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GENERAL INFORMATION

Harvest Inspection Services of New Hampshire

INSPECTOR Fred Dupuis.

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 03/07/2005.

TIME OF INSPECTION: 09:00 AM.

CLIENT NAME: John Patmos.

INSPECTION LOCATION: 3 Damascus Rd.

CITY/STATE/ZIP: Wilton NH.

PHONE #: 603-521-0555.

CLIENT E-MAIL ADDRESS: Harvestinspectionervices@msn.com.

CLIMACTIC CONDITIONS:

WEATHER: Overcast.

SOIL CONDITIONS: Damp.

APPROXIMATE OUTSIDE TEMPERATURE: 40 to 50 degree range.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: East.



ESTIMATED AGE OF HOUSE: 1947.

BUILDING TYPE: 1 family.

STORIES: 2.

SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE:	Public.
SEWAGE DISPOSAL:	Public.
UTILITIES STATUS:	All utilities on.

OTHER INFORMATION:

HOUSE OCCUPIED?	Yes.
PEOPLE PRESENT:	Buyers agent. Purchaser. Purchasers spouse.

PAYMENT INFORMATION:

TOTAL FEE:	\$260.00.
PAID BY:	Check #123.



Exterior Report

EXTERIOR



All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the exterior. Masonry walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Where exterior surface damage is noted, repairs should include the evaluation of surrounding and underlying materials to determine if hidden damage is present. The discovery of hidden damage will increase the cost of any needed repairs. Roof overhangs are only inspected where accessible from the ground level. This report is not intended to address any geological, geotechnical or hydrological conditions that may or may not exist. We recommend you make an inquiry with the seller.

EXTERIOR DETAILS

DRIVEWAY	Asphalt. Surface deterioration.
WALKWAYS	Stone.
SIDING	Wood. Vegetation should be trimmed away from the structure. Peeling paint. 
TRIM	Wood. Peeling paint. Crack/broken.
WINDOW FRAME	Wood. Reglazing required at loose or missing glazing . Periodic maintenance should be expected to maintain integrity of glazing at windows.
ELECTRICAL	No Ground Fault Interrupters (GFI's). Suggest client consider upgrading to GFI's at all receptacles near water sources, such as the kitchen, bathrooms, garage, and at exterior outlets to ensure safety. All electrical upgrades should be performed by a qualified electrician.
GUTTERS& DOWNSPOUTS	Gutters are leaking. Recommend repair of leak. Suggest gutters be cleaned out as part of normal maintenance to ensure proper drainage. 

HOSE BIB
DOOR BELL
EXTERIOR DOORS
EXTERIOR STAIRS
EXTERIOR RAILING
CHIMNEY

LOT/GRADE FOUNDATION
WOOD DETERIORATION
DETACHED COMPONENTS

Not frost free type, should be winterized.

Serviceable. Door bell is located at front.

Serviceable.

Serviceable. Concrete.

See deck comments.

Masonry, 1 flue present Regular cleaning and inspection of the chimney is recommended to ensure safe and efficient operation.

Flat lot.

Full basement. Concrete. Common cracks noted, suggest sealing as needed.

Wood deterioration located at garage door trim.

Inspections of detached components are not within the scope of this inspection, per our inspection agreement.

The chimney review is limited to the visible and/or accessible components only if present . Examination of concealed or inaccessible portions of the chimney is beyond the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage, or cracks.

Roof Report

ROOF

METHOD OF INSPECTION
TYPE/MATERIAL
FLASHING
CONDITION

	Roof was walked upon.
	Sloped. 3-tab.
	Appears intact.
	Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were noted; appears to be in serviceable condition.



ROOF PENETRATIONS

Suggest re-sealing all through roof vents and projections as part of routine maintenance.

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Roof surfaces are walked-on where conditions permit without danger to roof damage, unless noted otherwise below. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the history of roof service and the presence of any prior or current roof leaks, particularly where stains are noted. Roof mounted antennas or other accessories often loosen with age and should be checked periodically. Interiors of flues or chimneys are usually not visible and as such are not inspected.

This is a "visual" inspection only. No certification, warranty, or guarantee is given as to the water tight integrity of the roof. Inspectors cannot determine water tight integrity of roofs by a visual inspection nor can they predict future leaks.

