

# **RUSSELL**

## **HOME INSPECTION SERVICES**

*"dedicated to your peace of mind"*



# **Inspection Report**

**Brian Taylor**

**Property Address:**  
17-19 Pier Street  
Dover, NH 03820



Front view of building

## **Russell Home Inspections**

**Peter Russell**  
**1 Front St. Suite 216**  
**PO Box 436**  
**Rollinsford NH 03869**  
**603-740-4062**



<b>Date:</b> 3/2/2007	<b>Time:</b> 9:00 AM	<b>Report ID:</b> 1008
<b>Property:</b> 17-19 Pier Street Dover, NH 03820	<b>Customer:</b> Brian Taylor	<b>Real Estate Professional:</b> Josh Holt Re/max Coast to Coast

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this building or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Age Of building:**  
Over 50 Years

**Client Is Present:**  
No

**Radon Test:**  
No

**Water Test:**  
No

**Weather:**  
Snow

**Temperature:**  
Below 32

**Rain in last 3 days:**  
No

## 1. Roofing, Roof Structure, Chimneys, and Attic

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**Styles & Materials**

**Viewed roof covering from:**

Ground  
Binoculars

**Roof-Type:**

Gable

**Roof Covering:**

Asphalt/Fiberglass

**Chimney (exterior):**

Brick

**Roof Ventilation:**

None found

**Method used to observe attic:**

Inaccessible

**Roof Structure:**

Not visible

**Ceiling Structure:**

Not visible

**Attic Insulation:**

Unknown

		IN	NI	NP	RR
1.0	ROOF COVERINGS	X			
1.1	ROOF FLASHINGS	X			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			
1.3	ROOF VENTILATION			X	
1.4	ROOF DRAINAGE SYSTEMS	X			X
1.5	ROOF STRUCTURE AND ATTIC (report leak signs or condensation)		X		
1.6	FIREWALL SEPARATION BETWEEN UNITS IN ATTIC		X		
1.7	ATTIC INSULATION		X		
1.8	VENTILATION FANS THERMOSTATIC CONTROLS (ATTIC)			X	
1.9	VISIBLE ELECTRIC WIRING IN ATTIC		X		

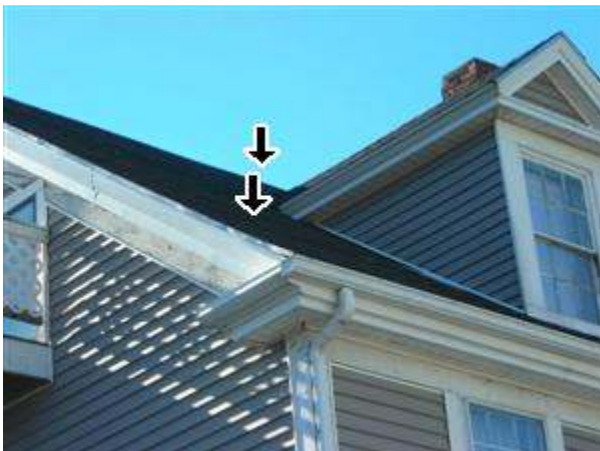
IN NI NP RR

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**Comments:**

**1.0** Front roof shows moderate aging, there was no access to the attic area and was not inspected therefore no determination can be made of any water penetration past or present.

The roof in the rear appears to have been replaced recently.



1.0 Picture 1 moderate aging on front roof

1.0 Picture 2 Rear roof appears to be newer

1.2 Both chimneys need minor re-pointing, I recommend a qualified mason complete these repairs.



1.2 Picture 1 Some repointing may be required, front chimney



1.2 Picture 2 Some repointing may be required, rear chimney

1.4 The gutter on the unit 17 side has a hole in it and will leak, repairs may be required.

1.5 There is no access to the attic therefore it was not inspected.

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The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Siding Style:**

Lap

**Siding Material:**

Vinyl

**Exterior Entry Doors:**

Steel

**Appurtenance:**

Porch

**Driveway:**

Asphalt

**IN NI NP RR**

2.0	WALL CLADDING FLASHING AND TRIM	X			
2.1	DOORS (Exterior)	X			
2.2	WINDOWS	X			X
2.3	FOUNDATION WALLS AND MORTAR JOINTS	X			X
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			X
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			
2.6	EAVES, SOFFITS AND FASCIAS	X			X
2.7	PLUMBING WATER FAUCETS (hose bibs)			X	
2.8	POLARITY AND GROUNDING OF RECEPTACLES ON EXTERIOR WALLS OF INSPECTED STRUCTURE			X	

**IN NI NP RR**

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**Comments:**



**2.2** Most of the windows in the building are difficult to open and require some maintained such as painting and puddy.

Some upgrades may be required in the future.

**2.3** Several areas of the foundation need repointing, I recommend a qualified mason complete these repairs.



**2.4** Both of the first floor porches need minor repair such as better support or replacing some deck boards that are deteriorated.

The two second floor decks and stairs do not appear to be supported adequately. The stairs have deteriorated possibly beyond repair and new safety railing are needed. I recommend a qualified contractor make the necessary repairs.



