



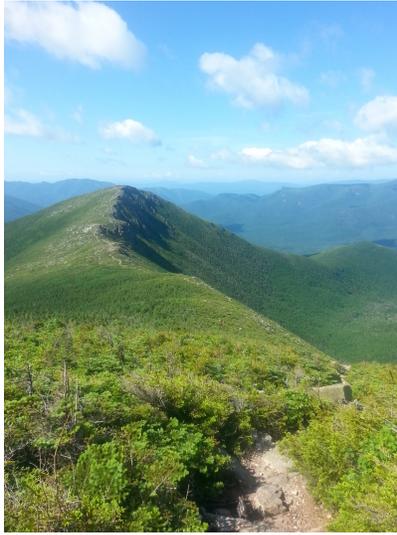
Birdsall Inspections, LLC
Home Inspections for New Hampshire

Confidential Inspection Report

LOCATED AT:
29 Spring St
Laconia, New Hampshire 03246

PREPARED EXCLUSIVELY FOR:
Mrs. Tina Birdsall

INSPECTED ON:
Jan 7, 2018



Inspector, Tommy Birdsall
Birdsall Inspections LLC

Birdsall Inspections, LLC
Home Inspections for New Hampshire



Jan 7, 2018
Mrs. Tina Birdsall
29 Spring St
Laconia, New Hampshire 03246

Dear Mrs. Tina Birdsall,

We have enclosed the report for the property inspection we conducted for you on Jan 7, 2018 at:

29 Spring St
Laconia, New Hampshire 03246

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Tommy Birdsall
Birdsall Inspections LLC



Birdsall Inspections, LLC

Home Inspections for New Hampshire

RECEIPT

29 Spring St
Laconia, New Hampshire 03246
1 603-393-4605
tmbirdsall@gmail.com

Client: Mrs. Tina Birdsall
Receipt Number: 171735843
Receipt Date: Jan 7, 2018

Quantity	Description	Unit Price	Amount
1	Base Amount	\$450.00	\$450.00
Subtotal:			\$450.00
Cash			-\$450.00

Birdsall Inspections, LLC
Home Inspections for New Hampshire

Change Due
Birdsall Inspections LLC • 1 603-409-0646 • birdsallinspections@gmail.com \$0.00

Thank you for your business!

Table of Contents

Introduction.....	6
Introductory Notes.....	7
Roofing.....	8
Exterior/Site/Ground.....	9
Attic.....	12
Insulation/Energy.....	13
Kitchen.....	14
Bathroom.....	16
Interior.....	17
Basement.....	19
Structure.....	21
Electrical System.....	22
Heat.....	24
Plumbing.....	26
Water Heater.....	28
Garage.....	30
Locations of Emergency Controls.....	31
Environmental Concerns.....	32
Conclusion.....	33

Sample

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION

- 1:** - For purposes of identification and reporting, the front of this building faces south.
- 2:** - The entry to this dwelling is through a common area, which has not been included as part of our inspection. See additional remarks below regarding common areas.

NOTES

- 3:** - The house was estimated to be approximately 60 years old.
- 4:** - Temp 0-15
- 5:** - Snow
- 6:** - The inspection does not include reporting on the presence of these substances and/or their possible health issues. We recommend further evaluation by a fungal expert in this field.
- 7:** - The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.
- 8:** - Property was covered by Snow. The Visual Inspection of the exterior was limited due to the extent and depth of snow.

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Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks. The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Metal

BASIC INFORMATION

9: - Location: Covers whole building

INSPECTION METHOD

10: - The snow cover on the roof at the time of this inspection rendered a physical inspection of the roof impractical. Our comments, therefore, are based upon limited visual observations.

FLASHINGS: OVERALL

11: - The majority of the flashings and roof ceiling systems are concealed and are not visible for inspection, due to the accumulation of the snow on the roof

CHIMNEY AT ROOF

12: - The chimney appears to be properly installed and in serviceable condition.

APPLIANCE VENTS

13: - The appliance vents appear to be properly installed and in serviceable condition.

SERVICE DROP

14: - The service drop appears to be properly installed and in good condition.

GUTTERS

15: - The gutters are in serviceable condition but only portions of the roof are so equipped. No action is necessary, but it may be beneficial to collect and divert water from the roof, depending on soil conditions and drainage patterns.