Attic

ATTIC

ATTIC ACCESS

Attic access located at Master Bedroom. Closet. Hatch. Limited access. Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely accessed due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby, limiting the review of the attic to the view from the hatch area only.



- FRAMING
- SHEATHING
- EVIDENCE OF MOISTURE
- INSULATION
- VENTILATION
- ELECTRICAL

Trusses.

Solid Plywood.

No.

Blown, Thickness: 13 inches approximately. R-38.

Soffit Vents. Ridge Vent.

Open junction boxes/open splices were noted. This is a safety concern. Whenever an electric wire is cut and re-connected, the "splice" should be encased in a covered junction box to prevent shocks and separation of the splice. Client is advised to consult with a qualified electrician for repairs.



Pests

Bait and/or traps observed.



Patio/Porch/Balcony

PATIO PORCH BALCONY DECK

**TYPE &
LOCATION**

Deck located at rear.

ELECTRICAL

No Ground Fault Interrupters (GFI's). Suggest client consider upgrading to GFI's at all receptacles near water sources, such as the kitchen, bathrooms, garage, and at exterior outlets to ensure safety. All electrical upgrades should be performed by a qualified electrician.

DECK/SLAB

Wood. Sealing and or painting is suggested, to maintain integrity.

FRAME/**FOOTINGS**

No visible flashing noted. Possible water entry point to home. Proper verification requires removal of sections. This is not within the scope of this inspection.

**STAIRS/STOOP/
STEPS**

Serviceable.

Garage


GARAGE

Location	Garage is attached to the house. See exterior comments for more information.
FLOOR/SLAB	Concrete. Common cracks noted. Suggest sealing.
FOUNDATION	Block.
OVERHEAD DOOR	Roll up Panel. Wood. Plate glass windows, safety issue, should be replaced with safety-glass.
GARAGE DOOR HARDWARE	No safety cables installed on garage door springs . Safety cables were not required when the house was built. Suggest client consider upgrading to safety cables for garage door springs.
DOOR OPENER	This garage door opener is equipped with a safety reverse device which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.
WINDOWS	Serviceable. Double hung.
INTERIOR DOOR	Presence of pet door eliminates fire rating.
WALLS	Stains Noted and tested inactive at time of inspection with moisture meter . Suggest contacting seller for further information on this area.
ELECTRICAL	Receptacles near water sources and at exterior locations ideally should be grounded. Due to the age or configuration of this system, we are unable to determine if grounding is in place or can occur.Suggest consulting a qualified electrician.

BASEMENT/CRAWL SPACE

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. This report is not intended as a termite clearance. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

Basement/Crawl Space

Access	Interior Location at kitchen. Exterior location at, bulkhead.	
Stairs	Cracked steps. Suggest repair for safety.	
Floors	Poured Concrete. Water stains at floor indicate water seepage. Common cracks noted. Suggest sealing.	
Walls	Poured concrete. Common cracks noted. Efflorescence noted, sign of potential water entry.	
Joists/Sills	2" x 10"	
Support Post/Columns	Metal posts.	
Beams	Wood beams.	
Windows	Serviceable, Awning.	
Electrical	Ungrounded 2 prong receptacle noted. Receptical cover missing or loose outlet. Additional staples should be added at loose hanging wires.	
Ventilation	Windows.	
Insulation	Rolled, Insulation at sills.	
Oil Tank	Located at, Basement, Oil line exposed, suggest covering for protection from mechanical damage.	
Smoke Detector	Tested okay.	

Laundry

Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. Where practical, your inspector will use a moisture meter to determine the status of visible stained areas. Cosmetic items such as paint, wallpaper and other finish treatments, including carpeting and window coverings, are not the subject of this inspection. Your inspector checks a representative number of doors and windows and a representative number of installed cabinets during his inspection of the building interior. No effort is made to move occupants personal belongings, furniture, rugs, plants or ceiling tiles during the inspection. The presence of these items often restricts viewing at interior areas.

LAUNDRY AREA

FLOORS	Serviceable. Vinyl.
WALLS	Serviceable.
CEILING	Serviceable.
DOORS	Serviceable.
ELECTRICAL	Serviceable.
WASHER HOOK UP	The supply hoses to the appliance, if present, are not disconnected nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. Suggest changing hoses to newer, flood safe type.
DRYER HOOK UP	Electric 220.

