

Friendly Inspection Services

Property Inspection Report



Single family residence 1920s
Inspection prepared for: Sample Report
Date of Inspection: 4/22/2015
Age of Home: 1920
Weather: Sunny, 43 degrees
Sample report
1920s Building

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Please understand that we cannot see through walls or enter crawl spaces that are less than 3 feet, nor can we enter attics that are not designed for safe passage. This inspection is not an assessment of building or electrical codes.

This report does not guarantee the absence of wood boring insects. It is a visual, non destructive investigation for evidence of past or present wood boring insect activity. We are not responsible for insect damage that was concealed or not accessible at the time of the inspection. If wood boring activity is discovered during the interior or exterior inspection it will be noted on the report.

No evaluation will be made regarding air, soil, lead, water, asbestos, formaldehyde, lead paint, molds, radon, piping outside the foundation or gas fittings or regulators. This report is not an engineering or building code study, and because of that we are not responsible for repairs to bring the building in compliance with current building codes.

Only those components specifically mentioned in this report have been inspected and any other components not inspected are not part of this report and as such we make no statement regarding the condition of these un inspected areas.

You should evaluate and act on any comments before continuing with your purchase.

This report is exclusive to you and is not transferable.

Legend

S = Satisfactory, component condition is functional and is consistent with its original purpose but may show signs of normal wear or deterioration.

A= Acceptable, recommend upgrade, maintenance or may require repair or replacement within a short time.

C= Concern, component is an area of concern or requires repair now.

H= Hidden, component is not viewable using reasonable effort.

NA = Does not apply to this inspection

Basis of inspection

This report is based on observations of the condition of the inspected building and components at the listed date and time of the inspection. FRIENDLY INSPECTION does not give any warranty or guaranty. This report is made using the best of our ability and judgement.

Recommended action

The summary at the end 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 or bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roof

Roof Condition

S	A	C	N/A	H
X				

Type of roof: Gable • Hip
 Materials: Asphalt shingles
 Binocular inspection from ground

Chimney

S	A	C	N/A	H
		X		

Chimney type: Block
Cracked block observed, unable to view flue tiles because of debris in clean out. • Further investigation recommended, if chimney is to be used it should be checked by a chimney sweep or mason contractor



Cracked block observed

Roof penetrations

S	A	C	N/A	H
X				

Roof penetrations appeared to be in good condition

Flashing

S	A	C	N/A	H
X				

Gutters

S	A	C	N/A	H
X				

Gutter type: Aluminum

Exterior Areas

Entryway doors & Windows

S	A	C	N/A	H
X				

Eaves & Facia

S	A	C	N/A	H
		X		

Gap in fascia observed through attic access, this should be corrected to prevent rodent entry



Gap in fascia observed through attic access, this should be corrected to prevent rodent entry

Soffits

S	A	C	N/A	H
X				

Siding Condition

S	A	C	N/A	H
		X		

Siding type: Vinyl

Damaged section of vinyl siding observed • Consult a siding contractor



Damaged section of vinyl siding observed

Corner boards and trim

S	A	C	N/A	H
X				

Exterior Paint

S	A	C	N/A	H
	X			

Weathered at front porch, recommend re painting to prevent damage to wood



Weathered at front porch, recommend re painting to prevent damage to wood

Bulkhead / walkout

S	A	C	N/A	H
X				

Walkout

Exterior faucet

S	A	C	N/A	H
X				

Hoses should be disconnected in winter to prevent freezing

Exterior electrical

S	A	C	N/A	H
X				

Exterior lighting

S	A	C	N/A	H
X				

Observed in place

Grounds

Grading & vegetation

S	A	C	N/A	H
X				

Driveway / walkway

S	A	C	N/A	H
	X			

Walkway: Concrete • Pavers
 Driveway: Asphalt
 Cracks observed

Porches & Decks

S	A	C	N/A	H
	X			

Location and type: Front of building has a wood porch
 • Rear of building has a wood deck • Side of house has a screened porch
 Screen porch at right side not child safe, should have proper railings

Stairs and railings

S	A	C	N/A	H
X				

Location & type: Front of building has wooden steps • Rear of building has wood steps • Side of building has concrete steps

Retaining walls

S	A	C	N/A	H
X				

Type: Block

Garage

Garage type

Type of garage: Detached garage

Siding & trim condition

S	A	C	N/A	H
X				

Siding type: Vinyl

Foundation & floor

S	A	C	N/A	H
X				

Foundation wall type: Concrete
Floor type: Concrete

Sills

S	A	C	N/A	H
X				

Wood sills

Walls, ceilings / firewalls

S	A	C	N/A	H
X				

Type: Wood frame ceiling • Wood frame walls

Electrical

S	A	C	N/A	H
X				

Garage doors & opener

S	A	C	N/A	H
		X		

Type of door: Automatic door opener present • overhead doors
Left door was functional • Damaged top door panel panel at right side door • Unable to test door operation because of damaged upper panel • Loose bolt at left door



