security company. Today's safety standard for smoke detectors is hard wired interconnected smoke detectors replaced every 10 years, one on each floor and one in each bedroom and one CO detector on each floor all interconnected. If battery operated smoke detectors are used the battery should be replaced and tested twice a year when clocks are changed.

For more information, visit <<http://www.cpsc.gov/cpscpub/pubs/5077.html>>

It was reported that per fire department all smoke detectors in guest rooms are scheduled to be replaced with combo CO / Smoke detectors.

1.3. It was reported that the building experienced a lighting strike about 5-10 years ago. Some damaged occurred and was repaired.



Main service 800 amp disconnect.



Main service 800 amp disconnect.



Electric meters on post in parking lot area.

2. Interior Electrical

Observations:

2.1. 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,

2.2. Wiring Method-----

2.3. Copper Romex Wiring

2.4. Metal Clad Copper Wiring (MC)

Plumbing

1. Plumbing System

Observations:

1.1. Building is serviced by a 2" water meter all copper. The main water supply shut off is located at the meter. Back flow prevention device is located at the meter, this device requires periodic testing in most municipalities. There are sub slab supply and drain lines that were not observed. Pool pump and filter equipment is not assessed in this report. The pool equipment has been maintained by Mountain **Valley** Recreational.

1.2. There is a fire suppression system present, not assessed. The system requires annual maintenance and inspection by a qualified contractor. Last maintenance service was performed June 4th 2014 by Eastern Fire Protection.

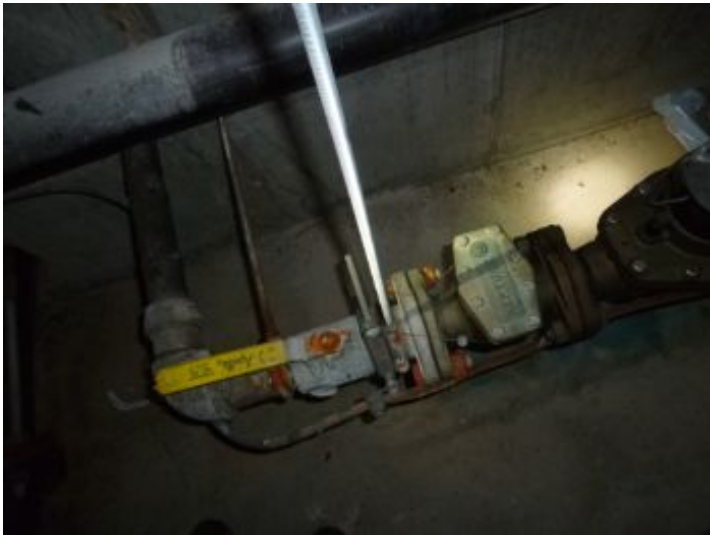
1.3. One or more plumbing fixture at rear of basement at pool equipment area is leaking. Recommend further investigation and repair by a qualified plumber. It was reported by Mountain Valley Pool company that there is a heat exchanger for pool integrated with boiler system that is leaking, there are three pool pumps two are original one was replaced about 5 years ago. The two older pumps will need replacement soon, approximate cost will be \$1000 per pump.



Main drain line to septic system.



Main water entrance.



Main water shut off valve is located at water meter.



Most recent service tag for fire suppression.



Water Heater

1. Water Heater Condition

Observations:

1.1. There are six 119 gallon indirect fired water storage heaters that are all integrated with one of the three house boilers. All water heaters are built in 2002, typical design life for this type of water heater is 15 years. All were operating normally and providing hot water.

1.2. 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.

1.3. Corrosion on water heater fittings and cabinets noted, recommend monitor for further signs of water and repair by a licensed plumber as needed.



Water Temperature



Six water heaters.



Corrosion on fitting.



Staining on cabinet.

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 pipes are copper.

3. Plumbing

Materials: copper

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. HVAC Equipment

Observations:

1.1. Heat for the building is provided by three system 2000 boilers with radiant floor heating distribution lines. All three boilers were built in 2002. Typical design life for hydronic boilers is 20 years. Commercial heating systems should have regular preventative maintenance, it was reported that regular maintenance has not been performed rather, system is serviced and repaired as needed when problems arrive. Recommend regular cleaning and preventative maintenance by a qualified heating contractor be performed annually. It was reported that service is performed by White Mountain Oil and Propane, numerous phone calls were made to the service manager to review maintenance history with no contact made.



Radiant heat distribution lines.



Three main boilers.



Last service tag.



Some staining on boiler fittings.



Burners to convert boilers to oil if warranted.



Radiant floor heat in guest room bath floor.