16: - Debris was present in the gutters, which limited our visual inspection. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time.

17: - The gutters do not have enough downspouts or they are not strategically located. We recommend that additional downspouts be installed, and extended for maximum movement of moisture away from the structure.

Exterior/Site/Ground

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report

LIMITATIONS

18: - Portions of the exterior and grounds were unable to be inspected because of the extent of Snow covering the property at the time of this home inspection.

WATER SHUT-OFF LOCATION

19: - The domestic water supply main shut-off valve is on the front wall in the basement.

WATER SHUT-OFF COMMENTS

20: - The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

EXTERIOR PLUMBING

21: - The hose bibs are a 'freeze-proof' design and appear to be properly installed and in good condition. During freezing weather, the hoses must be removed from the bibs, otherwise water may be trapped inside, destroying the bib when it freezes.

MAIN SUPPLY

22: - All aspects of the well and related equipment were not inspected in detail, but water flowed from the faucets on demand. For information regarding water quality, the well water should be professionally tested.

SEWER CLEANOUT

23: - The sewer cleanout is located on the right side of the structure.

GAS PIPING

24: - The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

SERVICE DROP

25: - The service drop appears to be properly installed and in good condition.

OUTDOOR RECEPTACLES

26: - The receptacles were found to be properly installed and in serviceable condition.

VINYL SIDING

27: - The vinyl siding appears to be properly installed and in good condition. The siding has been applied over the original material. There is no access or opportunity for inspection of the original surfaces and their condition is unknown.

DOORS

28: - The exterior doors appear to be properly installed and in serviceable condition.

WINDOWS

29: - The windows appear to be properly installed and in serviceable condition.

WEATHERSTRIPPING

30: - The weatherstripping on this house is minimal, which is typical for a building this age. To conserve energy and reduce utility bills, weatherstripping could be installed at minimal cost.

GRADING

31: - Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. Regrading would help ensure that surface water flows away from the structure.

GUTTERS

32: - Plastic gutters, attached to the fascia boards or to the ends of the rafters along the edge of the roof, are used to channel the roof runoff water to the downspouts.

33: - The gutters are filled with debris. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time.



34: - The gutters do not have enough downspouts or they are not strategically located. We recommend that additional downspouts be installed.

DOWNSPOUTS

35: - Runoff water from the roof discharges next to the house. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.

36: - Splash blocks, directing water away from the foundation, were not at the base of every downspout. We recommend that a splash block be installed for every downspout.

DRIVEWAY

37: - The driveway is near the end of its service life. We recommend the cost for replacement be calculated into future maintenance plans.

PATIO SURFACE

38: - The patio surface does not allow water to pass through it or drain off it. We recommend that patio drainage be monitored and improved, if necessary.

DECK SUPPORTS

39: - The deck is supported by concrete block columns.


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Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

40: - The attic access is located in the master bedroom closet.

41: - Due to limited clearances, only a partial inspection of the attic space was performed from the access opening. If access is required for maintenance, installation of secured walking planks above the ceiling joists would be a beneficial upgrade.

PEST CONTROL

42: - Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

43: - Rodents have been active in the attic in the past. It is possible there is no current infestation. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator would be recommended if problems persist.

LEAK EVIDENCE

44: - There are water stains on the underside of the sheathing and the rafters. These are indications of old leaks. No current leakage is evident or suspected. No action is indicated.

RAFTERS

45: - The rafters are 2 x 10 placed 24 inches on center.

46: - The original framing appears to be properly installed and in good condition. Although the rafters do not conform to present standards, no adverse conditions were noted and no action is indicated.

SHEATHING

47: - The roof sheathing is boards nailed solidly across the rafters with no gaps between them.

48: - The roof sheathing appears to be properly installed and in good condition.

COLLAR TIES

49: - The original collar ties appear to be properly installed and are in good condition.

CEILING JOISTS

50: - Ceiling joists are the structural members which support the finished ceiling and often serve as an important component of the roof structure.

51: - The ceiling joists appear to be generally properly installed and in good condition.

CHIMNEY

52: - The attic area exposed portions of the chimney appear to be in good condition.

