



Sman Inspection LLC
dba National Property Inspections

Sample Report Newton NH Antique Home, , Newton, NH, 03858



Saturday, October 16, 2010
Inspector
Steve Mangekian
603-816-1014
sman2@comcast.net

" Independently Owned and Operated "

Inspection Date :
10/16/2010

Inspector: Steve Mangekian
Inspector Phone: (603) 816-1014

Email: sman2@comcast.net



Sman Inspection LLC
dba National Property Inspections

Sample Report Newton NH Antique Home, , Newton, NH, 03858

INVOICE # : 847

Inspection Date : 10/16/2010 9:30 AM

Sman Inspection LLC
dba National Property Inspections
17 Sagamore Rd
Nashua NH 03062

Client Name : **Sample Report Newton NH Antique**

Property Location :
Newton NH 03858

Billing Address :

☒ Paid Payment Method :

Client Phone : ()-
Client Email : Chris.George@earthlink.net

TYPE OF INSPECTIONS PERFORMED

Home Inspection		\$350.00
Septic		\$200.00
	Subtotal	\$550.00
	Total	\$550.00
Grand Total	PAID	\$550.00

Buyer Agent Information

Agency : **Reflections Realty**
20 Broad St
Nashua NH 03064

Agent : **Judy Vincent**
Cell #: (603) 943-4900
Email: NHJudy@Comcast.net

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PRE-INSPECTION AGREEMENT

The client understands that this Home Inspection is only a visual review of readily accessible areas. The Standards of Practice used meet those prescribed by the State of New Hampshire. No excavation, disassembly or removal of obstructions is performed. Hidden or obstructed defects may not be observed. In addition, some property components are inspected on a random sampling of like items, i.e., electrical outlets, windows, doors, etc. Therefore, not every defect may be identified.

We encourage the client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help the client understand any comments provided in the Home Inspection Report. This report is intended for use only by the party contracting for same. It is not intended to benefit any third party.

The client understands, accepts and agrees that National Property Inspections does not, impliedly or expressly, warrant or guarantee its Home Inspection, Home Inspection Report, or the condition of the subject property.

In the event that any dispute arises out of, or relates to, the Home Inspection performed or Home Inspection Report issued under this Agreement, such dispute shall be submitted to arbitration for resolution. Election to submit any claim to arbitration must be given, in writing, to National Property Inspections within one (1) year of the Home Inspection. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed five times the amount of the fee charged.

National Property Inspections expresses no opinion about the subject property beyond what is set forth in its Home Inspection Report. The client may wish to obtain other types of inspections, such as environmental-related inspections, regarding mold, indoor- air quality or other environmental issues, or the identification or testing of "Chinese Drywall," all of which are beyond the scope of this inspection and are not addressed in the Home Inspection report."

National Property Inspections does not inspect for compliance with building codes or regulations of any governmental body, entity or agency.

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ACKNOWLEDGEMENT

Client acknowledges and agrees that Steve Mangekian, Sman Inspection LLC, dba National Property Inspections, is an independently-owned and operated franchise and not an employee, partner, or agent and cannot make any contract, agreement, warranty or representation on behalf of National Property Inspections, Inc., 9375 Burt Street, Suite 201, Omaha, NE 68114.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

Payment for the inspection services constitutes acceptance of this Pre-Inspection Agreement by Client.

Inspector Signature

Client Signature

Date

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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied :	Yes			Property Faces :	<input checked="" type="checkbox"/> North	<input type="checkbox"/> South	<input checked="" type="checkbox"/> East	<input type="checkbox"/> West			
Estimated Age Of Property :	160	Year(s)			Weather :	Partly Cloudy			Temperature :	47	F
Type of Property :	<input checked="" type="checkbox"/> Single	<input type="checkbox"/> Multi									
Primary Construction :	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Block	<input type="checkbox"/> Brick	Soil Conditions :	<input type="checkbox"/> Dry	<input checked="" type="checkbox"/> Damp/ Wet	<input type="checkbox"/> Snow	<input type="checkbox"/> Frozen			
				Persons Present :	<input checked="" type="checkbox"/> Buyer	<input type="checkbox"/> Seller					
					<input checked="" type="checkbox"/> Buyer's Agent	<input type="checkbox"/> Seller's Agent					

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC	(ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR	(MARGINAL)	The item/system was marginally acceptable. <i>(It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)</i>
NI	(NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions.
NP	(NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
DEF	(DEFECTIVE)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

National Property Inspections wishes to remind you, every property requires a certain amount of ongoing maintenance, such as, unclogging drains, servicing of furnaces, air conditioners, water heaters, etc. This property will be no exception. It is suggested that you budget for regular maintenance/repairs.

The following report is based on visual inspection only of the accessible areas of this property. Please read and study the entire report carefully. The following items may be of special interest.

Due to the age of the house it is assumed that lead paint and asbestos may be present. They are in and of themselves not necessarily a hazard. It is important when doing repairs on a building this age to use proper protocol to prevent contamination from lead or asbestos debris and dust. As of February 22, 2010 EPA is requiring any contractor doing work on a home built prior to 1979 and disturbing more than 6 square feet in any room be certified lead disturbance and containment. For more information contact your realtor or visit www.epa.gov. This inspection takes into consideration that the house is over 160 years old and an expected amount of deterioration, wear and tear will be present and considered typical for a home this age.

Due to the overall condition of the property, the listed items are not intended to reflect each and every possible maintenance issue/defect, but are merely intended to reflect the overall condition of the property at the time and date of the inspection.

