

INSPECTION REPORT



For the Property at:
3 CAMBRIDGE DR
CANTERBURY, NH 03224

Prepared for: JAMIE DURAND
Inspection Date: Wednesday, January 11, 2012
Prepared by: Jamie Durand



Insideout Home Inspection
31 Cambridge Dr
Canterbury, NH 03224
888-908-8817
www.insideoutnh.com
insideoutnh@gmail.com

The best home inspection experience available.



April 8, 2013

Dear Jamie Durand,

RE: Report No. 1007, v.0
3 Cambridge dr
Canterbury, NH
03224

Thanks very much for choosing InsideOut to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing InsideOut to perform your home inspection.

Sincerely,

Jamie Durand
on behalf of
Insideout Home Inspection

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ROOFING

3 Cambridge dr, Canterbury, NH January 11, 2012

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ROOFING

EXTERIOR

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Description

Sloped roofing material: • Average lifespan of asphalt shingles is 15-25 years.

Limitations

Inspection performed: • With binoculars from the ground

Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • The roofing appears to be in the last third of its life. I would recommend further evaluation by a roofing contractor in the 2-3 years.

Task: Further evaluation, monitor

SLOPED ROOFING \ Asphalt shingles

2. Condition: • [Near end of life expectancy](#)

The garage roofing is near the end of its life expectancy.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Garage

Task: Further evaluation replace



1. Near end of life expectancy

3. Condition: • [Cupping, curling, clawing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front

Task: Further evaluation

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2. Cupping, curling, clawing

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

4. Condition: • Top of flashing exposed or bottom buried

The bottom of the pipe flashing should not be shingled over.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear

Task: Monitor



3. Top of flashing exposed or bottom buried

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope:

• [Away from house](#)

• [Towards house](#)

rear



4. Towards house

Soffit and fascia: • [Wood](#)

Driveway: • Asphalt

Walkway:

• Stone

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5. Stone

Deck:

- Ground level



6. Ground level

- Wood

Exterior steps:

- Pressure-treated wood

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7. *Pressure-treated wood*

Fence:

- Chain link



8. *Chain link*

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Recommendations

General

5. • [Gutters should be cleaned as part of annual maintenance.](#)

WALLS \ Wood siding

6. Condition: • [Paint or stain - needed](#)

Implication(s): Shortened life expectancy of material

Location: Various

Task: Provide



9. Paint or stain - needed



10. Paint or stain - needed



11. Paint or stain - needed

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EXTERIOR GLASS \ Glass (glazing)

7. Condition: • [Broken](#)

Implication(s): Chance of water entering house | Chance of pests entering house | Increased heating and cooling costs | Reduced comfort

Location: Garage

Task: Repair



12. Broken

EXTERIOR GLASS \ Exterior trim

8. Condition: • [Paint or stain needed](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Throughout

Task: Provide

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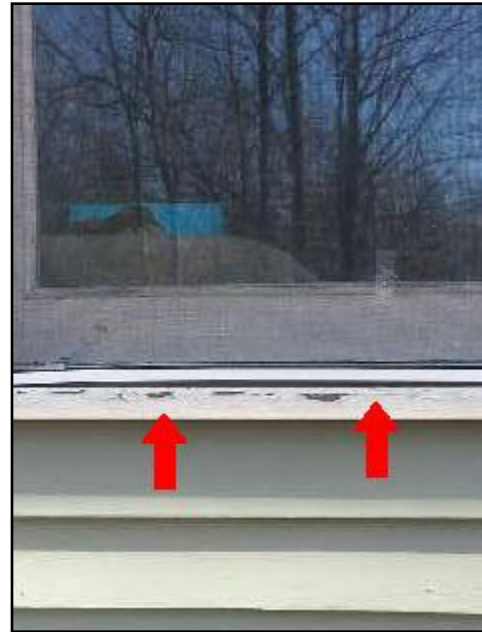
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13. *Paint or stain needed*



14. *Paint or stain needed*

DOORS \ Doors and frames

9. Condition: • The deck sliding doors do not have a step up into the house. It is recommended there be a six inch step up where snow and ice can accumulate.