2. Venting

Observations:

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

2.2. A pool room room dehumidifier air ventilator is noted. This device is installed for dehumidification to pool room. This is considered a specialized HVAC device, therefore it is excluded from this inspection. Due to the excessive moisture in pool room, it is unclear if it is operating properly or properly sized for the application. This device was installed and is maintained by Dom's Radiant Heating. I spoke to Dom, he stated the system was installed about 5-6 years ago, is sized properly and was serviced in the last two years. He also stated the high moisture problem in the pool room may be from keeping the pool water temperature at 90 degrees and or structural and or insulation issues with the pool room construction. Recommend assessment of the pool room and dehumidification system by a contractor experienced with construction and repairs of indoor pool facilities.



Boilers vent to chimney.



Pool room dehumidifier.



Return air and negative pressure fan vent for pool room.

3. Fuel Lines

Observations:

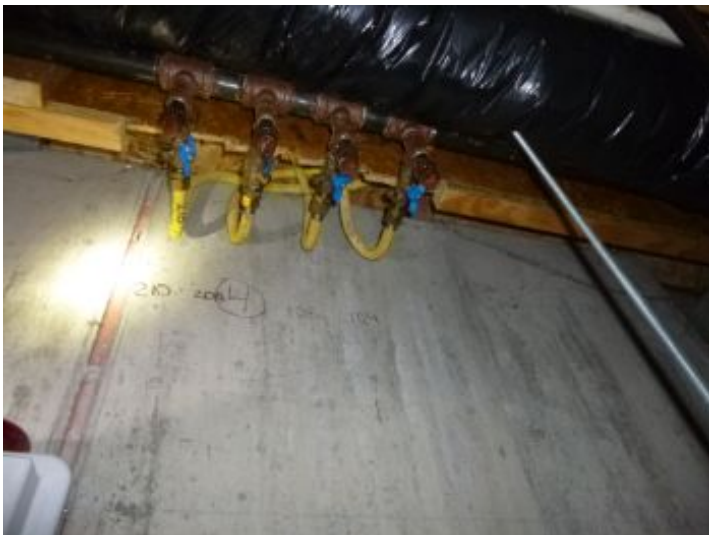
3.1. Heating fuel is:

3.2. Propane Gas

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

3.4. Welded and threaded black iron pipe is used for gas supply distribution throughout the subject property.

3.5. The building 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.



CSST gas lines for fire places.



Oil tanks not currently in use.



Propane gas piping entrance at rear of building.

4. Filters

Location: Located at air handler cabinets., Located inside a filter grill in the owners quarter hall ceiling.

Observations:

4.1. MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



Filter access on ceiling in owners quarters.

5. AC Compressor

Observations:

- Cooling for the building is provided by individual split system air handlers with pad mounted AC compressors. There are ten pad mounted AC compressors at rear of building. Six of the compressors are original to 2002 construction, three were built in 2011 and one was built in 2013, typical design life of an AC compressor is 15 years.

The air handlers are located in attic for service to second floor space and in basement for first floor. Typical design life for air handlers is 20 years.

Due to outside temperature not all systems were able to be run. It was reported that service is done on an as needed basis.

Recommend preventative maintenance, cleaning and repairs as needed by a qualified HVAC contractor on an annual basis.

All occupied tenant spaces reported heat and air are working well.

I spoke with the service manager at Jesse Lyman HVAC. He reported that no preventative maintenance or cleaning on AC systems is performed. They have performed a few repairs when called only. Proper maintenance can extend the life of systems. Recommend regular annual maintenance by a qualified HVAC contractor.



Basement air handler.



Air handler over owners quarters.

Interior Areas

The Interior section covers all surfaces at interior spaces. Interior areas usually consist of hallways, foyer, baths, kitchens, sales floors, 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, tenant 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.

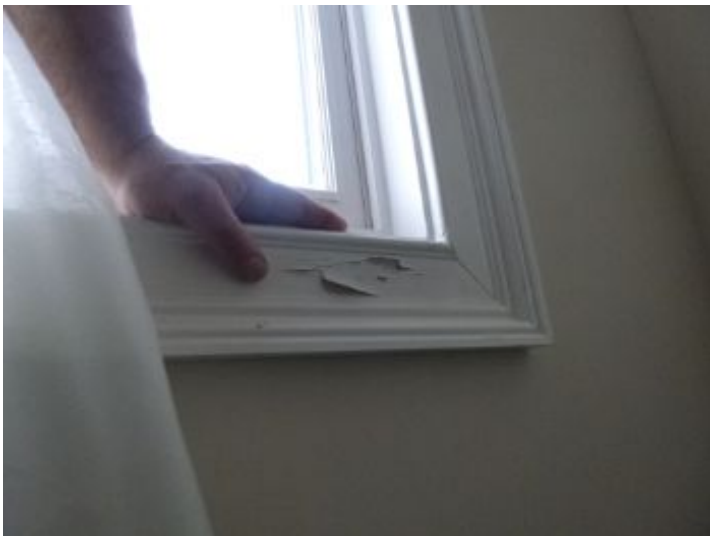
2. Windows

Observations:

2.1. Interior windows were checked on a random basis. 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 building. Recommend assessment of windows and repairs by a qualified tradesman.

