

Alpha Home & Commercial Building Inspections

Property Inspection Report



Sample Garden Condo Portsmouth NH, Portsmouth, NH 03801

Inspection prepared for:

Date of Inspection: 8/14/2017 Time: 9:00 AM

Age of Home: 2005 Size: 2103 Sq ft

Order ID: 5708

Inspector: Steve Mangekian

License # 0054

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Thank you for choosing Alpha Home & Commercial Building Inspections

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.alphabuildinginspections.com/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.alphabuildinginspections.com/chapter-home-600-standards-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.alphabuildinginspections.com/home-warranty-companies/>

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 4 Item: 3	Exterior Electrical	3.3. One or more exterior outlet has damaged or missing weatherproof cover, recommend repairs by a licensed electrician.
Interior Areas		
Page 11 Item: 1	Doors	1.2. One or more door has loose or damaged door knob or handle. Recommend repairs by a qualified tradesman.
Page 12 Item: 2	Windows	2.2. Window has moisture intrusion and / or wood damage to window or frame at one or more area of the home. Recommend assessment of windows and repairs by a qualified tradesman as needed. 2.3. Windows at one or more area did not lock/latch properly, recommend repairs for enhanced security/safety to occupants. 2.4. Windows have damaged weather stripping at one or more location. Recommend assessment of windows and repair by a qualified window contractor. 2.5. One or more windows have damaged gaskets, recommend repairs by a qualified window contractor.
Page 13 Item: 5	Floors	5.2. Elevated moisture levels detected at one or more area of the home, recommend asking current home owner for the source and history of any leaks or water intrusion and assessment and repairs of any affected areas by a qualified tradesman.
Page 15 Item: 10	Fire Place	10.1. Electric fire places would not operate using normal controls, recommend assessment by a qualified appliance contractor.
Bathroom		
Page 16 Item: 4	Sinks	4.2. Sink stopper at one or more bathroom does not work properly. Recommend repair/replacement by a qualified plumber.
Heat AC		
Page 18 Item: 3	Fuel Lines	3.4. This 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. The bonding wire was not located during inspection. 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.

Inspection Details

1. Attendance

Client , Buyer Agent

2. Home Type

Town House Condo

3. Occupancy

Occupied - Furnished

4. Weather Conditions

Sunny

5. Inspector Comments

- The subject home is a town house style condominium. The client is encouraged to review all condo documents and the condo association budget. It is important the association is properly budgeting for any current and future capital improvements that may be required. It is assumed that, excluding doors and windows, all outside surfaces, the deck and all lots and grounds are the responsibility of the condo association. Those specific areas are not included in this inspection but maintenance by association seems to be acceptable except where noted in the report.

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. Window Condition

Materials: Wood, 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:

2.1. A visual inspection of exterior window surfaces is performed, checking for evidence of deterioration or damage.

3. Exterior Electrical

Observations:

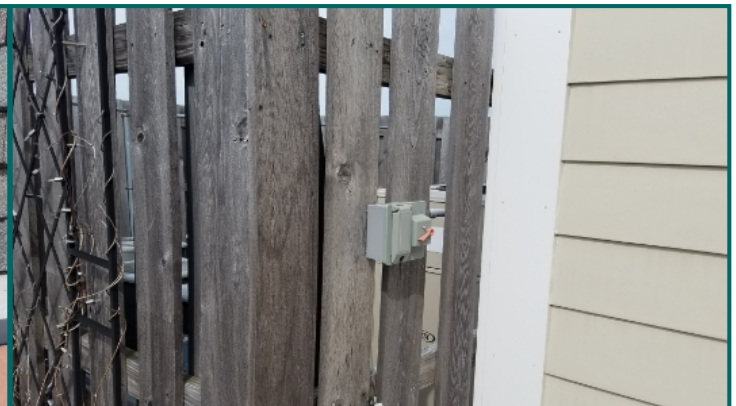
3.1. On condominiums the main breaker for the electric panel is located in a common utility area for the entire building. Service entrance is not part of the inspection.

3.2. One or more switch has unknown function, recommend consulting the home owner for clarification on what they control.

