



NH License #00131

Castle Home Inspections, LLC

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Certified Member

HOME INSPECTION REPORT



1234 Ideal St.
Bestown, NH 03333

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of major defects. May have minor defects and need some minor repairs.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Safety Issue	Safety hazards - Interior and exterior stairs, exterior decks and surfaces. Trip hazards. Electrical, and system safety devices.
Repair or Replace	The item, component or entire unit is worn out or not functioning as intended - may need to be replaced, or require further evaluation and/or monitoring by a qualified contractor. Items, components or units that can be repaired to satisfactory functional condition may not need to be replaced at this time.

General Information

Property Information

Property Address: 1234 Ideal St.
City: Bestown State: NH Zip: 03333

Client Information

Client Name: Joe & Joan Smith
Client Address: 4321 Country Rd.
City: Goodtown State: NH Zip: 03334
Phone: 888-555-5555
E-Mail: joe.joan@mail.com

Inspection Company

Inspector Name Jacques Castle
Company Name Castle Home Inspections, LLC
Inspection Company Address: PO Box 503
Inspection Company City: Sunapee, State: NH Zip: 03782
Inspection Company Phone: 603-763-9091
Inspection Company E-Mail: pajacastle@gmail.com

Conditions

Others Present: Buyer, Buyer's Agent, Seller's Agent Property Occupied: Vacant
Estimated Age: 5 - 10 years Entrance Faces: Southwest
Inspection Date: 10/10/2012
Start Time: 1 PM End Time: 4 PM
Electric On: Yes
Gas/Oil On: Yes
Water On: Yes
Temperature: 60 Degrees
Weather: Partly sunny Soil Conditions: Dry
Space Below Grade: Basement

General Information (Continued)

Building Type: Single family Garage: Attached
 Sewage Disposal: Septic System How Verified: Sellers Agent
 Water Source: Drilled Well How Verified: Visual

Basement

Full Basement	
Not Inspected	Unable to Inspect: 30% - Storage shelves, Storage
Acceptable	Ceiling: Exposed framing, Ceiling is insulated
Safety Issue	Walls: Foundation walls exposed, Drywall - Break off foundation form tie ends - indoors and outdoors
Safety Issue	Basement Stairs/Railings: Wood stairs with wood handrails - Open to one side, Handrail on one side only, No balusters on existing handrail
Acceptable	Floor: Poured concrete - Minor damage/cracking to concrete floor, does not appear to be structurally significant
Acceptable	Floor Drain: Surface drain
Acceptable	Windows: Wood double hung, insulated glass, Vinyl cladding outdoors
Acceptable	Electrical: 120 VAC
Acceptable	Smoke Detector: Hard wired
Acceptable	Insulation: Fiberglass, Basement ceiling, Found evidence of rodent infestation - nesting, droppings, seeds
Acceptable	Ventilation: Operable windows

Structure

Acceptable	Structure Type: Wood frame
Acceptable	Foundation: Poured concrete
Acceptable	Beams: Built up wood beam, Built up micro-lam beam
Acceptable	Joists/Trusses: Engineered TJI joists
Acceptable	Piers/Posts: Cement filled steel posts
Acceptable	Floor/Slab: Poured concrete slab
Acceptable	Subfloor: Plywood

Heating System

Basement Heating System

Acceptable	Heating System Operation: Adequate
Manufacturer: Weil-McLain	
Type: Forced Hot Water Capacity: 110,000 BTUHR +/-	
Area Served: All levels Approximate Age: 10 yrs. - 15 yrs. +/-	
Fuel Type: Propane gas	
Not Inspected	Heat Exchanger: Not visible, enclosed combustion
Acceptable	Distribution: Hot water baseboard convectors
Acceptable	Circulator: Pumps
Acceptable	Flue Pipe: Metal single wall
Acceptable	Controls: Fire-Matic, Emergency disconnect switch
Repair or Replace	Devices: Temperature/pressure gauge, Expansion tank, Backflow preventer, Pressure relief valve - Expansion tank is water logged - replace tank. Distribution pipe near expansion tank needs a support bracket
Acceptable	Thermostats: Multi-zone
Acceptable	Fuel Tank: Buried propane gas tank
Tank Location: Side yard	
Suspected Asbestos: No	