This was a visual inspection of this area only. No guarantee, warranty, or certification is given as to the future draining capabilities, as drain lines can become blocked at anytime without warning. The supply hoses to the washer are not disconnected during the inspection, nor do we operate the valves. These can leak at any time and should be considered part of normal maintenance.

Heating Report

The best preventative maintenance for heaters is regular cleaning or changing of air filters, at least every 90 days. Heat exchangers contained in most forced air systems are not inspected due to inaccessibility. Heat exchangers require annual inspection by factory trained personnel who can test for the presence of damage and/or dangerous fumes in the heated air supply. Make inquiry with the seller to insure the heating equipment has been inspected within the last year and obtain another service call if the written results of the last inspection are not available. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection. This inspection report is not intended to address the condition of specialized system components such as humidifiers or dehumidifiers, electronic air filters and solar space heating systems, due to their technical nature. We offer no opinion on heating supply adequacy or distribution balance of air flow, as both are subjective measures.

HEATING EQUIPMENT:

PRIMARY UNIT:

Location: basement. Manufacturer is Weil Mclain
 Approximate year of manufacturing: 1989
 System Type: Forced hot water boiler. Energy Source: Oil. Oil shut off and electric disconnect provided.



PRIMARY OPERATION

Firebox/burner, Serviceable. Temperature pressure relief valve with drain line installed as a safety feature.

PRIMARY UNIT DISTRIBUTION:

Piping, Serviceable.

EXHAUST VENTING

Serviceable.

OVERVIEW AND SERVICE

A recent service tag by [Woody's Heating Service], dated [12/07/04] was noted.

Fireplaces & Solid Fuel Burning Appliances

Fires are neither ignited or extinguished during the inspection. No effort is made to determine draft characteristics of solid fuel burning appliances or to move fireplace inserts, stoves, or firebox contents. Interiors of flues and chimneys, seals and gaskets, automatic fuel feed devices, combustion make-up air devices and heat distribution assists, whether gravity or fan assisted are difficult by nature to inspect and are excluded from this inspection

FIREPLACE COMPONENTS:

Location: Livingroom.

FIREPLACE TYPE: Masonry fireplace. Fire brick are present in the fire chamber.

SYSTEM COMPONENTS: Components appear serviceable.



CHIMNEYS: Chimney is lined.

Electrical Report

This report addresses the primary electrical power distribution system serving the building. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Any ceiling fans are checked for general operation only. Smoke Alarms should be tested regularly. Security alarm systems and their components are not addressed by this inspection. We recommend you consult with the alarm monitoring company for further information.

Review of low voltage electrical systems such as Landscape, Stereo and Intercoms are not within the scope of this report.

ELECTRICAL

Electrical Main Box	The main electrical service is approximately 100 Amps. Volts: 120/240. The main panel is located at the basement. Service Entrance is located: Overhead. Overload protection is provided by: breakers, which should be exercised every 6 months by being turned ON and Off. This help to keep the springs limber and the contacts free of oxides. Main disconnect present at electric panel. Main conductor is aluminium. Branch circuit conductor is copper. Electric system appears to be properly grounded.
Box Manufacturer	ITE.
Main panel box	Missing screw noted at electrical panel cover. Electrical panels must be sealed to prevent shocks and the intrusion of foreign matter. Recommend replacing missing screw with blunt-end screw.
Smoke Detectors	Smoke detector installed at Each level.
Carbon Monoxide Testers	No carbon monoxide detector noted. Due to the burning of combustable materials, which can produce carbon monoxide (a poisonous and potentially lethal, odorless gas, formed from incomplete combustion), we suggest the client install carbon monoxide detector(s) for SAFETY.

Plumbing Report

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing.

DISMANTLING OR INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING BUT NOT LIMITED TO HOT WATER TANKS, BOILERS, TANKLESS COILS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS INSPECTION. THESE COMPONENTS CAN FAIL AT ANY TIME FROM CRACKING, CLOGGING OR CORRODING FROM THE INSIDE OUT DUE TO THE AGE OR THE ENVIRONMENT OF THE APPLIANCE. THIS TYPE OF FAILURE WOULD NOT BE VISIBLE TO THE INSPECTOR.