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



Missing weather proof outlet cover at upper deck



Switch has unknown function at upper deck

Electrical

1. Main Panel Description

- Panel box located in front hall.
- Main electric disconnect was not located.
- 120/240 volt
- Circuit Breakers
- Copper Romex Wiring
- Amperage was not determined

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.



main panel

Plumbing

1. Plumbing

Observations:

- 1.1. Some plumbing lines are not visible due to finished space. insulation or stored items.
- 1.2. Copper water supply lines
- 1.3. Pex water supply lines
- 1.4. "PVC" waste and vent pipes noted
- 1.5. Water service provided by association main water shut off was not located.

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.

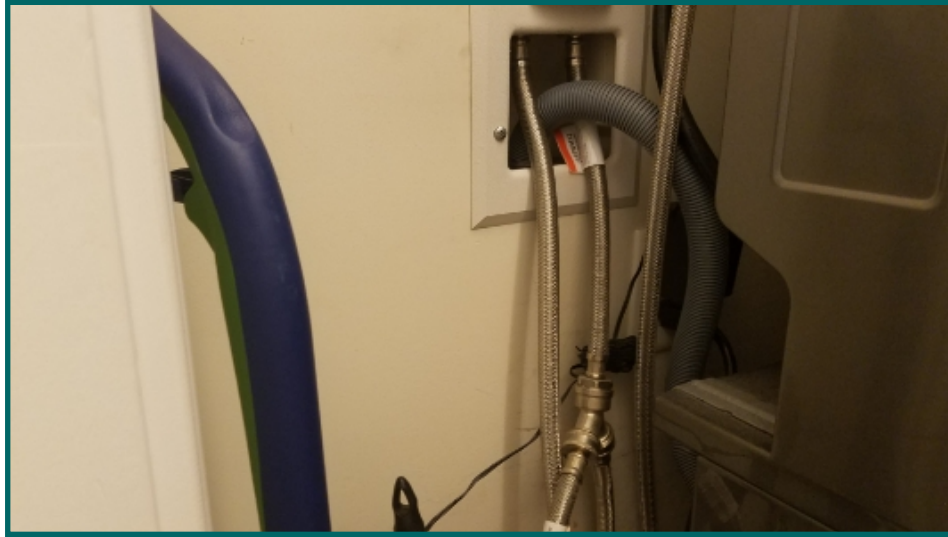
We recommend regular inspection and cleaning of dryer vent to help reduce potential fire hazards. Please view the following link for more information.

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

1. Locations

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

2. Plumbing



Steel mesh burst proof laundry hoses.

3. Electrical

Observations:

- 3.1. Electric dryer hook up is four prong. When buying new dryer a four prong dryer chord will be needed.



4. Dryer Vent

Observations:

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

Kitchen

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

1. Cabinets

Observations:

1.1. Kitchen cabinets are inspected for functionality and evidence of significant damage, usual wear and tear may not be noted in this report.



2. Dishwasher

Observations:

2.1. Bosch

2.2. Model #SHX99A15UC/19

3. Oven & Range

Observations:

3.1. Viking

3.2. Model # Data plate not located

4. Microwave

Observations:

4.1. GE

4.2. Model #JE1590SH02

5. Vent Condition

- Recirculating

Observations:

5.1. Kitchen exhaust vent / filter fan operated normally.

6. Refrigerator

Observations:

6.1. GE

6.2. Model #PYE22PSHFSS

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.

Alpha Building Inspections and The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a property 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).

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.

1.2. One or more door has loose or damaged door knob or handle. Recommend repairs by a qualified tradesman.



Loose hardware at living room area

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 has moisture intrusion and / or wood damage to window or frame at one or more area of the home. Recommend assessment of windows and repairs by a qualified tradesman as needed.

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

2.4. Windows have damaged weather stripping at one or more location. Recommend assessment of windows and repair by a qualified window contractor.