Insulation/Energy

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

GENERAL CONSERVATION

- 53:** - Low Flow Shower Heads: Installed
- 54:** - Low Flow Toilets: Installed
- 55:** - Hot Water Piping Insulation: Sections Lack Insulation
- 56:** - Water Heater Hot Piping Insulation: Sections Lack Insulation

ATTIC INSULATION

- 57:** - The attic has blown-in cellulose insulation.
- 58:** - The level of insulation would appear to provide an R-19 insulating value. This provides only moderate resistance to heat transfer and was the standard until recently. An insulation contractor could be consulted regarding upgrading.

WALL INSULATION

- 59:** - We were unable to access the wall cavities and/or determine the presence or condition of insulation.

FLOOR INSULATION

- 60:** - We were unable to access the floor cavities and/or determine the presence or condition of insulation.

GENERAL COMMENT

- 61:** - It is our opinion that this structure is well-insulated and energy efficient.

Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

BASIC INFORMATION

62: - Energy: Electric appliances only

63: - Ventilation: Exhaust ducted to the exterior

64: - Refrigerators, wine coolers, and other cooling appliances are beyond the scope of this inspection

DRAIN TRAPS

65: - The drain trap is installed in a nonconforming configuration known as an 'S trap'. Under certain circumstances, this trap could allow venting of sewer gasses into the surrounding area. Modification would be proper and is recommended.

AIR GAP

66: - The dishwasher drain discharges into an approved standpipe which supplies the required separation of the supply water from the waste water.

67: - The dishwasher drain has no air-gap. The dishwasher will function without it, but the installation does not meet present standards. We suggest installation of an air-gap at the time the dishwasher is replaced or other plumbing work is undertaken.

SINK

68: - The sink is metal.

69: - The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

RECEPTACLES

70: - The GFCI protection for this area is provided by a GFCI located in the wall to the left of the sink. We recommend testing this device on a monthly basis.

WALLS

71: - The walls are generally serviceable, except for the item(s) noted.

CEILING

72: - The ceiling is generally serviceable, except for the item(s) noted.

FLOOR

73: - The vinyl flooring is deteriorated. We recommend the kitchen floor covering be replaced.

CABINETS

74: - The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

COUNTERTOPS

75: - The countertop is a plastic laminate.

76: - The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

77: - The joint between the countertop and the backsplash is open and subject to moisture damage from water penetration. We recommend this joint be caulked and maintained to prevent water entry and subsequent damage.

DOORS

78: - The Front hallway door frame is 'out-of-square', causing an uneven gap at the top of the door. Adjustment for a better appearance is optional.

VENTILATION

79: - Kitchen ventilation is provided by a range hood over the burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.

STOVE

80: - The stove was turned on with the normal operating controls and found to be in satisfactory working condition, with minor exceptions.

OVEN

81: - The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

DISHWASHER

82: - The dishwasher responded to normal user controls and was found in good condition.

GENERAL COMMENT

83: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

BASIC INFORMATION

- 84:** - Toilet: Ceramic unit with a porcelain finish
- 85:** - Wash basin: Ceramic unit with a porcelain finish
- 86:** - Bathtub: Cast iron with porcelain finish

DRAIN TRAP

87: - The drain trap is installed in a nonconforming configuration known as an 'S trap'. Under certain circumstances, this trap could allow venting of sewer gasses into the surrounding area. Modification would be proper and is recommended.

TOILET

88: - The toilet was flushed and appeared to be functioning properly.

WATER BASIN

89: - The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

BATHTUB

90: - The bathtub is a free-standing tub.

91: - The bathtub appears to be properly installed and in serviceable condition.

RECEPTACLES

92: - GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

VENTILATION

93: - Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

GENERAL COMMENT

94: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

BASIC INFORMATION

- 95:** - Number of bedrooms: Two
- 96:** - Number of bathrooms: One
- 97:** - Window material: PVC plastic
- 98:** - Window type: Double-hung windows
- 99:** - Window glazing: Double pane
- 100:** - Finished ceiling material: Plaster
- 101:** - Finished floor material: Wood
- 102:** - Finished wall material: Plaster

WALLS & CEILINGS

103: - The wall and ceiling surfaces show wear but appear to be properly installed and in serviceable condition. Routine maintenance will restore appearance.