Plumbing

Acceptable	Service Line: Plastic
Acceptable	Main Water Shutoff: Basement
Safety Issue	Pressure Tank: Metal tank - Electrical cable to pressure switch should be metal clad not romex
Acceptable	Water Lines: Copper
Acceptable	Drain Pipes: PVC
Acceptable	Service Caps: Accessible
Acceptable	Vent Pipes: PVC
Acceptable	Gas Service Lines: Black iron piping, Copper
Not Inspected	Water treatment system: Water filter system - Recommend - contact company to set up a maintenance schedule

Basement Water Heater

Repair or Replace	Water Heater Operation: Functional at time of inspection - Leakage from the tank at the top, needs to be repaired or replaced
Manufacturer: Vaughn	
Type: Indirect system with storage tank, integral with heating system Capacity: 50 Gallons.	
Approximate Age: 10 yrs. - 15 yrs. +/- Area Served: All levels	
Acceptable	TPRV and Drain Tube: Copper

Bathroom

Master bedroom Bathroom

Acceptable	Floor: Ceramic tile
Acceptable	Doors: Hollow core
Acceptable	Windows: Wood double hung, insulated glass, Vinyl cladding outdoors
Acceptable	Electrical: 120 VAC GFCI
Acceptable	Counter/Cabinet: Wood
Acceptable	Sink/Basin: Molded single bowl
Acceptable	Faucets/Traps: Single handle faucet, PVC trap - Missing or faulty drain stopper - sink
Acceptable	Tub/Surround: Fiberglass unit
Acceptable	Toilets: Kohler
Acceptable	HVAC Source: Baseboard convector
Marginal	Ventilation: Electric ventilation fan - Exit point of bathroom fan not visible outdoors

2nd floor hall Bathroom

Acceptable	Floor: Ceramic tile
Acceptable	Doors: Hollow core
Acceptable	Windows: Wood double hung, insulated glass, Vinyl cladding outdoors
Acceptable	Electrical: 120 VAC GFCI
Acceptable	Counter/Cabinet: Wood
Acceptable	Sink/Basin: Molded single bowl
Acceptable	Faucets/Traps: Single handle faucet, PVC trap
Acceptable	Shower/Surround: Fiberglass unit - Caulk shower/floor seam
Acceptable	Toilets: Kohler
Acceptable	HVAC Source: Baseboard convector
Marginal	Ventilation: Electric ventilation fan - Fan noisy, Exit point of bathroom fan not visible outdoors

1st floor hall Half Bathroom

Acceptable	Floor: Ceramic tile
Acceptable	Doors: Hollow core
Acceptable	Windows: Wood double hung, insulated glass, Vinyl cladding outdoors
Acceptable	Electrical: 120 VAC GFCI
Acceptable	Counter/Cabinet: Wood
Acceptable	Sink/Basin: Molded single bowl
Acceptable	Faucets/Traps: Single handle faucet, PVC trap
Acceptable	Toilets: Kohler
Acceptable	HVAC Source: Baseboard convector
Marginal	Ventilation: Electric ventilation fan - Exit point of bathroom fan not visible outdoors

Fireplace:

Living Room Fireplace

Acceptable	Fireplace Construction: Brick
Type: Gas burning	
Acceptable	Fireplace Insert: Gas burner unit
Acceptable	Flue: Metal
Acceptable	Hearth: Raised
Acceptable	Glass Doors: Metal frame, Does not open for access