2.4 Picture 1 Deck not supported properly



2.4 Picture 2 Deck not supported properly



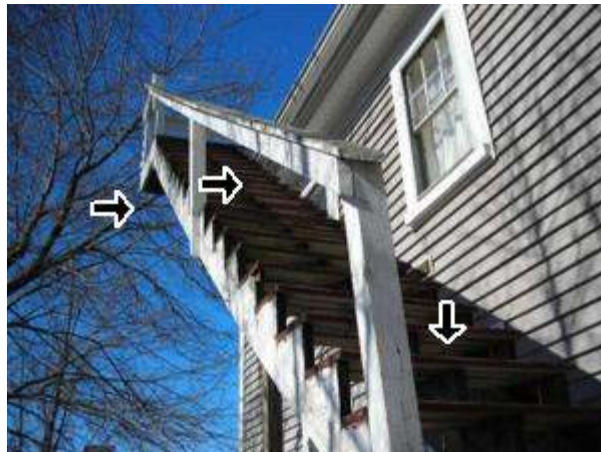
2.4 Picture 3 Lack of support for both decks in this area



2.4 Picture 4 Staircase is unsafe



2.4 Picture 5 improper support for stairs



2.4 Picture 6 Lack of support, unsafe handrails and steps are deteriorated




2.4 Picture 7 Lack of support

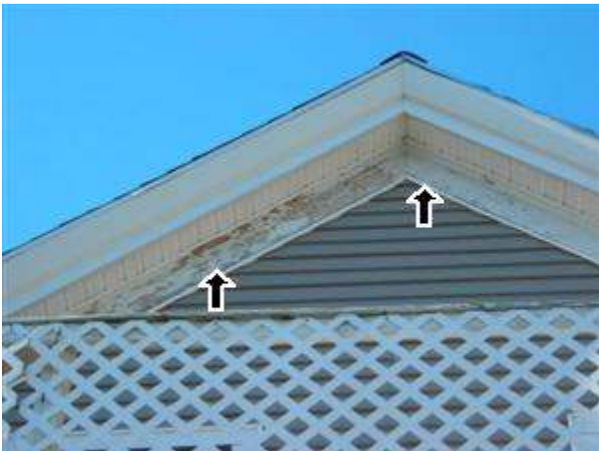


2.4 Picture 8 Steps need repair



2.4 Picture 9 Rear corner board needs repair

 2.6 Some areas of the exterior trim need scraping and painting.



2.6 Picture 1 Painting is needed in some areas

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Structural Components

The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.

**Styles & Materials**

**Foundation:**

Brick

Rock

**Columns or Piers:**

Wood piers

Steel screw jacks

**Floor Structure:**

2 X 8

Wood beams

**Floor System Insulation:**

NONE

**Wall Structure:**

2 X 4 Wood


IN NI NP RR

		IN	NI	NP	RR
3.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			X
3.1	WALLS (Structural)	X			
3.2	COLUMNS OR PIERS	X			X
3.3	FLOORS (Structural)	X			X
3.4	CEILINGS (structural)	X			
3.5	INSULATION UNDER FLOOR SYSTEM			X	
3.6	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			X	
3.7	VENTILATION OF FOUNDATION AREAS (crawl space or basement)			X	

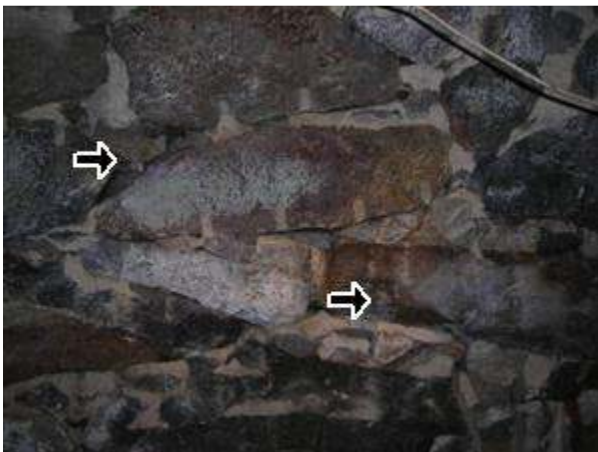
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**Comments:**

 **3.0** Several areas of the foundation need re-pointing/repair. I recommend a qualified mason complete these repairs.

Past evidence or water penetrating the basement was observed but it appears the sump pump is removing the water adequately.



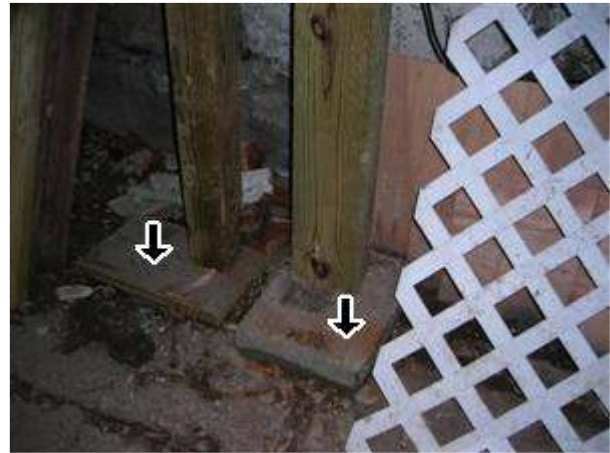
3.0 Picture 1 Re-pointing needed to basement foundation walls



3.0 Picture 2 Re-pointing/repair needed to basement foundation wall

3.0 Picture 3 Emergency shut off switches for the heating systems are in the basement.

3.2 There is a mix of wood and steel columns. I recommend the wood columns be placed on concrete footings and the screw type metal jacks be replaced with steel lally columns.



3.2 Picture 1 Wood collum should be larger or replaced with steel lally collums

3.2 Picture 2 Wood posts should be on concrete footings

3.3 Several floor joists have been damaged to to past insect infestation, although some repair have been completed I am unable to determine if they were completed.