Location: Rear Deck

Task: Monitor



15.

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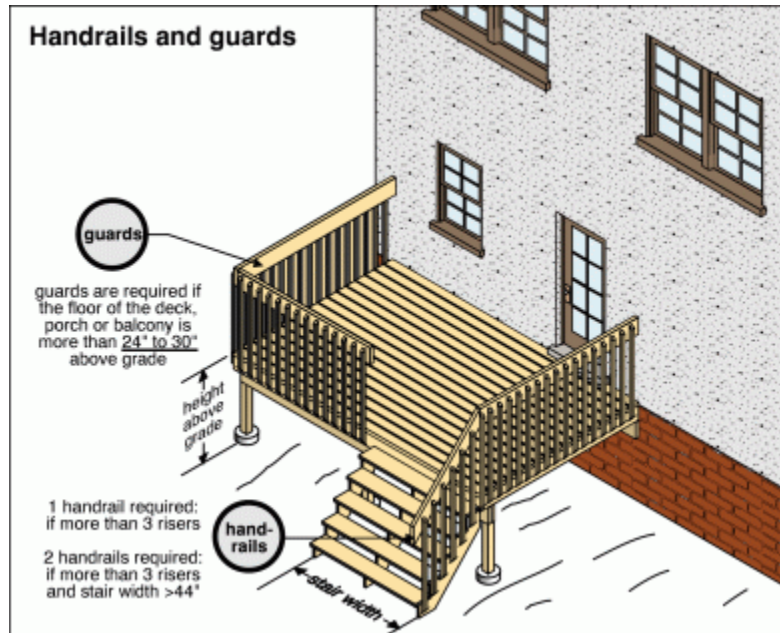
PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

10. Condition: • [Missing](#)

Guardrail's should be provided for any deck 30 inches or higher. The deck height is borderline and not having rails is a safety issue.

Implication(s): Fall hazard

Task: Provide



[Click on image to enlarge.](#)



16. Missing

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Steel columns • Built-up wood beams • Subfloor - plywood

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Rafters/roof joists](#)

Limitations

Inspection limited/prevented by:

• Wall, floor and ceiling coverings

Basement partially finished

Percent of foundation not visible: • 50 %

Recommendations

FOUNDATIONS \ Foundation

11. Condition: • [Prior repairs](#)

Implication(s): Weakened structure

Location: Basement interior boiler room

Task: Monitor



17. Cracks

Description

Service entrance cable and location:

- [Underground aluminum](#)



18. Underground aluminum

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - ground rods](#)

Distribution panel type and location:

- [Breakers - basement](#)



19. Breakers - basement

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20. Breakers - basement

Distribution wire material and type: • [Copper - conduit](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No AFCI • [GFCI - kitchen](#) • [GFCI - bathroom and exterior](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Recommendations

General

12. • [Smoke detectors are not tested during the home inspection, recommend testing and replacing batteries upon taking ownership of property. Current standards for new construction in NH require detectors in each bedroom and at least one on each level including basement.](#)

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

13. **Condition:** • Electric meter loose hanging off wall. Should be attached properly. Electric company is usually responsible for anything prior to entering the home.

Task: Repair

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Oil fill rear of house behind garage



22. Oil fill



23. Oil tank basement

- Boiler



24. Boiler



25. Boiler

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26. Boiler

Boiler manufacturer:

- Burnham

Model number: PV8H3WT-TLWF Serial number: 65166819

Heat distribution: • [Baseboards](#)

Approximate capacity: • 120,000 BTU/hr

Efficiency: • [Mid-efficiency](#)

Approximate age: • [3 years](#)

Typical life expectancy: • Boiler (cast iron) 25 to 50 years

Main fuel shut off at:

- Basement

At boiler

Auxiliary heat:

- [Wood stove](#)

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27. Wood stove

- [Gas fireplace](#)
basement



28. Gas fireplace

- [Gas fireplace](#)
First floor

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29. Gas fireplace

Chimney/vent:

- [Masonry](#)



30. Masonry

Chimney liner:

- [Metal](#)

