

R W REAL ESTATE, LLC
19 CENTRAL STREET, FARMINGTON NEW HAMPSHIRE 03835
OFFICE: 603-755-9111 FAX: 603-755-9115

BUYER BEWARE

This is one of a series of consumer protection ads for
BANK PROPERTIES.

CINDERBLOCK FOUNDATIONS: Block foundations should be generally light gray in color. Darker varied grays and white rings or spots indicate a serious problem.

THE FOLLOWING ARE OBSERVATIONS FROM A RECENT SHOWING: The area is predominately wet throughout the season, i.e., a seasonally high water table. The blocks were not sealed correctly or at all. The constant moisture draws the minerals out of the concrete (seen as white stain or crystals on the block) and weakens the structural integrity. Some blocks crumbled upon my touching them with my hand.

Craig Lancey, Broker, has decades of experience in structural rehabilitation and construction of new homes. Be sure you get an experienced, trained home inspector before you buy any property. If you have a Broker with such background, major defects may be spotted during showings. This could save you from spending money for multiple home inspections, or worse, buying the defect. **OUR DOOR IS ALWAYS OPEN.**

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CONCRETE FOUNDATIONS: IRC (International Residential Code) specifies soils type to set footings and foundations on. Soils must always be compacted. While concrete foundations sometimes crack, someone with experience must assess those cracks to be sure they are non-structural.

THE FOLLOWING ARE OBSERVATIONS FROM RECENT SHOWINGS: The area is predominately wet throughout the season, i.e., a seasonally high water table. The predominately clay soils were not replaced with gravel. The footing sank. The foundation followed. In one case foundation walls were removed and replaced upon correcting the soil and compaction. In another case, the cracks were simply cemented over. The problems still exist.

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ASPHALT SHINGLES: Shingle are rated by the years of expected life, e.g., 15 yr., 20 yr., 35 yr. The 15 and 20 year in particular will begin to fail in the area of 5 years prior to this target date. An experienced eye can detect this. The ventilation, or lack there of, will also affect the life of the shingle.

THE FOLLOWING ARE OBSERVATIONS FROM RECENT SHOWINGS: The shingles may begin to crack. Some may brake off. Dark vertical streaks are observed (harder to observe on black shingles). This looks like chimney smoke stains. It is actually the protective composite wearing off the tarpaper base. If the shingles are disclosed as only 8 or 10 years old, ask how may years they are rated for.

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SEPTIC SYSTEMS: Septic systems should be flow tested by a State of NH Certified inspector. A failed system is very hard to spot without an inspection. If you discover a 300 gal. tank, the system is obsolete.

THE FOLLOWING ARE OBSERVATIONS FROM A RECENT SHOWING: The system was disclosed as having a 500 gal. tank (this means it is an old system). The status of the leach field was unknown. The buyer flushed the toilet; it worked. I flushed the toilet; it worked. However, I observed a gurgling noise. I inspected the plumbing for defects, correct ventilation & correct pitch. No problem was noted. The noise, therefore, indicates a poorly drained basin area; i.e., a failed leach field.

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FORCED HOT AIR FURNACE: Many certified inspectors are not able to do an “invasive inspection”. This means the heat exchanger is going to be physically inspected for defects along with a mechanical inspection to detect emissions. Emissions will make you ill and may cause death. A certified technician from an oil company should do this if your inspector can't.

THE FOLLOWING ARE OBSERVATIONS FROM A SHOWING: The home was warm, very warm. The first thought is “the heat works good”. Despite the already high temperature, I turned the thermostat up so the furnace would run. I immediately smelled emissions. The system was failed and very dangerous.

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DRILLED WELLS: Wells should be tested to determine minerals, bacteria and toxin.

THE FOLLOWING ARE OBSERVATIONS FROM A WATER TEST: Bacteria was discovered (not uncommon). The well was chlorinated and flushed. Bacteria was still present upon testing (human error is assumed). The well was re-chlorinated and flushed. Upon re-retesting bacteria was still detected. The most probable causes is ground water infiltration and may be caused by one of the following: 1. Cracked or buried well head remedy-replace head or raise above ground).2. Cracked well line, usually detected because of air infiltration (remedy- replace line). 3. cracked well casing (remedy- replace well). 4. Improper casing seal to ledge (remedy-replace well).

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