3.3 Picture 1 Past insect damage/repairs

3.3 Picture 2 Completed strucual repairs



3.3 Picture 3 Limited visibility due to stored items

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The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Plumbing System for Building

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

### Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into building):</b> Copper	<b>Plumbing Water Distribution (inside building):</b> Copper
<b>Plumbing Waste:</b> PVC Cast iron	<b>Water Heater Power Source:</b> Gas (quick recovery)	<b>Water Heater Capacity:</b> 30 Gallon (small) 40 Gallon (1-2 people)
<b>Water heater Manufacturer:</b> BRADFORD-WHITE		

		IN	NI	NP	RR
4.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
4.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X
4.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			X
4.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
4.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			X	
4.5	MAIN FUEL SHUT OFF (Describe Location)			X	
4.6	SUMP PUMP	X			

IN NI NP RR

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**Comments:**

**4.1** Corrosion on a plumbing connection near unit 19 heating system was observed and may require repair by a licensed plumber.



4.1 Picture 1 corrosion on valve near unit 19 heating system, may need repair.

4.2 There is a mix of 4 Bradford White gas fired hot water heater's 30 and 40 gallon. It appears they were replaced in 1997-1999.

The pressure relief valve's should extend to the floor for safety.

There was no hot water for unit 17B. This unit was vacant and hot water may be shut off. I recommend a licensed heating technician make any repairs or replacement as needed.



4.2 Picture 1 All water heaters should have the pressure relief valve extend to the floor for safety



4.2 Picture 2 Water heaters and boiler venting

4.3 The main shut off is the lever located in the basement. This is for your information.



4.3 Picture 1 Water main shut off vlave

4.4 View of the exterior gas meters, this area should be kept clear from snow and debris.



4.4 Picture 1 Gas meters on exterior, this area should be clear and accessible

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The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5(A). Unit # 17A**

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

**Styles & Materials**

<b>Ceiling Materials:</b> Plaster	<b>Wall Material:</b> Plaster	<b>Floor Covering(s):</b> Carpet Vinyl
<b>Interior Doors:</b> Wood	<b>Window Types:</b> Single pane Single-hung Storm windows	<b>Heat Type:</b> Circulating boiler
<b>Energy Source:</b> Natural gas	<b>Number of Heat Systems (excluding wood):</b> One	<b>Brand of heat system:</b> H B Smith Serial # J83-2120 29,000 btu : H B Smith S/N J83-2118 37,500 BTU
<b>Bath Exhaust Fans:</b> Fan with light	<b>Exhaust/Range hood:</b> BROAN	<b>Range/Oven:</b> HOTPOINT
<b>Dryer Power Source:</b> None	<b>Dryer Vent:</b> None	<b>Electrical Service Conductors:</b> Aluminum
<b>Panel capacity:</b> Adequate	<b>Panel Type:</b> Circuit breakers	<b>Branch wire 15 and 20 AMP:</b> Copper
<b>Wiring Methods:</b> Romex		

IN NI NP RR

5.0.A	CEILINGS	X			
5.1.A	WALLS	X			
5.2.A	FLOORS	X			X
5.3.A	DOORS (REPRESENTATIVE NUMBER)	X			
5.4.A	WINDOWS (REPRESENTATIVE NUMBER)	X			X
5.5.A	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
5.6.A	PLUMBING SUPPLY, FIXTURES IN THIS UNIT	X			
5.7.A	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	X			
5.8.A	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	X			X
5.9.A	OUTLETS AND WALL SWITCHES	X			X
5.10.A	DISHWASHER			X	
5.11.A	RANGES/OVENS/COOKTOPS	X			X
5.12.A	RANGE HOOD	X			
5.13.A	TRASH COMPACTOR			X	

IN NI NP RR

IN NI NP RR

5.14.A	FOOD WASTE DISPOSER			X
5.15.A	MICROWAVE COOKING EQUIPMENT			X
5.16.A	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X		
5.17.A	HEATING EQUIPMENT	X		X
5.18.A	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			X
5.19.A	COOLING AND AIR HANDLER EQUIPMENT			X
5.20.A	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			X
5.21.A	NORMAL OPERATING CONTROLS	X		
5.22.A	AUTOMATIC SAFETY CONTROLS	X		
5.23.A	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X		
5.24.A	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)		X	
5.25.A	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X
5.26.A	GAS/LP FIRELOGS AND FIREPLACES			X
5.27.A	SERVICE ENTRANCE CONDUCTORS	X		
5.28.A	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X		
5.29.A	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X		
5.30.A	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X		
5.31.A	LOCATION OF MAIN AND DISTRIBUTION PANELS	X		
5.32.A	SMOKE DETECTORS	X		X
5.33.A	CARBON MONOXIDE DETECTORS			X


IN NI NP RR


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**Comments:**

**5.0.A** The ceilings in this unit are intact but may require maintenance in the future.

**5.1.A** Some of the walls require minor repair.


 **5.2.A** The carpets and vinyl flooring are old and stained, replacement may be required in the future.

 **5.4.A** Some of the windows are difficult to open and require paint.

 **5.8.A** The vent in the bathroom is missing a cover, this should be replaced for safety reasons.




5.8.A Picture 1 Missing cover for bathroom vent.

 5.9.A There is a outlet cover missing in the bedroom, recommend replacement for safety.




5.9.A Picture 1

 5.11.A The burner ignition did not work on all 4 burners. Repair or replace for safety.



5.11.A Picture 1 Burners do not lite automaticaly

 5.17.A there is past evidence of water leaking from the circulation pump on this boiler. Repair to this boiler may be required. I recommend a qualified heating technician repair.



5.17.A Picture 1 Past evidence of water leaking at the circulating pump.