2.3. There are areas of significant condensation on window surfaces. Dark staining on window at one or more location that appears to be mold-like bio growth. Recommend cleaning or replacing any affected areas, professional testing & evaluation may be advised.



Peeling paint guest room window.



Condensation , staining on pool room windows.



Condensation , staining on pool room windows.



One or more window in owners apartment would not open during inspection.

3. Walls

Observations:

3.1. Interior finish space walls were checked for visible evidence of staining , damage, settlement cracks and improper installation.

3.2. Damage and or elevated moisture levels to wall and ceiling surfaces at one or more areas, mainly in the pool room. Recommend assessment of the pool room surfaces, structure and dehumidification system by a contractor experienced with construction and repairs of indoor pool facilities.



High moisture, dark staining , deterioration to wall surface in pool room.



High moisture, dark staining , deterioration to wall surface in pool room.

4. Ceilings

Observations:

4.1. Interior finish space ceilings were checked for visible evidence of staining , damage, settlement cracks and improper installation.

4.2. Stains noted at one or more area of the ceilings. This is evidence of past or present leaks. Most tested dry at the time of the inspection. Elevated moisture levels were observed in pool room. Source of all staining was not determined. Recommend repair and or painting of all affected areas and monitor for further water staining.



Blistering ceiling surface in garage bay,



High moisture damage to ceiling panel boards in pool room.



Stain in health club.



Stain in health club.

5. Floors



Laminate flooring in health club is loose, missing transition trim.

6. Fireplace

Materials: Masonry fireplace noted.

Observations:

6.1. 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



7. Stairs & Handrail

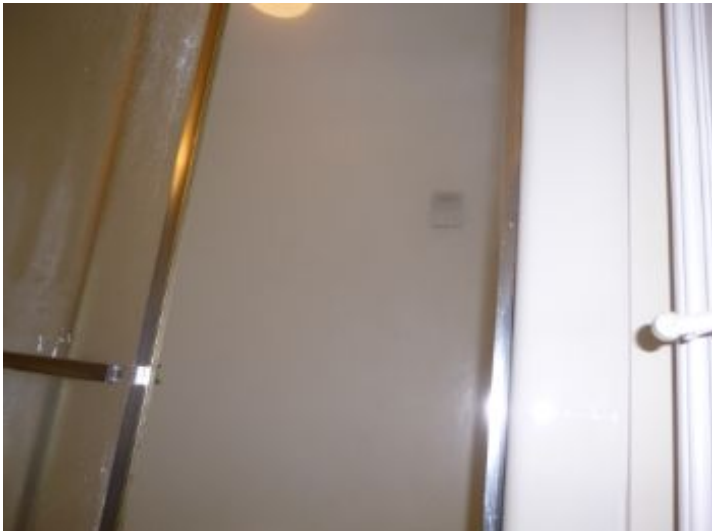
Observations:

7.1. 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.

8. Plumbing Fixtures

Observations:

8.1. There are multiple bathrooms with showers, jacuzzi tubs, toilet and sink, kitchen sink in owners quarters and mop sink. A random sampling of plumbing fixtures were tested and functioning normally at the time of the inspection, except where noted. No jacuzzi tubs were operated.



Steam shower.



Loose toilet in owners quarter bath.



Damaged door at owners dishwasher was not operated.

Septic System

1. Septic System

Observations:

1.1. • Septic inspection provided by Walter Lancaster Inc. 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.

See report attached as a separate file.

Recommend client obtain pumping record to determine if correct septic tank was pumped.

1.2. Tank needs to be pumped.



Leach Field



Leach Field water.



Leach Field stained sand.



Leach field moisture.



Septic tank.



Pump chambers.

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 4 Item: 3	Vegetation Observations	3.2. 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 6 Item: 1	Doors	1.2. Over head garage door has water damage to bottom surface. Recommend monitor for further deterioration and repair by a qualified over head door company as needed.
Page 6 Item: 2	Sidewall System	2.2. One or more areas of damage to exterior wall surfaces, recommend full assessment and repairs by a qualified contractor. 2.3. Some areas of exterior surface are composite board siding which when dented or damaged or in contact with plants can swell and become water damaged. There are areas of damage and swelling along lower rows of siding or at roof to wall transition, many areas need scraping and painting. Recommend further investigation and repairs by a qualified contractor.
Page 8 Item: 3	Exterior Paint	3.1. Peeling paint observed on siding and trim, suggest scraping and painting as necessary.
Page 9 Item: 5	Eaves & Trim	5.1. Trim boards have areas of damage and or deterioration, recommend assessment and repair by a qualified contractor.
Roof		
Page 11 Item: 1	Roof Condition	1.3. It was reported by owner that there is some ice damming at the roof edge, this condition can cause water intrusion into the structure, room 205 has had past leaks, recommend monitoring condition and removal of ice and snow by a qualified professional if needed.
Attic / Mechanical Chase		