PLUMBING

PLUMBING SUPPLY

Public Water supply. Main shut off is located in the basement.



PLUMBING WASTE PLUMBING PIPES

The waste disposal system appears to be connected to public sewer systems.

Serviceable. Supply lines are copper. Water treatment System present. We are unable to verify operation of this system per our inspection agreement. We suggest verifying operation with the seller or a water treatment company prior to close.

WASTE PIPES WATER HEATER

Serviceable. PVC drain lines.

Water heater is located at basement. Make- State, Date of manufacturing- 1997 Capacity is 40 Gallons. Hot water was noted at all tested plumbing fixtures indicating the electric water heater elements were functioning properly at the time of inspection. These elements are not visible or accessible to the inspector and are not tested at the time of inspection. These elements can fail at any time without warning. No warranty, guarantee and or certification is given as to future failures.

Because of isolated instances where the system has not been connected to the public sewer system but remains an on-site system, client may wish to confirm sewer connection with the local building department or the property owner prior to closing.

Shut off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Hot water heater temperature should be set at 120 degrees to avoid chances of scalding. Verify temperature settings prior to use.

Interior Report

Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. Where practical, your inspector will use a moisture meter to determine the status of visible stained areas. Cosmetic items such as paint, wallpaper and other finish treatments, including carpeting and window coverings, are not the subject of this inspection. Your inspector checks a representative number of doors and windows and a representative number of installed cabinets during his inspection of the building interior. No effort is made to move occupants personal belongings, furniture, rugs, plants or ceiling tiles during the inspection. The presence of these items often restricts viewing at interior areas.

The kitchen inspection is a combination of visual and functional. Appliances are operated if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. **NOTE:** Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

KITCHEN

FLOORS	Serviceable. Tile.
WALLS	Serviceable.
CEILING	Common cracks noted.
DOORS	Serviceable.
WINDOWS	Serviceable. Double hung.
CABINETS	Serviceable.
COUNTER TOPS	Laminate loose/broken.
ELECTRICAL	No Ground Fault Interrupters (GFI's). Suggest client consider upgrading to GFI's at all receptacles near water sources, such as the kitchen, bathrooms, garage, and at exterior outlets to ensure safety. All electrical upgrades should be performed by a qualified electrician.
SINKS	Serviceable.
FAUCETS	Sprayer attachment is inoperable or leaking, requires correction.
TRAPS & DRAIN SUPPLY	Serviceable.
DISHWASHER	Serviceable. Make, Frigidaire.
STOVE/ COOK TOP	Serviceable. Electric. Make, Amana.
OVEN	Serviceable. Electric. Make, Amana. The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without notice. No warranty, guarantee, or certification is given as to future failures.
HOOD/FAN	Serviceable.
MICROWAVE:	Free standing Microwave not tested. This is considered personal property.
HEAT SOURCE	See heating page.
CLOSET	Serviceable.

DINING ROOM

FLOORS	Serviceable. Tile.
WALLS	Serviceable.
CEILING	Common cracks noted.

DOORS
WINDOWS
ELECTRICAL
HEAT SOURCE
CEILING FAN

Serviceable.
Serviceable. Double hung.
Receptacle cover missing. Safety concern.
See heating page.
The bottom of the fan blades should not be less than 7 feet above floor for safety.

LIVING ROOM

FLOORS
WALLS
CEILING
DOORS
WINDOWS
ELECTRICAL
HEAT SOURCE
SMOKE
DETECTOR

Serviceable. Wood.
Serviceable.
Serviceable.
Serviceable.
Serviceable. Double hung.
Serviceable.
See heating page.
Tested okay.

ENTRY FOYER

FLOORS
WALLS
CEILING
DOORS
WINDOWS
ELECTRICAL
CLOSET

Serviceable. Wood.
Serviceable.
Serviceable.
Serviceable. Thermopane.
Serviceable. Fixed.
Serviceable.
Exposed wiring or plumbing should be encased in protective covering for safety.



STAIRWAYS:

Serviceable.