Electrical

Service Size Amps: 150 Volts: 120-240 VAC

Acceptable	Service: Aluminum
Acceptable	120 VAC Branch Circuits: Copper
Acceptable	240 VAC Branch Circuits: Copper
Acceptable	Aluminum Wiring: Strand wiring only
Acceptable	Conductor Type: Romex, Armored cable
Acceptable	Ground: Rod in ground
Acceptable	Smoke Detectors: Hard wired

Basement Electric Panel

Acceptable	Manufacturer: Seimens
Maximum Capacity: 150 Amps	
Acceptable	Main Breaker Size: 150 Amps
Acceptable	Breakers: Single pole, Double pole
Safety Issue	Circuit connections: Neutral bar - Double tapping at neutral bar connections
Acceptable	AFCI: 120 volt
Acceptable	GFCI: GFCI receptacles
Is the panel bonded? Yes	

Kitchen

1st Floor Kitchen

Acceptable	Cooking Appliances: Bosch, Gas Range
Acceptable	Ventilator: Kenmore, In microwave, Ductless
Acceptable	Dishwasher: Kenmore
Air Gap Present? Yes	
Acceptable	Refrigerator: Kenmore
Acceptable	Microwave: Kenmore
Acceptable	Sink: Stainless Steel
Acceptable	Electrical: 120 VAC GFCI
Acceptable	Plumbing/Fixtures: Chrome faucet, PVC drain
Acceptable	Counter Tops: Granite
Acceptable	Cabinets: Wood
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Acceptable	Floor: Ceramic tile
Acceptable	Windows: Wood double hung, insulated glass, Exterior Vinyl cladding

Kitchen (Continued)

Acceptable HVAC Source: Baseboard convector

Laundry Room/Area

1st Floor bathroom Laundry Room/Area

Acceptable	Floor: Ceramic tile
Acceptable	Doors: Hollow core
Acceptable	Electrical: 120 VAC GFCI
Acceptable	HVAC Source: Baseboard convector
Acceptable	Washer and Dryer Electrical: 120 VAC
Acceptable	Washing machine Kenmore
Acceptable	Washer Hose Bib: Gate valves
Acceptable	Washer Drain: Integrated wall unit
Acceptable	Dryer Kenmore
Acceptable	Dryer Gas Line: Flexible
Marginal	Dryer Vent: Metal flex - Recommend replacing louvered vent cap
Acceptable	Laundry Tub: PVC
Acceptable	Laundry Tub Drain: PVC

Interior living spaces:

1st Floor, 2nd Floor Living Space

Acceptable	Closets: Adequate
Acceptable	Ceilings: Drywall
Acceptable	Walls: Drywall - Minor repairs
Acceptable	Floors: Ceramic tile, Hardwood, Carpet
Acceptable	Stairs/Handrails: Wood stairs with wood handrails, Carpet cover
Acceptable	Doors: Hollow core
Acceptable	Windows: Wood double hung, insulated glass, Vinyl cladding outdoors
Safety Issue	Electrical: 120 VAC - Install missing junction box cover plate - attic area over garage
Acceptable	HVAC Source: Baseboard convector
Acceptable	Smoke Detectors: Hard wired

Attic

Above living spaces - 2nd floor Attic

Method of Inspection: Viewed from the attic access

Acceptable	Unable to Inspect: 30% - Insulation, In floor, In rafter spaces
Acceptable	Roof Framing: 2x10 Rafters
Acceptable	Sheathing: Plywood
Acceptable	Ventilation: Ridge and soffit vents
Acceptable	Insulation: Cellulose, Fiberglass
Marginal	Insulation Depth: 8" - 10" over house section , 6" over garage - Insulation compressed in some areas, loss of R value, Insufficient insulation present - in area over house
Not Inspected	Vapor Barrier: Not visible

Roof

Main house Roof Surface

Method of Inspection: Ground level with field glasses

Marginal Material: Asphalt shingle - Signs of curling , cupping and significant wear in all valleys, will cause roofing to become brittle and shorten useful life of material