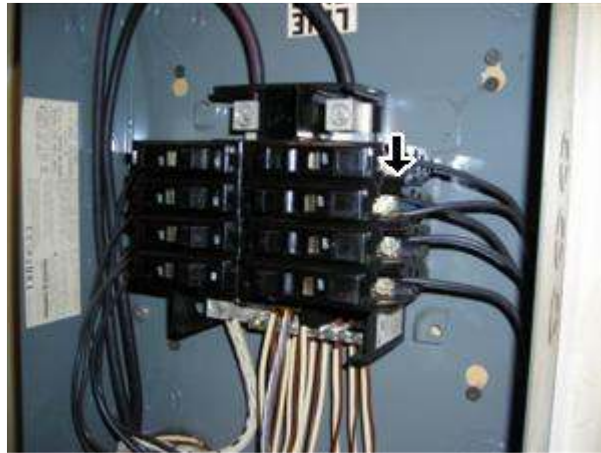
5.17.A Picture 2 Heating and hot water units for 17A & B

5.24.A Inspection of the interior of chimneys and flue's are not part of this inspection.


5.31.A View of the main panel located in the closet.



5.31.A Picture 1 Main panel located in closet



5.31.A Picture 2 Breakers are rated for double tap

 5.32.A Tenant has covered smoke detector with a bag, this should be removed for safety reasons.



5.32.A Picture 1 Smoke detector/bag covering it.

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your

best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5(B). Unit # 17B**

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

**Styles & Materials**

**Ceiling Materials:**

Plaster

**Wall Material:**

Plaster

**Floor Covering(s):**

Carpet  
Vinyl

**Interior Doors:**

Wood

**Window Types:**

Single pane  
Single-hung  
Storm windows

**Heat Type:**

Circulating boiler

**Energy Source:**

Natural gas

**Number of Heat Systems (excluding wood):**

One

**Brand of heat system:**

H B Smith

**Bath Exhaust Fans:**

Fan

**Exhaust/Range hood:**

BROAN

**Range/Oven:**

HOTPOINT

**Dryer Power Source:**

None

**Dryer Vent:**

None

**Electrical Service Conductors:**

Aluminum

**Panel capacity:**

Adequate

**Panel Type:**

Circuit breakers

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

IN NI NP RR

5.0.B	CEILINGS	X			X
5.1.B	WALLS	X			X
5.2.B	FLOORS	X			X
5.3.B	DOORS (REPRESENTATIVE NUMBER)	X			X
5.4.B	WINDOWS (REPRESENTATIVE NUMBER)	X			X
5.5.B	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
5.6.B	PLUMBING SUPPLY, FIXTURES IN THIS UNIT	X			X
5.7.B	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	X			X
5.8.B	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	X			
5.9.B	OUTLETS AND WALL SWITCHES	X			
5.10.B	DISHWASHER			X	
5.11.B	RANGES/OVENS/COOKTOPS	X			
5.12.B	RANGE HOOD	X			
5.13.B	TRASH COMPACTOR			X	
5.14.B	FOOD WASTE DISPOSER			X	
5.15.B					

IN NI NP RR





IN NI NP RR

	MICROWAVE COOKING EQUIPMENT			X	
5.16.B	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			X
5.17.B	HEATING EQUIPMENT	X			
5.18.B	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			X	
5.19.B	COOLING AND AIR HANDLER EQUIPMENT			X	
5.20.B	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			X	
5.21.B	NORMAL OPERATING CONTROLS	X			
5.22.B	AUTOMATIC SAFETY CONTROLS	X			
5.23.B	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
5.24.B	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)		X		
5.25.B	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X	
5.26.B	GAS/LP FIRELOGS AND FIREPLACES			X	
5.27.B	SERVICE ENTRANCE CONDUCTORS	X			
5.28.B	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
5.29.B	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
5.30.B	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
5.31.B	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
5.32.B	SMOKE DETECTORS	X			X
5.33.B	CARBON MONOXIDE DETECTORS			X	

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Comments:**

-  **5.0.B** Some areas of the plastered ceiling may require minor repairs.
-  **5.1.B** Some of the walls may require minor repairs such as filling in small holes and painting,
-  **5.2.B** The carpets and vinyl flooring are old and stained and may require replacement.
-  **5.3.B** There is a broken door/passage set on the second floor and a door that has been repaired.



5.3.B Picture 1 Previous repairs to door




5.3.B Picture 2 Broken door/missing passage set

**5.4.B** Many of the windows are difficult to open any may need repair, most need painting.

The sliding window on the third floor has broken glass and needs repair.



5.4.B Picture 1 Broken window

 **5.6.B** The fixtures and drain/trap for the bathroom sink require replacement, I recommend a licensed plumber make these repairs.

The toilet in the bathroom appears to be leaking, I recommend repair by a licensed plumber.



5.6.B Picture 1 Fixtures and drain need replacement


5.6.B Picture 2 Cock roaches were observed in the bathroom.

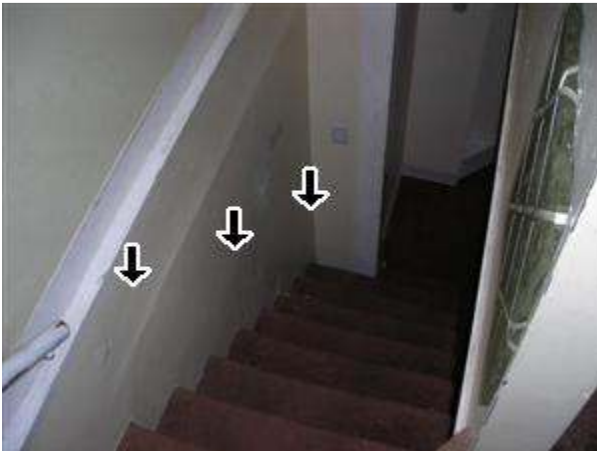
5.7.B There is a small leak under the kitchen sink.