Damaged top door panel panel at right side door



Loose bolt at left door

Exterior Door

S	A	C	N/A	H
X				

Rafters & Ceiling

S	A	C	N/A	H
X				

Roof Condition

S	A	C	N/A	H
X				

Type of roof: Gable
 Type of material: Asphalt shingles
 Visual inspection from ground

Foundation / basement

Foundation

S	A	C	N/A	H
X				

Type of foundation: Block over stone • Concrete
 Bowed wall observed, corrected by concrete reinforcement

Basement floor

S	A	C	N/A	H
X				

Floor type: Concrete

Basement windows

S	A	C	N/A	H
X				

Columns

S	A	C	N/A	H
X				

Type: Block • Wood

Girders

S	A	C	N/A	H
X				

Type: Wood

Sills

S	A	C	N/A	H
X				

Type of sills: Wood
Repaired section observed

Floor joists

S	A	C	N/A	H
X				

Type of joists: Wood
Repaired joists observed

Subfloor

S	A	C	N/A	H
				X

Hidden by insulation

Interior chimney

S	A	C	N/A	H
			X	

Bulkhead / walk out door

S	A	C	N/A	H
X				

Water penetration and dampness

S	A	C	N/A	H
X				

Moisture: Efflorescence: no • Water stains: no
Basement was dry at time of inspection

Sump pump & dehumidifier

S	A	C	N/A	H
			X	

None present

Environmental hazards

S	A	C	N/A	H
	X			

Environmental issues: Evidence of rodent activity, mouse traps present

Electrical

S	A	C	N/A	H
X				

Electrical

Cable Feeds

S	A	C	N/A	H
X				

Service: Type: Aluminum, overhead service, drip loop, weatherhead, service entry cable, meter, inspected

Service panel

S	A	C	N/A	H
X				

Amperage: 200 amp • 120 / 240 volt
 Location: Basement
 Main breaker is listed for aluminum cable • Corrosion inhibitor observed

Breakers / fuses

S	A	C	N/A	H
X				

Type: Circuit breakers
 Amperage: 15 Amp • 20 Amp • AFCI

Number of breakers

S	A	C	N/A	H
X				

Panel appears to be at or below it's rated capacity • 25 breakers

Branch circuits

S	A	C	N/A	H
X				

Conductor materials: Copper
 Wiring type: Non metallic sheathed cable

System ground

S	A	C	N/A	H
X				

Water service attachment • Bonding not required, plastic plumbing

Plumbing

Water piping

S	A	C	N/A	H
X				

Water supply: Town water • Copper water service
 Type of pipe: Plastic
 Shut off located at water meter

Condition of waste lines and supports

S	A	C	N/A	H
X				

Type of piping: Plastic, ABS

Water Heater

Water Heater Condition

S	A	C	N/A	H
X				

Type: On demand
 Location: Basement

Water capacity

Rated capacity: On demand type, no stored water

Make

Make: Tagaki

T & P valve and vacuum breaker

S	A	C	N/A	H
X				

T & P valve observed

Exposed exhaust flue

S	A	C	N/A	H
X				

Heater Enclosure

S	A	C	N/A	H
X				

Heat/AC

Thermostats

S	A	C	N/A	H
X				

Functional

Heating system

S	A	C	N/A	H
X				

Heating system type: Gas fired hot air, condensing furnace
 Distribution method: Galvanized ductwork • insulated ductwork

Flue pipe and damper

S	A	C	N/A	H
X				

Plastic exhaust piping

Filters

S	A	C	N/A	H
X				

Location: At furnace

Air conditioning

S	A	C	N/A	H
X				

Location: Right side of building
 Type: Electric
 Visual inspection only, too cold to safely operate system

AC service piping

S	A	C	N/A	H
X				

Compressor, service piping, electrical disconnect, compressor slab and condensate drain inspected