Type: Gable

Approximate Age: 10 - 15 years +/-

Porch Roof Surface

Method of Inspection: Ground level with field glasses, 2nd floor windows

Marginal Material: Asphalt shingle - Signs of curling , cupping and significant wear, will cause roofing to become brittle and shorten useful life of material - budget for replacement 3 - 5 years

Type: Shed

Marginal Valleys: Woven asphalt shingles - Valley shingles showing significant signs of wear - see previous notes

Acceptable Plumbing Vents: PVC

Acceptable Gutters: Aluminum

Acceptable Downspouts: Aluminum

Acceptable Leader/Extension: Aluminum

Rear Chimney

Acceptable Chimney: Brick - Recommend cleaning exterior of chimney and water proofing

Acceptable Flue/Flue Cap: Metal

Acceptable Chimney Flashing: Lead

Exterior

All exterior wall surfaces Exterior Surface	
Acceptable	Type: Horizontal wood
Marginal	Trim: Wood - Wood rot noted
Acceptable	Fascia: Wood
Acceptable	Soffits: Plywood
Acceptable	Entry Doors: Metal w/glass, W/ Side lights - Storm door needs a spring
Acceptable	Patio/Sliding Doors: Metal sliding door, Exterior vinyl cladding
Acceptable	Windows: Wood double hung, insulated glass, Vinyl cladding outdoors, Exterior Vinyl cladding
Acceptable	Window Screens: Vinyl mesh
Acceptable	Exterior Lighting: Surface mounted fixtures
Safety Issue	Exterior Electric Outlets: 120 VAC GFCI - Defective GFCI - won't trip or reset - 3
Acceptable	Hose Bibs: Frost free sillcock
Acceptable	Main Gas Valve: Located at tank

Garage/Carport

Attached Garage	
Type of Structure:	Wood frame Car Spaces: 2
Acceptable	Garage Doors: Metal
Acceptable	Door Operation: Mechanized
Acceptable	Door Opener: Lift Master
Acceptable	Exterior Surface: Horizontal wood
Acceptable	Roof: Asphalt shingle
Acceptable	Roof Structure: 2x10 Rafters
Safety Issue	Service Doors: Interior Metal, Fire rated? Door not labeled as a fire door, Door does not have a closer mechanism
Acceptable	Service Doors: Exterior Metal w/Glass - Wire brush rust and paint
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Safety Issue	Stairs: Wood steps - No handrails
Marginal	Floor/Foundation: Poured concrete - Spalled floor surface, Recommend water proofing floor surface
Acceptable	Electrical: 120 VAC GFCI
Acceptable	Smoke Detector: Hard wired
Acceptable	Windows: Wood double hung, insulated glass, Exterior Vinyl cladding

Lots and Grounds

Acceptable	Driveway: Asphalt
Safety Issue	Walks: Flagstone - Walkway step - short riser, potential trip hazard
Safety Issue	Exterior steps: Stone or granite - front OK. Step up at basement door - Risers too high, should be maximum 7 3/4" high
Safety Issue	Porch: Wood - Baluster spacing too wide - should be less than 4"
Safety Issue	Deck: Treated wood - Baluster spacing too wide - should be less than 4"
Marginal	Grading: Negative slope - Left end
Safety Issue	Retaining Walls: Stone - Wall (s) 30" or more above ground surface in some areas, no guardrails for safety
Acceptable	Fences: Wood

Marginal Summary

The inspection has identified the following items that may not be fully functional and/or nearing the end of their design life: It may also include systems that need servicing, further evaluation and/or monitoring by a qualified specialist. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

Bathroom

1. Master bedroom Bathroom Ventilation: Electric ventilation fan - Exit point of bathroom fan not visible outdoors
2. 2nd floor hall Bathroom Ventilation: Electric ventilation fan - Fan noisy, Exit point of bathroom fan not visible outdoors
3. 1st floor hall Half Bathroom Ventilation: Electric ventilation fan - Exit point of bathroom fan not visible outdoors

Laundry Room/Area

4. 1st Floor bathroom Laundry Room/Area Dryer Vent: Metal flex - Recommend replacing louvered vent cap