5.11.B View of the kitchen area.




5.11.B Picture 1 View of the kitchen area, dead cock roaches were observed in this area

 5.16.B A continuous handrail should be installed in the third floor staircase for safety.



5.16.B Picture 1 Install handrail for safety

 5.17.B Some corrosion was observed at the circulation pump but was not leaking. Future repairs may be required.


The pressure relief valve for the hot water heater should extend down to the floor for safety.



5.17.B Picture 1 Corrosion at the circulating pump



5.17.B Picture 2 Pressure relief valve should extend to the floor

 **5.32.B** The smoke detector on the first level is not working. I recommend replacement for safety.

---

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5(C). Unit # 19A**

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

**Styles & Materials**

**Ceiling Materials:**

Plaster

**Wall Material:**

Plaster

**Floor Covering(s):**

Carpet  
Vinyl

**Interior Doors:**

Wood

**Window Types:**

Single pane  
Single-hung  
Storm windows

**Heat Type:**

Circulating boiler

**Energy Source:**

Natural gas

**Number of Heat Systems (excluding wood):**

One

**Brand of heat system:**

H B Smith

**Exhaust/Range hood:**

UNKNOWN BRAND

**Range/Oven:**

HOTPOINT

**Dryer Power Source:**

None

**Electrical Service Conductors:**

Aluminum

**Panel capacity:**

Adequate

**Panel Type:**

Circuit breakers

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

IN NI NP RR

5.0.C	CEILINGS	X			
5.1.C	WALLS	X			X
5.2.C	FLOORS	X			X
5.3.C	DOORS (REPRESENTATIVE NUMBER)	X			X
5.4.C	WINDOWS (REPRESENTATIVE NUMBER)	X			X
5.5.C	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			X
5.6.C	PLUMBING SUPPLY, FIXTURES IN THIS UNIT	X			X
5.7.C	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	X			
5.8.C	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	X			
5.9.C	OUTLETS AND WALL SWITCHES	X			
5.10.C	DISHWASHER			X	
5.11.C	RANGES/OVENS/COOKTOPS	X			
5.12.C	RANGE HOOD	X			
5.13.C	TRASH COMPACTOR			X	
5.14.C	FOOD WASTE DISPOSER			X	
5.15.C	MICROWAVE COOKING EQUIPMENT			X	
5.16.C	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			

IN NI NP RR

IN NI NP RR

		IN	NI	NP	RR
5.17.C	HEATING EQUIPMENT	X			X
5.18.C	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			X	
5.19.C	COOLING AND AIR HANDLER EQUIPMENT			X	
5.20.C	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			X	
5.21.C	NORMAL OPERATING CONTROLS	X			
5.22.C	AUTOMATIC SAFETY CONTROLS	X			
5.23.C	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
5.24.C	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)		X		
5.25.C	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X	
5.26.C	GAS/LP FIRELOGS AND FIREPLACES			X	
5.27.C	SERVICE ENTRANCE CONDUCTORS	X			
5.28.C	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
5.29.C	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
5.30.C	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
5.31.C	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
5.32.C	SMOKE DETECTORS	X			
5.33.C	CARBON MONOXIDE DETECTORS			X	


IN NI NP RR


IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Comments:**

**5.0.C** The ceilings may require updating such as minor crack repair and painting.

 **5.1.C** The walls may require updating such as minor crack repair and painting but there is significant damage to the walls around the shower stall and the bathroom sink. I recommend a qualified person make these repairs to prevent further damage.

 **5.2.C** The carpet and vinyl flooring are deteriorating and replacement may be required.

 **5.3.C** The door for the hall closet is broken and needs repair or replacement.



5.3.C Picture 1 Broken door hinge

5.4.C Most of the windows were difficult to open and need paint. Some were inaccessible.

🏠 5.5.C The base cabinets and counter tops appear to be at the end of their life expectancy. I recommend a qualified person replace these.



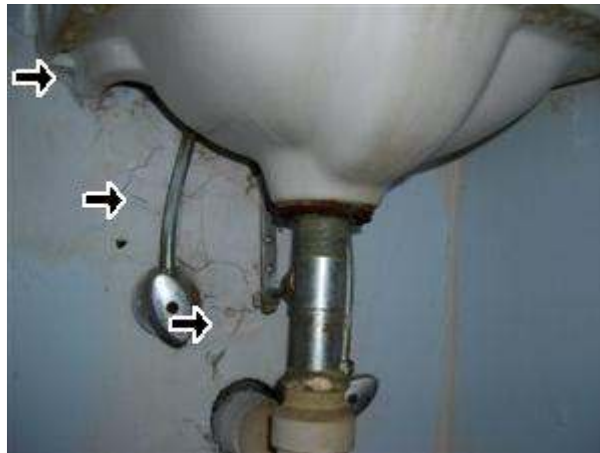
5.5.C Picture 1 Base cabinet and countertop need repair

🏠 5.6.C The plumbing fixtures for the sink show signs of leaking in the past and may need replacing.

The shower valve is broken. I recommend a licensed plumber repair.



5.6.C Picture 1 Fixture in bath/repair.



5.6.C Picture 2 Evidence of prior leaks.



5.6.C Picture 3 Broken shower valve

5.6.C Picture 4 Wall in tub area needs repair

5.8.C The vent for stove is working but I am unable to determine it's life expectancy.