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GRADING / DRAINAGE

☐ Monitor Condition
☐ Recommend Repairs

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☐ Near Level ☒ Positive Slope ☐ Negative Slope ☐ Ponding

Comments :



DRIVEWAY

☐ Monitor Condition
☐ Recommend Repairs

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☐ Concrete ☐ Asphalt ☐ Brick ☒ Gravel
☐ General Deterioration ☐ Cracks ☐ Settlement

Comments :



WALKS / STEPS

☐ Monitor Condition
☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☐ Concrete ☒ Flagstone ☒ Brick ☐ Wood
☐ General Deterioration ☐ Handrail Loose / Missing ☐ Cracks / Settlement ☐ Tripping Hazard
☐ Poor Earth / Wood Clearance

Comments : Front granite stairs have settled away from house, recommend repair by a qualified contractor.

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PORCHES / STOOPS

☐ Monitor Condition
☐ Recommend Repairs

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Enclosed | <input checked="" type="checkbox"/> Open | <input type="checkbox"/> Poor Earth / Wood Clearance | <input type="checkbox"/> Handrail Loose / Missing |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Settlement | | |

Comments :

ROOFING

☒ Monitor Condition
☐ Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age : 10	Years	Design Life : 25	Year(s)	Layers : 1	
<input checked="" type="checkbox"/> Visual From Ground		<input type="checkbox"/> Walked On	<input type="checkbox"/> Ladder at Eaves	<input type="checkbox"/> Snow Covered	
<input checked="" type="checkbox"/> Asphalt / Composition		<input type="checkbox"/> Wood Shake	<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Tile	
<input type="checkbox"/> Tar and Gravel		<input type="checkbox"/> Metal	<input type="checkbox"/> Rolled Composition	<input type="checkbox"/> Slate	
<input type="checkbox"/> Membrane					
<input type="checkbox"/> Suspected Leak(s)		<input type="checkbox"/> Missing Shingle(s)	<input type="checkbox"/> Cupping/Curling/Lifting/Brittle	<input type="checkbox"/> Previous Repairs Noted	
<input type="checkbox"/> Excessive Granular Loss		<input type="checkbox"/> Bubbling	<input checked="" type="checkbox"/> Trim Trees / Branches	<input type="checkbox"/> Improper Installation	

Comments : **Leaks not always detectable.**

There are trees and branches over hanging and in contact with roof, this condition is detrimental to life of roof and can cause damage, fungal growth, water, insect and animal intrusion. Keep trees and branches trimmed to help prolong life of roof covering. Recommend removing debris from roof to help prevent damage and prolong life of roof. The roof over right side porch has excessive fungal growth, recommend cleaning and repairs as needed by a qualified contractor .

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FLASHING/VALLEYS

<input type="checkbox"/> Monitor Condition				ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/> Recommend Repairs				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Composition / Membrane							
<input type="checkbox"/> General Deterioration	<input type="checkbox"/> Rust	<input type="checkbox"/> Improper Installation	<input type="checkbox"/> Suspected Leak(s)					
<input type="checkbox"/> Exposed Nails	<input type="checkbox"/> Previous Repairs Noted	<input type="checkbox"/> Filled with Debris						

Comments : There is excessive sealant around chimney flashing . Recommend inspection and proper repair by a qualified roofing contractor.

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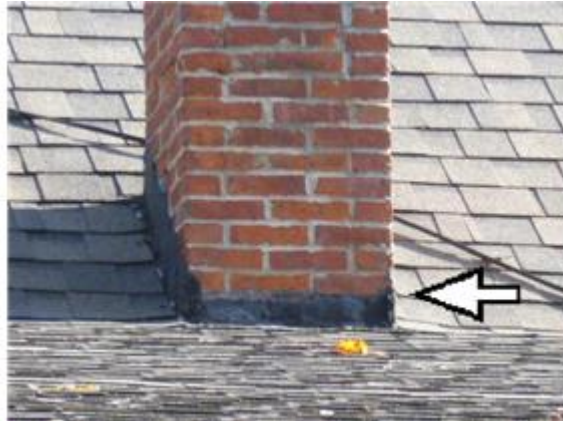
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CHIMNEY

☐ Monitor Condition

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Brick / Masonry

☐ Framed

☐ Metal

☒ General Deterioration

☐ Suspected Leak(s)

☐ Deteriorated / Missing Cap

☐ Improper Height

☐ Separated from House

☐ Unlined

☐ Deteriorated Brick / Mortar

☐ Out of Plumb

Comments : **Flue not inspected. Annual cleaning is recommended.**

Older chimney has deteriorated mortar and cracks, excessive sealant on flashing, Recommend inspection and repairs as needed by a qualified masonry contractor .



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EXTERIOR SURFACE

☐ Monitor Condition ☒ Recommend Repairs

	ACC	MAR	NI	NP	DEF
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR FAUCETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS <input type="checkbox"/> NO GFCI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Synthetic Stucco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> General Deterioration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Needs Caulk / Seal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Metal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Composite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Stucco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Brick	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Needs Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Missing / Loose	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Cracked	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Poor Earth / Siding Clearance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : There is damage to lower siding and trim, peeling paint on one section of wall and deteriorated framing around window on right side of building, Recommend further investigation and repairs by a qualified contractor . Electric service entrance cable is frayed, recommend to monitor and have repaired by a licensed electrician as needed.



