

Friendly Inspection Services

Property Inspection Report



Sample report

Inspection prepared for: Sample Report

Date of Inspection: 4/15/2015 Time: 12:30 Start, 3:15 finish

Age of Home: 1986

Weather: Sunny, 66 degrees

Sample report

1986 home

Inspector: Harvey Sansoucy

MA License #28 NH License #258 VT License #143.0113065
Friendly Inspection Services, 67 Mt. Gardner Rd., Bath, NH 03740

Email: Harvey@friendlyinspection.com
WWW.FriendlyInspection.com

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
 Materials: Asphalt shingles
 Binocular inspection from ground • Multiple layers of roofing material present

Chimney

S	A	C	N/A	H
		X		

Chimney type: Brick
 Recommend applying a breathable masonry water repellent • **Some spalling brick observed**
 • **Cracks observed at back side of chimney** • **Recommend increasing pitch of mortar cap and wash to better shed water** • **Consult a mason contractor**

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
 Loose gutter nails at right side of garage



Loose gutter nails at right side of garage

Exterior Areas

Entryway doors & Windows

S	A	C	N/A	H
X				

Eaves & Fascia

S	A	C	N/A	H
		X		

Loose fascia observed at right side rake trim



Loose fascia observed at right side rake trim

Soffits

S	A	C	N/A	H
X				

Siding Condition

S	A	C	N/A	H
		X		

Siding type: Wood clapboard

Deteriorated at roof contact points • Recommend sealing holes & gaps around wall penetrations with polyurethane caulking



Deteriorated at roof contact points



Recommend sealing holes & gaps around wall penetrations with polyurethane caulking

Corner boards and trim

S	A	C	N/A	H
		X		

Rotted cupola



Rotted cupola

Exterior Paint

S	A	C	N/A	H
X				

Bulkhead / walkout

S	A	C	N/A	H
		X		

Damaged door latch, should be straightened to work properly

Exterior faucet

S	A	C	N/A	H
	X			

Not freeze resistant, should be shut off and drained each winter

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: Pavers
Driveway: Asphalt

Stairs and railings

S	A	C	N/A	H
X				

Location & type: Front of building has concrete steps and landing

Patio

S	A	C	N/A	H
	X			

Type: Covered patio
Cracked and settled floor slab

Garage

Garage type

Type of garage: Attached

Siding & trim condition

S	A	C	N/A	H
X				

Siding type: Wood clapboard

Window condition

S	A	C	N/A	H
X				

Window type: Double hung

Foundation & floor

S	A	C	N/A	H
	X			

Foundation wall type: Concrete
Floor type: Concrete
Crack observed at right side rear corner



Crack observed at right side rear corner

Sills

S	A	C	N/A	H
				X

Hidden by interior finish

Walls, ceilings / firewalls

S	A	C	N/A	H
	X			

Type: Wood frame hidden by drywall
 Wall surface type: Drywall
 Cracks observed

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
 Too much down force at left door, needs adjustment • Electric eye safety system improperly installed • Electric eye units too high, manufacturers recommend 6" from floor or less



Electric eye units too high, manufacturers recommend 6" from floor or less

Exterior Door

S	A	C	N/A	H
X				

Fire Door

S	A	C	N/A	H
X				

Rafters & Ceiling

S	A	C	N/A	H
			X	

Beneath living space

Roof Condition

S	A	C	N/A	H
X				

Foundation / basement

Foundation

S	A	C	N/A	H
X				

Type of foundation: Concrete
 Observed from outside, inside mostly concealed by insulation

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: Concrete filled steel

Girders

S	A	C	N/A	H
X				

Type: Wood

Sills

S	A	C	N/A	H
X				

Type of sills: Wood

Floor joists

S	A	C	N/A	H
	X			

Type of joists: Wood
 Broken joist observed but appeared to be sound because of additional joist along side



Broken joist observed but appeared to be sound because of additional joist along side

Subfloor

S	A	C	N/A	H
X				

Type of subfloor: Plywood

Interior chimney

S	A	C	N/A	H
X				

Chimney type: Metal

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: None observed at time of inspection