5.8.C Picture 1 Vent for stove

🏠 5.9.C The light fixture in the bathroom is designed to have a glass globe around the light bulb which is missing, I recommend this fixture be repaired or replaced.

The outlet at the kitchen sink is not GFCI protected. I recommend a licensed electrician make this repair.

There is an outlet missing a cove, I recommend this be repaired for safety reasons.



5.9.C Picture 1 Globe missing from light fixture/ ceiling repair, typical throughout the building



5.9.C Picture 2 No GFCI at kitchen sink



5.9.C Picture 3 Missing outlet cover

**5.17.C** The connection at the circulating pump is leaking and there is visible corrosion at the expansion tank. I recommend a licensed heating technician make this repair.



5.17.C Picture 1 Heat and hot water units



5.17.C Picture 2 Evidence of past leaking



5.17.C Picture 3 Heat and hot water units for 19A & 19B

**5.31.C** The main panel is located in the hall closet.



5.31.C Picture 1 Main electrical panel

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The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5(D). Unit # 19B**

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

**Styles & Materials**

**Ceiling Materials:**

Plaster

**Wall Material:**

Plaster

**Floor Covering(s):**

Carpet  
Vinyl

**Interior Doors:**

Wood

**Window Types:**

Single pane  
Single-hung  
Storm windows

**Heat Type:**

Circulating boiler

**Energy Source:**

Natural gas

**Number of Heat Systems (excluding wood):**

One

**Brand of heat system:**

INTERTHERM  
H B Smith

**Exhaust/Range hood:**

BROAN

**Range/Oven:**

HOTPOINT

**Dryer Power Source:**

None

**Electrical Service Conductors:**

Aluminum

**Panel capacity:**

Adequate

**Panel Type:**

Circuit breakers

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

IN NI NP RR

5.0.D	CEILINGS	X			X
5.1.D	WALLS	X			
5.2.D	FLOORS	X			X
5.3.D	DOORS (REPRESENTATIVE NUMBER)	X			
5.4.D	WINDOWS (REPRESENTATIVE NUMBER)	X			X
5.5.D	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
5.6.D	PLUMBING SUPPLY, FIXTURES IN THIS UNIT	X			X
5.7.D	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	X			X
5.8.D	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	X			
5.9.D	OUTLETS AND WALL SWITCHES	X			X
5.10.D	DISHWASHER			X	
5.11.D	RANGES/OVENS/COOKTOPS	X			
5.12.D	RANGE HOOD	X			
5.13.D	TRASH COMPACTOR			X	
5.14.D	FOOD WASTE DISPOSER			X	
5.15.D	MICROWAVE COOKING EQUIPMENT			X	

IN NI NP RR


IN NI NP RR

		IN	NI	NP	RR
5.16.D	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
5.17.D	HEATING EQUIPMENT	X			X
5.18.D	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			X	
5.19.D	COOLING AND AIR HANDLER EQUIPMENT			X	
5.20.D	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			X	
5.21.D	NORMAL OPERATING CONTROLS	X			
5.22.D	AUTOMATIC SAFETY CONTROLS	X			
5.23.D	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
5.24.D	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)		X		
5.25.D	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X	
5.26.D	GAS/LP FIRELOGS AND FIREPLACES			X	
5.27.D	SERVICE ENTRANCE CONDUCTORS	X			
5.28.D	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
5.29.D	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
5.30.D	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
5.31.D	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
5.32.D	SMOKE DETECTORS	X			X
5.33.D	CARBON MONOXIDE DETECTORS			X	

IN NI NP RR



IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Comments:**

-  **5.0.D** Some past evidence of water penetration from the roof was observed but was dry at time of inspection. Some of the ceilings in this unit need minor repair.



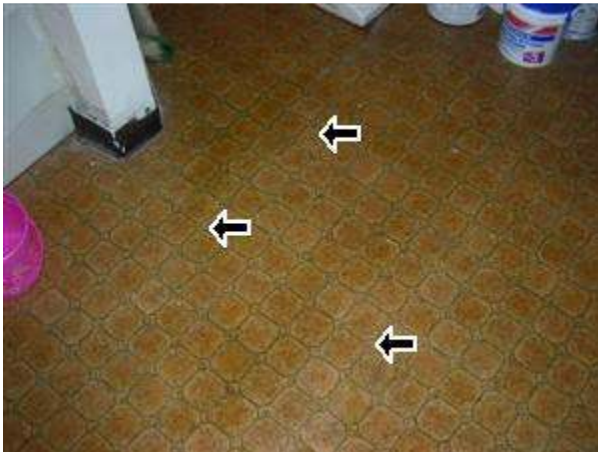
5.0.D Picture 1 Ceiling repair. Typical throughout the building

-  **5.2.D** The carpets and vinyl floors are aged and stained and may require replacement.
-  **5.6.D** The shower valve is leaking when turned on and repair or replacement may be required.


The toilet is leaking and water was visible on the bathroom floor, this should be repaired by a licensed plumber, I was not able to determine if any damage had been done to the sub-floor.



5.6.D Picture 1 Shower valve leaking/ damage around tub/shower unit 5.6.D Picture 2 Toilet leaking at the base unit



5.6.D Picture 3 Visible water from leaking toilet

 **5.7.D** The drain under the kitchen sink is leaking, I recommend a licensed plumber make this repair.



5.7.D Picture 1 Drain for the kitchen sink leaking

 **5.9.D** The outlet at the kitchen sink is not GFCI protected, I recommend a licensed electrician make this repair.

The wall switch at the top of the stairs is not working, recommend a licensed electrician repair.