Kitchen / dining area

Ceiling Condition

S	A	C	N/A	H
X				

Type of ceiling: Gypsum board

Wall Condition

S	A	C	N/A	H
X				

Type of walls: Gypsum board

Floor Condition

S	A	C	N/A	H
X				

Type of flooring: Laminate • Tile

Window Condition

S	A	C	N/A	H
X				

Type of window: Double hung

Exterior door

S	A	C	N/A	H
X				

Water temperature

S	A	C	N/A	H
X				

Water temperature: 116 degrees

Sink observations

S	A	C	N/A	H
X				

Plumbing

S	A	C	N/A	H
X				

Counters

S	A	C	N/A	H
X				

Cabinets

S	A	C	N/A	H
X				

Electrical

S	A	C	N/A	H
X				

GFCI

S	A	C	N/A	H
X				

HVAC

S	A	C	N/A	H
X				

Heat source: Diffuser

Cook top condition

S	A	C	N/A	H
X				

Oven & Range

S	A	C	N/A	H
X				

Vent Condition

S	A	C	N/A	H
X				

Type: Re-circulating hood with fan

Dishwasher

S	A	C	N/A	H
X				

Garbage grinder

S	A	C	N/A	H
X				

Refrigerator

S	A	C	N/A	H
X				

Laundry

Ceiling Condition

S	A	C	N/A	H
X				

Type of ceiling: Gypsum board

Wall Condition

S	A	C	N/A	H
X				

Type of walls: Gypsum board

Floor Condition

S	A	C	N/A	H
X				

Type of flooring: Vinyl

Electrical

S	A	C	N/A	H
X				

GFCI

S	A	C	N/A	H
X				

Dryer Vent

S	A	C	N/A	H
	X			

Recommend replacing aluminized vinyl dryer exhaust duct with metal, potential fire hazard

Cross connections

Cross connections? No

Plumbing

S	A	C	N/A	H
X				

Interior Spaces

Basement stairs

S	A	C	N/A	H
	X			

Not child safe, require proper railings

Stairs, railings & handrails

S	A	C	N/A	H
X				

Alternate fuel heaters

S	A	C	N/A	H
			X	

Smoke Detectors

S	A	C	N/A	H
			X	

Smoke and carbon monoxide detectors will be inspected by fire dept. prior to transfer of property

1/2 Bath

Ceiling condition

S	A	C	N/A	H
X				

Type of ceiling: Gypsum board

Wall condition

S	A	C	N/A	H
X				

Type of walls: Gypsum board • Paneling

Floor condition

S	A	C	N/A	H
X				

Type of flooring: Vinyl

Door condition

S	A	C	N/A	H
X				

Sinks

S	A	C	N/A	H
X				

Water temperature: 118 degrees

Plumbing condition

S	A	C	N/A	H
X				

Toilet condition

S	A	C	N/A	H
X				

Electrical condition

S	A	C	N/A	H
X				

GFCI

S	A	C	N/A	H
X				

Bath exhaust fan

S	A	C	N/A	H
X				

HVAC

S	A	C	N/A	H
X				

Heat source: Diffuser

2nd Floor bath

Ceiling Condition

S	A	C	N/A	H
X				

Type of ceiling: Gypsum board

Wall Condition

S	A	C	N/A	H
X				

Type of walls: Gypsum board

Floor Condition

S	A	C	N/A	H
X				

Type of flooring: Tile

Window Condition

S	A	C	N/A	H
X				

Type of window: Double hung

Doors

S	A	C	N/A	H
X				

Sinks

S	A	C	N/A	H
X				

Water temperature: 118 degrees

Plumbing

S	A	C	N/A	H
X				

Counters

S	A	C	N/A	H
X				

Cabinets

S	A	C	N/A	H
X				

Tub / Shower

S	A	C	N/A	H
	X			

Water temperature: 118 degrees
 Temperature at tub / shower should not exceed 111 degrees

Shower walls

S	A	C	N/A	H
X				

Type: Fiberglass tub / shower unit

Toilets

S	A	C	N/A	H
X				

Electrical

S	A	C	N/A	H
X				

GFCI

S	A	C	N/A	H
X				

Exhaust Fan

S	A	C	N/A	H
X				

HVAC

S	A	C	N/A	H
X				

Heat source: Diffuser

Front bedroom

Ceiling Condition

S	A	C	N/A	H
X				

Type of ceiling: Gypsum board

Wall Condition

S	A	C	N/A	H
X				

Type of walls: Gypsum board

Floor Condition

S	A	C	N/A	H
X				

Type of flooring: Carpet

Window Condition

S	A	C	N/A	H
X				

Type of window: Double hung

Doors

S	A	C	N/A	H
	X			

Entry door drags on carpet, gap should be allowed beneath door for cold air return