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WINDOWS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Vinyl | <input type="checkbox"/> Metal |
| <input type="checkbox"/> Insulated Panes | <input checked="" type="checkbox"/> Single Pane | <input type="checkbox"/> Window Wells |
| <input checked="" type="checkbox"/> General Deterioration | <input type="checkbox"/> Needs Caulk / Seal | <input type="checkbox"/> Defective / Damaged Storm Windows |
| <input type="checkbox"/> Needs Paint / Finish | <input type="checkbox"/> Fogged | <input type="checkbox"/> Painted Shut |

Comments : Damage to framing and trim on window at right side of house. Soft damaged wood inside window in upstairs bedroom. Many upper window sashes do not stay open. Recommend further investigation and repair by a qualified contractor.

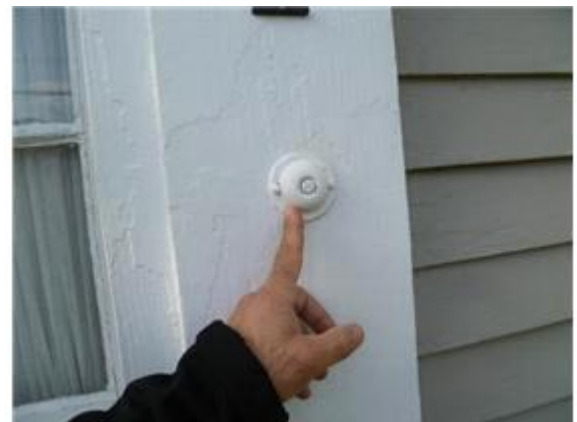


EXTERIOR DOORS

<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|--|--|---|--|--|
| <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Metal | <input type="checkbox"/> Vinyl | <input type="checkbox"/> Fiberglass | |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Delaminated / Damaged | <input type="checkbox"/> Missing / Damaged Hardware | <input checked="" type="checkbox"/> Doorbell Inoperative | |
| <input type="checkbox"/> Screen / Storm Door Damaged | <input type="checkbox"/> Evidence of Leak(s) | <input type="checkbox"/> Repair/Replace Weather-Strip | <input type="checkbox"/> Needs Caulk / Seal | |

Comments : Front door bell not working, recommend repair by a qualified electrician.
Bulkhead has corrosion and appears to be leaking, recommend repair by a qualified tradesman.



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FOUNDATION

<input type="checkbox"/> Monitor Condition				ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Concrete	<input type="checkbox"/> Slab	<input type="checkbox"/> Post / Pier					
<input type="checkbox"/> Brick	<input checked="" type="checkbox"/> Stone	<input type="checkbox"/> Wood	<input type="checkbox"/> Sub-Grade Entryway					
<input type="checkbox"/> General Deterioration	<input type="checkbox"/> Horizontal Cracks	<input type="checkbox"/> Step Cracks	<input type="checkbox"/> Vertical Cracks					
<input type="checkbox"/> Limited Observation	<input type="checkbox"/> Needs Caulk / Seal	<input type="checkbox"/> Trim Vegetation						

Comments :



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GARAGE/CARPORT

☒ Monitor Condition ☒ Recommend Repairs

☐ Attached ☒ Detached ☐ Carport

☒ One Car ☐ Two Cars ☐ Three or More Cars

FLOOR/WALLS/CEILING/ELECTRICAL

ROOF

SIDING/TRIM

☒ General Deterioration ☐ Settlement / Movement ☐ Obscured / Limited View ☐ Cracked
☒ Outlets NOT GFCI Protected ☒ Electrical Deficiencies

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : Limited visibility due to stored items. Outlet is not GFI protected, wall switch does not appear to control anything. Recommend repairs by a licensed electrician. Roof has excessive fungal growth, trees overhanging roof surface, excessive granular loss on shingles. Recommend further investigation and repairs by a qualified contractor.



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OVERHEAD GARAGE DOORS

of Openers : 1

☐ Monitor Condition
☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | |
|--|---|--|
| <input type="checkbox"/> Wood | <input type="checkbox"/> Metal | <input type="checkbox"/> Fiberglass |
| <input checked="" type="checkbox"/> General Deterioration | <input checked="" type="checkbox"/> Loose Track | <input checked="" type="checkbox"/> Repair / Replace Weather-Stripping |
| <input checked="" type="checkbox"/> Missing / Damaged Hardware | <input checked="" type="checkbox"/> Damaged / Inoperative | <input type="checkbox"/> Repair / Adjust Automatic Reverse |

Comments : Damaged hard ware, doors does not open properly. Recommend repair by a qualified over head door company.



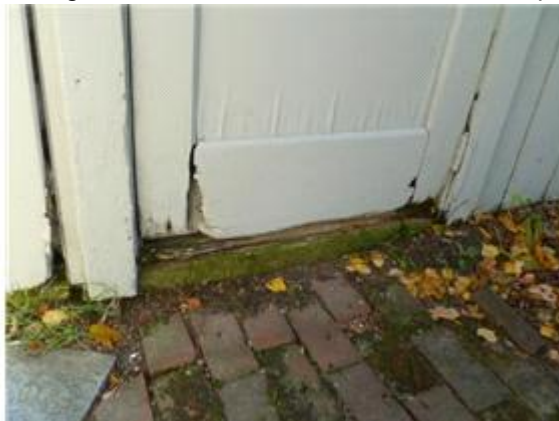
GARAGE PEDESTRIAN DOOR INTO HOUSE

☐ Monitor Condition
☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | |
|---|--|--------------------------------|
| <input checked="" type="checkbox"/> Solid Core | <input type="checkbox"/> Hollow Core | <input type="checkbox"/> Metal |
| <input checked="" type="checkbox"/> General Deterioration | <input type="checkbox"/> Repair / Replace Weather-Stripping / Seal | |
| <input type="checkbox"/> Non-Fire Rated Assembly | | |

Comments : Damage to lower area of door, recommend repair by a qualified tradesman.