104: - There are minor flaws in the plaster finishes but, in general, the very good condition of the plaster indicates above average construction quality and an overall lack of movement in the structure over the years.

FLOORS: OVERALL

105: - Portions of the floors are worn. We recommend refinishing to protect the wood and for a better appearance.

STAIRS

106: - The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

RAILINGS

107: - The railings appear to properly installed and are in serviceable condition.

DOORS: OVERALL

108: - The interior doors appear to be properly installed and in good condition, with exceptions noted below.

WINDOWS: OVERALL

109: - Commenting on window and/or door screens is beyond the scope of this inspection.

110: - There may be failed seals and/or condensation between the panes of glass in several additional insulated glass windows. Different weather conditions may reveal more problems.

111: - This structure appears to have newer/non-original windows. We recommend review of all documentation and permits.

DOORS AND WINDOWS: OVERALL

112: - The doors and windows need typical service, repair, and/or upgrading. Adjusting, lubricating, and/or weatherstripping maintenance can add to the energy efficiency of this home.

DETECTORS: OVERALL

113: - The smoke detectors were tested with their test buttons. This method only verifies battery and horn function, but does not test the sensor in the unit. After occupancy, and regularly thereafter, we advise testing with real or simulated smoke.

HEAT SOURCE

114: - We observed a permanent heat source in each room throughout the building.



Basement

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which they belong.

BASIC INFORMATION

- 115:** - Foundation material: Poured concrete
- 116:** - Mudsill: Bolted to foundation
- 117:** - Wall system: Concrete walls
- 118:** - Floor system: Wood joists support by beams

ACCESS

- 119:** - The basement is accessible from an interior stair.
- 120:** - The basement is accessible from the exterior of the house.

BASE FOUNDATION

- 121:** - Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.
- 122:** - There is a condition known as 'efflorescence' on portions of the foundation walls. This whitish, fuzzy material is a 'salt' deposit left when moisture in the foundation evaporates on the inside of the foundation.
- 123:** - This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage but no other action is indicated at this time.
- 124:** - The foundation walls have a surface scaling known as 'spalling', which can result from deterioration of old, weak concrete or from a moisture reaction known as 'sulfating'. We find the concrete still serviceable but we recommend monitoring.
- 125:** - The foundation appears to be unreinforced, and is considered substandard by today's requirements. However, the foundation has performed adequately to date. No action is indicated.

WALLS

- 126:** - Hairline and/or small cracks, within normal tolerances, are present. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the retaining wall. No action is indicated.
- 127:** - There are stains from leakage on the basement walls. This appears to be a minor condition that may be an annoyance but, in our opinion, is not structurally significant. We recommend monitoring during periods of heavy rain.
- 128:** - There are stains from leakage on the basement walls. This appears to be a condition that will be a major annoyance and could be structurally significant over time. We recommend the advice and services of a licensed waterproofing contractor.

FLOOR

- 129:** - The basement floor is a concrete slab. Minor cracks are visible. These cracks are considered cosmetic in nature and are not structurally significant. No action is indicated.

BELOW GRADE

130: - There were stains and moisture present. We recommend that corrective drainage be installed to prevent further moisture entry.

MUDSILL

131: - The mudsill is the first wood member of the framing, resting directly on the foundation. The mudsill appears in good condition.

FLOOR JOINTS

132: - In the areas where the floor framing is visible, all components appear to be properly installed and in good condition.

POSTS

133: - The floor system is supported by adjustable steel jacks set on concrete slab. Adjustable steel Jacks should be replaced by Concrete reinforced lally columns.

MOISTURE

134: - To keep the moisture infiltration to a minimum, we recommend that all exterior surface drainage, including water from the downspouts, be directed as far away from the building as possible. Watering landscaping should be minimized and controlled.

VENTILATION

135: - Ventilation in the basement is inadequate by present standards. However, no adverse conditions appear to have resulted from this condition and installation of additional vents would be considered an optional upgrade.

SUMP PUMP

136: - The sump pump electrical connection is not ground fault protected, as would be required today. GFI protection for the sump pump would provide a higher margin of safety and is recommended as an optional upgrade.

PEST CONTROL

137: - Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

HOT WATER SHUTOFF

138: - The domestic water supply main shut-off valve is on the front wall in the basement.