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31. Metal

Recommendations

General

- 14. • [Recommend having the heating system serviced upon taking ownership of the property, and annually there after as part of routine maintenance.](#)
- 15. • [I recommend having the chimney inspected and cleaned prior to using wood stove/fireplace.](#)

OIL FURNACE \ Oil tank

16. Condition: • [Rust](#)

Implication(s): Fire or explosion

Task: Further evaluation



32. Rust

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-28](#)

Attic/roof ventilation: • [Soffit vent](#) • [Gable vent](#)

Attic/roof air/vapor barrier: • [Plastic](#)

Limitations

Attic inspection performed: • From access hatch

Recommendations

General

17. • [Attic insulation less than current standards. The energy star recommendations for attics in our zone is R-49 to R-60. Lack of insulation is not a defect, adding insulation would be considered an improvement. This would improve the energy efficiency of the home.](#)

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Description

Water supply source: • Private

Service piping into building:

- [Plastic](#)



33. Plastic

Main water shut off valve at the:

- Basement



34. Basement

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Water heater fuel/energy source: • [Oil](#)

Water heater type: • On demand through boiler

Water heater approximate age: • 3 years

Waste piping in building: • [Plastic](#)

Recommendations

General

18. • Exterior hose bibbs should be winterized to prevent freezing. Shut off water to exterior bibbs inside the house, and open the exterior until all water drains then leave open.

Description

Major floor finishes: • [Hardwood](#) • [Laminate](#) • [Ceramic](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows:

- [Single/double hung](#)
- [Casement](#)
- [Skylight](#)



35. *Skylight*

- Wood
- Vinyl

Exterior doors - type/material: • Metal-clad • Garage door - wood

Range fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Door bell

Laundry facilities:

- Washer
- Hot/cold water supply



36. *Hot/cold water supply*

- Dryer
- Vented to outside



37. *Vented to outside*

- 120-Volt outlet
- 240-Volt outlet
- Waste standpipe

Recommendations

General

19. • [The dryer exhaust vent should be cleaned regularly.](#)

FLOORS \ Ceramic tile, stone, marble, etc

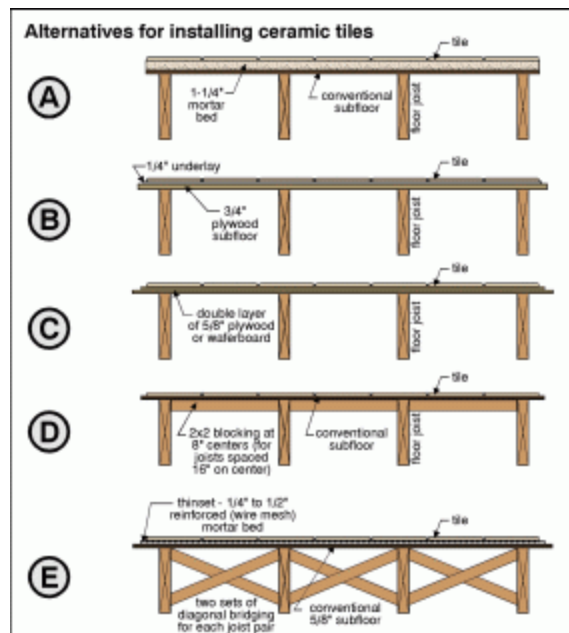
20. Condition: • [Grout loose](#)

Implication(s): Cosmetic defects | Trip or fall hazard

21. Condition: • [Grout missing](#)

Implication(s): Cosmetic defects | Trip or fall hazard

Location: Second Floor Bathroom



[Click on image to enlarge.](#)