**5.16.D** View of the stair leading to the second floor.



5.16.D Picture 1 Stair leading to 19B

**5.17.D** The pressure relief valve should extend to the floor for safety reasons.

Corrosion at the expansion tank, repairs may be required. I recommend a Licensed heating technician make this repair.




5.17.D Picture 1 Pressure relief valve not installed correctly 5.17.D Picture 2 Corrosion at expansion tank

**5.31.D** The main panel is located in the hallway.



5.31.D Picture 1 Main panel

 **5.32.D** The smoke detector in the hall is not working and needs to be replaced for safety.

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The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Electrical System for Building

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**Electrical Service Conductors:**

Overhead service

**Electric Panel Manufacturer:**

SQUARE D

**Panel capacity:**

200 AMP

**Branch wire 15 and 20 AMP:**

Copper

**Panel Type:**

Circuit breakers

**Wiring Methods:**

Romex

IN NI NP RR

		IN	NI	NP	RR
6.0	SERVICE ENTRANCE CONDUCTORS	X			
6.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
6.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
6.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			X
6.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
6.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			X
6.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
6.7	SMOKE DETECTORS	X			X
6.8	CARBON MONOXIDE DETECTORS			X	

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Comments:**


**6.0** The main service is 200 amp and is divided into 4 50 amp services for each unit.



6.0 Picture 1 200 amp service entry into building


6.1 I was unable to inspect the ground due to snow/ice covering.

Each unit has it's own breaker panel.

 6.3 Light fixture in basement is loose, I recommend a licensed electrician repair.




6.3 Picture 1 Light fixture in basement needs repair by a licensed electrician.

 6.5 GFCI outlets are needed at all kitchen sinks, recommend a licensed electrician complete the repairs.

6.6 Main disconnect for each unit is located in the basement.



6.6 Picture 1 Main disconnect for each unit is in the basement

 6.7 I recommend the defective smoke detectors mentioned in this report be replace by a licensed electrician for safety.

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## General Summary

# RUSSELL HOME INSPECTION SERVICES

*"dedicated to your peace of mind"*



### Russell Home Inspections

**1 Front St. Suite 216  
PO Box 436  
Rollinsford NH 03869  
603-740-4062**

**Customer**  
Brian Taylor

**Property Address**  
17-19 Pier Street  
Dover, NH 03820


The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing, Roof Structure, Chimneys, and Attic

---

### 1.0 ROOF COVERINGS

#### Inspected

-  Front roof shows moderate aging, there was no access to the attic area and was not inspected therefore no determination can be made of any water penetration past or present.


The roof in the rear appears to have been replaced recently.

## 2. Exterior

---


### 2.2 WINDOWS

**Inspected, Repair or Replace**

-  Most of the windows in the building are difficult to open and require some maintained such as painting and puddy.


Some upgrades may be required in the future.

**2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS****Inspected, Repair or Replace**

-  Both of the first floor porches need minor repair such as better support or replacing some deck boards that are deteriorated.

The two second floor decks and stairs do not appear to be supported adequately. The stairs have deteriorated possibly beyond repair and new safety railing are needed. I recommend a qualified contractor make the necessary repairs.


**2.6 EAVES, SOFFITS AND FASCIAS****Inspected, Repair or Replace**

-  Some areas of the exterior trim need scraping and painting.

### **3. Structural Components**

---

**3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)****Inspected, Repair or Replace**


-  Several areas of the foundation need re-pointing/repair. I recommend a qualified mason complete these repairs.

Past evidence or water penetrating the basement was observed but it appears the sump pump is removing the water adequately.

**3.2 COLUMNS OR PIERS****Inspected, Repair or Replace**

-  There is a mix of wood and steel columns. I recommend the wood columns be placed on concrete footings and the screw type metal jacks be replaced with steel lally columns.


**3.3 FLOORS (Structural)****Inspected, Repair or Replace**

-  Several floor joists have been damaged to to past insect infestation, although some repair have been completed I am unable to determine if they were completed.

### **4. Plumbing System for Building**

---

**4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Inspected, Repair or Replace**

-  Corrosion on a plumbing connection near unit 19 heating system was observed and may require repair by a licensed plumber.

**4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS****Inspected, Repair or Replace**

- There is a mix of 4 Bradford White gas fired hot water heater's 30 and 40 gallon. It appears they were replaced in 1997-1999.

The pressure relief valve's should extend to the floor for safety.

There was no hot water for unit 17B. This unit was vacant and hot water may be shut off. I recommend a licensed heating technician make any repairs or replacement as needed.

## 5(A). Unit # 17A

---

### 5.2.A FLOORS

#### Inspected, Repair or Replace

- The carpets and vinyl flooring are old and stained, replacement may be required in the future.

### 5.4.A WINDOWS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

- Some of the windows are difficult to open and require paint.

### 5.8.A VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)

#### Inspected, Repair or Replace

- The vent in the bathroom is missing a cover, this should be replaced for safety reasons.

### 5.9.A OUTLETS AND WALL SWITCHES

#### Inspected, Repair or Replace

- There is a outlet cover missing in the bedroom, recommend replacement for safety.

### 5.11.A RANGES/OVENS/COOKTOPS

#### Inspected, Repair or Replace

- The burner ignition did not work on all 4 burners. Repair or replace for safety.

### 5.17.A HEATING EQUIPMENT

#### Inspected, Repair or Replace

- there is past evidence of water leaking from the circulation pump on this boiler. Repair to this boiler may be required. I recommend a qualified heating technician repair.

### 5.32.A SMOKE DETECTORS

#### Inspected, Repair or Replace

- Tenant has covered smoke detector with a bag, this should be removed for safety reasons.