Structure

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons. The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

BASIC INFORMATION

139: - Foundation type: Slab-on-grade and raised perimeter

140: - Slab material: Poured concrete

141: - Exterior wall support: Wood frame

MUDSILL

142: - The mudsill is the first wood member of the framing, resting directly on the slab foundation. The majority of the mudsill is inaccessible and was not inspected.

WALL FRAMING

143: - In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

ANCHOR BOLTS

144: - Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity.

MOISTURE

145: - We observed evidence of major seepage at the Bulkhead and rear foundation wall. We recommend a licensed engineer be retained to evaluate this condition and determine what corrective measures are necessary.

146: - There is a condition known as efflorescence on portions of the concrete foundation slab. This whitish, fuzzy material is a 'salt' deposit left when moisture in the slab evaporates.

147: - This often indicates an occasional surplus of moisture on the outside of the slab. Steps should be taken to improve the exterior drainage, but no other action is indicated at this time.

148: - The slab should be monitored during the rainy season for evidence of moisture. If moisture appears, drainage upgrading should be considered.

Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

BASIC INFORMATION

- 149:** - Service entry into building: Overhead service drop
- 150:** - Voltage supplied by utility: 120/240 volts
- 151:** - Capacity (available amperage): 100 amperes
- 152:** - System grounding source: Water supply piping
- 153:** - Branch circuit protection: Circuit breakers
- 154:** - Wiring material: Copper wiring where seen
- 155:** - Wiring method: 'Romex', knob & tube, flexible and rigid conduit

METER & MAIN

- 156:** - The meter and main electrical service panel are in the basement.

ELECTRIC METER

- 157:** - The electric meter is outside on the left-front corner of the building.

MAIN SERVICE

- 158:** - The main electrical service panel is outside on the left-front corner of the building.

MAIN DISCONNECT

- 159:** - The main disconnect is incorporated into the electrical service panel.

SERVICE DROP

- 160:** - The service drop appears to be properly installed and in good condition.

SERVICE CAPACITY

- 161:** - The service entrance conductors appear to be #4 Copper providing an ampacity of 100.

SERVICE GROUNDING

162: - The system and equipment grounding appears to be correct.

BRANCH CIRCUITRY

163: - Where knob and tube wiring is present, some jurisdictions require certification by an electrical contractor as to the condition of the wiring prior to insulating. This is usually a formality unless deficiencies in the wiring are found.

CONDUCTOR MATERIAL

164: - The accessible branch circuit wiring in this building is copper.

RECEPTACLES: OVERALL

165: - There are ungrounded three prong receptacles in several areas. We recommend all ungrounded 3 pronged receptacles be properly grounded or restored to their original two prong configuration.

166: - There is an adequate number of receptacles in each room throughout the structure.

SWITCHES: OVERALL

167: - We checked a representative number of switches and found they were operating and in serviceable condition.

LIGHTS: OVERALL

168: - The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION

169: - GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

170: - GFCI protection is inexpensive and can provide a substantial increased margin of safety.

171: - GFCI devices are installed in this home. We recommend adding these devices at all locations currently requiring this protection. This includes receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior. In addition, we recommend upgrading all older devices (pre-2007) with newer devices for safety.

GENERAL COMMENT

172: - The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

Heat

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Steam Heat

BASIC INFORMATION

- 173:** - Boiler location: Basement
- 174:** - Energy source: Oil
- 175:** - Burnham
- 176:** - AGE: 15 years old

SYSTEM NOTES

- 177:** - Steam heating systems operate by boiling water, creating steam which travels through piping to radiators or fan coils. Important elements include the boiler, exhaust venting, controls, and the piping and radiator system.
- 178:** - Steam heating systems are clean, quiet and generally quite efficient. However, response to the controls is much slower than for an air system. Frequent or large changes in control settings are counterproductive.

IGNITION SYSTEM

- 179:** - The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

RELIEF VALVE

- 180:** - The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

VENT

- 181:** - The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR

- 182:** - Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.
- 183:** - There is adequate combustion air for this heating unit.

WATER/STEAM PIPING

184: - The heating system piping is insulated with a material likely to contain asbestos. The insulation is generally in serviceable condition. Information regarding asbestos can be obtained from a licensed asbestos abatement contractor.