Attic / Roof

Method of Inspection

☒ Physical Entry ☒ Visual from Access ☐ No Access / Limited View

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ATTIC / ROOF FRAMING/SHEATHING

☐ Monitor Condition
☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<input type="checkbox"/> Trusses	<input checked="" type="checkbox"/> Rafters	<input checked="" type="checkbox"/> Plywood / Panel Board / Boards	<input type="checkbox"/> Delaminated
<input type="checkbox"/> Broken Rafters / Trusses	<input type="checkbox"/> Deflection	<input type="checkbox"/> Water Stains / Suspected Leak(s)	

Comments: **Leaks not always detectable.**

Prior fire damage in one area of new attic, Dark staining on attic sheathing on rear left corner appears to be mold. Recommend further investigation and treatment if needed by a qualified mold mitigation company.



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ATTIC / ROOF VENTILATION

			<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
			<input checked="" type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Ridge	<input checked="" type="checkbox"/> Soffit	<input type="checkbox"/> Static Vent					
<input type="checkbox"/> Powered Vent	<input type="checkbox"/> Attic Fan	<input type="checkbox"/> Whole House Fan	<input type="checkbox"/> No Venting					
<input type="checkbox"/> Additional Vents Needed	<input type="checkbox"/> Obstructed Air Flow	<input type="checkbox"/> Clothes Dryer / Exhaust Fans Vented Into Attic						
			<input type="checkbox"/> Turbine					

Comments : Due to dark staining on attic sheathing it appears that insufficient ventilation is present. Recommend further evaluation and installation of the correct amount and type of ventilation system to prevent condensation, degradation of the external roofing system and to reduce energy costs.



ATTIC / ROOF INSULATION

			<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
			<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Loose Fill	<input checked="" type="checkbox"/> Blanket	<input type="checkbox"/> Missing	<input type="checkbox"/> Uneven Distribution					

Comments : Recommend insulating the back of attic access cover to reduce condensation, heating and cooling costs.

A few areas of missing or compressed insulation along crawl space floor. Recommend installing additional insulation to help reduce energy bills.

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Sample Report Newton NH Antique Home, , Newton, NH, 03858



ATTIC ELECTRICAL

- ☒ Monitor Condition
☐ Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- ☐ Open Splices / Junction Boxes

Comments : **Limited visibility due to obstructions. See Electrical Section for additional Information.**

Improperly secured wired, many areas of terminated wiring, recommend repair by a qualified electrician.,



Foundation

Foundation Type

- ☒ Basement ☒ Crawl Space ☐ Slab On Grade

" Independently Owned and Operated "

Inspection Date : 10/16/2010
Inspector: Steve Mangkian
Inspector Phone: (603) 816-1014

Email: sman2@comcast.net



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FOUNDATION FRAMING SUPPORT

☐ Monitor Condition

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ General Deterioration

☐ Horizontal Cracks

☒ Step Cracks

☒ Vertical Cracks

☐ Limited Observation

☒ Leaning / Bowing

☐ Inadequate Ventilation

☒ Efflorescence / Suspected Leak(s)

Comments : Evidence of water intrusion, efflorescence, Many areas of improperly supported joists and beams, many areas of insect damage to structural components, Areas of cracking and movement to foundation walls. Dirt floor should be covered with vapor barrier to help prevent moisture, insect and fungal intrusion. Recommend further investigation and repair by a qualified contractor.



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FOUNDATION FLOOR/SLAB

			<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
			<input checked="" type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Concrete	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Dirt						
<input type="checkbox"/> Settlement	<input type="checkbox"/> Cracks	<input type="checkbox"/> Differential	<input type="checkbox"/> Obscured / Covered					

Comments : Dirt slab has covering in many area , . A full vapor barrier should be installed to help to minimize moisture, insect and humidity. Wood construction debris being stored in basement should be removed. Recommend removing any earth to wood contact within 5' of the house to help prevent wood destroying insects.



CRAWL SPACE

			<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
% of Crawl Space Visible : 40			<input checked="" type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Physical Entry	<input checked="" type="checkbox"/> Visual From Access	<input type="checkbox"/> No Access	<input type="checkbox"/> Limited Access					
<input type="checkbox"/> Standing Water	<input type="checkbox"/> Inadequate Ventilation	<input checked="" type="checkbox"/> Suspected Water Intrusion	<input type="checkbox"/> Tree / Shrub Penetration					
<input checked="" type="checkbox"/> Damaged / Deteriorated Wood	<input checked="" type="checkbox"/> Suspected Plumbing Leak	<input type="checkbox"/> Missing / Improper Vapor Barrier						

Comments : Missing vapor barrier this can create a damp condition that is conducive to wood damage and fungal growth. Recommend vapor barrier be installed by a qualified contractor to reduce the possibility for condensation accumulation and/or moisture intrusion.

Unable to fully inspect due to inaccessibility. There is earth to wood contact at rear crawl space, recommend further investigation and repairs by a qualified contractor.

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SUMP/SUMP PUMP

- ☐ Monitor Condition
☐ Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☐ Covered ☐ No Pump Present ☒ Dry at Time of Inspection

Comments : Sump pit was dry, pump not tested. It is important to monitor the operation of the sump pump and drain line to help prevent water intrusion into the house .