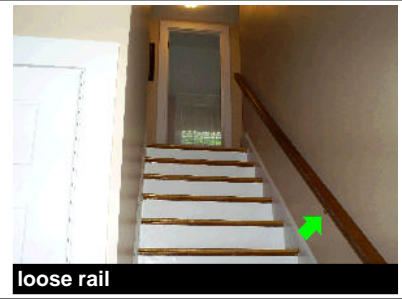
HALL/STAIRS

FLOORS
WALLS
CEILING
ELECTRICAL
HEAT SOURCE
CLOSET

Serviceable. Wood.
Serviceable.
Serviceable. Dropped ceiling.
Serviceable.
See heating page.
Serviceable.

STAIRWAYS:

Loose railing. Recommend repair for safety.



RAILING
SMOKE
DETECTOR

Loose railing. Recommend repair for safety.

Tested okay.

BEDROOM

LOCATION	2nd floor, left.
FLOORS	Wood. Sloped floors.
WALLS	Common cracks noted.
CEILING	Stains noted and tested at time of inspection with moisture meter, inactive. Suggest contacting seller for further information of this area.
DOORS	Door sticks, requires adjustment.
WINDOWS	Double hung. Cracked window, recommend replacement. Reglazing required at loose or missing glazing.
ELECTRICAL	Ungrounded 2 prong receptacle.
CLOSET	Door latch/hardware requires adjustment.

BEDROOM

LOCATION	2nd floor, right.
FLOORS	Serviceable. Wood.
WALLS	Serviceable.
CEILING	Serviceable.
DOORS	Door sticks, requires adjustment.
WINDOWS	Serviceable. Double hung.
ELECTRICAL	Serviceable.
HEAT SOURCE	See heating page.
CLOSET	Door latch/hardware requires adjustment.

BEDROOM

LOCATION	1st floor, front, right.
FLOORS	Serviceable. Wood.
WALLS	Common cracks noted.
CEILING	Serviceable.
DOORS	Serviceable.
WINDOWS	Serviceable. Double hung.
ELECTRICAL	Serviceable.
HEAT SOURCE	See heating page.

CLOSET

Door latch/hardware requires adjustment.

Bathrooms

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

BATHROOM

LOCATION	Bathroom located at, 2nd floor.
FLOORS	Serviceable. Tile.
WALLS	Serviceable.
CEILING	Serviceable.
DOORS	Serviceable.
WINDOWS	Serviceable. Double hung. Thermopane.
CABINETS	Serviceable.
COUNTER TOPS	Not secured.
ELECTRICAL	Serviceable. Ground fault circuit interrupter installed. GFI Reset located at Outlet.
EXHAUST FAN	Bathroom fan improperly venting into attic. Recommend extending the fan's exhaust to the exterior of attic to prevent damage/deterioration in the attic from moisture/condensation.
HEAT SOURCE	See heating section.
TUB/SURROUND	Serviceable.
TUB FAUCET	Serviceable.
SHOWER/ SURROUND	Serviceable.
SHOWER FAUCET/HEAD	Serviceable.
SINKS	Stopper inoperable. Recommend repair or replacement as needed.
SINK FAUCET	Serviceable.
TRAPS & DRAIN SUPPLY	Serviceable.
TOILET	The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly re-sealing and re-securing this nut is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at the time of inspection.
LINEN CLOSET	Serviceable.

BATHROOM

LOCATION	Bathroom located at, 1st Floor. Master .
FLOORS	Serviceable. Tile.
WALLS	Serviceable.
CEILING	Serviceable.
DOORS	Serviceable.
CABINETS	Serviceable.

COUNTER TOPS
ELECTRICAL
EXHAUST FAN
HEAT SOURCE
TUB/SURROUND
TUB FAUCET
**SHOWER/
 SURROUND**
SHOWER DOOR
SHOWER
FAUCET/HEAD
SINKS
SINK FAUCET
TRAPS & DRAIN
SUPPLY
TOILET
WHIRLPOOL
LINEN CLOSET

Grout missing/ damaged recommend repair to prevent moisture penetration.
Serviceable. GFI Reset located at Outlet.
Serviceable.
See heating section.
Serviceable.
Serviceable.
Serviceable.
Serviceable.
Serviceable.
Serviceable.
Serviceable.
Serviceable.
Serviceable.
Serviceable.
Serviceable. Ground fault interrupters provided for safety.
Serviceable.