RADIATORS

185: - The radiators appear to be properly installed and in serviceable condition.

THERMOSTAT

186: - The thermostat appears to be properly installed and the unit responded to the user controls.

PRESSURE GAUGE

187: - The pressure gauge appears to be properly installed and in serviceable condition.

HIGH TEMP LIMIT

188: - The high limit switch appears to be properly installed and in serviceable condition.

HVAC WIRING

189: - All accessible wiring appears in good condition.

GENERAL COMMENT

190: - The heating is in the middle of its expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

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Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross-connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

BASIC INFORMATION

- 191:** - Domestic water source: Public supply
- 192:** - Landscape water source: Public supply
- 193:** - Main water line: Copper
- 194:** - Supply piping: Copper where seen
- 195:** - Waste disposal: Municipal
- 196:** - Waste piping: Combination of PVC & Cast Iron
- 197:** - Water pressure: Mid-range of normal water pressure

WATER SHUTOFF LOCATION

- 198:** - The domestic water supply main shut-off valve is outside at the sidewalk.

WATER SHUTOFF COMMENTS

- 199:** - The main shut-off valve was operating with no excessive or unusual wear observed. Operation of the valve from time to time will keep it functional and maximize its useful life.

MAIN SUPPLY

- 200:** - There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR SUPPLY

- 201:** - The exposed and accessible supply piping generally appears to be properly installed and in good condition.

REGULATOR

- 202:** - There is a regulator installed near the main shut off to maintain water pressure at an acceptable level in an area where pressure is generally higher than normal. The pressure regulator is functioning as designed.

DRAIN LINES

- 203:** - The visible drain piping appears to be properly installed and in serviceable condition.

SEWER CLEANOUT

- 204:** - The sewer cleanout is located at the front of the structure.

VENT LINES

- 205:** - The vent piping for the waste system appears to be properly installed and in good condition.

SUMP PUMP/SEWAGE EJECTOR

206: - Sump Pumps, Sewage Ejectors and/or other private evacuation systems are beyond the scope of this inspection. We recommend further review by a licensed plumber.

GAS PIPING

207: - The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GAS METER LOCATION

208: - The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

GENERAL COMMENT

209: - The plumbing system appears to be in good condition.


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Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

- 210:** - Location: In the basement
- 211:** - Energy source: Natural gas
- 212:** - Capacity: 60 gallons
- 213:** - Age: Estimated to be 10 years old
- 214:** - Technical information: Unknown, an insulation blanket covers the data plate
- 215:** - Unit type: Free standing tank
- 216:** - Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding
- 217:** - Insulation: Yes, blanket installed

T/P RELEASE VALVE

218: - The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

EXPANSION TANK

219: - The water heater is equipped with an expansion tank that appears properly installed and in serviceable condition. However, review of this equipment is beyond the scope of this inspection.

GAS SUPPLY

220: - The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

VENTING

221: - The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR

222: - Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

223: - The combustion air supply is adequate.

IGNITION SYSTEM

224: - The water heater is equipped with an electronic ignition system. This is not a normal feature on a residential water heater and, in our opinion, its energy saving benefits are outweighed by problems caused by condensation in the burner chamber.

BURNERS

225: - The burner is generally clean and appears to be in serviceable condition.

WATER CONNECTORS

226: - The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

SEISMIC RESTRAINT

227: - The water heater tank lacks seismic restraint. As an upgrade, we recommend that the water heater be secured to help limit damage and provide a source of usable domestic water in the event of a major earthquake.

ELEVATION/LOCATION

228: - There does not appear to be a floor drain in the vicinity of the water heater. This condition may lead to excessive accumulation of water should a discharge occur. This possibility should be considered before storing sensitive items in this area.


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Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

FRAMING

229: - The wall framing is 'racked', or out-of-square at the rightside facing driveway. This condition appears to have resulted from settling and/or foundation movement and has existed for some time. Corrective measures are possible but may not be practical.

BEAM/POSTS/COLUMN

230: - The girder and post connections are not reinforced according to the standard practice in use today. No adverse effects resulting from this condition were noted and up-grading these connections would be considered optional.

