

Friendly Inspection Services

Property Inspection Report



Sample report

Inspection prepared for: Sample Report

Date of Inspection: 4/7/2015 Time: 8:45 Start, 11:00 finish

Age of Home: 1994

Weather: Cloudy, 43 degrees

Sample report

1994 Home

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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

Materials: Asphalt shingles

Binocular inspection from ground • Roofing nearing the end of it's useful life • Consult a roofing contractor

Chimney

S	A	C	N/A	H
X				

Chimney type: Metal

Binocular inspection from ground only

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 & Fascia

S	A	C	N/A	H
X				

Soffits

S	A	C	N/A	H
X				

Siding Condition

S	A	C	N/A	H
		X		

Siding type: Vinyl
 Loose siding observed



Loose siding observed

Corner boards and trim

S	A	C	N/A	H
X				

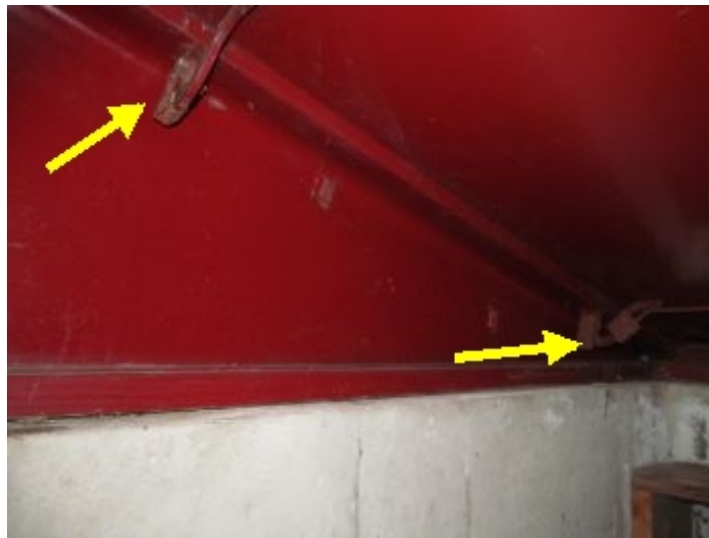
Exterior Paint

S	A	C	N/A	H
X				

Bulkhead / walkout

S	A	C	N/A	H
		X		

Bulkhead • Missing torsion springs



Missing torsion springs

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			

Appears to be very flat or slightly depressed, recommend increasing pitch away from foundation

Driveway / walkway

S	A	C	N/A	H
X				

Walkway: Pavers
 Driveway: Asphalt

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
 Deteriorated material at back deck • Back deck not child safe, should have proper railings •
No joist supports at outer beam, recommend that proper joist supports be installed •
Recommend that porch deck frame be bolted to house

Stairs and railings

S	A	C	N/A	H
	X			

Location & type: Front of building has wooden steps • Rear of building has wood steps
 Rear steps not child safe, recommend proper railings

Garage

Garage type

Type of garage: Attached

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
 Cracks observed • Cracks should be monitored for further movement



Cracks observed

Sills

S	A	C	N/A	H
X				

Wood sills

Walls, ceilings / firewalls

S	A	C	N/A	H
X				

Type: Wood frame walls
Wall surface type: Drywall

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 door
Electric eye safety system improperly installed • Electric eye units too high



Electric eye units too high

Fire Door

S	A	C	N/A	H
X				

Rafters & Ceiling

S	A	C	N/A	H
X				

Truss roof

Roof Condition

S	A	C	N/A	H
	X			

Type of roof: Gable
Type of material: Asphalt shingles
Roofing is nearing the end of it's useful life • Consult a roofing contractor

Foundation / basement

Foundation

S	A	C	N/A	H
	X			

Type of foundation: Concrete
Cracks observed • Recommend sealing with polyurethane caulking to prevent water penetration



Cracks observed

Basement floor

S	A	C	N/A	H
	X			

Floor type: Concrete
Cracks observed

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: Pressure treated wood

Floor joists

S	A	C	N/A	H
X				

Type of joists: Wood

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	

Recommend installing a modern door at hatchway for energy conservation and security

Water penetration and dampness

S	A	C	N/A	H
X				

Moisture: Efflorescence: no • Water stains: yes
 Basement was dry at time of inspection • Evidence of prior water penetration

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				

Electrical

Cable Feeds

S	A	C	N/A	H
		X		

Service: Type: Aluminum, overhead service, drip loop, weatherhead, service entry cable, meter, inspected, **Cable entry into meter socket needs to be sealed properly , consult a licensed electrician**



Cable entry into meter socket needs to be sealed properly

Service panel

S	A	C	N/A	H
		X		

Amperage: 200 amp • 120 / 240 volt
 Location: Basement
Evidence of water in panel • Consult a licensed electrician



Evidence of water in panel

Breakers / fuses

S	A	C	N/A	H
X				

Type: Circuit breakers
 Amperage: 15 Amp • 20 Amp • 30 Amp • 40 Amp
 Breakers are listed for aluminum cable • Corrosion inhibitor observed

Number of breakers

S	A	C	N/A	H
X				

Panel appears to be at or below it's rated capacity • 17 breakers

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				

Water service attachment • Bonded to building water piping

Plumbing

Water piping

S	A	C	N/A	H
X				

Water supply: Town water • Copper water service
 Type of pipe: Copper
 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: Indirect fired
 Location: Basement

Because of diminishing temperatures when multiple fixtures are being used at the same time, I recommend that you have the hot water system evaluated by a plumber

Water capacity

Rated capacity: 40 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

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: Oil fired hot water boiler
 Distribution method: Copper piping

Flue pipe and damper

S	A	C	N/A	H
X				

Galvanized flue pipe

Fuel tank

S	A	C	N/A	H
	X			

End outlet tank, recommend that tank additive be used to remove any potential water

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: Vinyl

Window Condition

S	A	C	N/A	H
X				

Type of window: Casement

Water temperature

S	A	C	N/A	H
X				

Water temperature: 135 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			

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: Hot water baseboard

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

Doors

S	A	C	N/A	H
X				

Electrical

S	A	C	N/A	H
X				

Heat

S	A	C	N/A	H
			X	

None

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, gap at risers too large • Not child safe, require proper railings

Stairs, railings & handrails

S	A	C	N/A	H
		X		

Garage stairs not child safe, require proper railings



Garage stairs not child safe, require proper railings

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

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: Vinyl

Window condition

S	A	C	N/A	H
X				

Type of wiindows: Awning

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: 102 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: 102 degrees

Shower walls

S	A	C	N/A	H
X				

Type: Fiberglass tub / shower unit

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: Vinyl

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: 137 degrees
 Drain stopper did not operate properly • Consult a plumber

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: 137 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: 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: Hot water baseboard

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				

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: Hot water baseboard

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: 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: Carpet

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: 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: Scuttle

Walked in attic • **Recommend insulating and air sealing old scuttle cover**



Recommend insulating and air sealing old scuttle cover

Attic structure

S	A	C	N/A	H
X				

Framing type: Truss

Sheathing material: Plywood

Chimney

S	A	C	N/A	H
X				

Attic Plumbing

S	A	C	N/A	H
X				

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 • Vent pipes

Insulation Condition

S	A	C	N/A	H
	X			

Insulation type: Blown cellulose insulation
 Thickness: 8" • 10"
 Recommend upgrade to R50

Ventilation

S	A	C	N/A	H
X				

Type: 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

Exterior Areas		
Page 2	Siding Condition	• Loose siding observed
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Grounds		
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Garage		
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