## 5(B). Unit # 17B

---

### 5.0.B CEILINGS

#### Inspected, Repair or Replace

- Some areas of the plastered ceiling may require minor repairs.


### 5.1.B WALLS

#### Inspected, Repair or Replace

- Some of the walls may require minor repairs such as filling in small holes and painting,


### 5.2.B FLOORS

#### Inspected, Repair or Replace

-  The carpets and vinyl flooring are old and stained and may require replacement.


### 5.3.B DOORS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

-  There is a broken door/passage set on the second floor and a door that has been repaired.

### 5.6.B PLUMBING SUPPLY, FIXTURES IN THIS UNIT

#### Inspected, Repair or Replace

-  The fixtures and drain/trap for the bathroom sink require replacement, I recommend a licensed plumber make these repairs.

The toilet in the bathroom appears to be leaking, I recommend repair by a licensed plumber.


### 5.16.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Inspected, Repair or Replace

-  A continuous handrail should be installed in the third floor staircase for safety.

### 5.17.B HEATING EQUIPMENT


#### Inspected

-  Some corrosion was observed at the circulation pump but was not leaking. Future repairs may be required.

The pressure relief valve for the hot water heater should extend down to the floor for safety.

### 5.32.B SMOKE DETECTORS

#### Inspected, Repair or Replace


-  The smoke detector on the first level is not working. I recommend replacement for safety.

## 5(C). Unit # 19A

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### 5.1.C WALLS

#### Inspected, Repair or Replace

-  The walls may require updating such as minor crack repair and painting but there is significant damage to the walls around the shower stall and the bathroom sink. I recommend a qualified person make these repairs to prevent further damage.


### 5.2.C FLOORS

#### Inspected, Repair or Replace

-  The carpet and vinyl flooring are deteriorating and replacement may be required.


### 5.3.C DOORS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

-  The door for the hall closet is broken and needs repair or replacement.

### 5.5.C COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

#### Inspected, Repair or Replace

-  The base cabinets and counter tops appear to be at the end of their life expectancy. I recommend a qualified person replace these.

### 5.6.C PLUMBING SUPPLY, FIXTURES IN THIS UNIT


#### Inspected, Repair or Replace

-  The plumbing fixtures for the sink show signs of leaking in the past and may need replacing.

The shower valve is broken. I recommend a licensed plumber repair.

#### 5.9.C OUTLETS AND WALL SWITCHES

##### Inspected


-  The light fixture in the bathroom is designed to have a glass globe around the light bulb which is missing, I recommend this fixture be repaired or replaced.

The outlet at the kitchen sink is not GFCI protected. I recommend a licensed electrician make this repair.

There is an outlet missing a cove, I recommend this be repaired for safety reasons.

#### 5.17.C HEATING EQUIPMENT

##### Inspected, Repair or Replace


-  The connection at the circulating pump is leaking and there is visible corrosion at the expansion tank. I recommend a licensed heating technician make this repair.

### 5(D). Unit # 19B

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#### 5.0.D CEILINGS

##### Inspected, Repair or Replace

-  Some past evidence of water penetration from the roof was observed but was dry at time of inspection. Some of the ceilings in this unit need minor repair.


#### 5.2.D FLOORS

##### Inspected, Repair or Replace

-  The carpets and vinyl floors are aged and stained and may require replacement.

#### 5.6.D PLUMBING SUPPLY, FIXTURES IN THIS UNIT


##### Inspected, Repair or Replace

-  The shower valve is leaking when turned on and repair or replacement may be required.

The toilet is leaking and water was visible on the bathroom floor, this should be repaired by a licensed plumber, I was not able to determine if any damage had been done to the sub-floor.


#### 5.7.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

##### Inspected, Repair or Replace

-  The drain under the kitchen sink is leaking, I recommend a licensed plumber make this repair.

#### 5.9.D OUTLETS AND WALL SWITCHES


##### Inspected, Repair or Replace

-  The outlet at the kitchen sink is not GFCI protected, I recommend a licensed electrician make this repair.

The wall switch at the top of the stairs is not working, recommend a licensed electrician repair.

#### 5.32.D SMOKE DETECTORS

##### Inspected, Repair or Replace


-  The smoke detector in the hall is not working and needs to be replaced for safety.

## 6. Electrical System for Building

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### **6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

#### **Inspected, Repair or Replace**

 Light fixture in basement is loose, I recommend a licensed electrician repair.


### **6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

#### **Inspected, Repair or Replace**

 GFCI outlets are needed at all kitchen sinks, recommend a licensed electrician complete the repairs.

### **6.7 SMOKE DETECTORS**

#### **Inspected, Repair or Replace**

 I recommend the defective smoke detectors mentioned in this report be replace by a licensed electrician for safety.

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

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# RUSSELL

## HOME INSPECTION SERVICES

*"dedicated to your peace of mind"*



**Russell Home Inspections**  
**1 Front St. Suite 216**  
**PO Box 436**  
**Rollinsford NH 03869**  
**603-740-4062**  
**Inspected By: Peter Russell**

**Inspection Date: 3/2/2007**  
**Report ID: 1008**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Brian Taylor 1500 A Lafayette Road Box 213 Portsmouth NH 03801  <b>Customer's Real Estate Professional:</b> Josh Holt Re/max Coast to Coast	17-19 Pier Street Dover, NH 03820

### Inspection Fee:

Service	Price	Amount	Sub-Total
Four unit apartment building	655.00	1	655.00

**Tax \$0.00**

**Total Price \$655.00**

**Payment Method:** At Closing  
**Payment Status:** Awaiting Closing  
**Note:**

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## **Inspection Agreement**

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.