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ELECTRICAL

☐ Monitor Condition ☒ Recommend Repairs

SERVICE SIZE (Main Panel)

☐ 110 Volt (Nominal) ☒ 110 / 220 Volt (Nominal) ☐ 120 / 240 Volt (Nominal) ☐ 60 Amp ☐ 100 Amp
☐ 125 Amp ☐ 150 Amp ☒ 200 Amp ☐ Undetermined

SERVICE SIZE (Sub Panel)

☐ 40 Amp ☒ 60 Amp ☐ 100 Amp ☐ Undetermined

SERVICE	<input checked="" type="checkbox"/> Overhead	<input type="checkbox"/> Underground	ACC	MAR	NI	NP	DEF
ENTRANCE CABLE	<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PANEL	<input type="checkbox"/> Breaker(s)	<input checked="" type="checkbox"/> Fuse(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SUB-PANEL	<input type="checkbox"/> Breaker(s)	<input checked="" type="checkbox"/> Fuse(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS	<input type="checkbox"/> Solid Aluminum	<input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GFCI(IN PANEL)*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ARC FAULT			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Overfused	<input type="checkbox"/> Double Tapping	<input checked="" type="checkbox"/> Rust / Corrosion	<input type="checkbox"/> Insufficient Access				
<input type="checkbox"/> Looses Connections	<input type="checkbox"/> No Main Disconnect	<input type="checkbox"/> Fuse / Breakers Incorrectly Sized	<input type="checkbox"/> Overheating / Scorching				
<input type="checkbox"/> Improper Splices	<input type="checkbox"/> Open Knockouts	<input type="checkbox"/> Water Meter Not Jumpered	<input checked="" type="checkbox"/> Improper Ground				

Comments : ***Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.**

Service entrance cable is older and has some fraying, improper drip loop. System is not properly grounded. The main breaker is double lugged.
Many outlets in house are ungrounded three prong outlets. This is not current to todays standards, and does not offer proper protection for sensitive electronic equipment. Both the dryer outlet and the range outlets are three prong. When buying new appliances they will come with four prong chord. You can either change the chords to three prong or the proper fix is to run a four wire circuit and change the outlet to four prong. Recommend further investigation and repairs by a licensed electrician.

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PLUMBING

☐ Monitor Condition ☒ Recommend Repairs

Water Service : ☐ Water Public ☒ Water Private ☐ Water Off
Sewage Service : ☐ Sewage Public ☒ Sewage Private ☐ Fuel Off

Water Shut Off Location : Basement

Fuel Shut Off Location : Basement

						ACC	MAR	NI	NP	DEF
SUPPLY	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input checked="" type="checkbox"/> Plastic	<input type="checkbox"/> Polybutylene	<input type="checkbox"/> PEX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DRAINS	<input type="checkbox"/> PVC	<input checked="" type="checkbox"/> Cast Iron	<input type="checkbox"/> Copper	<input type="checkbox"/> ABS		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EJECTOR PUMP						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/> PVC	<input type="checkbox"/> Cast Iron	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> ABS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> General Deterioration	<input type="checkbox"/> Improper Connections	<input type="checkbox"/> Low Flow	<input type="checkbox"/> Water Conditioner Not Part of Insp.							
<input type="checkbox"/> Missing / Improper Cleanouts	<input checked="" type="checkbox"/> Suspected Leak(s)	<input type="checkbox"/> Improper Venting	<input type="checkbox"/> Water Hammer / Noise							

Comments : Main utility line, septic systems and gray water systems are excluded from this Inspection.

Drain lines have corrosion and improper supports, many fittings on water supply lines in basement are corroded, Recommend further investigation and repairs by a qualified plumber.

Water flow tested after running tub system provided 4 gallons per minute. Pump pressure range is 25 to 55 psi acceptable. No water quality testing done.

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WATER HEATER

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brand : American Standard	Model :	Size : 50	Gallons
Age : 7	Years	Design Life : 12	Years
Serial No :			
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Oil	<input type="checkbox"/> Solar
<input type="checkbox"/> Leaks	<input type="checkbox"/> Rust / Corrosion	<input type="checkbox"/> Improper Elevation	<input type="checkbox"/> Insulation Blanket Obstructs View
<input type="checkbox"/> Gas Leak	<input type="checkbox"/> Faulty Flue Connection	<input type="checkbox"/> At or Near Design Life	<input type="checkbox"/> Beyond Design Life
<input checked="" type="checkbox"/> Missing / Improper Pressure Relief Valve / Extension	<input type="checkbox"/> Seismically Strapped		

Comments : T/P relief valve extension does not properly terminate within 6 " of floor. Recommend installing extension pipe that exits within 6" of floor. This is a safety item to prevent scalding in the event the temperature pressure relief valve releases hot water and or steam.

Water heater operating properly at time of inspection water temperature is 115 degrees.

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LAUNDRY FACILITIES

☐ Monitor Condition ☒ Recommend Repairs

Location :	first floor closet	ACC	MAR	NI	NP	DEF
UTILITY HOOKUPS	<input type="checkbox"/> Gas (Dryer) <input checked="" type="checkbox"/> Electric (Dryer)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DRYER VENTS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAUNDRY TUB		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DRAIN		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : Visual inspection of laundry hook ups only, washer and dryer are not operated.
Washing machine outlet is not GFI protected, recommend upgrading outlet to GFI by a licensed electrician for safety
Electric dryer outlet is three prong, when buying appliances dryer will come with either 3 or 4 prong chord. You can buy three prong chord or upgrade outlet to a four prong receptacle to bring circuit up to current code and safety standards.