RECEPTACLES

231: - The receptacles appear to be properly installed and were operational. However, in a garage, there should be only GFCI receptacles

232: - There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

WALLS

233: - The walls are exposed wood framed.

CEILING

234: - The ceiling and/or the underside of the roof appears to be properly installed and generally in serviceable condition, with exceptions noted below.

FLOOR

235: - The floor is a concrete slab.

DOORS

236: - The sliding door does not operate properly, indicating the track is misaligned, dirty, or the wheels are damaged. We recommend repair or replacement.

VENTILATION

237: - The ventilation in the garage is adequate.

FIRE SEPARATION

238: - A high percentage of residential fires start in garages. This residence was constructed prior to requirements for a fire separation between the garage and the living space. Upgrading with fire-resistive construction should be considered.

SMOKE DETECTOR

239: - There is no smoke detector in this area, as required. We recommend one be installed.

FIRE EXTINGUISHER

240: - There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

SEWER CLEANOUT

EXTERIOR/SITE/GROUND

241: - The sewer cleanout is located on the right side of the structure.

HOT WATER SHUTOFF

BASEMENT

242: - The domestic water supply main shut-off valve is on the front wall in the basement.

METER & MAIN

ELECTRICAL SYSTEM

243: - The meter and main electrical service panel are in the basement.

ELECTRIC METER

ELECTRICAL SYSTEM

244: - The electric meter is outside on the left-front corner of the building.

MAIN SERVICE

ELECTRICAL SYSTEM

245: - The main electrical service panel is outside on the left-front corner of the building.

MAIN DISCONNECT

ELECTRICAL SYSTEM

246: - The main disconnect is incorporated into the electrical service panel.

WATER SHUTOFF LOCATION

PLUMBING

247: - The domestic water supply main shut-off valve is outside at the sidewalk.

SEWER CLEANOUT

PLUMBING

248: - The sewer cleanout is located at the front of the structure.

GAS METER LOCATION

PLUMBING

249: - The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.



Conclusion

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

COMMENTS

250: - This structure appears to be very well built utilizing quality materials and professional workmanship. It is in need of only typical maintenance and upgrading.

251: - This structure has been added to and upgraded. The owner may have pertinent information regarding both the extent of the work performed and the status of all permits that were required, issued and signed by the appropriate authorities.

252: - The basic structures and systems of this house appear to be serviceable with exceptions as noted in our report.

253: - Many homes built prior to 1996 lack modern safety and energy efficient items.

254: - This home is in need of general maintenance/minor repair. Examples include lubricating, tightening, cleaning, etc.

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:



Basement

BASE FOUNDATION

s-1: - There is a condition known as 'efflorescence' on portions of the foundation walls. This whitish, fuzzy material is a 'salt' deposit left when moisture in the foundation evaporates on the inside of the foundation.

s-2: - This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage but no other action is indicated at this time.

s-3: - The foundation walls have a surface scaling known as 'spalling', which can result from deterioration of old, weak concrete or from a moisture reaction known as 'sulfating'. We find the concrete still serviceable but we recommend monitoring.

WALLS

s-4: - There are stains from leakage on the basement walls. This appears to be a condition that will be a major annoyance and could be structurally significant over time. We recommend the advice and services of a licensed waterproofing contractor.

POSTS

s-5: - The floor system is supported by adjustable steel jacks set on concrete slab. Adjustable steel Jacks should be replaced by Concrete reinforced lally columns.

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Structure

MOISTURE

s-6: - We observed evidence of major seepage at the Bulkhead and rear foundation wall. We recommend a licensed engineer be retained to evaluate this condition and determine what corrective measures are necessary.

s-7: - There is a condition known as efflorescence on portions of the concrete foundation slab. This whitish, fuzzy material is a 'salt' deposit left when moisture in the slab evaporates.

s-8: - This often indicates an occasional surplus of moisture on the outside of the slab. Steps should be taken to improve the exterior drainage, but no other action is indicated at this time.


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Garage

FRAMING

s-9: - The wall framing is 'racked', or out-of-square at the rightside facing driveway. This condition appears to have resulted from settling and/or foundation movement and has existed for some time. Corrective measures are possible but may not be practical.

RECEPTACLES

s-10: - There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.


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