

Alpha Home & Commercial Building Inspections

Property Inspection Report



Sample Townhouse , Hooksett, NH 03106

Inspection prepared for:

Real Estate Agent: Audrey Townsend - REMAX Innovative Realty - Londonderry

Date of Inspection: 11/30/2017 Time: 1:00 PM

Age of Home: 11 years Size: 2084 sf

Order ID: 6305

Inspector: Steve Mangekian

License # 0054

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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.

Attic		
Page 8 Item: 3	Insulation Condition	3.1. Rodent activity observed in the attic. Vermin can damage insulation & electrical wiring. Recommend a professional pest contractor evaluate for treatment.
Foundation		
Page 10 Item: 1	Foundation walls	1.4. Vertical cracks with prior repair on one or more wall. recommend monitor for further movement and or water intrusion and sealing / repairs as needed.
Page 11 Item: 2	Under Floor Framing	2.3. Rodent traps and or activity noted along framing and or insulation. Recommend inspection and treatment by a qualified pest control company.
Laundry		
Page 16 Item: 2	Dryer Vent	2.3. There is excessive lint at dryer vent termination, recommend inspection and cleaning as needed.
Kitchen		
Page 19 Item: 7	Sinks	7.2. Spray wand is damaged, recommend repair as needed.
Interior Areas		
Page 21 Item: 2	Windows	2.2. Window has broken pane in one or more area of home. Recommend assessment of windows and repair by a qualified tradesman.
Page 23 Item: 7	Smoke Detectors	7.2. Smoke detectors not working or not present at one or more location. Recommend repairing and installing smoke detectors by a licensed electrician where needed for safety.
Page 25 Item: 11	Closets	11.1. One or more closet door is off of track, recommend repair by a qualified tradesman.

Inspection Details

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.

1. Positive Attributes of the House

Cathedral Ceilings • Crown moldings • Gas fire place • Granite counters • Hard Wood Floors • Stainless steel appliances

2. Attendance

Client , Buyer Agent

3. Home Type

Town House Condo

4. Occupancy

Occupied - Furnished

5. House Faces

West

6. Weather Conditions

Partly Cloudy, 40-49 degrees, ground is dry

7. 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: 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:

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



Loose or damaged screen at front window

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. No significant deficiencies were observed. Except where noted.



2. Garage Door Condition

Observations:

2.1. Garage doors function normally.

3. Garage Opener Status

Observations:

3.1. Tested and operated normally.

4. Garage Door's Reverse Status

Observations:

4.1. Eye beam present operated normally.

5. Floor Condition

Materials:

- Concrete floor

Observations:

5.1. Typical settlement cracks noted, recommend monitor condition for further cracking and water intrusion and repairs as needed by a qualified contractor.



Attic

Limitations of Attic and Insulation Inspection

- Present or possibility of future water leaks is not always 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. Pull down stairs in bedroom ceiling



2. Structure

Observations:

2.1. Oriented Strand Board (OSB)

2.2. Engineered Roof Trusses





3. Insulation Condition

Materials:

- Loose fill insulation
- Insulation averages about 12-14 inches in depth

Observations:

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



Rodent tunnels

4. Ventilation

Observations:

- 4.1. Ridge exhaust venting
- 4.2. Under eave soffit inlet vents



Ridge Vent



Soffit vents with propa vents

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. Alpha Building Inspections suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

Limitations of Structure Inspection

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

1. Foundation walls

Observations:

1.1. Concrete

1.2. Limited visibility due to finished basement space and or stored items or cluttered conditions.

1.3. Areas of efflorescence on foundation wall, this is white hazing on wall surfaces, evidence of past or present presence of water. Recommend asking current home owner for the source and history of any leaks or water intrusion, and monitor condition for further water intrusion and repairs as needed by a qualified contractor.

1.4. Vertical cracks with prior repair on one or more wall. recommend monitor for further movement and or water intrusion and sealing / repairs as needed.



repaired crack on rear wall



Efflorescence

2. Under Floor Framing

Observations:

- 2.1. Limited visibility due to finish basement, insulation or cluttered conditions.
- 2.2. Engineered wood truss floor joists
- 2.3. Rodent traps and or activity noted along framing and or insulation. Recommend inspection and treatment by a qualified pest control company.





rodent tunnels in underfloor insulation along rear wall

3. Floor Slab

Observations:

3.1. Concrete Floor Slab

3.2. Limited visibility due to finished basement space and or stored items or cluttered conditions.

3.3. Typical settlement cracks, recommend monitor for further movement and water intrusion and repairs by a qualified contractor as needed.