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HEATING

☒ Monitor Condition ☐ Recommend Repairs

Brand : **Liberty Slant Fin**

Model : **L-30-P**

BTUs : **117000**

Age : 30	Year(s)	Design Life : 20	Year(s)	Serial No: L43024060	ACC	MAR	NI	NP	DEF
OPERATION					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Forced Air | <input type="checkbox"/> Heat Pump | <input checked="" type="checkbox"/> Boiler / Hot Water | <input type="checkbox"/> Steam |
| <input type="checkbox"/> Baseboard / Radiant | <input type="checkbox"/> Gravity | | |
| <input type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input checked="" type="checkbox"/> Oil | <input type="checkbox"/> Propane |
| <input type="checkbox"/> Air Source | <input type="checkbox"/> Water Source | | |
| <input type="checkbox"/> Rusted Heat Exchanger | <input type="checkbox"/> Unusual Flame Pattern | <input type="checkbox"/> Too Warm to Test | <input type="checkbox"/> Shut Down For Season |
| <input checked="" type="checkbox"/> Corroded / Leaking | <input type="checkbox"/> At or Near Design Life | <input checked="" type="checkbox"/> Beyond Design Life | |
| <input type="checkbox"/> Improper Temperature Rise | <input checked="" type="checkbox"/> Needs Normal Maintenance / Cleaning | | |
| <input type="checkbox"/> Missing / Improper Pressure Relief Valve Leaks | <input type="checkbox"/> Underground Storage Tank Not Part of Inspection | | |

Comments : **Heat Exchanger - Unable to detect cracks/holes without dismantling unit.**

Boiler operating and is providing heat at time of inspection, maintenance records are up to date. Appears to be beyond its life. Temperature / pressure relief valve extension is corroded, there is excessive corrosion on cabinet and fittings. There is corrosion and debris on oil tank. Recommend remove all debris from oil tank. Recommend further investigation and repair as needed by a qualified heating contractor.

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DRAFT CONTROL/VENT

- ☒ **Monitor Condition**
☐ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Metal Pipe | <input type="checkbox"/> PVC | |
| <input type="checkbox"/> Negative Slope | <input type="checkbox"/> Improper Size | <input type="checkbox"/> Inadequate Flue Clearance |
| <input type="checkbox"/> Obstruction | <input type="checkbox"/> Loose Connection | <input type="checkbox"/> Inadequate / Marginal Combustion Air |
| <input type="checkbox"/> Leaks | <input type="checkbox"/> Improper Connection | <input type="checkbox"/> Excessive Corrosion / Perforation |

Comments : There is streaking below vent pipe termination into chimney, recommend further investigation by a qualified heating contractor.

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HEATING DISTRIBUTION

☒ Monitor Condition ☐ Recommend Repairs

			ACC	MAR	NI	NP	DEF
DISTRIBUTION			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ductwork	<input type="checkbox"/> Radiators	<input checked="" type="checkbox"/> Baseboard					
<input checked="" type="checkbox"/> Rusted	<input type="checkbox"/> Dirty Filter	<input type="checkbox"/> Crushed / Disconnected Ducts	<input type="checkbox"/> Noisy Blower				
<input type="checkbox"/> Air Leaks Noted at Plenum / Duct Joints	<input type="checkbox"/> Circulator Pump Leaking / Noisy / Inoperable						

Comments : Base board heaters were spot tested and were providing heat at time of inspection.
Corrosion noted on circulator pump. Recommend monitor for any leaking and repair by a qualified heating contractor if needed.



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KITCHEN

☐ Monitor Condition ☒ Recommend Repairs

			ACC	MAR	NI	NP	DEF
CEILINGS	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Inoperative	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FLOOR/FINISH			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION	<input type="checkbox"/> Leaking Seal	<input type="checkbox"/> Clogged Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MICROWAVE			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input type="checkbox"/> Seized	<input type="checkbox"/> Noisy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments : Window above sink is damaged has rot around framing and does not properly open and close, recommend repair by a qualified tradesman. Drain in kitchen sink has "S" trap, this can cause siphoning allowing sewer gases into the house. Recommend further investigation and repairs by a licensed plumber.



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FAMILY ROOM

☐ Monitor Condition ☒ Recommend Repairs

			ACC	MAR	NI	NP	DEF
CEILINGS	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Inoperative	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CLOSET/STORAGE			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BUILT IN SHELVING			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WET BAR	<input type="checkbox"/> No GFCI Protection		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MISCELLANEOUS			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments : Ungrounded three prong outlets present. Recommend repair by a licensed electrician. NOTE: To protect sensitive electronics it is recommended that properly grounded outlets are installed.



FIREPLACE

☒ Monitor Condition

☐ Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<input checked="" type="checkbox"/> Wood Burning	<input type="checkbox"/> Gas Log	<input type="checkbox"/> Gas Starter	<input type="checkbox"/> Fireplace Insert
<input checked="" type="checkbox"/> Masonry Firebox	<input type="checkbox"/> Metal Firebox	<input type="checkbox"/> Clean Out Trap	
<input type="checkbox"/> Damper Bent / Inoperable	<input type="checkbox"/> Poor Drafting	<input type="checkbox"/> Damaged Mortar / Firebrick	
<input type="checkbox"/> Damaged / Defective Doors	<input type="checkbox"/> Missing Damper Stopper	<input type="checkbox"/> Recommend Cleaning	

Comments : **Recommend annual cleaning - Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner / cracks.**

Several cracks hearth in living room. Recommend further inspection of fireplace, chimney and flue and repair as needed by a qualified fireplace contractor.

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BATHROOM

☐ Monitor Condition ☒ Recommend Repairs

			ACC	MAR	NI	NP	DEF
CEILINGS	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Inoperative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/> Leaking	<input type="checkbox"/> Cracked / Damaged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TOILET	<input type="checkbox"/> Loose at Base	<input type="checkbox"/> Runs Continuously	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/> No Service Access	<input type="checkbox"/> No GFCI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : Improper "S" trap found under bathroom sink discharge plumbing. Sink leaks below drain.
Water below sink on ceiling in basement. Recommend further evaluation and repair by a qualified plumber.
Electrical outlets not GFCI protected. Recommend further evaluation and repair by a licensed electrician.