Closets

S	A	C	N/A	H
	X			

Door did not latch

Electrical

S	A	C	N/A	H
X				

HVAC

S	A	C	N/A	H
X				

Heat source: Diffuser

Rear bedroom

Ceiling Condition

S	A	C	N/A	H
X				

Type of ceiling: Gypsum board

Wall Condition

S	A	C	N/A	H
X				

Type of walls: Gypsum board

Floor Condition

S	A	C	N/A	H
X				

Type of flooring: Carpet

Window Condition

S	A	C	N/A	H
X				

Type of window: Double hung

Doors

S	A	C	N/A	H
X				

Closets

S	A	C	N/A	H
X				

Electrical

S	A	C	N/A	H
X				

HVAC

S	A	C	N/A	H
X				

Heat source: Diffuser

Middle bedroom

Ceiling Condition

S	A	C	N/A	H
X				

Type of ceiling: Gypsum board

Wall Condition

S	A	C	N/A	H
X				

Type of walls: Gypsum board

Floor Condition

S	A	C	N/A	H
X				

Type of flooring: Wood

Window Condition

S	A	C	N/A	H
X				

Type of window: Double hung

Doors

S	A	C	N/A	H
X				

Closets

S	A	C	N/A	H
X				

Electrical

S	A	C	N/A	H
X				

HVAC

S	A	C	N/A	H
X				

Heat source: Diffusers

Office

Ceiling Condition

S	A	C	N/A	H
X				

Type of ceiling: Gypsum board

Wall Condition

S	A	C	N/A	H
X				

Type of walls: Gypsum board

Floor Condition

S	A	C	N/A	H
X				

Type of flooring: Laminate

Window Condition

S	A	C	N/A	H
X				

Type of window: Double hung

Doors

S	A	C	N/A	H
X				

Electrical

S	A	C	N/A	H
X				

HVAC

S	A	C	N/A	H
X				

Heat source: Diffusers

Living room

Ceiling Condition

S	A	C	N/A	H
X				

Type of ceiling: Gypsum board

Wall Condition

S	A	C	N/A	H
X				

Type of walls: Gypsum board

Floor Condition

S	A	C	N/A	H
X				

Type of flooring: Laminate

Window Condition

S	A	C	N/A	H
X				

Type of window: Double hung • Stationary

Electrical

S	A	C	N/A	H
X				

HVAC

S	A	C	N/A	H
X				

Heat source: Diffuser

Dining room

Ceiling Condition

S	A	C	N/A	H
X				

Type of ceiling: Gypsum board

Wall Condition

S	A	C	N/A	H
X				

Type of walls: Gypsum board

Floor Condition

S	A	C	N/A	H
X				

Type of flooring: Laminate

Window Condition

S	A	C	N/A	H
X				

Type of window: Double hung

Electrical

S	A	C	N/A	H
X				

HVAC

S	A	C	N/A	H
X				

Heat source: Diffusers

Attic

Access

S	A	C	N/A	H
	X			

Type of access: Access thru knee wall • Scuttle
 Inspected from access only, not designed for safe passage • Recommend insulating and air sealing scuttle cover and access panels in knee walls

Attic structure

S	A	C	N/A	H
X				

Framing type: Ceiling joists • Rafter
 Sheathing material: Wood boards

Attic Plumbing

S	A	C	N/A	H
X				

Duct Work

S	A	C	N/A	H
X				

Insulated ductwork

Electrical

S	A	C	N/A	H
X				

No attic light

Exhaust fan outlets

S	A	C	N/A	H
				X

Hidden by insulation

Flashing

S	A	C	N/A	H
X				

Locations: Chimney • Step flashing • Valleys • Vent pipes

Insulation Condition

S	A	C	N/A	H
X				

Insulation type: Fiberglass batts
Thickness: 10" • 16"

Ventilation

S	A	C	N/A	H
X				

Type: Gable louver • Ridge vent

Environmental issues

S	A	C	N/A	H
X				

None observed at time of inspection

Water penetration

S	A	C	N/A	H
X				

None visible or accessible at time of inspection • Evidence of prior water penetration

Report Summary

Roof		
Page 2	Chimney	<ul style="list-style-type: none"> • Cracked block observed, unable to view flue tiles because of debris in clean out. • Further investigation recommended, if chimney is to be used it should be checked by a chimney sweep or mason contractor
Exterior Areas		
Page 2	Eaves & Facia	<ul style="list-style-type: none"> • Gap in fascia observed through attic access, this should be corrected to prevent rodent entry
Page 3	Siding Condition	<ul style="list-style-type: none"> • Damaged section of vinyl siding observed • Consult a siding contractor
Garage		
Page 5	Garage doors & opener	<ul style="list-style-type: none"> • Damaged top door panel panel at right side door • Unable to test door operation because of damaged upper panel • Loose bolt at left door