Page 13 Item: 2	Structure	<p>2.4. Water staining on attic sheathing, wet / leaking at time of inspection. It appears the mechanical chase for the pool venting equipment may be bleeding warm air into attic causing condensation.</p> <p>2.5. There is frost on nails at roof sheathing and on sheathing. This is caused by condensation and is an indication that there are high levels of moisture in attic and more attic ventilation or insulation would be beneficial. Recommend full assessment and repairs by a qualified contractor.</p>
Page 14 Item: 3	Ventilation	3.3. Bath fans venting is damaged in one or more area and venting directly into attic. This can cause condensation, staining and fungal growth on attic framing as well as be a contributing factor to ice damming. Recommend repair properly terminating bath fans to exterior of building by a qualified contractor.
Page 15 Item: 4	Insulation Condition	4.1. Rodent activity observed in the attic. Vermin can damage insulation & electrical wiring. Recommend a professional pest contractor evaluate for treatment.
Foundation		
Page 16 Item: 1	Foundation walls	<p>1.3. Areas of efflorescence on foundation wall. This is white hazing on wall surfaces, evidence of past or present presence of water, recommend monitor for water intrusion and assessment and repairs as needed by a qualified professional</p> <p>1.4. Areas of streaking / staining on walls, this is evidence of past or present water intrusion. It was reported that during conditions of heavy rain, water leaks into back wall and has to be pumped out, recommend assessment and repairs as needed to prevent water intrusion into the building by a qualified contractor.</p>
Electrical		
Page 18 Item: 1	Electrical Panel	1.3. It was reported that the building experienced a lighting strike about 5-10 years ago. Some damaged occurred and was repaired.
Plumbing		
Page 20 Item: 1	Plumbing System	1.3. One or more plumbing fixture at rear of basement at pool equipment area is leaking, Recommend further investigation and repair by a qualified plumber. It was reported by Mountain Valley Pool company that there is a heat exchanger for pool integrated with boiler system that is leaking, there are three pool pumps two are original one was replaced about 5 years ago. The two older pumps will need replacement soon, approximate cost will be \$1000 per pump.
Water Heater		

Page 22 Item: 1	Water Heater Condition	<p>1.2. 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.</p> <p>1.3. Corrosion on water heater fittings and cabinets noted, recommend monitor for further signs of water and repair by a licensed plumber as needed.</p>
Heat/AC		
Page 25 Item: 2	Venting	<p>2.2. A pool room room dehumidifier air ventilator is noted. This device is installed for dehumidification to pool room. This is considered a specialized HVAC device, therefore it is excluded from this inspection. Due to the excessive moisture in pool room, it is unclear if it is operating properly or properly sized for the application. This device was installed and is maintained by Dom's Radiant Heating. I spoke to Dom, he stated the system was installed about 5-6 years ago, is sized properly and was serviced in the last two years. He also stated the high moisture problem in the pool room may be from keeping the pool water temperature at 90 degrees and or structural and or insulation issues with the pool room construction. Recommend assessment of the pool room and dehumidification system by a contractor experienced with construction and repairs of indoor pool facilities.</p>
Page 26 Item: 3	Fuel Lines	<p>3.5. The building 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.</p>
Interior Areas		
Page 29 Item: 2	Windows	<p>2.2. Window is sealed closed at one or more areas of building. Recommend assessment of windows and repairs by a qualified tradesman.</p> <p>2.3. There are areas of significant condensation on window surfaces. Dark staining on window at one or more location that appears to be mold-like bio growth. Recommend cleaning or replacing any affected areas, professional testing & evaluation may be advised.</p>
Page 30 Item: 3	Walls	<p>3.2. Damage and or elevated moisture levels to wall and ceiling surfaces at one or more areas, mainly in the pool room. Recommend assessment of the pool room surfaces, structure and dehumidification system by a contractor experienced with construction and repairs of indoor pool facilities.</p>
Page 31 Item: 4	Ceilings	<p>4.2. Stains noted at one or more area of the ceilings. This is evidence of past or present leaks. Most tested dry at the time of the inspection. Elevated moisture levels were observed in pool room. Source of all staining was not determined. Recommend repair and or painting of all affected areas and monitor for further water staining.</p>
Septic System		

Page 35 Item: 1	Septic System	<p>1.1. • Septic inspection provided by Walter Lancaster Inc. 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. See report attached as a separate file. Recommend client obtain pumping record to determine if correct septic tank was pumped.</p> <p>1.2. Tank needs to be pumped.</p>
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