" Independently Owned and Operated "

Inspection Date : 10/16/2010
Inspector: Steve Mangekian
Inspector Phone: (603) 816-1014

Email: sman2@comcast.net



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Sample Report Newton NH Antique Home, , Newton, NH, 03858



INTERIOR ROOM

☐ Monitor Condition ☒ Recommend Repairs

			ACC	MAR	NI	NP	DEF
CEILINGS	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Inoperative	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FLOOR/FINISH			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : Ungrounded three prong outlets present in right side bedroom. Ungrounded outlets do not offer current standard of protection for equipment, especially for sensitive electronics. Recommend installing three prong grounded outlets where any sensitive electronics are being used, (Entertainment center, TV, computer etc.)

Most windows upper sash does not stay open, one window in front wall has water damage to frame, recommend repairs by a qualified window contractor.

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STAIRS / RAILINGS

☐ Monitor Condition

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Missing Hand Rail

☐ Rail Opening Unsafe

☐ Railing / Handrail Loose

☐ Tripping Hazard

☐ Loose / Damaged Tread Riser

Comments : Stairways are missing hand rails. Recommend installing hand rails where needed for safety.



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*Lawn Sprinklers, Pools, Hot Tubs, and Spas are all high maintenance items requiring ongoing care. This inspection is a visual only of exposed/accessible areas and is intended to comment on the overall condition of system(s) at the time of the inspection. It should not be construed as any type of insurance policy, warranty, or guarantee.

SEPTIC SYSTEM

☐ Monitor Condition

☐ Recommend Repairs

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☐ Occupied

☐ Vacant

☐ Tank Interior Visible

☐ Sewer Gas Noticeable

☐ Snow / Ice Covered

☐ Evicence of Recent Maintenance

☐ Suspect Prior Backup

☐ Backup During Test

☐ To Close To Well

☐ Leach Field Problems Evident

☐ Tank Size Unknown

☐ Slow Drainage

Comments : Septic systems are underground making it impossible to state, with certainty, their overall condition. All systems require regular maintenance, such as pumping. No one can predict when a system will fail. This report commnets only on the functionality on the day of inspection and is not a warranty.

Septic inspection provided by felix septic. This inspection gives no estimation as to future life of existing system but rather the condition of the system at time of inspection.

Concrete tank approximately 1000 gallons in good condition. Outlet and inlet baffle in place and in good condition. The Leaching system is a dry well it is clean and dry in good condition.



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Sample Report Newton NH Antique Home, , Newton, NH, 03858

Summary

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 complete report.

WALKS / STEPS

Defective

Front granite stairs have settled away from house, recommend repair by a qualified contractor.

ROOFING

Marginal

There are trees and branches over hanging and in contact with roof, this condition is detrimental to life of roof and can cause damage, fungal growth, water, insect and animal intrusion. Keep trees and branches trimmed to help prolong life of roof covering. Recommend removing debris from roof to help prevent damage and prolong life of roof. The roof over right side porch has excessive fungal growth, recommend cleaning and repairs as needed by a qualified contractor .

FLASHING/VALLEYS

Defective

There is excessive sealant around chimney flashing . Recommend inspection and proper repair by a qualified roofing contractor.

CHIMNEY

Defective

Older chimney has deteriorated mortar and cracks, excessive sealant on flashing, Recommend inspection and repairs as needed by a qualified masonry contractor .

EXTERIOR SURFACE

Siding/Trim

Defective

There is damage to lower siding and trim, peeling paint on one section of wall and deteriorated framing around window on right side of building, Recommend further investigation and repairs by a qualified contractor . Electric service entrance cable is frayed, recommend to monitor and have repaired by a licensed electrician as needed.

WINDOWS

Defective

Damage to framing and trim on window at right side of house. Soft damaged wood inside window in upstairs bedroom. Many upper window sashes do not stay open. Recommend further investigation and repair by a qualified contractor.

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EXTERIOR DOORS

Marginal

Front door bell not working, recommend repair by a qualified electrician.
Bulkhead has corrosion and appears to be leaking, recommend repair by a qualified tradesman.

GARAGE/CARPORT

Floor/Walls/Ceiling/Electrical

Defective

Roof

Defective

Siding/Trim

Marginal

Limited visibility due to stored items. Outlet is not GFI protected, wall switch does not appear to control anything. Recommend repairs by a licensed electrician. Roof has excessive fungal growth, trees overhanging roof surface, excessive granular loss on shingles. Recommend further investigation and repairs by a qualified contractor.

OVERHEAD GARAGE DOORS

Defective

Damaged hardware, doors do not open properly. Recommend repair by a qualified overhead door company.

GARAGE PEDESTRIAN DOOR INTO HOUSE

Defective

Damage to lower area of door, recommend repair by a qualified tradesman.

FRAMING/SHEATHING

Defective

Prior fire damage in one area of new attic, Dark staining on attic sheathing on rear left corner appears to be mold. Recommend further investigation and treatment if needed by a qualified mold mitigation company.

VENTILATION

Defective

Due to dark staining on attic sheathing it appears that insufficient ventilation is present. Recommend further evaluation and installation of the correct amount and type of ventilation system to prevent condensation, degradation of the external roofing system and to reduce energy costs.

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INSULATION

Marginal

Recommend insulating the back of attic access cover to reduce condensation, heating and cooling costs.