2.5. One or more windows have damaged gaskets, recommend repairs by a qualified window contractor.



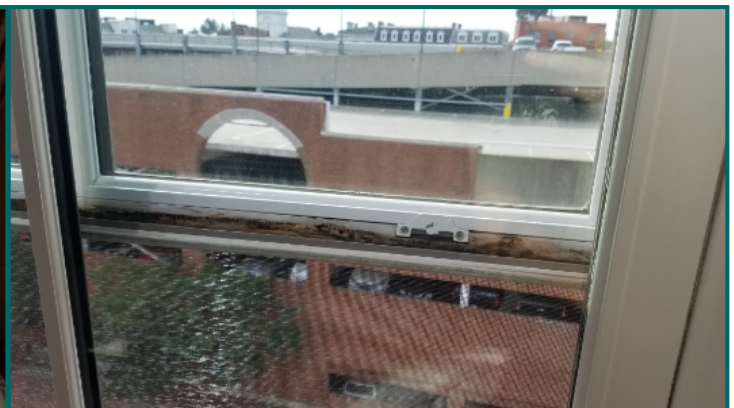
Broken lock at kitchen area



Damaged weather stripping at middle bedroom



Damaged weather stripping at master bedroom



Damaged sash at master bedroom



Damaged gasket at master 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:

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.

5.2. Elevated moisture levels detected at one or more area of the home, recommend asking current home owner for the source and history of any leaks or water intrusion and assessment and repairs of any affected areas by a qualified tradesman.



Elevated moisture levels at living room doors

6. Electrical Finish

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.

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 detectors were not tested, it was reported they may be 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>



Smoke detectors not tested.

8. Heat Distribution

Observations:

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

8.2. Duct works / air vents



First floor heat

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: Decorative electric fireplaces.

Observations:

10.1. Electric fire places would not operate using normal controls, recommend assessment by a qualified appliance contractor.



Built in electric fireplaces did not operate when tested.

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 inspected for functionality and evidence of significant damage, usual wear and tear may not be noted in this report.

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. This inspection cannot predict or guarantee against future leaks.

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.

4.2. Sink stopper at one or more bathroom does not work properly. Recommend repair/replacement by a qualified plumber.



Stopper damaged at hall bathroom

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.

Heat AC

1. Heater Condition

- Approximate Heater Age: 11 Years
- Design Life: 15-20 years
- Forced hot air furnace.

Observations:

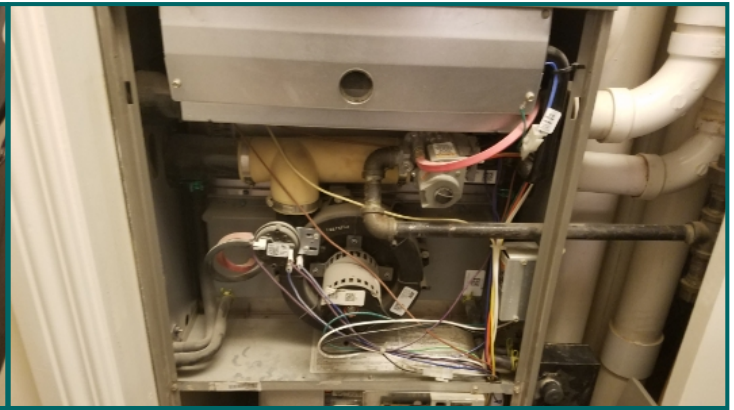
1.1. Lennox

1.2. Model #G43UF-48C-110-08

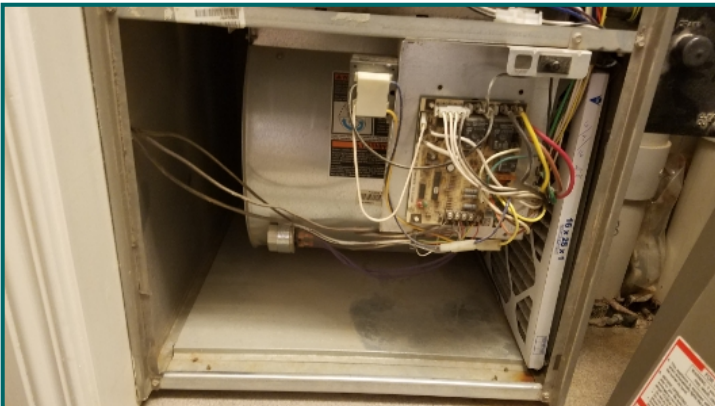
1.3. Heating system is a high efficiency forced hot air induced draft furnace with air handler and evaporator coil for air conditioning. It creates condensation during both heating and cooling season, recommend monitoring condensation drain lines for possible water intrusion.