3.4. Passive radon mitigation pipe is present. A vent pipe is run from floor slab outside through roof. By adding an in line fan the system would become an active radon system and will further reduce radon levels in home.





Radon Pipe

Electrical

1. Electric Service Entrance

Observations:

1.1. Main service entrance cable is under ground.

1.2. 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.



Electric meter and main service entrance



Main service disconnect at electric meter

2. Main Panel Description

Panel box located in basement. • Main electric disconnect located in main electric panel. • 120/240 volt • Circuit Breakers • Copper Romex Wiring • 100 amp

3. Electric Panel Condition

Observations:

3.1. 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. 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. There is a fire suppression wet sprinkler system in the house, not assessed in this report. This system will need to be inspected and serviced on a regular basis. Recommend contacting home owner for service history and continue proper service.



fire suppression riser

Main water shut off valve is located at water meter



Main drain line termination

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



Steel mesh burst proof laundry hoses.

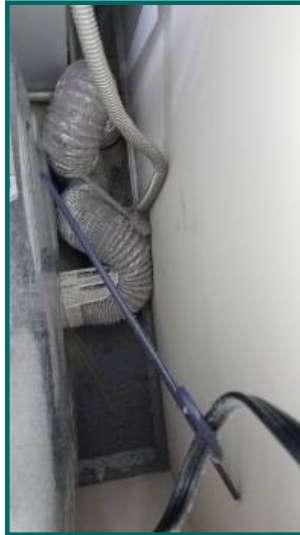
2. Dryer Vent

Observations:

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

2.2. The clothes dryer is equipped with an accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with manufacturers recommendation or with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct. For more information on dryer safety issues, see <https://www.cpsc.gov/s3fs-public/5022.pdf>

2.3. There is excessive lint at dryer vent termination, recommend inspection and cleaning as needed.

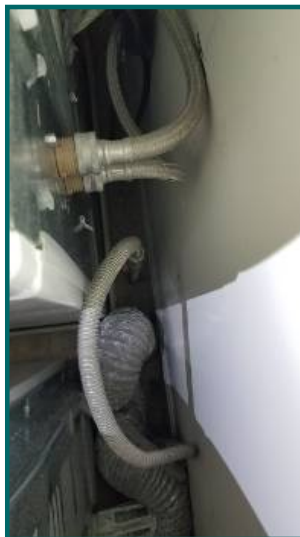


Accordion type dryer hose, excessive lint behind dryer, possible dryer vent damage.

3. Gas Valves

Observations:

3.1. Fuel for dryer is natural gas



Fuel for dryer is natural gas

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. Dishwasher was not tested at time of inspection, it was reported being replaced



3. Oven & Range

Observations:

3.1. Did not test, per client.

4. Microwave

Observations:

4.1. Kenmore

4.2. Model #401.80083700

5. Vent Condition

- Recirculating

Observations:

5.1. Kitchen exhaust vent / filter fan operated normally.



Kitchen vent termination at rear wall not in use.

6. Refrigerator

Observations:

6.1. Refrigerator not tested.

7. Sinks

Observations:

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

7.2. Spray wand is damaged, recommend repair as needed.



Sprayer wand does not properly divert from spray to stream

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.

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 broken pane in one or more area of home. Recommend assessment of windows and repair by a qualified tradesman.



Broken glass at rear bedroom rear wall

3. Walls

Observations:

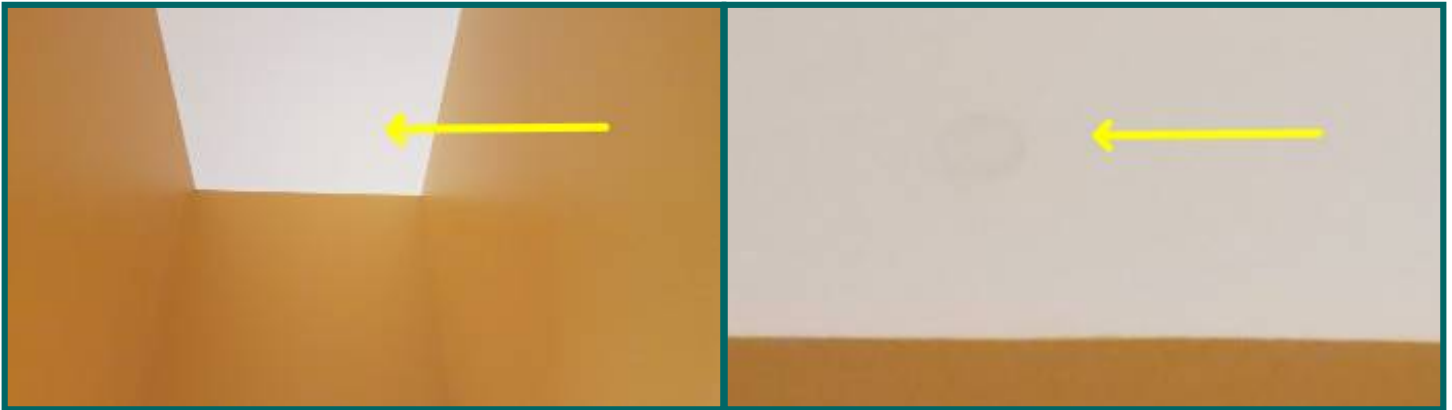
3.1. Interior finish space wall surfaces were checked for visible evidence of staining, damage, settlement cracks and improper installation. No significant deficiencies were observed. Except where noted.

4. Ceilings

Observations:

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

4.2. Stains noted on ceilings in one or more area of home. This is evidence of past or present leaks. They tested dry at the time of the inspection. Recommend asking current home owner for the source and history of any leaks or water intrusion, assessment and repairs by a qualified contractor of any affected areas and monitor for further water staining.



Stains on ceiling tested dry at second floor stair

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 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.



Master bath GFI outlet protects other bath outlets

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 not working or not present at one or more location. Recommend repairing and installing smoke detectors by a licensed electrician where needed for safety.



Smoke detector missing at garage

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. Heat Distribution Method:

8.3. Duct works / air vents



First floor heat



Master bedroom heat



Second 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: Gas prefabricated vented fire place.



11. Closets

Observations:

11.1. One or more closet door is off of track, recommend repair by a qualified tradesman.



Closet doors do not open and close properly front bedroom

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.



Bath fan terminations at exterior wall.

First floor bath fan termination at rear wall.

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.

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:20-25 years • Heater Type • Forced hot air furnace.

Observations:

1.1. Bryant

1.2. Model #350AAV036080FASA

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 pump and drain lines for possible water intrusion.

1.4. Whole house humidifier present. Humidifier is not operated or tested. Humidifiers require annual maintenance by a qualified hvac company to ensure proper operation, there is a baffle for winter and summer mode that must be switched with season.



Burner chamber.



clean flame pattern

Condensation Pump and drain lines should be monitored for evidence of water leaks.



Humidifier



Humidistat to control humidifier located at main furnace trunk.

2. Venting

Observations:

2.1. Plastic - PVC direct vent noted.



Furnace / boiler vent termination at rear wall.

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



gas meters not individually labeled



Fuel shut off located at furnace / boiler.

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 at side of heater cabinet.



5. Thermostats

Observations:

5.1. Heating and cooling for the house is controlled by three thermostat located in first floor living room second floor hall and master bedroom.



the batteries are dead at 2nd floor hall thermostat, I had to pull batteries out of first floor thermostat to get heat to turn on in that zone.

6. AC compressor Condition

Split System • AC Compressor approximate Age: 11 Years • Typical design life is 10-15 years for AC compressor and 15-20 years for air handlers. • Unable to run or test system, outside temperature is below 65 degrees. Functionality of compressor or condenser coils could not be determined. Recommend checking operation when outside temperature allows and assessment by a qualified HVAC contractor if needed.

Observations:

6.1. Bryant

6.2. Model #123RNA042-A

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



Water Heater.

1. Water Heater Condition

Approximate Age: 11 Years • Design Life: 10-15 years • Gallons: 40 • Water heater type • Natural Gas

Observations:

1.1. Bradford White

1.2. Model #MITE40L6BN15

1.3. Water heater is approaching or at the end of its typical service life. Client should expect to replace water heater in the near future. Client should monitor condition and have replaced as needed.

1.4. 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.



Mixing valve to adjust water temperature



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. Venting



Water heater vent termination at rear wall



Water heater is power vented to plastic side vented pipe.

Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	<p>The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves</p>