A few areas of missing or compressed insulation along crawl space floor. Recommend installing additional insulation to help reduce energy bills.

ATTIC ELECTRICAL

Marginal

Improperly secured wired, many areas of terminated wiring, recommend repair by a qualified electrician.,

FRAMING SUPPORT

Defective

Evidence of water intrusion, efflorescence, Many areas of improperly supported joists and beams, many areas of insect damage to structural components, Areas of cracking and movement to foundation walls. Dirt floor should be covered with vapor barrier to help prevent moisture, insect and fungal intrusion. Recommend further investigation and repair by a qualified contractor.

FLOOR/SLAB

Defective

Dirt slab has covering in many area , . A full vapor barrier should be installed to help to minimize moisture, insect and humidity. Wood construction debris being stored in basement should be removed. Recommend removing any earth to wood contact within 5' of the house to help prevent wood destroying insects.

CRAWL SPACE

Defective

Missing vapor barrier this can create a damp condition that is conducive to wood damage and fungal growth. Recommend vapor barrier be installed by a qualified contractor to reduce the possibility for condensation accumulation and/or moisture intrusion.

Unable to fully inspect due to inaccessibility. There is earth to wood contact at rear crawl space, recommend further investigation and repairs by a qualified contractor.

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ELECTRICAL

Entrance Cable	Defective
Panel	Defective
Bonding/Grounding	Defective

Service entrance cable is older and has some fraying, improper drip loop. System is not properly grounded. The main breaker is double lugged.

Many outlets in house are ungrounded three prong outlets. This is not current to today's standards, and does not offer proper protection for sensitive electronic equipment. Both the dryer outlet and the range outlets are three prong. When buying new appliances they will come with four prong chord. You can either change the chords to three prong or the proper fix is to run a four wire circuit and change the outlet to four prong. Recommend further investigation and repairs by a licensed electrician.

PLUMBING

Supply	Defective
Drains	Defective

Drain lines have corrosion and improper supports, many fittings on water supply lines in basement are corroded, Recommend further investigation and repairs by a qualified plumber.

Water flow tested after running tub system provided 4 gallons per minute. Pump pressure range is 25 to 55 psi acceptable. No water quality testing done.

WATER HEATER

Defective

T/P relief valve extension does not properly terminate within 6" of floor. Recommend installing extension pipe that exits within 6" of floor. This is a safety item to prevent scalding in the event the temperature pressure relief valve releases hot water and or steam.

Water heater operating properly at time of inspection water temperature is 115 degrees.

LAUNDRY FACILITIES

Utility Hookups	Defective
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Visual inspection of laundry hook ups only, washer and dryer are not operated.

Washing machine outlet is not GFI protected, recommend upgrading outlet to GFI by a licensed electrician for safety

Electric dryer outlet is three prong, when buying appliances dryer will come with either 3 or 4 prong chord. You can buy three prong chord or upgrade outlet to a four prong receptacle to bring circuit up to current code and safety standards.

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HEATING

Operation	Marginal
Above Ground Storage Tanks	Marginal

Boiler operating and is providing heat at time of inspection, maintenance records are up to date. Appears to be beyond its life. Temperature / pressure relief valve extension is corroded, there is excessive corrosion on cabinet and fittings. There is corrosion and debris on oil tank. Recommend remove all debris from oil tank. Recommend further investigation and repair as needed by a qualified heating contractor.

DRAFT CONTROL/VENT

Marginal

There is streaking below vent pipe termination into chimney, recommend further investigation by a qualified heating contractor.

HEATING DISTRIBUTION

Circulator Pump	Marginal
-----------------	----------

Base board heaters were spot tested and were providing heat at time of inspection. Corrosion noted on circulator pump. Recommend monitor for any leaking and repair by a qualified heating contractor if needed.

KITCHEN

Windows/Trim	Defective
Window Screens	Defective

Window above sink is damaged has rot around framing and does not properly open and close, recommend repair by a qualified tradesman. Drain in kitchen sink has "S" trap, this can cause siphoning allowing sewer gases into the house. Recommend further investigation and repairs by a licensed plumber.

FAMILY ROOM

Windows/Trim	Defective
Electrical (Random sampling of outlets, switches, fixtures.)	Defective

Ungrounded three prong outlets present. Recommend repair by a licensed electrician. NOTE: To protect sensitive electronics it is recommended that properly grounded outlets are installed.

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FIREPLACE

Marginal

Several cracks hearth in living room. Recommend further inspection of fireplace, chimney and flue and repair as needed by a qualified fireplace contractor.

BATHROOM

Countertops/Cabinets

Defective

Sink/Faucet

Defective

Improper "S" trap found under bathroom sink discharge plumbing. Sink leaks below drain. Water below sink on ceiling in basement. Recommend further evaluation and repair by a qualified plumber. Electrical outlets not GFCI protected. Recommend further evaluation and repair by a licensed electrician.

INTERIOR ROOM

Windows/Trim

Defective

Window Screens

Defective

Electrical (Random sampling of outlets, switches, fixtures.)

Defective

Ungrounded three prong outlets present in right side bedroom. Ungrounded outlets do not offer current standard of protection for equipment, especially for sensitive electronics. Recommend installing three prong grounded outlets where any sensitive electronics are being used, (Entertainment center, TV, computer etc.)

Most windows upper sash does not stay open, one window in front wall has water damage to frame, recommend repairs by a qualified window contractor.

STAIRS / RAILINGS

Defective

Stairways are missing hand rails. Recommend installing hand rails where needed for safety.

MAR (MARGINAL)

The item/system was marginally acceptable. (It performed its designed function as of the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)

DEF (DEFECTIVE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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