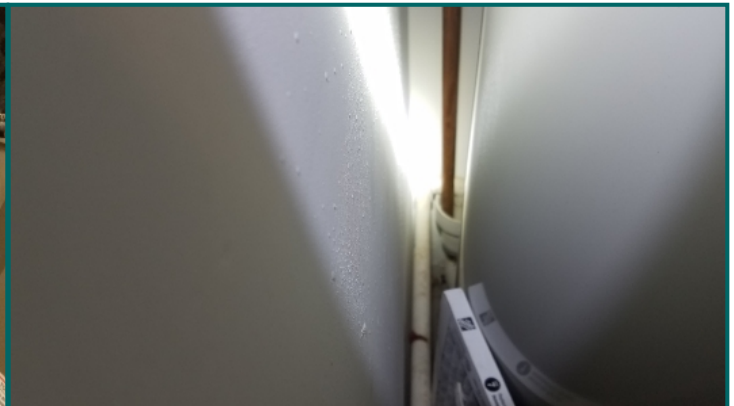
First floor furnace



Burner chamber.



Fan chamber.



Condensate drain line termination behind water heater. Final termination was not located

2. Venting

Observations:

2.1. Plastic - PVC direct vent noted.



3. Fuel Lines

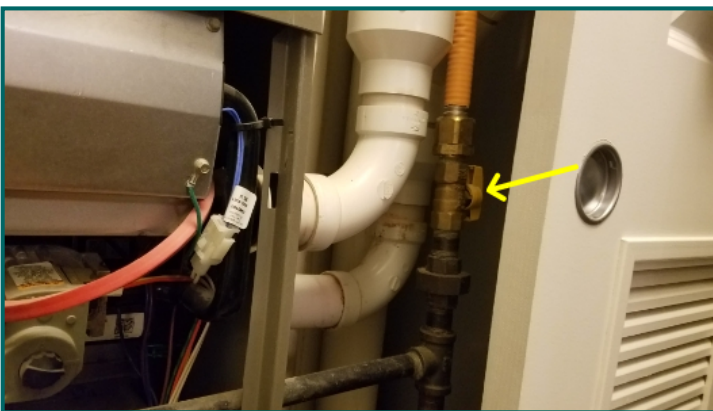
Observations:

3.1. Fuel shut off located at furnace / boiler.

3.2. Natural gas

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

3.4. This 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. The bonding wire was not located during inspection. 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 shut off valve at heating unit.



gas meter bank at rear of building

4. Filters

Location:

- **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.
- Located inside furnace cabinets.



First floor air handler filter



Second floor air handler filter

5. AC compressor Condition

- Split System
 - AC Compressor approximate Age: Data plate illegible. Exact age was not determined but appears to be original, 12 years.
 - Typical design life is 10-15 years for AC compressor and 15-20 years for air handlers.
- Observations:

5.1. Lennox

5.2. Model # Data plate not legible

5.3. Compressor is approaching or beyond its design life, recommend monitor operation and full inspection and service by a qualified HVAC contractor as needed.

5.4. Air registers were spot tested and providing conditioned air at time of inspection.



First floor AC



Data plate not legible



Air blowing cold at first floor

6. AC Compressor 2 condition

- Split System
- AC Compressor approximate Age: 2 Years
- Typical design life is 10-15 years for AC compressor and 15-20 years for air handlers.

Observations:

6.1. Lennox

6.2. Model #:13ACXN018-230-18

6.3. Air registers were spot tested and providing conditioned air at time of inspection.



Second floor AC



Second floor air handler providing conditioned air only. Limited inspection due to stored items.



Floating kill switch present



Air blowing cold at second floor

Water Heater.

1. Water Heater Condition

- Approximate Age: 2 Years
- Design Life: 10-15 years
- Gallons: 80
- Electric

Observations:

1.1. Bradford White

1.2. Model #M280R6DS-1NCWW

1.3. Water temperature is between 110 and 125 degrees, this is an acceptable temperature. Should be set minimum of 110 degrees for comfort and 125 degrees to prevent scalding hazard, particularly for very young and very old.

1.4. Water heater is missing secondary mixing valve to reduce holding tank water temperature, many municipalities require water tank storage temperature to be above 140 degrees to prevent bacterial growth and then to have water tempered down to 125 degrees to prevent scalding.



5 gallon electric water heater servicing kitchen sink



kitchen sink water temperature



For electric water heaters temperature is adjusted by set screws behind upper and lower access covers.



Pan alarm present



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
- PVC