Electrical

S	A	C	N/A	H
		X		

Missing electrical box cover



Missing electrical box cover

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: 60 amp • 200 amp

Location: Basement

Panel and sub panel inspected • **Improper installation sub panel • Ground wire attached to neutral bus in sub panel • Consult a licensed electrician**



Ground wire attached to neutral bus in sub panel

Breakers / fuses

S	A	C	N/A	H

Type: Circuit breakers

Amperage: 15 Amp • 20 Amp • 30 Amp • 60 Amp

Breakers are listed for aluminum cable • Corrosion inhibitor observed

Number of breakers

S	A	C	N/A	H
X				

Varies • Panels appear to be at or below their rated capacity

Branch circuits

S	A	C	N/A	H
X				

Conductor materials: Copper • Multi strand aluminum

Wiring type: Non metallic sheathed cable

System ground

S	A	C	N/A	H
X				

Driven rod • Bonded to building water piping

Plumbing

Water piping

S	A	C	N/A	H
X				

Water supply: Well supplies water • Plastic water service supply pipe

Type of pipe: Copper

Shut off located at well equipment

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: Indirect fired
Location: Basement

Water capacity

Rated capacity: 60 gallons

Make

Make: SuperStore

T & P valve and vacuum breaker

S	A	C	N/A	H
X				

T & P valve and vacuum breaker observed in place

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 • 2nd Floor thermostat loose on wall

Heating system

S	A	C	N/A	H
X				

Heating system type: Air handler for air conditioner • Oil fired hot water boiler
Distribution method: Copper piping • Galvanized ductwork • Partly insulated

Flue pipe and damper

S	A	C	N/A	H
X				

Galvanized flue pipe • Thimble observed

Fuel tank

S	A	C	N/A	H
X				

Oil tank, fill & vent pipes and feed pipe / filter inspected • End outlet tank, recommend that tank additive be used to remove any potential water

Air conditioning

S	A	C	N/A	H
X				

Location: Left side of building
Type: Electric
2 Units inspected

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: Tile

Window Condition

S	A	C	N/A	H
X				

Type of window: Casement • Stationary

Water temperature

S	A	C	N/A	H
X				

Water temperature: 138 degrees • Recommend lowering temperature for safety and economy reasons

Sink observations

S	A	C	N/A	H
X				

Plumbing

S	A	C	N/A	H
	X			

Irregular materials used

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			

Some non GFCI receptacles, recommend that all kitchen receptacles be GFCI protected to reduce shock hazard

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: Hood with fan

Dishwasher

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: Concrete • Vinyl
Cracks observed in concrete floor



Cracks observed in concrete floor

Doors

S	A	C	N/A	H
X				

Electrical

S	A	C	N/A	H
X				

Heat

S	A	C	N/A	H
X				

Heat source: Hot water baseboard

Dryer Vent

S	A	C	N/A	H
X				

Cross connections

Cross connections? No

Plumbing

S	A	C	N/A	H
	X			

Recommend using armored water supply hoses

Exterior door

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				

Type of heater: Propane fireplace
 Location of heater: Family room

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

Floor condition

S	A	C	N/A	H
X				

Type of flooring: Tile

Door condition

S	A	C	N/A	H
X				

Sinks

S	A	C	N/A	H
X				

Water temperature: 155 degrees • Recommend lowering temperature for safety and economy reasons

Plumbing condition

S	A	C	N/A	H
X				

Counter condition

S	A	C	N/A	H
X				

Cabinet 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: Hot water baseboard

1st 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 floor: Tile

Window condition

S	A	C	N/A	H
X				

Type of wiindows: Double hung

Door condition

S	A	C	N/A	H
X				

Electrical

S	A	C	N/A	H
X				

GFCI

S	A	C	N/A	H
X				

Sinks

S	A	C	N/A	H
X				

Water temperature: 135 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: 135 degrees

Temperature at tub / shower should not exceed 111 degrees

Shower walls

S	A	C	N/A	H
X				

Type: Fiberglass tub walls

Toilet condition

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: Hot water baseboard

Master 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: 134 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: 134 degrees
 Temperature at tub / shower should not exceed 111 degrees