38. Grout missing

WINDOWS \ Hardware

22. Condition: • [Broken](#)

Skylight hardware broken

Implication(s): Cosmetic defects | System inoperative or difficult to operate

Location: Left Side Second Floor Bedroom

Task: Repair or replace



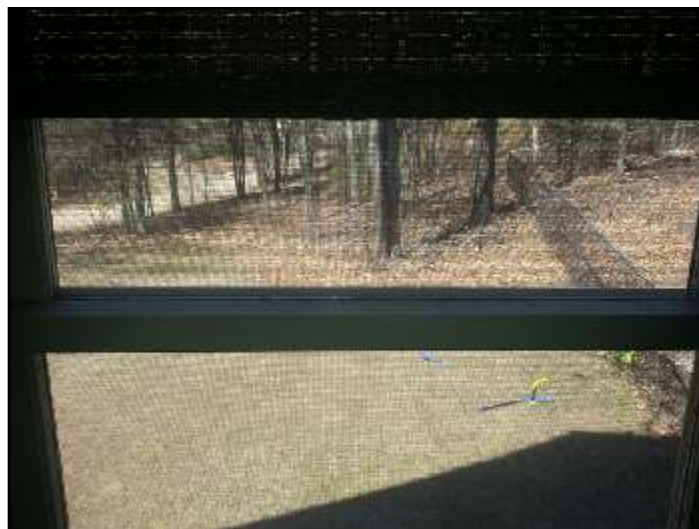
39. Broken

23. Condition: • [Missing](#)

Implication(s): System inoperative or difficult to operate

Location: First Floor Bathroom

Task: Provide



40. Missing

WINDOWS \ Storms and screens

24. Condition: • [Torn](#)

Implication(s): Cosmetic defects | Chance of pests entering house

Location: First Floor Deck

Task: Repair



41. Torn

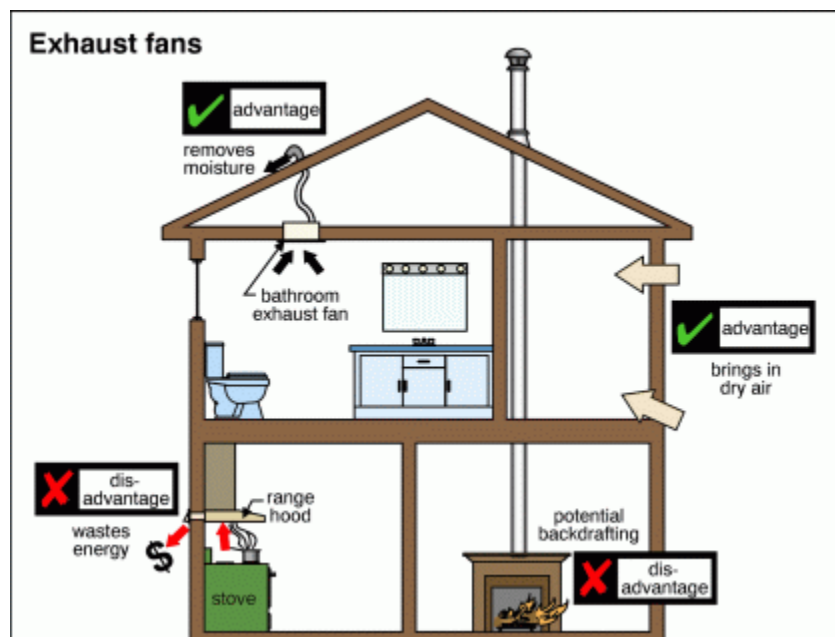
EXHAUST FANS \ Exhaust fan

25. Condition: • [Missing](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Second Floor Bathroom

Task: Provide



[Click on image to enlarge.](#)

INTERIOR

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END OF REPORT

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

[1. Roofing, Flashings and Chimneys](#)

[2. Exterior](#)

[3. Structure](#)

[4. Electrical](#)

[5. Heating](#)

[6. Cooling/Heat Pumps](#)

[7. Insulation](#)

[8. Plumbing](#)

[9. Interior](#)

[10. Appliances](#)

[11. Life Cycles and Costs](#)

[12. Supplementary](#)

[Asbestos](#)

[Radon](#)

[Urea Formaldehyde Foam Insulation \(UFFI\)](#)

[Lead](#)

[Carbon Monoxide](#)

[Mold](#)

[Household Pests](#)

[Termites and Carpenter Ants](#)

[13. Home Set-up and Maintenance](#)

[14. More About Home Inspections](#)

[ASHI Standards of Practice](#)

[CAHPI Standards of Practice](#)