Attic

5. Above living spaces - 2nd floor Attic Insulation Depth: 8" - 10" over house section , 6" over garage - Insulation compressed in some areas, loss of R value, Insufficient insulation present - in area over house

Roof

6. Main house Roof Surface Material: Asphalt shingle - Signs of curling , cupping and significant wear in all valleys, will cause roofing to become brittle and shorten useful life of material



7. Porch Roof Surface Material: Asphalt shingle - Signs of curling , cupping and significant wear, will cause roofing to become brittle and shorten useful life of material - budget for replacement 3 - 5 years



8. Valleys: Woven asphalt shingles - Valley shingles showing significant signs of wear - see previous notes

Marginal Summary (Continued)

Exterior

9. Trim: Wood - Wood rot noted



Garage/Carport

10. Attached Garage Floor/Foundation: Poured concrete - Spalled floor surface, Recommend water proofing floor surface



Lots and Grounds

11. Grading: Negative slope - Left end



Safety Issue Summary

The inspection has identified the following SAFETY ISSUES: These issues, if not corrected, may have a negative effect on the safety and well being of persons in and around this property. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

Basement

1. Full Basement Walls: Foundation walls exposed, Drywall - Break off foundation form tie ends - indoors and outdoors



2. Full Basement Basement Stairs/Railings: Wood stairs with wood handrails - Open to one side, Handrail on one side only, No balusters on existing handrail



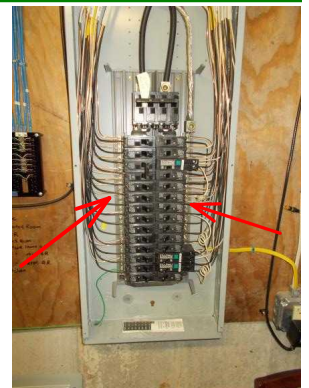
Plumbing

3. Pressure Tank: Metal tank - Electrical cable to pressure switch should be metal clad not romex



Electrical

4. Basement Electric Panel Circuit connections: Neutral bar - Double tapping at neutral bar connections



Safety Issue Summary (Continued)

Interior living spaces:

5. 1st Floor, 2nd Floor Living Space Electrical: 120 VAC - Install missing junction box cover plate - attic area over garage



Exterior

6. Exterior Electric Outlets: 120 VAC GFCI - Defective GFCI - won't trip or reset - 3
Garage/Carport

7. Attached Garage Service Doors: Interior Metal, Fire rated? Door not labeled as a fire door, Door does not have a closer mechanism



8. Attached Garage Stairs: Wood steps - No handrails



Lots and Grounds

9. Walks: Flagstone - Walkway step - short riser, potential trip hazard



Safety Issue Summary (Continued)

10. Exterior steps: Stone or granite - front OK. Step up at basement door - Risers too high, should be maximum 7 3/4" high



11. Porch: Wood - Baluster spacing too wide - should be less than 4"



12. Deck: Treated wood - Baluster spacing too wide - should be less than 4"



13. Retaining Walls: Stone - Wall (s) 30" or more above ground surface in some areas, no guardrails for safety



Repair or Replace Summary

The inspection has identified the following MAJOR DEFICIENCIES: systems or components that do not function as intended, are worn out or have existed beyond their design life and/or may adversely affect the habitability of the dwelling. These items may need to be replaced or require further evaluation and/or monitoring by a qualified specialist. This summary is not the entire report. The complete report may contain additional information of concern to the client. It is recommended that the client read the entire report.

Heating System

1. Basement Heating System Devices: Temperature/pressure gauge, Expansion tank, Backflow preventer, Pressure relief valve - **Expansion tank is water logged - replace tank. Distribution pipe near expansion tank needs a support bracket**



Plumbing

2. Basement Water Heater Water Heater Operation: Functional at time of inspection - **Leakage from the tank at the top, needs to be repaired or replaced**