Shower walls

S	A	C	N/A	H
X				

Type: Fiberglass tub walls

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	

None • Recommend that an exhaust fan be installed

HVAC

S	A	C	N/A	H
X				

Heat source: Diffuser • Hot water baseboard

Master 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: Diffusers • Hot water baseboard

Left 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 floor: Carpet

Window Condition

S	A	C	N/A	H
X				

Type of windows: 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 • Hot water baseboard

Left 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

Type of floor: Tile
Cracked grout

Window Condition

S	A	C	N/A	H
X				

Type of windows: 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 • Hot water baseboard

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: 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: Diffusers • Hot water baseboard

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: Wood

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: Diffuser • Hot water baseboard

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: Wood

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 • Hot water baseboard

Family 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: Tile

Window Condition

S	A	C	N/A	H
X				

Type of window: Double hung

Electrical

S	A	C	N/A	H
		X		

Hot & neutral reversed • Consult a licensed electrician



Hot & neutral reversed

HVAC

S	A	C	N/A	H
X				

Heat source: Diffusers • Hot water baseboard

Exterior door

S	A	C	N/A	H
X				

Screen Doors

S	A	C	N/A	H
X				

Attic

Access

S	A	C	N/A	H
	X			

Type of access: Door • Scuttle

Flat attic inspected from access only, walked in area over family room • Recommend insulating and air sealing scuttle cover and door to attic

Attic structure

S	A	C	N/A	H
X				

Framing type: Ceiling joists • Collar ties • Rafter
Sheathing material: Plywood

Chimney

S	A	C	N/A	H
				X

Not visible

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		

Attic light observed • **Missing electrical box covers**



Missing electrical box covers

Exhaust fan outlets

S	A	C	N/A	H

Hidden by insulation

Whole house fan

S	A	C	N/A	H
				X

Not working at time of inspection, covered

Flashing

S	A	C	N/A	H
X				

Locations: Step flashing • Valleys • Vent pipes

Insulation Condition

S	A	C	N/A	H
		X		

Insulation type: Blown fiberglass • Fiberglass batts

Thickness: 4" • 10"

Recommend upgrade to R50 • **Displaced insulation observed**

Ventilation

S	A	C	N/A	H
X				

Type: Gable louver • Ridge vent • Soffit venting

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

Report Summary

Roof		
Page 2	Chimney	<ul style="list-style-type: none"> • Some spalling brick observed • Cracks observed at back side of chimney • Recommend increasing pitch of mortar cap and wash to better shed water • Consult a mason contractor
Page 2	Gutters	<ul style="list-style-type: none"> • Loose gutter nails at right side of garage
Exterior Areas		
Page 2	Eaves & Facia	<ul style="list-style-type: none"> • Loose fascia observed at right side rake trim
Page 3	Siding Condition	<ul style="list-style-type: none"> • Recommend sealing holes & gaps around wall penetrations with polyurethane caulking
Page 3	Corner boards and trim	<ul style="list-style-type: none"> • Rotted cupola
Page 4	Bulkhead / walkout	<ul style="list-style-type: none"> • Damaged door latch, should be straightened to work properly
Garage		
Page 6	Garage doors & opener	<ul style="list-style-type: none"> • Too much down force at left door, needs adjustment • Electric eye safety system improperly installed • Electric eye units too high, manufacturers recommend 6" from floor or less
Foundation / basement		
Page 8	Sump pump & dehumidifier	<ul style="list-style-type: none"> • None present
Page 8	Electrical	<ul style="list-style-type: none"> • Missing electrical box cover
Electrical		
Page 9	Service panel	<ul style="list-style-type: none"> • Improper installation sub panel • Ground wire attached to neutral bus in sub panel • Consult a licensed electrician
Laundry		
Page 12	Floor Condition	<ul style="list-style-type: none"> • Cracks observed in concrete floor
Family room		
Page 22	Electrical	<ul style="list-style-type: none"> • Hot & neutral reversed • Consult a licensed electrician
Attic		
Page 24	Electrical	<ul style="list-style-type: none"> • Missing electrical box covers
Page 24	Insulation Condition	<ul style="list-style-type: none"> • Displaced insulation observed